



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 17, 2024

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

6:30 p.m.	Dinner – City Council Conference Room
7:00 p.m.	Call to Order of City Council Meeting – City Council Chambers
7:00 p.m.	Executive Session – City Council Chambers
7:15 p.m.	4B Board of Directors Meeting – City Council Chambers
Following 4B	CCPD Board of Directors Meeting – City Council Chambers
7:30 p.m.	Joint Regular Meeting – City Council Chambers

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

EXECUTIVE SESSION:

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

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

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

2. Invocation and Pledge of Allegiance: Council Member Paul Slechta

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU24-28** (Elmer's HVAC and Plumbing) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Winkelmann & Associates requesting a conditional use

permit to allow a plumbing repair company with outdoor storage of service vehicles.

The subject property is located at 340 West Northwest Highway and is currently zoned. "HC", Highway Commercial District.

4. Conditional Use Permit **CU24-29** and Special Use Permit **SU24-03** (Great Wolf Lodge Entryway) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Huitt Zollars requesting a conditional use permit to amend the previously approved site plan CU23-37 (Ord. 2024-009) to add a vestibule to the front entrance, remove two architectural features and add an outdoor adventure trail. This request is specifically to revise the main entry to include entry and exit lanes and barrier gates. The special use permit is to allow payment for parking. The subject property is located at 100 Great Wolf Lodge Drive and is currently zoned "CC", Community Commercial District.
5. Conditional Use Permit **CU24-34** (Vidorra) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Milkshake Concepts requesting a conditional use permit to amend the previously approved site plan CU22-22 (Ord. 2022-039) for a planned commercial center to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages), outdoor dining, outdoor speakers and a 38-foot pole sign in conjunction with a restaurant. This request is specifically to modify the existing floor plan to relocate alcohol storage and revise exterior building elevations. The subject property is located at 700 West State Highway 114 and is currently zoned "HC", Highway Commercial District.
6. Conditional Use Permit **CU24-35** (Classic Chevrolet) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Speed Fab-Crete requesting a conditional use permit to amend the previously approved site plan CU21-24 (Ord. 2021-055) for a planned commercial center for an automotive dealership with sales and repair of new and used vehicles. This request is specifically to add one freestanding Level 3 electric vehicle, EV, charging station to the existing car dealership. The subject property is located at 2501 William D Tate Avenue and is currently zoned "CC", Community Commercial District.
7. Conditional Use Permit **CU24-36** (Grace Housing) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ridinger Associates, Inc. requesting a conditional use permit to operate a non-profit organization for supportive housing and an outdoor playground as part of a mentorship program with GRACE. The subject property is located at 421 East Worth Street and is currently zoned "R-7.5", Single-Family Residential District.
8. Conditional Use Permit **CU24-37** and Planned Development Overlay **PD24-05** (Grapevine Faith Multipurpose Facility) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by

Faith Christian, Inc requesting a conditional use permit to amend the previously approved site plan CU19-25 (Ord. 2013-33) to allow for a non-profit educational institution. This request is specifically to construct additional football field seating and an indoor multi-purpose facility. The applicant is also requesting a planned development overlay to deviate from but not limited to the maximum height from Section 15 of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 730 East Worth Street and is currently zoned "R-7.5", Single-family District.

9. Special Use Permit **SU24-02** (121 Community Church Recreation Area) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Simon Engineering & Consulting requesting to amend the existing planned commercial center and to request a special use permit to amend the previously approved site plan SU15-02 (Ord. 2015-021). This request is specifically for the construction of an outdoor pavilion, soccer field, and pickleball court to the east of the existing 121 Community Church building. The subject property is located at 2701 Ira E. Woods Avenue and is currently zoned "CC", Community Commercial District.

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

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

CITIZEN COMMENTS

10. 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 PUBLIC HEARINGS AND RELATED ITEMS

11. City Council to conduct a public hearing relative to the Fiscal Year 2024-2025 annual operating budget.
12. Consider **Ordinance No. 2024-077** adopting the Fiscal Year 2024-2025 City of Grapevine Annual Operating Budget and take any necessary action.

13. Consider **Ordinance No. 2024-078** adopting an ad valorem tax rate of 0.241165 per \$100 valuation for tax year 2024 and fiscal year 2025 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 **Resolution No. 2024-015** approving the Atmos RRM (Rate Review Mechanism) Tariff Settlement with Atmos Energy Mid-Tex. Assistant City Manager recommends approval.
15. Consider the annual maintenance renewal for INCODE, the municipal court software, with Tyler Technologies. Chief Financial Officer recommends approval.
16. Consider the purchase of a Cisco C8500L router and equipment from ePlus Inc. Chief Information Officer recommends approval.
17. Consider the renewal of an annual service contract for datacenter system and network administration with LEAF TCS. Chief Information Officer recommends approval.
18. Consider the renewal of an enterprise agreement for Geographic Information System software with Esri, Inc. Chief Information Officer recommends approval.
19. Consider the renewal of an annual contract for Vector Solutions software with Target Solutions Learning, LLC. Fire Chief recommends approval.
20. Consider a firework permit for the Hello DMC, Dwyer Franchising Event at Glass Cactus on October 12, 2024, for Illumination Fireworks Partners, LP. Fire Chief recommends approval.
21. Consider the purchase of fire record management software with Locality Media, Inc. Fire Chief recommends approval.
22. Consider the purchase of on-site PPE cleaning, inspection and repair from Rocky Mountain PPE, LLC. Fire Chief recommends approval.
23. Consider the renewal of a contract for third-party administrative services for the City's self-funded health plan with UMR. Human Resources Director recommends approval.

24. Consider the renewal of a contract for third-party administrative services for the City's self-funded dental plan with CIGNA. Human Resources Director recommends approval.
25. Consider the renewal of an annual policy for property and casualty insurance coverage with Travelers Insurance. Human Resources Director recommends approval.
26. Consider the renewal of an annual policy for cyber liability insurance coverage with XL Insurance Company. Human Resources Director recommends approval.
27. Consider an annual policy for Workers' Compensation insurance coverage with TML Risk Pool. Human Resources Director recommends approval.
28. Consider an annual policy for Medical and RX Stop Loss Insurance. Human Resources Director recommends approval.
29. Consider the renewal of a contract for diabetes reversal program with Virta Medical. Human Resources Director recommends approval.
30. Consider the renewal of an annual contract for portable restroom rental services with United Rentals, Inc. Parks and Recreation Director recommends approval.
31. Consider a contract for annual racial profiling reporting, quarterly data analysis, Equal Employment Opportunity Program (EEO) data collection with Del Carmen Consulting, LLC. Police Chief recommends approval.
32. Consider the purchase for recurring circuits for dispatch radio consoles with the Texas Department of Information Resources. Police Chief recommends approval.
33. Consider the purchase of PowerDMS professional subscription renewal with PowerDMS. Police Chief recommends approval.
34. Consider the renewal of the Crimes law enforcement computer software, licenses, system maintenance, and services from Sam Houston State University. Police Chief recommends approval.
35. Consider the purchase of a 2024 Celltech multi-use cargo trailer from North Texas Trailers. Police Chief recommends approval.
36. Consider the renewal of annual contracts for aggregate materials with Big Sandy Sand Company, Burnco Texas LLC, DFW Materials, Earth Haulers, Inc., Green Dream International LLC, Lowery Sand & Gravel Co. Inc. and Martin Marietta Inc. Public Works Director recommends approval.

37. Consider the purchase of fleet vehicles through interlocal purchasing cooperatives or BuyBoard agreements and authorize the order of fire apparatus. Chief Financial Officer and Public Works Director recommends approval.
38. Consider the purchase of a main breaker for the Water Treatment Plant from Graybar. Public Works Director recommends approval.
39. Consider the purchase of a gearbox for the Wastewater Treatment Plant from Newman Regency Group, Inc. Public Works Director recommends approval.
40. Consider the sale of property listed in Exhibit "A" as surplus property and authorize their sale through public auction. Public Works Director recommends approval.
41. Consider the award of an annual contract for RFB 48-24 for water and wastewater chemicals with Brenntag Southwest, Chameleon Industries, Polydyne, Inc. and PVS DX Inc. Public Works Director recommends approval.
42. Consider a Ground and Tower Lease Agreement with Grapevine Colleyville ISD (GCISD) and Celco Partnership d/b/a Verizon Wireless. Public Works Director recommends approval.
43. Consider the minutes of the September 3, 2024, Regular City Council meeting. City Secretary recommends approval.

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

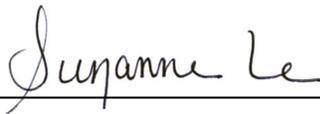
PLANNING AND ZONING COMMISSION RECOMMENDATIONS

44. Conditional Use Permit **CU24-28** (Elmer's HVAC and Plumbing) - Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-079**, if applicable, and take any necessary action.
45. Conditional Use Permit **CU24-29** (Great Wolf Lodge Entryway) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-080**, if applicable, and take any necessary action.
46. Special Use Permit **SU24-03** (Great Wolf Lodge Entryway) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-081**, if applicable, and take any necessary action.
47. Conditional Use Permit **CU24-34** (Vidorra) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-082**, if applicable, and take any necessary action.

48. Conditional Use Permit **CU24-35** (Classic Chevrolet) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-083**, if applicable, and take any necessary action.
49. Conditional Use Permit **CU24-36** (Grace Housing) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-084**, if applicable, and take any necessary action.
50. Conditional Use Permit **CU24-37** (Grapevine Faith Multipurpose Facility) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-085**, if applicable, and take any necessary action.
51. Planned Development Overlay **PD24-05** (Grapevine Faith Multipurpose Facility) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-086**, if applicable, and take any necessary action.
52. Special Use Permit **SU24-02** (121 Community Church Recreation Area) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-087**, 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 September 13, 2024 by 5:00 p.m.



 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.



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, SEPTEMBER 17, 2024

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

JOINT MEETING WITH CITY COUNCIL

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

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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

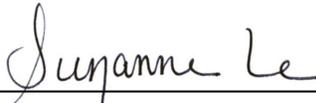
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NEW BUSINESS

10. Commission to appoint a Chairman and Vice Chairman.
11. Conditional Use Permit **CU24-28** (Elmer's HVAC and Plumbing) - Consider the application and make a recommendation to City Council.
12. Conditional Use Permit **CU24-29** (Great Wolf Lodge Entryway) - Consider the application and make a recommendation to City Council.
13. Special Use Permit **SU24-03** (Great Wolf Lodge Entryway) - Consider the application and make a recommendation to City Council.
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18. Planned Development Overlay **PD24-05** (Grapevine Faith Multipurpose Facility) - Consider the application and make a recommendation to City Council.
19. Special Use Permit **SU24-02** (121 Community Church Recreation Area) - Consider the application and make a recommendation to City Council.
20. Consider the minutes of the August 20, 2024, regular meeting and September 4, 2024, special meeting.

ADJOURNMENT

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Suzanne Le
Assistant to The City Secretary



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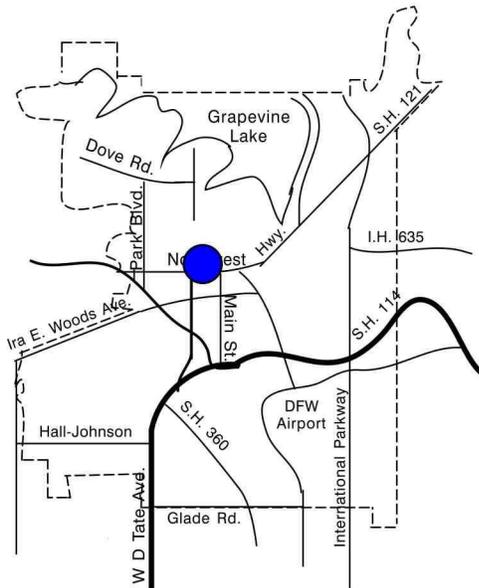
This meeting can be adjourned and reconvened, if necessary, the following regular business day.

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: SEPTEMBER 17, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU24-28; ELMER'S HVAC & PLUMBING



APPLICANT: Jorge Lorenzana

PROPERTY LOCATION AND SIZE:

The subject property is located at 340 West Northwest Highway, platted as Block 1, Lot 2, Grapevine Business Park. The site contains approximately 3.759 acres and has approximately 122 feet of frontage along West Northwest Highway.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to allow a plumbing repair company with outdoor storage of service vehicles.

The site was initially developed in 1984 as a commercial building. The applicant plans to use the existing structure, formerly occupied by Classic Tile and Plastering, to run a plumbing repair company. Elmer's provides air conditioning and plumbing repair, equipment replacement, installation, and 24-hour emergency services to their customers. The first floor will include four offices, a break room, two storage rooms, and a production area. The upstairs mezzanine will have a storage room, office, and restrooms. The site has a total of 68 parking spaces, with 14 designated for outdoor storage of service vehicles. The outdoor storage area will be covered by an existing 10-foot-tall canopy adjacent to the north property line and screened by a stockade fence of varying heights, ranging from 6 to 10 feet tall.

The applicant is also adding 35,885 square feet of open space to the north and south portions of the property. There is one existing access adjacent to West Northwest Highway that is shared between this site and the gas station to the east and an existing monument sign that will be utilized for signage. No other exterior changes are being proposed as part of this request.

PRESENT ZONING AND USE:

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

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was zoned “C-2”, Community Business District and “L-I”, Limited Industrial District prior to the adoption of the city’s first zoning ordinance in 1955 and was zoned “S-P”, Site Plan District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to “HC”, Highway Commercial District.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: “R-5.0”, Zero-Lot-Line District – Banyan Place
- SOUTH: “HC”, Highway Commercial District – Quick Way gas station, 515 Vape, Little Caesars, and Taqueria restaurant
- EAST: “HC”, Highway Commercial District – Lone Star Executive Suites and Wash Brothers Car Wash
- WEST: “HC”, Highway Commercial District – Watson Addition

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

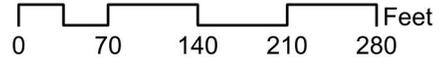
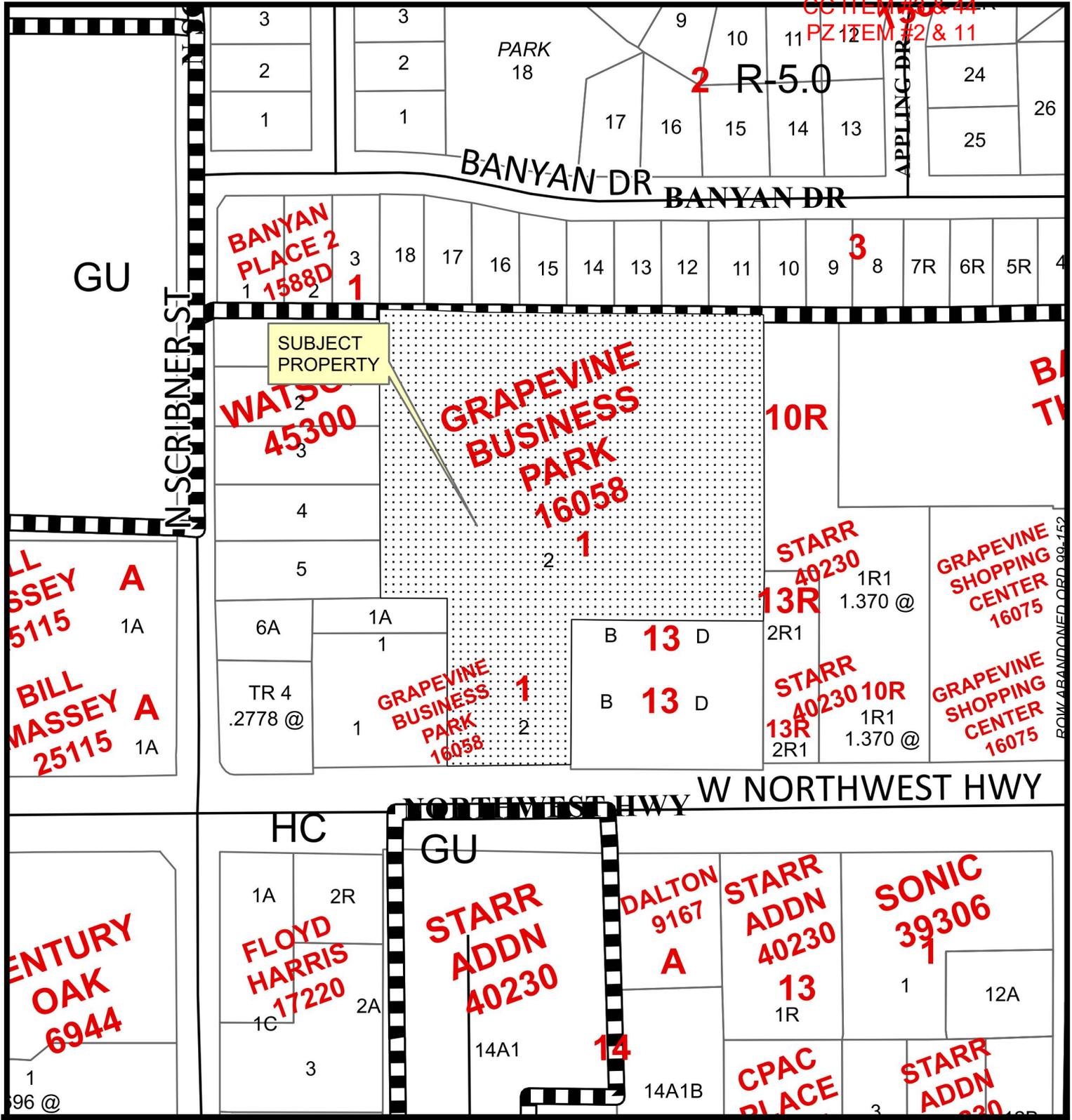
Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as a Commercial (CO) land use. The applicant’s proposal is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

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

/ng

CC ITEM #3 & 4
PZ ITEM #2 & 11



**CU24-28; Elmer's HVAC and Plumbing
340 West Northwest Highway**

Date Prepared: 8/26/2024

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)

GRAPEVINE BUSINESS PARK, LOTS 1 AND 2, BLOCK 1

Street frontage & distance to nearest cross street

WEST NORTHWEST HIGHWAY STREET FRONTAGE: +/- 93 FEET (FLAG LOT)
DISTANCE TO CROSS STREET (N SCRIBNER STREET): +/- 355 FEET

Proposed Zoning

HC

Gross area of parcel (to nearest tenth of
acre)

+/- 3.760 ACRES

Describe the Proposed Use

PLUMBING SUPPLY COMPANY

Existing Zoning

HC - HIGHWAY COMMERCIAL

Future Land Use Designation

CO - COMMERCIAL

Subject Property Address

340 W. NORTHWEST HWY

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 Kenneth E Abbousie Jr Owner Phone Number 214-912-2215

Company SL INDUSTRIAL STORAGE, LP

Address 100 CRESCENT COURT, SUITE 850

City DALLAS State TX Zip Code 75201

Email [REDACTED]

JUL 01 2024

CU24-28

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Jorge Lorenzana, Winkelmann & Associates (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.

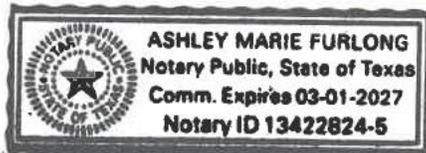
Property Owner's Signature [Signature] Date 6/25/24

STATE OF: Texas
COUNTY OF: Travis

BEFORE ME, a Notary Public, on this day personally appeared John Kiltz (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 25 day of June, 20 24

Ashley Marie Furlong



NOTARY PUBLIC in and for the State of Texas

JUL 01 2024

CU2A-28

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Jorge Lorenzana Company Winkelmann & Associates

Address 6750 Hillcrest Plaza Dr. Suite 215

City Dallas State TX Zip Code 75230

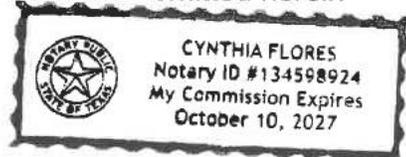
Phone 440-552-0301 Email [REDACTED]

Applicant's Signature [Signature] Date 06.24.2024

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Jorge Lorenzana
(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 24 day of
June, 20 24

[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: SL Industrial Storage, LP

Provide a most recent public information report that includes:

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

JUL 01 2024
CU24-28

(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>)

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING a tract of land situated in the A.F. LEONARD SURVEY, ABSTRACT NO. 946, City of Grapevine, Tarrant County, Texas and being a portion of Lot 1 and Lot 2, Block 1, Grapevine Business Park, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-168, Page 98, Map Records, Tarrant County, Texas, also being all of the same tract of land, as described in deed to SL Industrial Storage LP, recorded in County Clerk's File No. D222243079, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a point for corner from which a MAG nail found bears North 05 deg 22 min 36 sec East, a distance of 0.40 feet, said point being situated in the North right-of-way line of W. Northwest Highway (100' right-of-way) and being the Southwest corner of a tract of land as described in deed to Quick G Properties, LLC, recorded in County Clerk's File No. D209311331, Deed Records, Tarrant County, Texas (D.R.T.C.T.);

THENCE South 89 deg 25 min 19 sec West, along said North right-of-way line, a distance of 92.34 feet to a 1/2-inch iron rod with red cap found for corner, said iron rod being the Southeast corner of a "Save and Except" tract as described in deed recorded in Volume 7730, Page 350, D.R.T.C.T.;

THENCE North 00 deg 29 min 42 sec West, departing the North right-of-way line of said W. Northwest Highway and along the East line of said "Save and Except" tract, a distance of 188.57 feet to a 1/2-inch iron rod with red plastic cap stamped "PEISERSURVEYING" found for corner, said iron rod being the Northeast corner of said "Save and Except" tract;

THENCE South 89 deg 20 min 45 sec West, departing the East line and along the North line of said "Save and Except" tract, a distance of 30.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Northwest corner of said "Save and Except" tract;

THENCE South 00 deg 29 min 42 sec East, departing the North line and along the West line of said "Save and Except" tract, a distance of 38.90 feet to a MAG nail with washer stamped "W.A.I. R.P.L.S. 5714" set for corner;

THENCE South 89 deg 20 min 45 sec West, departing the West line of said "Save and Except" tract, a distance of 145.99 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 00 deg 29 min 42 sec West, a distance of 38.90 feet to a 1/2-inch iron rod found for corner, said iron rod being the Northwest corner of said Lot 1, Block 1;

THENCE North 89 deg 20 min 45 sec East, a distance of 80.43 feet to a point for corner from which a 1/2-inch iron rod found bears North 02 deg 19 min 58 sec West, a distance of 0.26 feet, said point being situated in the West line of said Lot 2, Block 1;

THENCE North 00 deg 45 min 00 sec West, along said West line, a distance of 321.96 feet to a 1/2-inch iron rod with yellow plastic cap stamped "ARTHURSURVEYINGCO" found for corner, said iron rod being the most Northerly Northwest corner of said Lot 2, Block 1;

THENCE South 89 deg 39 min 26 sec East, departing a West line and along the North line of said Lot 2, Block 1, a distance of 421.44 feet to a point for corner from which a 5/8-inch iron pipe found bears North 53 deg 11 min 25 sec East, a distance of 0.41 feet, said point being the Northeast corner of said Lot 2, Block 1;

THENCE South 00 deg 17 min 48 sec West, departing the North line and along an East line of said Lot 2, Block 1, a distance of 345.69 feet to an "X" cut in concrete found for corner, said "X" cut being a Southeast corner of said Lot 2, Block 1 and being the Northeast corner of said Quick G Properties, LLC;

THENCE South 89 deg 31 min 18 sec West, departing the East line of said Lot 2, Block 1 and along the North line of said Quick G Properties, LLC tract, a distance of 221.01 feet to a MAG nail found for corner;

THENCE South 01 deg 46 min 33 sec West, departing the North line and along the West line of said Quick G Properties, LLC tract, a distance of 158.50 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 3.760 acres or 163,786 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 3rd day of January, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

Project Narrative

This request is for a conditional use permit ("CUP") to allow for a plumbing supply company in an existing, completely enclosed building along with outdoor storage of service vehicles and any other necessary outdoor storage for equipment or materials. The property is located at 340 W Northwest Highway Grapevine, Texas 76051 (the "Property") and was previously used as a tile and plaster supply store with outdoor storage of construction materials.

The proposed tenant is Elmer's Home Services. Cascade Services is the parent company of the proposed tenant. Cascade operates a family of independent residential HVAC, plumbing, and electrical contractors across the Southeast. The proposed tenant will provide high-quality and responsive air conditioning and plumbing services to residences in the surrounding area. While the business will receive service calls 24-hours a day, the on-site operating hours of the business will be seven days a week from 9am to 5pm. Staff will be reduced on the weekends, but the use will still operate from 9am to 5pm. Most service vehicles are driven home by staff each night and the ongoing need for service vehicle outdoor storage on-site will be minimal after-hours.

The prior use on the Property stored various tile and plaster related materials outside in the rear portion of the Property. There was also extensive outdoor vehicle and equipment storage outside. The proposed tenant's use requiring the CUP will be less intense than the current use, which is beneficial for the use and enjoyment of the adjacent single-family residential properties.

ORDINANCE NO. 2024-079

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-28 TO ALLOW A PLUMBING REPAIR COMPANY WITH OUTDOOR STORAGE OF SERVICE VEHICLES (ELMER'S HVAC & PLUMBING SUPPLY) FOR BLOCK 1, LOT 2, GRAPEVINE BUSINESS PARK (340 WEST 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 CU24-28 to allow a plumbing repair company with outdoor storage of service vehicles (Elmer's HVAC & Plumbing Supply) in a district zoned "HC", Highway Commercial District within the following described property: Block 1, Lot 2, Grapevine Business Park (340 West 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 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 17th day of September 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

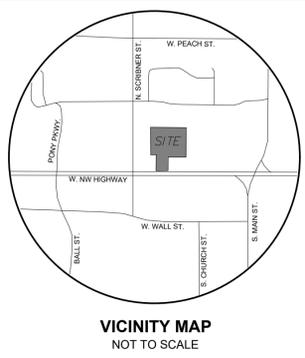
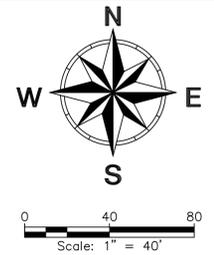
Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

ABBREVIATION LEGEND

PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UCC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
Bol.	Bollard	EM	Electric Meter
		CO	Cleanout



SITE DATA TABLE	
LOT SIZE	3,759 ACRES
ZONING	163,764 SF
LAND USE	HC
TOTAL BUILDING AREA	CO - Commercial
BUILDING HEIGHT	16,606 SF
OPEN SPACE REQUIRED	20.6 ft (1.5 Stories)
OPEN SPACE PROVIDED	24,565 SF - (15%)
REQUIRED PARKING	35,885 SF - (22%)
PARKING RATIO REQUIRED	1/ 2000 SF
PARKING COUNT REQUIRED	9 Spaces
HANDICAP REQUIRED	1 Spaces
VAN SPOT REQUIRED	1 Spaces
PROVIDED PARKING	
PARKING RATIO PROVIDED	1/ 244 SF
PARKING COUNT PROVIDED	68 Spaces
HANDICAP PROVIDED	1 Spaces
VAN SPOT PROVIDED	1 Spaces
FLOOR AREA RATIO	0.10 :1
IMPERVIOUS AREA REQUIRED	139,199 SF - (85% MAX)
IMPERVIOUS AREA PROVIDED	127,879 SF - (78%)

- CITY OF GRAPEVINE STANDARD NOTES:
- Refuse disposal areas shall be landscaped and screened from view in accordance with the Zoning Ordinance.
 - 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.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - The masonry requirements of Section 54 of the Zoning Ordinance shall be met.
 - Illuminated signage was included in the determination of the site illumination levels.
 - Outdoor lighting shall comply with illumination standards within Section 55 of the Zoning Ordinance unless specifically excepted.
 - 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.
 - All onsite electrical conductors associated with new construction shall be located underground.
 - 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.
 - All requirements of the City of Grapevine soil erosion control ordinance shall be met during the period of construction.

SITE PLAN NOTES:
1. MINIMUM PARKING SPACE 9'X18'

SITE PLAN LEGEND

[Pattern]	EXISTING PAVED OR CONCRETE AREA
[Pattern]	PROPOSED OPEN SPACE
[Pattern]	EXISTING GRAVEL OR DIRT AREA
LA	LANDSCAPE AREA
[Symbol]	EX. FIRE HYDRANT
[Symbol]	EX. SSMH
[Symbol]	EXISTING TREES ON-SITE

CASE NAME: ELMER'S HVAC AND PLUMBING
CASE NUMBER: CU24-28
LOCATION: 340 WEST NORTHWEST HIGHWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: _____ OF _____

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

PLANNING SERVICES DEPARTMENT

THE PURPOSE OF CU24-28 IS TO ALLOW A PLUMBING REPAIR COMPANY WITH OUTDOOR STORAGE OF SERVICE VEHICLES.



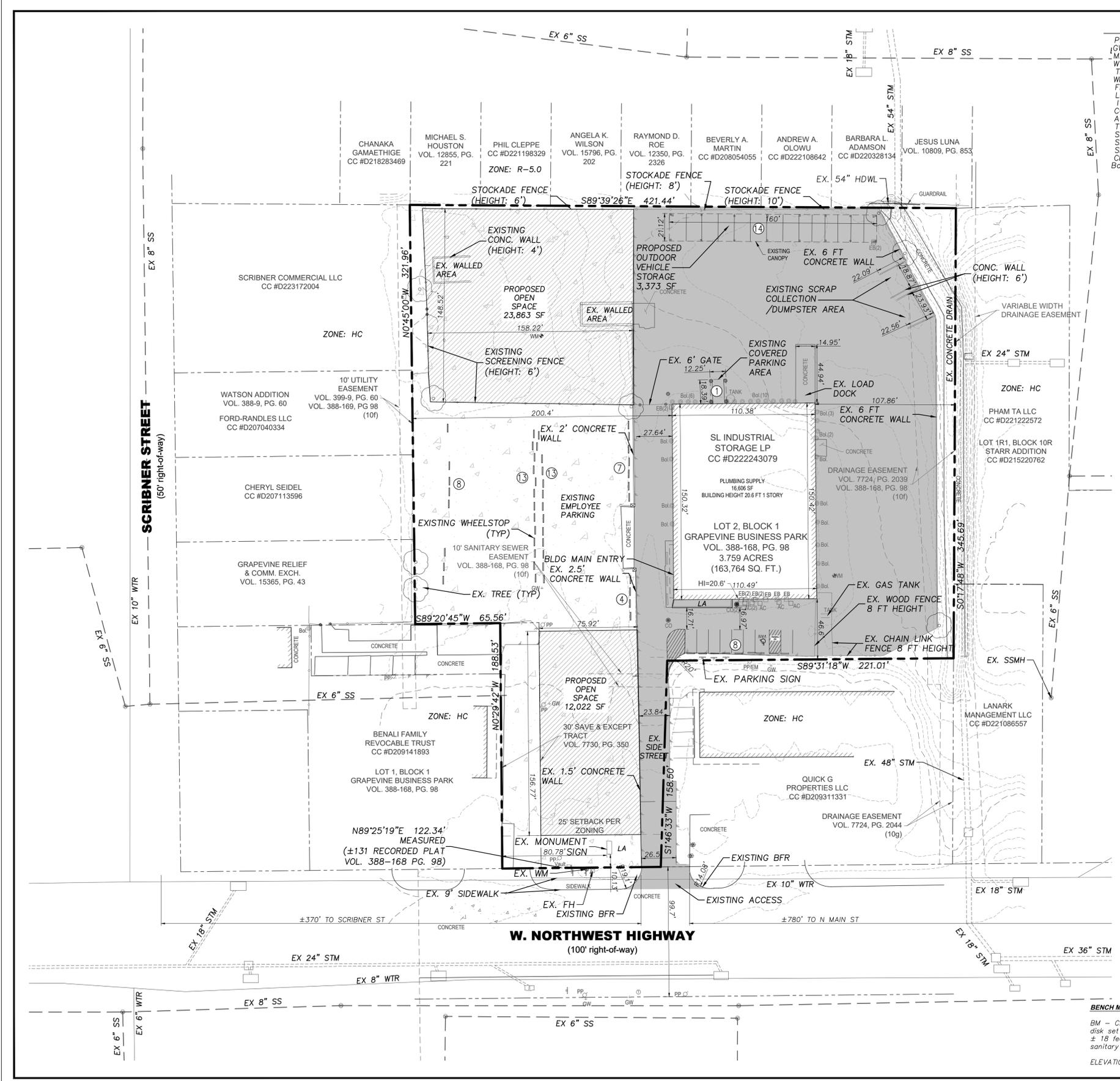
BENCH MARK:
BM - City of Grapevine Survey Monument No. 3, an aluminum disk set in the north intersection of Boyd Drive and Turner Road; ± 18 feet northeast of a firehydrant; ± 76 feet north of a sanitary sewer manhole; ± 97 feet northwest of a telephone box.

ELEVATION - 611.92 feet

01/02

SITE PLAN FOR
340 W. NORTHWEST HWY
LOT 2, BLOCK 1,
GRAPEVINE BUSINESS PARK
A.F. LEONARD SURVEY, ABSTRACT NO. 946
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
3,759 ACRES
ZONE: HC - HIGHWAY COMMERCIAL
DATE OF PREPARATION: JULY 02, 2024

OWNER: JOHN KULTZ SL INDUSTRIAL STORAGE LP 100 CRESCENT COURT, SUITE 850 DALLAS, TEXAS 75201 (214) 220-7296	ENGINEER: MICHAEL D. CLARK WINKELMANN & ASSOCIATES 6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 (972) 490-7090
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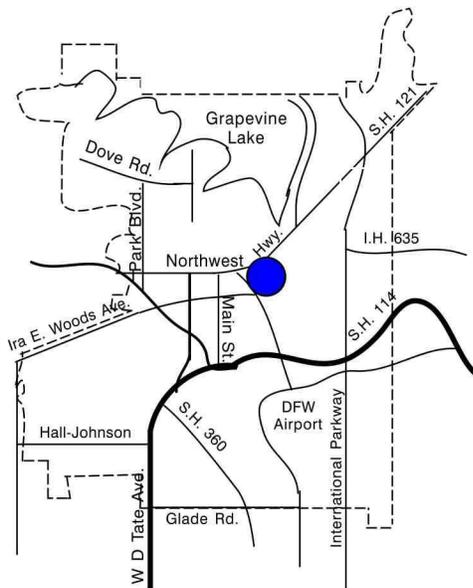


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

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

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL
USE APPLICATION CU24-29, AND SPECIAL USE APPLICATION
SU24-03, GREAT WOLF LODGE ENTRYWAY



APPLICANT: Molly DePuma, Huitt Zollars

PROPERTY LOCATION AND SIZE:

The subject property is located at 100 Great Wolf Drive, and is platted as Block 1R, Lot 1R, Great Wolf Addition of Grapevine. The addition contains a total of 51.275 acres and has approximately 1,633 feet of frontage along State Highway 121, 528 feet of frontage along Texan Trail, and 1,811 feet of frontage along Coppel Road.

REQUESTED CONDITIONAL USE/SPECIAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU23-37 (Ord. 2024-009) for a planned commercial center to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a hotel, water park, outdoor speakers, addition of a 321 square foot vestibule to the front entrance, remove and replace existing trees near the entry monument sign, addition of a statue to the main entrance, and addition of an outdoor adventure trail. This request is specifically to revise the main entry to include entry and exit lanes and barrier gates. The applicant is also requesting a special use permit to allow payment for parking.

On May 21, 2019, City Council approved CU19-13/SU19-01 to allow for the addition of a gated entry, security guard building, and to allow for paid parking in the “CC”, Community Commercial District in conjunction with the existing Great Wolf Lodge. The conditional use permit and the special use permit expired on May 22, 2020.

With this request, the applicant intends to establish six gated barrier entry and exit lanes. The westernmost lanes (Great Wolf Drive) will have four gated barrier lanes: two entry lanes and two exit lanes. The easternmost lanes (Convention Road) will have two gated barrier lanes: one entry lane and one exit lane. Lodge guests may enter and exit from all lanes. The Fire Department requires redundant measures for fire lane access on Convention Road including: Opticom receivers, automatic Knox switches, minimum 12-foot drivable road width at the gates, and to maintain the 24-foot fire lane width before and after gates. The applicant proposes pay for parking at the barrier gates. The pay devices and barrier gates are approximately four feet in height. A 30-minute grace period is available for drop-off/pick-up, and food delivery, etc. Oversized deliveries and employees will not be charged and will enter and exit from Convention Road. All gates are monitored all day with a network of cameras and intercoms.

PRESENT ZONING AND USE:

The property is currently zoned “CC”, Community Commercial District and is developed as the Great Wolf Lodge Resort.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was zoned “I-1”, Light Industrial prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to “LI”, Light Industrial District. Prior to the 1984 City-wide Rezoning the subject site was developed as a manufacturing/office building for Harris Graphics.

- On March 7, 1994, the Board of Zoning Adjustment approved BZA94-08 to allow expansion of the existing building and a variance to the masonry requirements to accommodate Trenchor, Inc.
- On April 18, 1995, City Council approved CU95-11 (Ord. 1995-34) to allow for the development of a 24,000 square foot concrete storage pad to the east of the existing building.
- On January 20, 1998, City Council approved CU97-66 (Ord. 1998-04) to allow a monument sign with changeable copy, concrete storage area, and testing pit.
- On February 21, 2006, City Council approved CU06-01/SU06-01/Z06-01 to allow for the subject site to be rezoned from “LI”, Light Industrial District to “CC”, Community Commercial District for the development of a 600-room hotel and water park, Great Wolf Lodge Resort. Furthermore, the approval allowed for the development of a planned commercial center, the possession, storage, retail sale and on-premise

consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, and to exceed the maximum height requirement of 50-feet. In addition, the special use permit was to allow for video games in excess of eight machines.

- On June 19, 2007, City Council approved CU07-14 (Ord. 2007-34) to allow for the addition of 200 rooms, a 20,000 square foot meeting space expansion, a 35,000 square foot future expansion to the water park and the future addition of a miniature golf course in conjunction with the previously approved Great Wolf Lodge Resort. The water park expansion and minim gold course addition was never constructed.
- On January 15, 2008, City Council approved CU07-43 (Ord. 2008-04) to allow for the addition of a miniature golf course and a revision to the entry porte-cochere in conjunction with the previously approved Great Wolf Lodge Resort. The mini golf course was never constructed.
- On September 16, 2008, City Council approved CU08-20 (Ord. 2008-50) to allow for the addition of a 289 space parking lot and allow exterior elevation changes to accommodate and elevator expansion in conjunction with the Great Wolf Lodge Resort.
- On September 8, 2010, the Site Plan Review Committee approved CU10-21 to allow for the addition of a 1,650 square foot accessory storage building in conjunction with the existing Great Wolf Lodge Resort.
- On November 16, 2010, City Council approved CU10-29 (Ord. 2010-66) to allow for the addition of an outdoor pavilion in conjunction with the Great Wolf Lodge Resort.
- On July 16, 2013, City Council approved CU13-14 (Ord. 2013-32) to allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverage), outside dining, and outdoor speakers in conjunction with a restaurant (Hungry as a Wolf located inside the existing Great Wolf Lodge). Furthermore, the approval allowed for the conversion of an existing Pizza Hut restaurant inside the existing hotel to another restaurant concept and the conversion of an outdoor covered patio into a 179 seat dining area with eight televisions exclusively for hotel patrons.
- On May 20, 2014, City Council approved CU14-18 (Ord. 2014-28) to allow for the addition of an outdoor ropes course attraction in conjunction with the existing Great Wolf Lodge Resort.
- On May 21, 2019, City Council approved CU19-13/SU19-01 (Ord. 2019-28) to allow for the addition of a gated entry, security guard building, and to allow for paid parking in the "CC", Community Commercial District in conjunction with the existing Great Wolf Lodge.

- On November 15, 2022, City Council approved CU22-52/SU22-04 (Ord. 2022-086/ Ord. 2022-087) to allow for an expansion of a hotel and water park and for outdoor speakers, and to relocate an existing arcade in excess of eight machines into a proposed expansion area.
- On January 16, 2024, City Council approved CU22-52 (Ord. 2022-086) to allow for a 321 square foot vestibule to the front entrance, remove and replace existing trees near the entry monument sign, add a statue to main entrance, and add an outdoor adventure trail.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "GU", Governmental Use District and "PCD" Planned Commerce Development District – Corps of Engineers and undeveloped property

SOUTH: "CC", Community Commercial District – Sunbelt, under construction.

EAST: D/FW International Airport

WEST: "CC", Community Commercial District – Texaco gas station /Texas Best Barbeque restaurant and Grapevine Station multi-tenant building.

AIRPORT IMPACT:

The subject tract is located within "Zone B" Middle Zone of Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. The following types of uses may generally be considered without any special sound treatment: agricultural uses, mining, fishing, wholesale commercial and some retail; industrial, manufacturing, transportation, communication and utilities; and cemeteries. The applicant's proposal is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

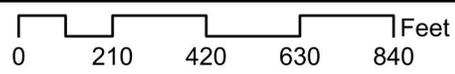
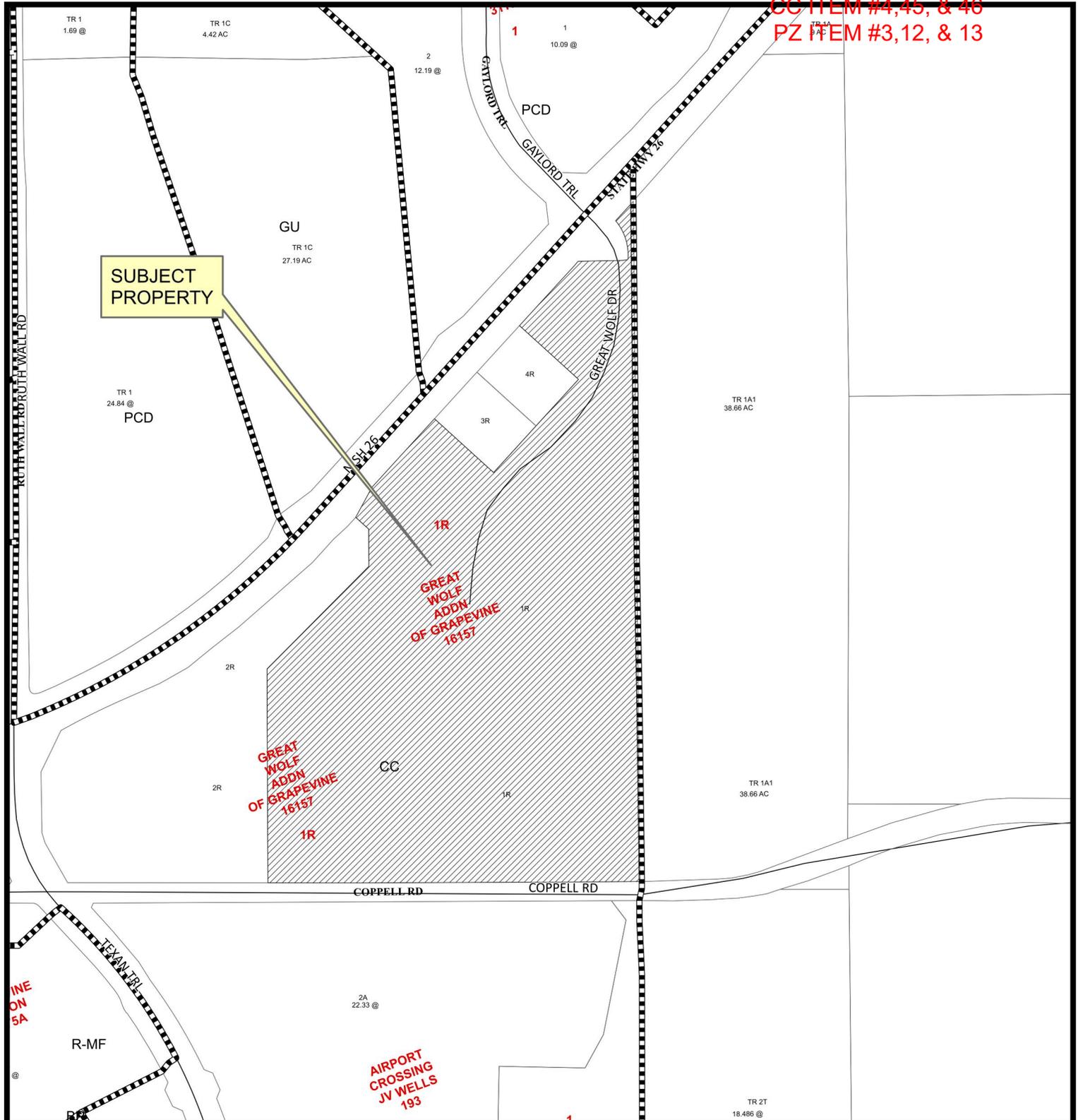
Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Commercial (CO) land use. The request is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine Thoroughfare Plan designates Texan Trail and State Highway 26 as a Type A Major Arterial with a minimum 100-foot right-of-way developed as 6 lanes with a median.

/at

CC ITEM #4,45, & 46
PZ ITEM #3,12, & 13



CU24-29/ SU24-03; Great Wolf Lodge Entryway 100 Great Wolf Drive

Date Prepared: 9/3/2024

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

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s),
block(s), & lot(s)
GREAT WOLF ADDITION OF GRAPEVINE LOT 1R, BLOCK 1R

Gross area of parcel (to nearest tenth of
acre)
36.50

Street frontage & distance to nearest cross street
1130' ALONG STATE HWY 26 AT GREAT WOLF DRIVE

Describe the Proposed Use
HOTEL

Proposed Zoning
CC

Existing Zoning
CC

Future Land Use Designation
HOTEL

Subject Property Address
100 GREAT WOLF DRIVE

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 GWR OP Lessee TX LLC Owner Phone Number 682-308-2488
Company Great Wolf Resorts
Address 100 Great Wolf Dr.
City Grapevine State TX Zip Code 76051
Email [REDACTED]

AUG 05 2024
CU24-29

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate HUITT-ZOLLARS, INC. (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.

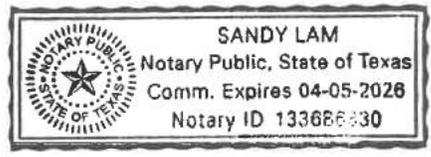
Property Owner's Signature *Amy Lane Courtwright* Date 6/27/24

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Amy Lane Courtwright (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 June, 2024

Sandy Lam
NOTARY PUBLIC in and for the State of Texas



AUG 05 2024

C424-29

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Kevin N. Carlson
JORDAN V. MARLIA, P.E. Company HUITT-ZOLLARS, INC.

Address 500 W. 7TH STREET, SUITE 300

City FORT WORTH State TX Zip Code 76102

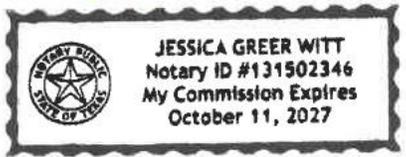
Phone 817-335-3000 Email [REDACTED]

Applicant's Signature [Signature] Date 6/28/24

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Kevin Carlson
(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 28 day of
June, 20 24



Jessica Witt
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: Great Wolf Lodge Grapevine

Provide a most recent public information report that includes:

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

AUG 0 5 2024

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

CU24-29

**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 100 GREAT WOLF DRIVE, GRAPEVINE, TEXAS 76051

Legal description of subject property
GREAT WOLF ADDITION OF GRAPEVINE LOT 1R, BLOCK 1R


Public Works Department

8-5-27
Date



August 1, 2024

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

Re: CU24-29 Plans Submittal
Great Wolf Entryway

Dear Erica Marohnic:

Please find our submittal of the conditional use permit (CUP) application drawings.

The proposed conditional use permit will cover two gated entries at Great Wolf Lodge adjacent to Great Wolf Lodge Drive to amend the previously approved site plan CU19-13.

The Amano ONE system includes a combination of entry and exit lanes, pre-cashiering stations, and robust access control features to ensure efficient, secure, and user-friendly operations. It has entry and exit lanes with barrier gates, pre-cashiering stations, barcode ticket dispensers, exit ticket readers, card/badge readers, over-height sensors, redundant means of Fire personnel access, and advanced security measures, including a comprehensive network of cameras and intercoms staffed 24/7, to provide a safe parking environment for all users.

This parking system with pre-cashiering is designed to provide an efficient and user-friendly experience for guests and employees. Integrating pre-cashiering stations ensures quick and hassle-free exits, while comprehensive security and maintenance measures maintain smooth and secure operations. The system also includes advanced provisions for emergency access on Convention Road, ensuring the fire department can quickly and reliably access the parking facility when needed. Two Pay-on-foot stations (POF) strategically located within the building ensure added convenience for all users.

We look forward to further feedback on the drawings and the opportunity to present at City Council and Planning and Zoning Commission joint public hearing.

Sincerely,
Huitt-Zollars, Inc.

A handwritten signature in black ink that reads 'Molly DePuma'.

Molly DePuma, P.E.
Project Manager

cc: Albert Triplett, City of Grapevine

AUG 05 2024

CU24-29



Natasha Gale, City of Grapevine
AI Beams, Managed by Marriott
Irene Chang, BLUR Workshop
Nate Johnson, BLUR Workshop
File

Attachments: Conditional Use Permit Application and Site Plan

**STATE OF TEXAS
COUNTY OF TARRANT**

WHEREAS, Great Wolf Lodge of Grapevine, LLC is the owner of all that certain tract, parcel or lots of land described by deed recorded at County Clerks File No. D205288123, Deed Records of Tarrant County, Texas and also platted as Lots 1 through 4, Block 1, **GREAT WOLF ADDITION OF GRAPEVINE**, an addition to the City of Grapevine, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 11261, Plat Records of Tarrant County, Texas and more particularly described as follows:

BEGINNING at a concrete monument with a DFW Airport brass disk No.34 found in the west line of that tract described in Volume 5283, Page 791 Deed Records of Tarrant County, Texas at the intersection of the north right-of-way line of Coppell Road and having Texas Coordinate System, North Central Zone, 1983-2007 datum, coordinates of $x=2410773.09$ and $y=7027946.01$ feet;

THENCE: with the said north right-of-way line of Coppell Road, S $89^{\circ} 47' 14''$ W; passing a one half inch iron rod found for the common corner of Lot 1 and Lot 2, Block 1, GREAT WOLF ADDITION OF GRAPEVINE at 877.1 feet; in all a distance of 1810.45 feet to a five-eighths inch iron rod set in the east right-of-way line of State Highway Spur 382, (A.K.A. State Highway 114-Business);

THENCE: with the said last right-of-way line of State Highway Spur 382, N $34^{\circ} 07' 26''$ W, a distance of 48.29 feet to a Texas Department of Transportation brass disk and the beginning of a non-tangent curve to the right having a central angle of $18^{\circ} 02' 07''$ and a radius of 430.63 feet; and whose center bears N $55^{\circ} 55' 29''$ E;

THENCE: with the said right-of-way curve, an arc distance of 135.55 feet to a Texas Department of Transportation brass disk found for an angle point;

THENCE: with the said right-of-way, N $0^{\circ} 47' 16''$ W, a distance of 194.17 feet to a five-eighths inch iron rod re-set for a bent iron rod at an angle point for the beginning of the State Highway No. 26;

THENCE: with the said line of State Highway No. 26, N $25^{\circ} 47' 00''$ E, a distance of 145.77 feet to a five-eighths inch iron rod set for corner at the Texas Department of Transportation Highway centerline station 1118 + 60.85; fifty feet right; and the beginning of a non-tangent curve to the left having a central angle of $05^{\circ} 57' 31''$, a radius of 2341.63 feet and whose center bears N $23^{\circ} 11' 09''$ W; and having Texas Coordinate System, North Central Zone 1983-2003 datum coordinates of $x=2408939.15$ and $y=7028426.98$ feet;

THENCE: with the said right-of-way curve for State Highway No. 26, an arc distance of 243.52 feet to a five-eighths inch iron rod set for the end of said curve and an angle point;

AUG 0 5 2024

CU24-29

THENCE: with the State Highway 26 right-of-way, N 66° 17' 10" E, a distance of 103.12 feet to a five-eighths inch iron rod set for an angle point;

THENCE: continuing with the State Highway No. 26 right-of-way line, N 60° 27' 10" E, a distance of 103.12 feet to a five-eighths inch iron rod set for an angle point;

THENCE: with the State Highway No. 26 right-of-way, N 50° 49' 15" E, a distance of 103.03 feet to a five-eighths inch iron rod set for an angle point;

THENCE: continuing with State Highway No. 26 right-of-way, N 51° 58' 09" E, a distance of 103.25 feet to a five-eighths inch iron rod set for an angle point; at Texas Department of Transportation centerline station 1115 + 00.00, sixty-one feet right;

THENCE: with the State Highway No.26 right-of-way, N 48° 47' 22 E, a distance of 310.00 feet to a five-eighths inch iron rod set for an angle point;

THENCE: continuing with the State Highway No. 26 right-of-way, N 42° 20' 56" E, a distance of 99.99 feet to a five-eighths inch iron rod set for an angle point at Texas Department of Transportation centerline station 1119 + 00.00; seventy feet right of line;

THENCE: with the State Highway No. 26 right-of-way, N 50° 15' 22" E, a distance of 36.34 feet to a five-eighths inch iron rod set for an angle point;

THENCE: continuing with the State Highway No. 26 right-of-way, N 42° 20' 26" e, a distance of 64.00 feet to a five-eighths inch iron rod set for an angle point;

THENCE: with the State Highway No.26 right-of-way, N 28° 18' 08" E, a distance of 107.77 feet to a five-eighths inch iron rod set for an angle point at Texas Department of Transportation centerline station 1121 + 04.56, 48.84 feet right of line;

THENCE: continuing with the southeast right-of-way line of State Highway No.26, N 42° 20' 56" E, a distance of 959.52 feet to a five-eighths inch iron rod set for a corner;

THENCE: leaving the said State Highway No.26, S 47° 38'24" E, a distance of 26.72 feet to a five-eighths inch iron rod set for an angle point;

THENCE: N 89° 26' 41" E, a distance of 157.37 feet to a five-eighths inch iron rod set for a corner;

THENCE: N 0° 33' 19" W, a distance of 33.96 feet to the beginning of an tangent curve to the left having a central angle of 49° 01' 59" and a radius of 189.97 feet;

THENCE: with the said curve, an arc distance of 135.83 feet to a five-eighths inch iron rod set for the end of said curve and in the southeast right-of-way of Sate Highway No. 26;

THENCE: with the said southeast right-of-way line of State Highway No. 26, N 42° 20'56" E, a distance of 75.81 feet to a one inch iron rod set to replace a DFW Airport Monument No. 35 having coordinates of x=2410752.15 and y=7060105.65 and in the west line of the tract described by deed recorded in Volume 5283, Page 791, Deed Records of Tarrant County, Texas;

THENCE: with the west line of DFW Airport, S 0° 33'19" E, a distance of 2159.74 feet to the place of beginning and containing 50.969 acres of land more or less. Bearings, Distance, and Coordinates shown hereon are grid per the Texas Coordinate System, North Central Zone, 1983-2003 datum. To obtain surface distances, multiply by 1.00014888. Areas shown are surface.

Notes:

1. Legal Description shown on separate page.
2. Bearing system from GPS observations and Texas Coordinate System, North Central Zone 1983, 2001. Distances shown are grid. To obtain Surface Distances, multiply by 1.00011647. Areas shown are surface.
3. Survey is not transferable. Only copies with an original enclosed map, and separate are not copies as created by this firm along with other unrelated items.
4. Monuments are shown in legal description.
5. Improvements are not shown hereon.
6. Colors are 5/8" line width unless otherwise identified in the legal description.
7. All corners set or found are identified. Other found corners may or may not be shown.
8. If the F.E.M.A. FIRM for this county, this property does not appear in a 100 year flood prone area as defined thereon Map 484499-0205 dated 02 Aug '95 and Map 484499-0705 dated 02 Aug 1995.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	88.52	S89°22'12"E	L41	18.00	S89°22'12"E
L2	85.42	S89°22'12"E	L42	18.00	S89°22'12"E
L3	85.42	S89°22'12"E	L43	18.00	S89°22'12"E
L4	85.42	S89°22'12"E	L44	18.00	S89°22'12"E
L5	85.42	S89°22'12"E	L45	18.00	S89°22'12"E
L6	85.42	S89°22'12"E	L46	18.00	S89°22'12"E
L7	85.42	S89°22'12"E	L47	18.00	S89°22'12"E
L8	118.81	S89°22'12"E	L48	18.00	S89°22'12"E
L9	85.42	S89°22'12"E	L49	18.00	S89°22'12"E
L10	118.81	S89°22'12"E	L50	18.00	S89°22'12"E
L11	237.62	S89°22'12"E	L51	18.00	S89°22'12"E
L12	475.24	S89°22'12"E	L52	18.00	S89°22'12"E
L13	950.48	S89°22'12"E	L53	18.00	S89°22'12"E
L14	1900.96	S89°22'12"E	L54	18.00	S89°22'12"E
L15	3801.92	S89°22'12"E	L55	18.00	S89°22'12"E
L16	7603.84	S89°22'12"E	L56	18.00	S89°22'12"E
L17	15207.68	S89°22'12"E	L57	18.00	S89°22'12"E
L18	30415.36	S89°22'12"E	L58	18.00	S89°22'12"E
L19	60830.72	S89°22'12"E	L59	18.00	S89°22'12"E
L20	121661.44	S89°22'12"E	L60	18.00	S89°22'12"E
L21	243322.88	S89°22'12"E	L61	18.00	S89°22'12"E
L22	486645.76	S89°22'12"E	L62	18.00	S89°22'12"E
L23	973291.52	S89°22'12"E	L63	18.00	S89°22'12"E
L24	1946583.04	S89°22'12"E	L64	18.00	S89°22'12"E
L25	3893166.08	S89°22'12"E	L65	18.00	S89°22'12"E
L26	7786332.16	S89°22'12"E	L66	18.00	S89°22'12"E
L27	15572664.32	S89°22'12"E	L67	18.00	S89°22'12"E
L28	31145328.64	S89°22'12"E	L68	18.00	S89°22'12"E
L29	62290657.28	S89°22'12"E	L69	18.00	S89°22'12"E
L30	124581314.56	S89°22'12"E	L70	18.00	S89°22'12"E
L31	249162629.12	S89°22'12"E	L71	18.00	S89°22'12"E
L32	498325258.24	S89°22'12"E	L72	18.00	S89°22'12"E
L33	996650516.48	S89°22'12"E	L73	18.00	S89°22'12"E
L34	1993301032.96	S89°22'12"E	L74	18.00	S89°22'12"E
L35	3986602065.92	S89°22'12"E	L75	18.00	S89°22'12"E
L36	7973204131.84	S89°22'12"E	L76	18.00	S89°22'12"E
L37	15946402263.68	S89°22'12"E	L77	18.00	S89°22'12"E
L38	31892804527.36	S89°22'12"E	L78	18.00	S89°22'12"E
L39	63785609054.72	S89°22'12"E	L79	18.00	S89°22'12"E
L40	127571218109.44	S89°22'12"E	L80	18.00	S89°22'12"E
L41	255142436218.88	S89°22'12"E	L81	18.00	S89°22'12"E
L42	510284872437.76	S89°22'12"E	L82	18.00	S89°22'12"E
L43	1020569744875.52	S89°22'12"E	L83	18.00	S89°22'12"E
L44	2041139489751.04	S89°22'12"E	L84	18.00	S89°22'12"E
L45	4082278979502.08	S89°22'12"E	L85	18.00	S89°22'12"E
L46	8164557959004.16	S89°22'12"E	L86	18.00	S89°22'12"E
L47	16329115918008.32	S89°22'12"E	L87	18.00	S89°22'12"E
L48	32658231836016.64	S89°22'12"E	L88	18.00	S89°22'12"E
L49	65316463672033.28	S89°22'12"E	L89	18.00	S89°22'12"E
L50	13063292736066.56	S89°22'12"E	L90	18.00	S89°22'12"E
L51	26126585472133.12	S89°22'12"E	L91	18.00	S89°22'12"E
L52	52253170944266.24	S89°22'12"E	L92	18.00	S89°22'12"E
L53	104506341888532.48	S89°22'12"E	L93	18.00	S89°22'12"E
L54	209012683777064.96	S89°22'12"E	L94	18.00	S89°22'12"E
L55	418025367554129.92	S89°22'12"E	L95	18.00	S89°22'12"E
L56	836050735108259.84	S89°22'12"E	L96	18.00	S89°22'12"E
L57	1672101470216519.68	S89°22'12"E	L97	18.00	S89°22'12"E
L58	3344202940433039.36	S89°22'12"E	L98	18.00	S89°22'12"E
L59	6688405880866078.72	S89°22'12"E	L99	18.00	S89°22'12"E
L60	13376811761733157.44	S89°22'12"E	L100	18.00	S89°22'12"E
L61	26753623523466314.88	S89°22'12"E	L101	18.00	S89°22'12"E
L62	53507247046932629.76	S89°22'12"E	L102	18.00	S89°22'12"E
L63	10701449409386525.52	S89°22'12"E	L103	18.00	S89°22'12"E
L64	21402898818773051.04	S89°22'12"E	L104	18.00	S89°22'12"E
L65	42805797637546102.08	S89°22'12"E	L105	18.00	S89°22'12"E
L66	85611595275092204.16	S89°22'12"E	L106	18.00	S89°22'12"E
L67	171223190550184408.32	S89°22'12"E	L107	18.00	S89°22'12"E
L68	342446381100368816.64	S89°22'12"E	L108	18.00	S89°22'12"E
L69	68489276220073763.28	S89°22'12"E	L109	18.00	S89°22'12"E
L70	136978552440147526.56	S89°22'12"E	L110	18.00	S89°22'12"E
L71	273957104880295053.12	S89°22'12"E	L111	18.00	S89°22'12"E
L72	547914209760590106.24	S89°22'12"E	L112	18.00	S89°22'12"E
L73	1095828419521180212.48	S89°22'12"E	L113	18.00	S89°22'12"E
L74	2191656839042360424.96	S89°22'12"E	L114	18.00	S89°22'12"E
L75	4383313678084720849.92	S89°22'12"E	L115	18.00	S89°22'12"E
L76	8766627356169441699.84	S89°22'12"E	L116	18.00	S89°22'12"E
L77	17533254712338883399.68	S89°22'12"E	L117	18.00	S89°22'12"E
L78	35066509424677766799.36	S89°22'12"E	L118	18.00	S89°22'12"E
L79	70133018849355533598.72	S89°22'12"E	L119	18.00	S89°22'12"E
L80	140266037686711067197.44	S89°22'12"E	L120	18.00	S89°22'12"E
L81	280532075373422134394.88	S89°22'12"E	L121	18.00	S89°22'12"E
L82	561064150746844268789.76	S89°22'12"E	L122	18.00	S89°22'12"E
L83	1122128301537688537579.52	S89°22'12"E	L123	18.00	S89°22'12"E
L84	2244256603075377175559.04	S89°22'12"E	L124	18.00	S89°22'12"E
L85	4488513206150753551118.08	S89°22'12"E	L125	18.00	S89°22'12"E
L86	8977026412301507102236.16	S89°22'12"E	L126	18.00	S89°22'12"E
L87	1795405282460301404448.32	S89°22'12"E	L127	18.00	S89°22'12"E
L88	3590810564920602808896.64	S89°22'12"E	L128	18.00	S89°22'12"E
L89	7181621129841205617793.28	S89°22'12"E	L129	18.00	S89°22'12"E
L90	14363242597682411335586.56	S89°22'12"E	L130	18.00	S89°22'12"E
L91	28726485195364822671173.12	S89°22'12"E	L131	18.00	S89°22'12"E
L92	57452970390729645342346.24	S89°22'12"E	L132	18.00	S89°22'12"E
L93	11490594078145310668472.48	S89°22'12"E	L133	18.00	S89°22'12"E
L94	229811881562906213336944.96	S89°22'12"E	L134	18.00	S89°22'12"E
L95	45962376312581322671889.92	S89°22'12"E	L135	18.00	S89°22'12"E
L96	91924752625162645343779.84	S89°22'12"E	L136	18.00	S89°22'12"E
L97	183849505251325290687559.68	S89°22'12"E	L137	18.00	S89°22'12"E
L98	3676990105026505813751119.36	S89°22'12"E	L138	18.00	S89°22'12"E
L99	7353980210053011627502238.72	S89°22'12"E	L139	18.00	S89°22'12"E
L100	147079604201060225500046.44	S89°22'12"E	L140	18.00	S89°22'12"E
L101	294159208402120451000092.88	S89°22'12"E	L141	18.00	S89°22'12"E
L102	588318416804240902000185.76	S89°22'12"E	L142	18.00	S89°22'12"E
L103	1176636833608481804000371.52	S89°22'12"E	L143	18.00	S89°22'12"E
L104	2353273667216963608000743.04	S89°22'12"E	L144	18.00	S89°22'12"E
L105	4706547334433927216001486.08	S89°22'12"E	L145	18.00	S89°22'12"E
L106	9413094668867854432002972.16	S89°22'12"E	L146	18.00	S89°22'12"E
L107	1882618933733710884005944.32	S89°22'12"E	L147	18.00	S89°22'12"E
L108	37652378674674217680011888.64	S89°22'12"E	L148	18.00	S89°22'12"E
L109	75304757349348435360023777.28	S89°22'12"E	L149	18.00	S89°22'12"E
L110	15060951469869680720047554.56	S89°22'12"E	L150	18.00	S89°22'12"E
L111	30121902939739361440095109.12	S89°22'12"E	L151	18.00	S89°22'12"E
L112	60243805879478722880190218.24	S89°22'12"E	L152	18.00	S89°22'12"E
L113	12048761175895744576038037.48	S89°22'12"E	L153	18.00	S89°22'12"E
L114	24097522351791489152076074.96	S89°22'12"E	L154	18.00	S89°22'12"E
L115	48195044703582978304015149.92	S89°22'12"E	L155	18.00	S89°22'12"E
L116	96390089407165956608030299.84	S89°22'12"E	L156	18.00	S89°22'12"E
L117	192780178814319113216060599.68	S89°22'12"E	L157	18.00	S89°22'12"E
L118	385560357628638226432121199.36	S89°22'12"E	L158	18.00	S89°22'12"E
L119	771120715257276452864242398.72	S89°22'12"E	L159	18.00	S89°22'12"E
L120	15422414305145290557284477.44	S89°22'12"E	L160	18.00	S89°22'12"E
L121	30844828610290581114457695.52	S89°22'12"E	L161	18.00	S89°22'12"E
L122	61689657220581162289139111.04	S89°22'12"E	L162	18.00	S89°22'12"E
L123	12337931444112242457782222.08	S89°22'12"E	L163	18.00	S89°22'12"E
L124	24675862888224484915564444.16	S89°22'12"E	L164	18.00	S89°22'12"E
L125	49351725776448969831128888.32	S89°22'12"E	L165	18.00	S89°22'12"E
L126	98703451552897939662257776.64	S89°22'12"E	L166	18.00	S89°22'12"E
L127	197406903057795993245155553.28	S89°22'12"E	L167	18.00	S89°22'12"E
L128	3948138061155919184903111106.56	S89°22'12"E	L168	18.00	S89°22'12"E
L129	7896276122311837379806222213.12	S89°22'12"E	L169	18.00	S89°22'12"E
L130	157925522462367475961244442.24	S89°22'12"E	L170	18.00	S89°22'12"E
L131	31585104492473495192248888.48	S89°22'12"E	L171	18.00	S89°22'12"E
L132	63170208984946990384497776.96	S89°22'12"E	L172	18.00	S89°22'12"E
L133	126340417968933980768995553.92	S89°22'12"E	L173	18.00	S89°22'12"E
L134	252680835937867961537999111.84	S89°22'12"E	L174	18.00	S89°22'12"E
L135	50536167187573592307598223.68	S89°22'12"E	L175	18.00	S89°22'12"E
L136	101072334375147184615197647.36	S89°22'12"E	L176	18.00	S89°22'12"E
L137	202144668750294369230395294.72	S89°22'12"E	L177	18.00	S89°22'12"E
L138	404289337500588738460790589.44	S89°22'12"E	L178	18.00	S89°22'12"E
L139	808578675001177476921581178.88	S89°22'12"E	L179	18.00	S89°22'12"E
L140	161715735002354953593562357.76	S89°22'12"E	L180	18.00	S89°22'12"E
L141	323431470004709907187112475.52	S89°22'12"E	L181	18.00	S89°22'12"E
L142	64686294000941981435424451.04	S89°22'12"E	L182	18.00	S89°22'12"E
L143	12937258800183962828888892.08	S89°22'12"E	L183	18.00	

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Great Wolf Lodge of Grapevine, LLC is the owner of all that certain tract, parcel or lots of land described by deed recorded at County Clerk's File No. 0300290181, Deed Records of Tarrant County, Texas and also plotted as Lots 1 through 4, Block 1, GREAT WOLF ADDITION OF GRAPEVINE, an addition to the City of Grapevine, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 11261, Plat Records of Tarrant County, Texas and more particularly described as follows:

ACROSSING at a concrete monument with a CPWV Airport brass disk No. 24 found in the west line of that tract described in Volume 5263, Page 791 Deed Records of Tarrant County, Texas at the intersection of the south right-of-way line of E. Wall Road (A.K.A. Coppell Road) and having Texas Coordinate System, North Central Zone, 1983-2003 datum, coordinates of x=4191773.50 and y=7027945.01 feet:

THENCE: with the said north right-of-way line of Coppell Road, S 89° 47' 14" W; passing a one half inch iron rod found for the common corner of Lot 1 and Lot 2, Block 1, GREAT WOLF ADDITION OF GRAPEVINE at 677.1 feet in all a distance of 1910.40 feet to a five-eighths inch iron rod set in the west right-of-way line of State Highway Spur 302, (A.K.A. State Highway 114-Business);

THENCE: with the said east right-of-way line of State Highway Spur 302, N 94° 07' 39" W, a distance of 48.39 feet to a Texas Department of Transportation brass disk and the beginning of a non-ferrous curve in the right having a central angle of 10° 02' 07" and a radius of 430.93 feet, and whose center bears N 09° 49' 29" E;

THENCE: with the said right-of-way curve, an arc distance of 135.55 feet to a Texas Department of Transportation brass disk found for an angle point;

THENCE: with the said right-of-way, N 0° 47' 10" W, a distance of 124.17 feet to a five-eighths inch iron rod set for a bent iron rod at an angle point for the beginning of the State Highway No. 20;

THENCE: with the said line of State Highway No. 20, N 25° 41' 00" E, a distance of 145.77 feet to a five-eighths inch iron rod set for a corner at the Texas Department of Transportation Highway coordinate station 1118 + 00.62, six inch right and the beginning of a non-ferrous curve to the left having a central angle of 05° 07' 31", a radius of 2541.83 feet and whose center bears N 29° 11' 00" W; and having Texas Coordinate System, North Central Zone 1983-2003 datum coordinates of x=4191620.19 and y=7028026.50 feet;

THENCE: with the said right-of-way curve for State Highway No. 20, an arc distance of 243.52 feet to a five-eighths inch iron rod set for the end of said curve and an angle point;

THENCE: with the State Highway No. 20 right-of-way, N 05° 11' 10" E, a distance of 103.12 feet to a five-eighths inch iron rod set for an angle point;

THENCE: continuing with the State Highway No. 20 right-of-way line, N 80° 27' 10" E, a distance of 103.12 feet to a five-eighths inch iron rod set for an angle point;

THENCE: with the State Highway No. 20 right-of-way, N 07° 40' 10" E, a distance of 103.00 feet to a five-eighths inch iron rod set for an angle point;

THENCE: continuing with State Highway No. 20 right-of-way, N 51° 00' 00" E, a distance of 103.26 feet to a five-eighths inch iron rod set for an angle point; at Texas Department of Transportation coordinate station 1115 + 00.01, six-inch left right;

THENCE: with the State Highway No. 20 right-of-way, N 48° 47' 22" E, a distance of 310.00 feet to a five-eighths inch iron rod set for an angle point;

THENCE: continuing with the State Highway No. 20 right-of-way, N 42° 20' 50" E, a distance of 66.59 feet to a five-eighths inch iron rod set for an angle point at Texas Department of Transportation coordinate station 1119 + 00.02, seven-inch left right of line;

THENCE: with the State Highway No. 20 right-of-way, N 09° 18' 22" E, a distance of 36.54 feet to a five-eighths inch iron rod set for an angle point;

THENCE: continuing with the State Highway No. 20 right-of-way, N 42° 20' 20" E, a distance of 64.00 feet to a five-eighths inch iron rod set for an angle point;

THENCE: with the State Highway No. 20 right-of-way, N 20° 18' 00" E, a distance of 107.71 feet to a five-eighths inch iron rod set for an angle point at Texas Department of Transportation coordinate station 1121 + 04.50, two in 48.84 feet right of centerline;

THENCE: continuing with the southeast right-of-way line of State Highway No. 20, N 42° 20' 30" E, a distance of 669.62 feet to a five-eighths inch iron rod set for a corner;

THENCE: leaving the said State Highway No. 20, S 47° 08' 24" E, a distance of 25.72 feet to a five-eighths inch iron rod set for an angle point;

THENCE: N 08° 28' 41" E, a distance of 107.27 feet to a five-eighths inch iron rod set for a corner;

THENCE: N 0° 32' 19" W, a distance of 33.09 feet to the beginning of an arc curve to the left having a central angle of 40° 01' 00" and a radius of 100.97 feet;

THENCE: with the said curve, an arc distance of 135.83 feet to a five-eighths inch iron rod set for the end of said curve and in the southeast right-of-way of State Highway No. 20;

THENCE: with the said southeast right-of-way line of State Highway No. 20, N 42° 20' 30" E, a distance of 75.81 feet to a one inch iron rod set to replace a CPWV Airport Monument No. 56 having coordinates of x=4191702.15 and y=7029004.66 and in the west line of that tract described by deed recorded in Volume 5263, Page 791, Deed Records of Tarrant County, Texas;

THENCE: with the west line of DFW Airport, S 0° 30' 10" E, a distance of 2160.74 feet to the place of beginning and containing 60.000 acres of land more or less as surveyed by John Carl J. Cole during the month of October and November 2007. Boundaries, corners, and coordinates shown hereon are set per the Texas Coordinate System, North Central Zone, 1983-2003 datum. To obtain accurate distances, multiply by 1.0014688. Areas shown are surfaces. All corners are set as capped.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT Great Wolf Lodge of Grapevine, LLC, does hereby adopt this plat as GREAT WOLF OF GRAPEVINE, Pl-26, 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 hereon. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No building or existing structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the actual use and accommodation of all public utility cables, or piping to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growth which in any way encumber or interfere with the construction, maintenance, or efficiency of the respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purposes of conducting, maintaining, repairing, painting, and adding to or removing all or parts of the respective system without the necessity of any state of procuring the permission of anyone.

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

Witness my hand this 10th day of July, 2008.

J. Michael Schroeder
J. Michael Schroeder
Secretary, Great Wolf Lodge of Grapevine, LLC

NOTARY PUBLIC
This instrument was acknowledged before me on the 10th day of July, 2008, by J. Michael Schroeder, Secretary of Great Wolf Lodge of Grapevine, LLC on behalf of said LLC.

NAI Z...
Notary Public
My Commission Expires 10/4/2009



AUGURATION RELEASE
THE STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS, Great Wolf Lodge of Grapevine, LLC (hereinafter called "Owner") is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being said property as described as shown on this plat.

NOW THEREFORE, in consideration of the sum of Ten And 00/100 (\$10.00) DOLLARS and other good and valuable considerations, the receipt and sufficiency of which is hereby fully acknowledged and confirmed, Owner does hereby make, release, waive and quitclaim in the City of Grapevine, Tarrant County, Texas, the Dallas-Fort Worth International Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Obligor", for the use and benefit of the public and its agencies, any and all claims for damages of any kind to remove or properly fit Owner may suffer by reason of the passage and right of all aircraft in the air space above Owner's property above the height limitation as presently established by Ordinance No. 73-60 for the City of Grapevine, known as the Airport Ceiling Ordinance of the Dallas-Fort Worth International Airport, to an infinite height above same whether such change shall originate from rules, regulations, laws, rules, and orders of the Federal Aviation Administration, and of other entities 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 owner or operators of aircraft from liability for damage to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and airborne particles.

It is agreed that this release shall be binding upon said owner and his heirs and assigns, and successors in interest in said property, and it is further agreed that this instrument shall be a covenant running with the land and shall bind the estate of the parties and their heirs and assigns forever.

Witness my hand at 10:35 AM, this 10th day of July, 2008.

J. Michael Schroeder
J. Michael Schroeder
Secretary, Great Wolf Lodge of Grapevine, LLC

NOTARY PUBLIC
This instrument was acknowledged before me on the 10th day of July, 2008, by J. Michael Schroeder, Secretary of Great Wolf Lodge of Grapevine, LLC on behalf of said LLC.

NAI Z...
Notary Public
My Commission Expires 10/4/2009



SURVEYORS STATEMENT
I, John Carl J. Cole, registered professional land surveyor of the state of Texas, have prepared this plat from a total and accurate survey made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the plating rules and regulations of the City of Grapevine.

John Carl J. Cole
John Carl J. Cole
1400 West Loop West, Suite 1070
Ft. Worth, Texas, 76102
10/10/08

OWNER:
GREAT WOLF LODGE OF GRAPEVINE, LLC
BY GREAT WOLF LODGE
GRAPEVINE, TEXAS

PLANNING AND ZONING COMMISSION
DATE APPROVED: September 16, 2008
CHAIRMAN: *[Signature]*
MEMBER: *[Signature]*
CITY COUNCIL
DATE APPROVED: September 16, 2008
MAYOR: *[Signature]*
CITY MANAGER: *[Signature]*

RECORDED: CABINET _____, SLIDE _____, DATE _____

FILED IN 2008-09-16 10:11 AM BY J. CARL COLE

NO.	DATE	REVISION

HUITT-ZOLLARS
Huitt-Zollars, Inc., Engineering/Architecture/Surveying
800 W. 7th Street, Suite 300, Fort Worth, Texas 76102
Phone (817) 336-3000 Fax (817) 335-1026

Plat showing
Lots 1-R thru A-R, Block 1R
GREAT WOLF ADDITION OF GRAPEVINE
50969 ACRES IN THE W.L.P.R.V. SURVEY, A-121
being a revision of Great Wolf Addition of Grapevine, an addition to the City of Grapevine, Tarrant County, Texas according to the said Board's Records in Cabinet A, Slide 11261, Plat Records of Tarrant County, Texas
Grapevine, Tarrant County, Texas

0210042449



Date: 26 July 2024

To Whom It May Concern:

This letter shall serve as authorization and confirmation for Amy Lane, General Manager of the Great Wolf Lodge – Grapevine, Texas, to sign permit applications on behalf of Great Wolf Lodge of Grapevine, LLC. I am signing this letter in my capacity as a duly appointed officer of the Company pursuant to its Fourth Amended and Restated Limited Liability Company Agreement dated as of May 9, 2024.

Sincerely,

A handwritten signature in blue ink, appearing to read "Craig Johnson".

Craig Johnson
Secretary
Great Wolf Lodge of Grapevine, LLC

AUG 05 2024

CU24-29



Franchise Tax Account Status

As of : 07/01/2024 15:01:22

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

GREAT WOLF LODGE OF GRAPEVINE, LLC

Texas Taxpayer Number 32019836645

Mailing Address 350 N ORLEANS ST STE 10000B CHICAGO, IL 60654-1975

Right to Transact Business in Texas ACTIVE

State of Formation DE

Effective SOS Registration Date 05/16/2006

Texas SOS File Number 0800656685

Registered Agent Name COGENCY GLOBAL INC.

Registered Office Street Address 1601 ELM ST., SUITE 4360 DALLAS, TX 75201

Public Information Report

Public Information Report
GREAT WOLF LODGE OF GRAPEVINE, LLC
Report Year :2023

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

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

Title	Name and Address
CFO	BRAD O&APOS;BRYAN 350 N ORLEANS STREET SUITE 10000B CHICAGO, IL 60654
V.P.	CRAIG JOHNSON 350 N ORLEANS STREET SUITE 10000B CHICAGO, IL 60654
V.P.	JEREMY MARKHAM 350 N ORLEANS STREET SUITE 10000B CHICAGO, IL 60654
CEO	JOHN MURPHY 350 N ORLEANS STREET SUITE 10000B CHICAGO, IL 60654
CEO	MURRAY HENNESSY 350 N ORLEANS STREET SUITE 10000B CHICAGO, IL 60654
OFFICER	TIMOTHY BROWN 350 N ORLEANS STREET SUITE 10000B CHICAGO, IL 60654

SPECIAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) GREAT WOLF ADDITION OF GRAPEVINE LOT 1R, BLOCK 1R	Gross area of parcel (to nearest tenth of acre) 36.50
Street frontage & distance to nearest cross street 1130' ALONG STATE HWY 26 AT GREAT WOLF DRIVE	Describe the Proposed Use HOTEL
Proposed Zoning CC	Existing Zoning CC
Future Land Use Designation HOTEL	Subject Property Address 100 GREAT WOLF DRIVE

Property Owner Information, Authorization and Acknowledgements

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

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

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

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

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

Owner Name GWR OP LESSEE TX LLC

Company Great Wolf Resorts

Address 100 Great Wolf Dr.

City Grapevine State TX Zip Code 76051

Phone 682-308-2488 Email [REDACTED]

AUG 05 2024

SU24-03

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

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate HUITT-ZOLLARS, INC. (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.

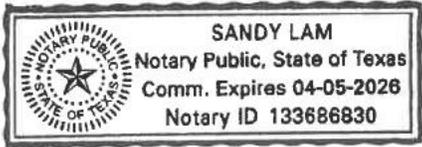
Property Owner's Signature [Signature] Date 6/27/24

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Amy Lane Courtwright (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 June, 2024

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



AUG 05 2024

SU24-03

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

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Kevin N. Carlson
JORDAN V. MARLIA, P.E. Company HUITT-ZOLLARS, INC.

Address 500 W. 7TH STREET, SUITE 300

City FORT WORTH State TX Zip Code 76102

Phone 817-335-3000 Email [REDACTED]

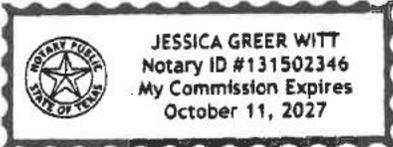
Applicant's Signature [Signature] Date 6/28/24

STATE OF: Texas

COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Kevin Carlson
(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 28 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: Great Wolf Lodge Grapevine

Provide a most recent public information report that includes:

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

AUG 05 2024
5424-03

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

ORDINANCE NO. 2024-080

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-29 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU23-37 (ORD. 2024-009) FOR A PLANNED COMMERCIAL CENTER TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTDOOR SPEAKERS, A 321 SQUARE FOOT VESTIBULE TO THE EXISTING FRONT ENTRANCE, REMOVE AND REPLACE EXISTING TREES NEAR THE ENTRY MONUMENT SIGN, ADD A STATUE TO THE MAIN ENTRANCE, AND ADD AN OUTDOOR ADVENTURE TRAIL IN CONJUNCTION WITH A HOTEL, AND WATER PARK, SPECIFICALLY TO REVISE THE MAIN ENTRY TO INCLUDE ENTRY AND EXIT LANES AND BARRIER GATES FOR BLOCK 1R, LOT 1R, GREAT WOLF ADDITION, (100 GREAT WOLF DRIVE) 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 CU24-29 to amend the previously approved plan site plan of CU23-37 (Ord. 2024-009) for a planned commercial center to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages), outdoor speakers, a 321 square foot vestibule to the front entrance, remove and replace existing trees near the entry monument sign, add statue to the main entrance, and an outdoor adventure trail, in conjunction with a hotel, water park, specifically to revise the main entry to include entry and exit lanes and barrier gates, in a district zoned "CC", Community Commercial District within the following described property: Block 1R, Lot 1R, Great Wolf Addition, (100 Great Wolf Drive) 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of September, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2024-081

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING SPECIAL USE PERMIT SU24-03 TO ALLOW FOR PAID PARKING FOR, BLOCK 1R, LOT 1R, GREAT WOLF ADDITION OF GRAPEVINE (100 GREAT WOLF DRIVE) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT REGULATIONS 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 SPECIAL 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 special 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 special 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 special 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 49 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 special 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 special 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 special 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 special 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 special use permit in accordance with Section 49 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 Special Use Permit No. SU24-03 to allow for paid parking (Great Wolf Lodge) in a district zoned "CC", Community Commercial District within the following described property: Block 1R, Lot 1R, Great Wolf Addition of Grapevine (100 Great Wolf Drive) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of September, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

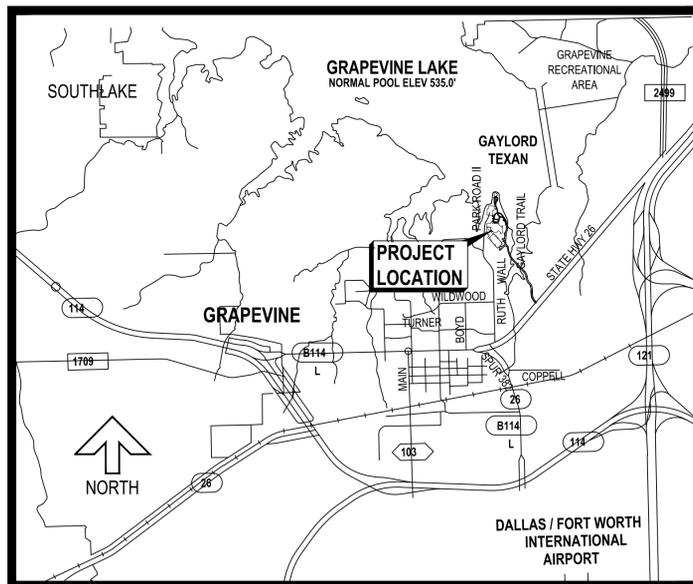


GREAT WOLF ENTRY WAY

CUP SITE PLAN SUBMITTAL

GRAPEVINE, TEXAS

SEPTEMBER 3, 2024



VICINITY MAP
NTS

Great Wolf Resorts™
100 GREAT WOLF DRIVE
GRAPEVINE, TX 76051

DEVELOPER / OWNER:
GWR OP LESSEE TX LLC
GREAT WOLF RESORTS
100 GREAT WOLF DRIVE
GRAPEVINE, TX; 76051
PHONE: (682) 308-2488
CONTACT: AMY LANE
EMAIL: alane@greatwolf.com

CIVIL ENGINEER / SURVEYOR:

HUIT ZOLLARS
500 W. 7th Street, Suite 300
Fort Worth, Texas 76102-4728
817.335.3000
www.huit-zollars.com
CONTACT: MOLLY DEPUMA, P.E.

NOT FOR CONSTRUCTION

Molly A. Depuma
09/03/24

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	OVERALL SITE PLAN
4	DIMENSIONAL CONTROL SITE PLAN
5	FOCUS LANDSCAPE PLAN
6	DETAILS

PURPOSE STATEMENT

THE PURPOSE OF CU24-29 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU23-37 (ORD. 2024-009) TO ADD A VESTIBULE FOR THE FRONT ENTRANCE, REMOVE TWO ARCHITECTURAL FEATURES, AND ADD AN OUTDOOR ADVENTURE TRAIL. THIS REQUEST IS SPECIFICALLY TO REVISE THE MAIN ENTRY TO INCLUDE ENTRY AND EXIT LANES AND BARRIER GATES. THE SPECIAL USE PERMIT IS TO ALLOW PAYMENT FOR PARKING.

Site Plan/Enlarged Gate Entry Views/Focus Landscape Plan
for
Great Wolf Lodge
Lot 1-R, Block 1-R, Great Wolf Resorts
City of Grapevine, Tarrant County, Texas
36.51 acres
Zone: "CC" Community Commercial District
Date of Preparation: August 26, 2024 (Or subsequent date or revision)

CASE NAME: GREAT WOLF ENTRY
CASE NUMBER: CU24-29 & SU24-03
LOCATION: 1100 GREAT WOLF DRIVE

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 1 OF 6

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

PLANNING SERVICES DEPARTMENT

GREAT WOLF LODGE PARKING ACCESS - CUP SITE PLAN SUBMITTAL



500 W. 7th Street, Suite 300
Fort Worth, Texas 76102-4728
817.335.3000
www.huitt-zollars.com



Huitt-Zollars, Inc.
Firm Registration No. F-761 09/03/24

NOT FOR CONSTRUCTION



Great Wolf Resorts.

GREAT WOLF ENTRY WAY

100 GREAT WOLF DRIVE
GRAPEVINE, TX 76051

HZ PROJECT NO.: R31727201
DRAWN BY: S.HUGHES
REVIEWED BY: J.MARLIA
APPROVED BY: M.DEPUMA

ISSUE DRAWING LOG:		
MARK	DATE	DESCRIPTION
0	08/02/2024	CUP SUBMITTAL

GENERAL NOTES

C01.01

CITY OF GRAPEVINE
STANDARD NOTES FOR SITE PLANS
REVISED APRIL 25, 2023

SITE PLAN

- REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- 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.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
- ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
- 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.
- ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
- 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.
- ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

LANDSCAPE PLAN

- 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.

CASE NAME: GREAT WOLF ENTRYWAY
CASE NUMBER: CU24-29 & SU24-03
LOCATION: 100 GREAT WOLF DRIVE
LOT 1-R BLOCK 1R, GREAT WOLF GRAPEVINE

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 2 OF 6

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

PLANNING SERVICES DEPARTMENT

PURPOSE STATEMENT

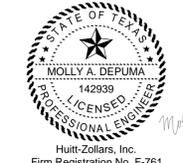
THE PURPOSE OF CU24-29 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU23-37 (ORD. 2024-009) TO ADD A VESTIBULE FOR THE FRONT ENTRANCE, REMOVE TWO ARCHITECTURAL FEATURES, AND ADD AN OUTDOOR ADVENTURE TRAIL. THIS REQUEST IS SPECIFICALLY TO REVISE THE MAIN ENTRY TO INCLUDE ENTRY AND EXIT LANES AND BARRIER GATES. THE SPECIAL USE PERMIT IS TO ALLOW PAYMENT FOR PARKING.

Site Plan/Enlarged Gate Entry Views/Focus
Landscape Plan
for
Great Wolf Lodge
Lot 1-R, Block 1-R, Great Wolf Resorts
City of Grapevine, Tarrant County, Texas
36.51 acres
Zone: "CC" Community Commercial District
Date of Preparation: August 26, 2024 (Or
subsequent date or revision)

INDEX: 08/30/2024 9:49AM \\HZISRV\IT\WIDISK\PROJ\BUS_DEV\CIVIL\GREAT WOLF LODGE\GATE ENTRY RESTART\10 CADD & BIM\SHEETS\B31727201-C-SP-CUP.DWG



500 W. 7th Street, Suite 300
Fort Worth, Texas 76102-4728
817.335.3000
www.huitt-zollars.com



Huitt-Zollars, Inc.
Firm Registration No. F-761 09/03/24

NOT FOR CONSTRUCTION



Great Wolf Resorts.

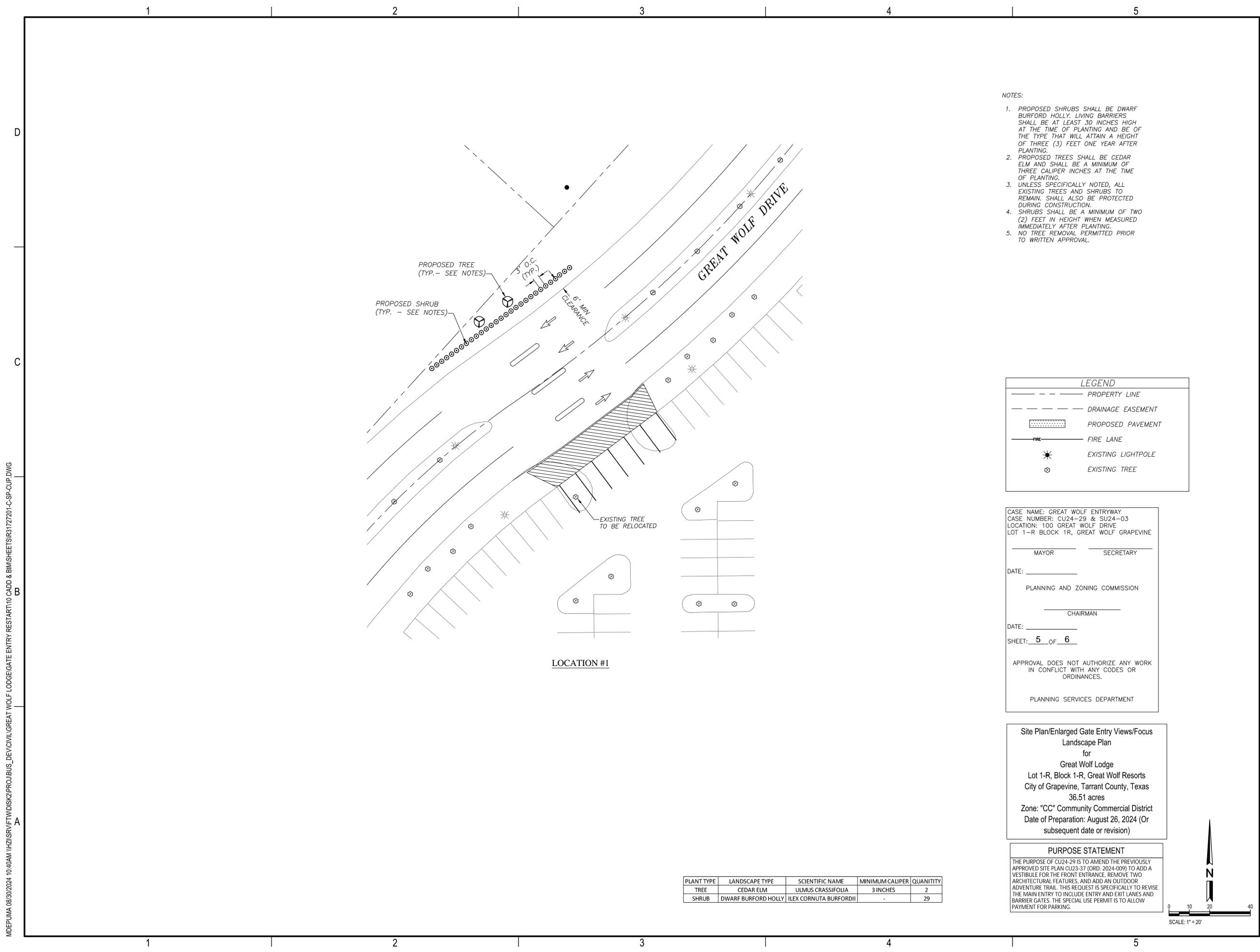
GREAT WOLF ENTRY WAY

100 GREAT WOLF DRIVE
GRAPEVINE, TX 76051

HZ PROJECT NO.:	R31727201
DRAWN BY:	S.HUGHES
REVIEWED BY:	J.MARLIA
APPROVED BY:	M.DEPUMA
ISSUE DRAWING LOG:	
0	08/02/2024 CUP SUBMITTAL
MARK	DATE DESCRIPTION

FOCUS LANDSCAPE PLAN

C01.04



- NOTES:
- PROPOSED SHRUBS SHALL BE DWARF BURFORD HOLLY. LIVING BARRIERS SHALL BE AT LEAST 30 INCHES HIGH AT THE TIME OF PLANTING AND BE OF THE TYPE THAT WILL ATTAIN A HEIGHT OF THREE (3) FEET ONE YEAR AFTER PLANTING.
 - PROPOSED TREES SHALL BE CEDAR ELM AND SHALL BE A MINIMUM OF THREE CALIPER INCHES AT THE TIME OF PLANTING.
 - UNLESS SPECIFICALLY NOTED, ALL EXISTING TREES AND SHRUBS TO REMAIN SHALL ALSO BE PROTECTED DURING CONSTRUCTION.
 - SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
 - NO TREE REMOVAL PERMITTED PRIOR TO WRITTEN APPROVAL.

LEGEND	
---	PROPERTY LINE
---	DRAINAGE EASEMENT
[Pattern]	PROPOSED PAVEMENT
---	FIRE LANE
*	EXISTING LIGHTPOLE
⊗	EXISTING TREE

CASE NAME: GREAT WOLF ENTRYWAY
CASE NUMBER: CU24-29 & SU24-03
LOCATION: 100 GREAT WOLF DRIVE
LOT 1-R BLOCK 1R, GREAT WOLF GRAPEVINE

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 5 OF 6

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

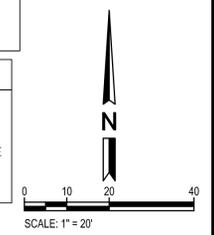
PLANNING SERVICES DEPARTMENT

Site Plan/Enlarged Gate Entry Views/Focus Landscape Plan
for
Great Wolf Lodge
Lot 1-R, Block 1-R, Great Wolf Resorts
City of Grapevine, Tarrant County, Texas
36.51 acres
Zone: "CC" Community Commercial District
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PURPOSE STATEMENT

THE PURPOSE OF CU24-29 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU23-37 (ORD. 2024-009) TO ADD A VESTIBULE FOR THE FRONT ENTRANCE, REMOVE TWO ARCHITECTURAL FEATURES, AND ADD AN OUTDOOR ADVENTURE TRAIL. THIS REQUEST IS SPECIFICALLY TO REVISE THE MAIN ENTRY TO INCLUDE ENTRY AND EXIT LANES AND BARRIER GATES. THE SPECIAL USE PERMIT IS TO ALLOW PAYMENT FOR PARKING.

PLANT TYPE	LANDSCAPE TYPE	SCIENTIFIC NAME	MINIMUM CALIPER	QUANTITY
TREE	CEDAR ELM	ULMUS CRASSIFOLIA	3 INCHES	2
SHRUB	DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDII	-	29



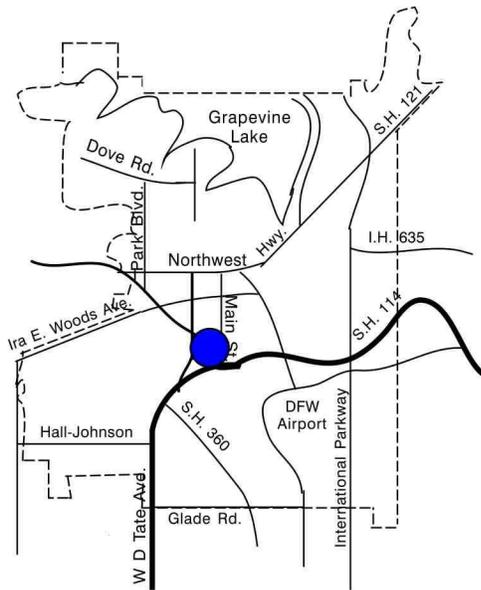
MDEPUMA 08/30/2024 10:40AM \\HZ\SRV\FTWIDISK2\PROJ\IBUS_DE\CVIL\GREAT WOLF LODGE\GATE ENTRY RESTART\10 CADD & BIM\SHEETS\R31727201-C-SP-CUP.DWG

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: SEPTEMBER 17, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU24-34; VIDORRA



APPLICANT: James Faller – Milkshake Concepts

PROPERTY LOCATION AND SIZE:

The subject property is located at 700 West State Highway 114 and is platted as Block 1, Lot 5RB1, Hayley Addition. The addition contains 1.84 acres and has approximately 223 feet of frontage along the West State Highway 114 service road.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan CU22-22 (Ord. 2022-039) to allow the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages), outdoor dining, outdoor speakers and a 38-foot pole sign in conjunction with a restaurant. This request is specifically to modify the existing floor plan to relocate alcohol storage and revise exterior building elevations to enclose the existing outdoor dining area.

The applicant intends to revise the floor plan, shifting the alcohol point of sale area, and revise the wall signage of the existing Hoffbrau Steak & Grill House to accommodate a new restaurant, Vidorra. In addition to floor plan changes, the applicant is proposing to enclose the existing 1,354 square foot outdoor dining area and revise the west building elevation. Overall, the proposed floor plan with the expansion can accommodate 369 occupants. One hundred twenty-three (123) parking spaces are required, and 145 parking spaces are provided. Two outdoor speakers are proposed at the main entrance of the restaurant located approximately 115 feet to West State Highway 114. The existing pole sign, currently 38-feet-tall will remain and will be refaced.

PRESENT ZONING AND USE:

The property is zoned “HC”, Highway Commercial District and is developed as a restaurant, formerly Hoffbrau Steak & Grill House.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was rezoned in the 1984 City-wide Rezoning from “C-2”, Community Business District and “I-1”, Industrial District to “HC”, Highway Commercial District.

- On October 20, 1987, City Council approved CU87-07 (Ord. 1987-70) for a planned commercial center to allow a Kentucky Fried Chicken restaurant, a Wendy's restaurant, a Mobil gas station, and a Movies & Theater.
- On December 19, 1989, City Council approved CU89-17 (Ord. 1989-92) approved the development of restaurant (Tia's Tex- Mex) with on premise sales and consumption of alcoholic beverages, and a 40 -foot pole sign along State Highway 114 West.
- On July 16, 1991, City Council approved CU91-14 (Ord. 1991-45) allowed the development of a restaurant (Romano's Macaroni Grill) with on premise sales and consumption of alcoholic beverages and a 40-foot pole sign in the place of Tia's Tex- Mex restaurant.
- On October 21, 1997, City Council approved CU97-49 (Ord. 1997-115) for a 730 square foot expansion of Macaroni Grill.
- On December 12, 2001, the Site Plan Review Committee (SPRC) approved CU01-66 to allow for a 150 square foot expansion to the existing restaurant for a to-go area.
- On July 15, 2014, City Council approved CU14-27 (Ord. 2014-40) to amend the previously approved site plan for a planned commercial center with the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) specifically to revised the building elevations, allow outside speakers, outside dining and a 38-foot pole sign in conjunction with a restaurant (Brick House Tavern & Tap).
- On Jun 21, 2024, City Council approved CU22-22 (Ord. 2022-039) to amend the previously approved site plan for a planned commercial center, specifically to allow the possession, storage, retail sales of on and off premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor dining, outdoor speakers and a 38-foot pole sign in conjunction with a restaurant (Hoffbrau Steak & Grill House).

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "HC", Highway Commercial District – Ball Street electric substation
SOUTH: "CC", Community Commercial District – State Highway 114
EAST: "HC", Highway Commercial District – P.F. Chang's restaurant
WEST: "HC", Highway Commercial District – Pappadeaux Seafood Kitchen restaurant

AIRPORT IMPACT:

The subject tract is located within "Zone A" Zone of Minimal Effect and "Zone B" Middle Zone of Effect as defined on the "Aircraft Sound Exposure: Dallas/ Fort Worth Regional Airport Environs" Map. Few activities will be affected by aircraft sounds in "Zone A" except for sound sensitive activities such as auditoriums, churches, schools, hospitals, and theaters. The applicant's proposal is an appropriate use in this noise zone. In "Zone B", the following uses may be considered only if sound treatment is included in building design: multifamily apartments, motels, office buildings, movie theaters, restaurants, personal and business services. Single-family residential and sound sensitive uses such as schools and churches should avoid this zone. The applicant's proposal is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan does not designate West State Highway 114 as a local thoroughfare with a width determined by TxDOT.

/ng

**HAYLE
ADDN
17583
1**

**SUBSTAN
1562H 1**
1
1.2653 @

CC ITEM #5 & 47
PZ ITEM #4 & 14

4A
3.9569 @

TR 5A7
.9125 AC

S BALL ST

15	14	13
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R-7.5

1	2	3
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SUBJECT
PROPERTY

HC

5RA
1.3256 @

5RB1
1.8365 @

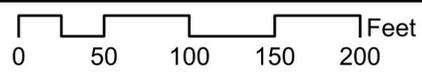
5RB2A
1.9486 @

**HAYLE
ADD
175**

W SH 114 FR WB

CC

W SH 114 TOLL WB
W SH 114 WB



**CU24-34; Vidorra
700 West State Highway 114**

Date Prepared: 8/26/2024

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) <u>lot 5R Block 1 Halley Addition</u>	Gross area of parcel (to nearest tenth of acre)
Street frontage & distance to nearest cross street <u>state highway 114 - 800ft to William D Tate</u>	Describe the Proposed Use <u>Restaurant & Bar</u>
Proposed Zoning <u>NA</u>	Existing Zoning <u>HC</u>
Future Land Use Designation <u>Restaurant & Bar</u>	Subject Property Address <u>700 W State highway 114 grapevine, TX</u>

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.

FFRE Grapevine LLC

Owner Name J. Aron Fogel Owner Phone Number 214 986 4081

Company FFRE Grapevine LLC

Address 4119 Shorecrest Dr

City Dallas Texas State _____ Zip Code 75209

Email [REDACTED]

CU24-34
AUG 05 2024

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate James Faller (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 8/5/24

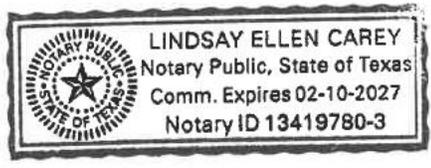
STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Juda Fogiel (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 5 day of August, 2024

[Signature]

NOTARY PUBLIC in and for the State of Texas



AUG 05 2024

CU24-34

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

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name James Faller Company milkshake concepts

Address 4000 elm st

City Dallas State TX Zip Code 75226

Phone 214-280-0008 Email _____

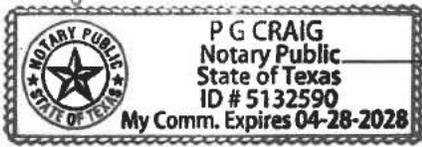
Applicant's Signature _____ Date 8/2/2024

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared James Faller
(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 2nd day of
August, 2024



[Handwritten 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: Vidorra Grapevine LLC

Provide a most recent public information report that includes:

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

AUG 05 2024
CU 24-34

(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>)

VIDORRA
700 WEST HWY 114
NORTH ACCESS ROAD
GRAPEVINE, TX 76051

AUGUST 1, 2024
MILKSHAKE CONCEPTS
400 ELM STREET
DALLAS, TX 75226

To whom it may concern,

Vidorra- 700 West Hwy 114, City of Grapevine Planning Services.

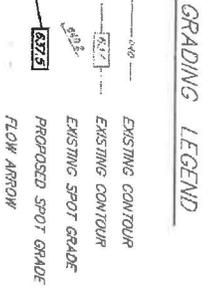
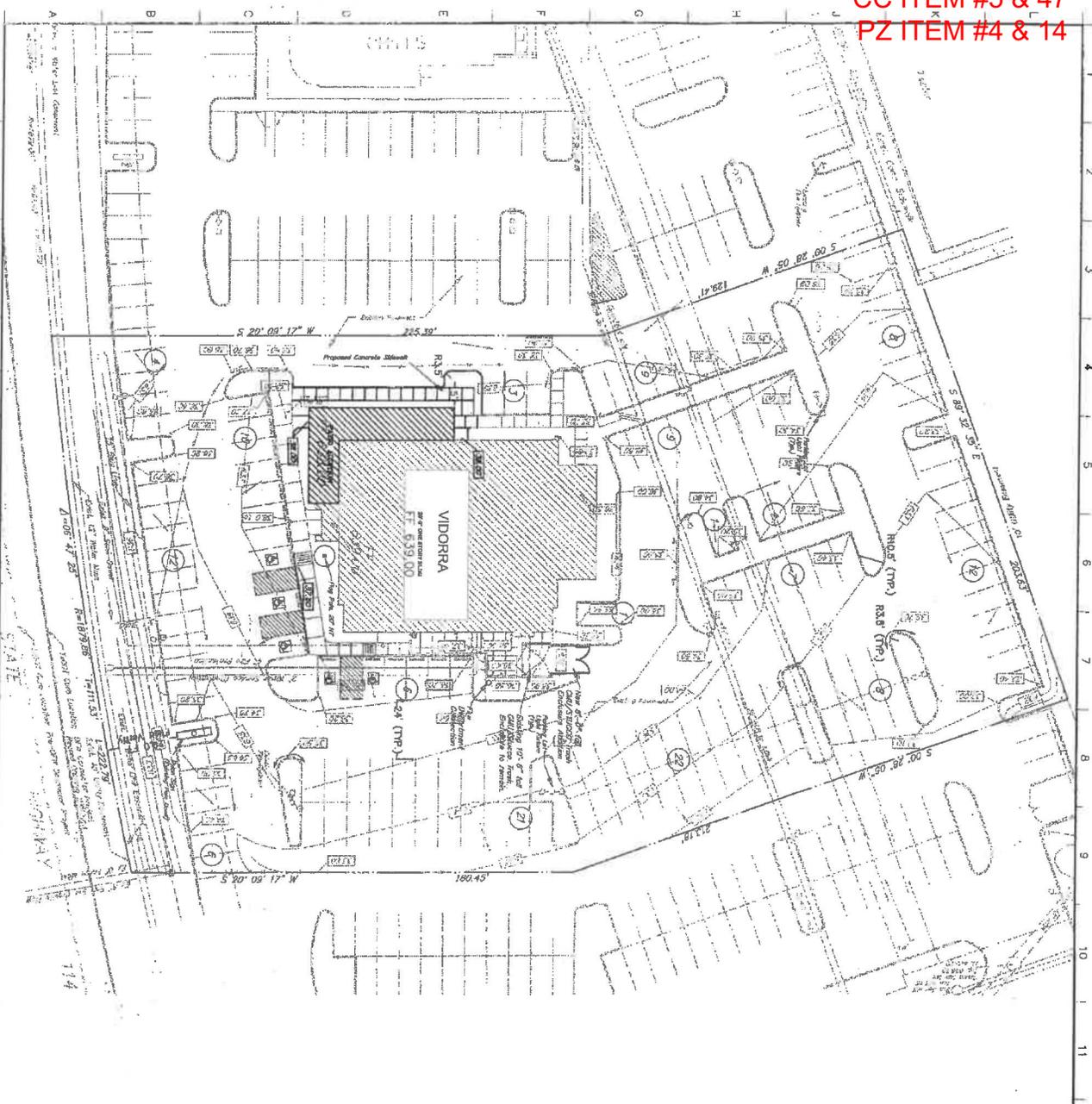
The purpose of the Conditional Use Permit application is to have site approval on an existing building that will involve an interior renovation as well as new exterior paint over the existing materials, new signage, and a new façade design to the main building entrance. The new façade design will use the same materials as the existing building with new paint colors so that it meets the masonry ordinance requirements. This building will be used for restaurant food services and will operate as such. The current site plan layout including civil will stay the same as the most recent approved city submission. The new landscape layout has been submitted with the required CUP files. The new proposed restaurant will bring value to the property by bringing a well known Dallas restaurant to the area which will increase the traffic use from its previous tenant.

With regards,

James Faller
Milkshake Concepts

AUG 05 2024

C424-34



BENCH MARK:
Square Cut On Northwest Wing Of Southbound
S. H. 121 Bridge Over Eastbound S. H. 114
Elevation 649.73

GENERAL DATA		
EXISTING	EXPANSION	FINAL
LOT	80,000 S.F.	80,000 S.F.
SEATING	5,158 S.F.	0 S.F.
OPEN SPACE	15,808 S.F.	9,158 S.F.
IMPERVIOUS	55,073 S.F.	0 S.F.
HEIGHT	1 STORY	1 STORY
PARKING REQ. (1 SPACE/3 SEATS)	96	29
PARKING PROVIDED	142	144
BUILDING OCCUPANT LOAD	800	600

NOTES:

1. THE PROPERTY IS CURRENTLY ZONED HEAVY COMMERCIAL.
2. ALL REQUIREMENTS OF SECTION 60, LANDSCAPING REGULATIONS SHALL BE MET.
3. ALL REQUIREMENTS OF SECTION 66, PFT-STREET PARKING REGULATIONS SHALL BE MET.
4. ALL REQUIREMENTS OF SECTION 60, SIGN STANDARDS SHALL BE MET.
5. THE CURRENT LAND USE DESIGNATION AS CONTAINED IN THE COMPREHENSIVE MASTER PLAN IS INDUSTRIAL/COMMERCIAL LAND USES.
6. THE SITE LAYOUT SHALL CONFORM TO CITY OF CARROLL COUNTY SECTION 60.
7. PARKING FOR REQUIRED PERSONS SHOULD BE PROVIDED FOR THE ENTIRE SITE IN ACCORDANCE WITH SECTION 60.09 OF THE CODE OF ORDINANCES.
8. DESIGN CONSULTANT SHALL SUBMIT A SIGNAGE PLAN TO THE CITY OF CARROLL COUNTY FOR REVIEW AND APPROVAL.
9. ALL REQUIREMENTS FOR THE GRADING SOIL PERIOD OF CONSTRUCTION (SECTION 62.04) DURING THE PROPOSED CONSTRUCTION SHALL BE MET.
10. PROPOSED GRADING TO CONFORM TO THE CITY OF CARROLL COUNTY REQUIREMENTS.
11. PROPOSED USE IS IN CONFORMANCE WITH THE CITY OF CARROLL COUNTY ZONING ORDINANCES.

DESIGN CONSULTANT:
75 DEGREE DESIGN STUDIO
1408 N RIVERFRONT BLVD #529
DALLAS TX 75207
CONTACT: KATY CURTIS
TEL: 214-356-4849

AUG 0 5 2024
CX24-34

GRADING PLAN
VIDORRA
Lot 88B1, Block 1, MAIN EX ADDITION
City of Carroll, Tarrant County, Texas
7501, 540' - 1,635' Area
7501, 540' - 1,635' Area
Date of Revision: May 31, 2024

VIDORRA GRAPEVINE LLC

LIMITED LIABILITY COMPANY OPERATING AGREEMENT

VIDORRA GRAPEVINE LLC

A Member-Managed Limited Liability Company

OPERATING AGREEMENT

THIS OPERATING AGREEMENT is made and entered into effective 01/19/2024, by and among:

IMRAN SHEIKH / MEMBER/ MANAGER

ASIM GHAFAR/ MEMBER/ MANAGER

JAMES FALLER/ MEMBER/ MANAGER

(collectively referred to in this agreement as the "Members").

SECTION 1

THE LIMITED LIABILITY COMPANY

1.1 *Formation.* Effective 01/24/2024, the Members form a limited liability company under the name **VIDORRA GRAPEVINE LLC** (the "Company") on the terms and conditions in this Operating Agreement (the "Agreement") and pursuant to the Limited Liability Company Act of the State of Texas (the "Act"). The Members agree to file with the appropriate agency within the State of Texas charged with processing and maintaining such records all documentation required for the formation of the Company.

AUG 03 2024

VIDORRA GRAPEVINE LLC

The rights and obligations of the parties are as provided in the Act except as otherwise expressly provided in this Agreement.

1.2 *Name.* The business of the Company will be conducted under the name **VIDORRA GRAPEVINE LLC**, or such other name upon which the Members may unanimously agree.

1.3 *Purpose.* The purpose of the Company is to engage in any lawful act or activity for which a Limited Liability Company may be formed within the State of Texas.

1.4 *Office.* The Company will maintain its principal business office within the State of Texas at the following address:

4000 ELM DALLAS TX 75226

Registered Agent. **IMRAN SHEIKH** is the Company's initial registered agent in the State of Texas, and the registered office is

4000 ELM DALLAS TX 75226

1.6 *Term.* The term of the Company commences on 01/19/2024 and shall continue perpetually unless sooner terminated as provided in this Agreement.

1.7 *Names and Addresses of Members.* The Members' names and addresses are attached as Schedule 1 to this Agreement.

1.8 *Admission of Additional Members.* Except as otherwise expressly provided in this Agreement, no additional members may be admitted to the Company through issuance by the company of a new interest in the Company without the prior unanimous written consent of the Members.

SECTION 2

VIDORRA GRAPEVINE LLC

CAPITAL CONTRIBUTIONS

2.1 *Initial Contributions.* The Members initially shall contribute to the Company capital as described in Schedule 2 attached to this Agreement.

2.2 *Additional Contributions.* No Member shall be obligated to make any additional contribution to the Company's capital without the prior unanimous written consent of the Members.

2.3 *No Interest on Capital Contributions.* Members are not entitled to interest or other compensation for or on account of their capital contributions to the Company except to the extent, if any, expressly provided in this Agreement.

SECTION 3

ALLOCATION OF PROFITS AND LOSSES; DISTRIBUTIONS

3.1 *Profits/Losses.* For financial accounting and tax purposes, the Company's net profits or net losses shall be determined on an annual basis and shall be allocated to the Members in proportion to each Member's relative capital interest in the Company as set forth in Schedule 2 as amended from time to time in accordance with U.S. Department of the Treasury Regulation 1.704-1.

3.2 *Distributions.* The Members shall determine and distribute available funds annually or at more frequent intervals as they see fit. Available funds, as referred to herein, shall mean the net cash of the Company available after appropriate provision for expenses and liabilities, as determined by the Managers. Distributions in liquidation of the Company or in liquidation of a Member's interest shall be made in accordance with the positive capital account balances pursuant to U.S. Department of the Treasury Regulation 1.704.1(b)(2)(ii)(b)(2). To the extent a Member shall have a negative capital account balance, there shall be a qualified income offset, as set forth in U.S. Department of the Treasury Regulation 1.704.1(b)(2)(ii)(d).

VIDORRA GRAPEVINE LLC

3.3 *No Right to Demand Return of Capital.* No Member has any right to any return of capital or other distribution except as expressly provided in this Agreement. No Member has any drawing account in the Company.

SECTION 4

INDEMNIFICATION

The Company shall indemnify any person who was or is a party defendant or is threatened to be made a party defendant, pending or completed action, suit or proceeding, whether civil, criminal, administrative, or investigative (other than an action by or in the right of the Company) by reason of the fact that he is or was a Member of the Company, Manager, employee or agent of the Company, or is or was serving at the request of the Company, against expenses (including attorney's fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred in connection with such action, suit or proceeding if the Members determine that he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interest of the Company, and with respect to any criminal action proceeding, has no reasonable cause to believe his/her conduct was unlawful. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of "no lo Contendere" or its equivalent, shall not in itself create a presumption that the person did or did not act in good faith and in a manner which he reasonably believed to be in the best interest of the Company, and, with respect to any criminal action or proceeding, had reasonable cause to believe that his/her conduct was lawful

SECTION 5

POWERS AND DUTIES OF MANAGERS

5.1 *Management of Company.*

5.1.1 The Members, within the authority granted by the Act and the terms of this Agreement shall have the complete power and authority to manage and operate the Company and make all decisions affecting its business and affairs.

VIDORRA GRAPEVINE LLC

5.1.2 Except as otherwise provided in this Agreement, all decisions and documents relating to the management and operation of the Company shall be made and executed by IMRAN SHEIKH / MEMBER/ MANAGER

ASIM GHAFAR/ MEMBER/ MANAGER

JAMES FALLER/ MEMBER/ MANAGER

5.1.3 Third parties dealing with the Company shall be entitled to rely conclusively upon the power and authority of a Majority in Interest of the Members to manage and operate the business and affairs of the Company.

5.2 *Decisions by Members.* Whenever in this Agreement reference is made to the decision, consent, approval, judgment, or action of the Members, unless otherwise expressly provided in this Agreement, such decision, consent, approval, judgment, or action shall mean a Majority of the Members.

5.3 *Withdrawal by a Member.* A Member has no power to withdraw from the Company, except as otherwise provided in Section 8.

SECTION 6

SALARIES, REIMBURSEMENT, AND PAYMENT OF EXPENSES

6.1 *Organization Expenses.* All expenses incurred in connection with organization of the Company will be paid by the Company.

6.2 *Salary.* No salary will be paid to a Member for the performance of his or her duties under this Agreement unless the salary has been approved in writing by a Majority of the Members.

VIDORRA GRAPEVINE LLC

6.3 *Legal and Accounting Services.* The Company may obtain legal and accounting services to the extent reasonably necessary for the conduct of the Company's business.

SECTION 7

**BOOKS OF ACCOUNT, ACCOUNTING REPORTS, TAX RETURNS,
FISCAL YEAR, BANKING**

7.1 *Method of Accounting.* The Company will use the method of accounting previously determined by the Members for financial reporting and tax purposes.

7.2 *Fiscal Year; Taxable Year.* The fiscal year and the taxable year of the Company is the calendar year.

7.3 *Capital Accounts.* The Company will maintain a Capital Account for each Member on a cumulative basis in accordance with federal income tax accounting principles.

7.4 *Banking.* All funds of the Company will be deposited in a separate bank account or in an account or accounts of a savings and loan association in the name of the Company as determined by a Majority of the Members. Company funds will be invested or deposited with an institution, the accounts or deposits of which are insured or guaranteed by an agency of the United States government.

SECTION 8

TRANSFER OF MEMBERSHIP INTEREST

8.1 *Sale or Encumbrance Prohibited.* Except as otherwise permitted in this Agreement, no Member may voluntarily or involuntarily transfer, sell, convey, encumber, pledge, assign, or otherwise dispose of (collectively, "Transfer") an interest in the Company

VIDORRA GRAPEVINE LLC

without the prior written consent of a majority of the other nontransferring Members determined on a per capita basis.

8.2 *Right of First Refusal.* Notwithstanding Section 8.1, a Member may transfer all or any part of the Member's interest in the Company (the "Interest") as follows:

8.2.1 The Member desiring to transfer his or her Interest first must provide written notice (the "Notice") to the other Members, specifying the price and terms on which the Member is prepared to sell the Interest (the "Offer").

8.2.2 For a period of 30 days after receipt of the Notice, the Members may acquire all, but not less than all, of the Interest at the price and under the terms specified in the Offer. If the other Members desiring to acquire the Interest cannot agree among themselves on the allocation of the Interest among them, the allocation will be proportional to the Ownership Interests of those Members desiring to acquire the Interest.

8.2.3 Closing of the sale of the Interest will occur as stated in the Offer; provided, however, that the closing will not be less than 45 days after expiration of the 30-day notice period.

8.2.4 If the other Members fail or refuse to notify the transferring Member of their desire to acquire all of the Interest proposed to be transferred within the 30-day period following receipt of the Notice, then the Members will be deemed to have waived their right to acquire the Interest on the terms described in the Offer, and the transferring Member may sell and convey the Interest consistent with the Offer to any other person or entity; provided, however, that notwithstanding anything in Section 8.2 to the contrary, should the sale to a third person be at a price or on terms that are more favorable to the purchaser than stated in the Offer, then the transferring Member must reoffer the sale of the Interest to the remaining Members at that other price or other terms; provided, further, that if the sale to a third person is not closed within six months after the expiration of the 30-day period describe above, then the provisions of Section 8.2 will again apply to the Interest proposed to be sold or conveyed.

VIDORRA GRAPEVINE LLC

8.2.5 Notwithstanding the foregoing provisions of Section 8.2, should the sole remaining Member be entitled to and elect to acquire all the Interests of the other Members of the Company in accordance with the provisions of Section 8.2, the acquiring Member may assign the right to acquire the Interests to a spouse, lineal descendent, or an affiliated entity if the assignment is reasonably believed to be necessary to continue the existence of the Company as a limited liability company.

8.3 *Substituted Parties.* Any transfer in which the Transferee becomes a fully substituted Member is not permitted unless and until:

(1) The transferor and assignee execute and deliver to the Company the documents and instruments of conveyance necessary or appropriate in the opinion of counsel to the Company to effect the transfer and to confirm the agreement of the permitted assignee to be bound by the provisions of this Agreement; and

(2) The transferor furnishes to the Company an opinion of counsel, satisfactory to the Company, that the transfer will not cause the Company to terminate for federal income tax purposes or that any termination is not adverse to the Company or the other Members.

8.4 *Death, Incompetency, or Bankruptcy of Member.* On the death, adjudicated incompetence, or bankruptcy of a Member, unless the Company exercises its rights under Section 8.5, the successor in interest to the Member (whether an estate, bankruptcy trustee, or otherwise) will receive only the economic right to receive distributions whenever made by the Company and the Member's allocable share of taxable income, gain, loss, deduction, and credit (the "Economic Rights") unless and until a majority of the other Members determined on a per capita basis admit the transferee as a fully substituted Member in accordance with the provisions of Section 8.3.

8.4.1 Any transfer of Economic Rights pursuant to Section 8.4 will not include any right to participate in management of the Company, including any right to vote, consent to, and will not include any right to information on the Company or its operations or financial condition. Following any transfer of only the Economic Rights of a Member's Interest in the Company, the transferring Member's power and right to vote or consent to any matter submitted to the Members will be eliminated, and the Ownership Interests of the remaining Members, for purposes only of such votes, consents, and participation in

VIDORRA GRAPEVINE LLC

management, will be proportionately increased until such time, if any, as the transferee of the Economic Rights becomes a fully substituted Member.

8.5 *Death Buy Out.* Notwithstanding the foregoing provision of Section 8, the Members covenant and agree that on the death of any Member, the Company, at its option, by providing written notice to the estate of the deceased Member within 180 days of the death of the Member, may purchase, acquire, and redeem the Interest of the deceased Member in the Company pursuant to the provision of Section 8.5.

8.5.1 The value of each Member's Interest in the Company will be determined on the date this Agreement is signed, and the value will be endorsed on Schedule 3 attached and made a part of this Agreement. The value of each Member's Interest will be redetermined unanimously by the Members annually, unless the Members unanimously decide to redetermine those values more frequently. The Members will use their best efforts to endorse those values on Schedule 3. The purchase price for a decedent Member's interest conclusively is the value last determined before the death of such Member; provided, however, that if the latest valuation is more than two years before the death of the deceased Member, the provisions of Section 8.5.2 will apply in determining the value of the Member's Interest in the Company.

8.5.2 If the Members have failed to value the deceased Member's Interest within the prior two-year period, the value of each Member's Interest in the Company on the date of death, in the first instance, will be determined by mutual agreement of the surviving Members and the personal representative of the estate of the deceased Member. If the parties cannot reach an agreement on the value within 30 days after the appointment of the personal representative of the deceased Member, then the surviving Members and the personal representative each must select a qualified appraiser within the next succeeding 30 days. The appraisers so selected must attempt to determine the value of the Company Interest owned by the decedent at the time of death based solely on their appraisal of the total value of the Company's assets and the amount the decedent would have received had the assets of the Company been sold at that time for an amount equal to their fair market value and the proceeds (after payment of all Company obligations) were distributed in the manner contemplated in Section 8. The appraisal may not consider and discount for the sale of a minority Interest in the Company. In the event the appraisers cannot agree on the value within 30 days after being selected, the two appraisers must, within 30 days, select a third appraiser. The value of the Interest of the decedent in the Company and the purchase price of it will be the

VIDORRA GRAPEVINE LLC

average of the two appraisals nearest in amount to one another. That amount will be final and binding on all parties and their respective successors, assigns, and representatives. The costs and expenses of the third appraiser and any costs and expenses of the appraiser retained but not paid for by the estate of the deceased Member will be offset against the purchase price paid for the deceased Member's Interest in the Company.

8.5.3 Closing of the sale of the deceased Member's Interest in the Company will be held at the office of the Company on a date designated by the Company, not be later than 90 days after agreement with the personal representative of the deceased Member's estate on the fair market value of the deceased Member's Interest in the Company; provided, however, that if the purchase price are determined by appraisals as set forth in Section 8.5.2, the closing will be 30 days after the final appraisal and purchase price are determined. If no personal representative has been appointed within 60 days after the deceased Member's death, the surviving Members have the right to apply for and have a personal representative appointed.

8.5.4 At closing, the Company will pay the purchase price for the deceased Member's Interest in the Company. If the purchase price is less than \$1,000.00, the purchase price will be paid in cash; if the purchase price is \$1,000.00 or more, the purchase price will be paid as follows:

- (1) \$1,000.00 in cash, bank cashier's check, or certified funds;
- (2) The balance of the purchase price by the Company executing and delivering its promissory note for the balance, with interest at the prime interest rate stated by primary banking institution utilized by the Company, its successors and assigns, at the time of the deceased Member's death. Interest will be payable monthly, with the principal sum being due and payable in three equal annual installments. The promissory note will be unsecured and will contain provisions that the principal sum may be paid in whole or in part at any time, without penalty.

8.5.5 At the closing, the deceased Member's estate or personal representative must assign to the Company all of the deceased Member's Interest in the Company free and clear of

VIDORRA GRAPEVINE LLC

all liens, claims, and encumbrances, and, at the request of the Company, the estate or personal representative must execute all other instruments as may reasonably be necessary to vest in the Company all of the deceased Member's right, title, and interest in the Company and its assets. If either the Company or the deceased Member's estate or personal representative fails or refuses to execute any instrument required by this Agreement, the other party is hereby granted the irrevocable power of attorney which, it is agreed, is coupled with an interest, to execute and deliver on behalf of the failing or refusing party all instruments required to be executed and delivered by the failing or refusing party.

8.5.6 On completion of the purchase of the deceased Member's Interest in the Company, the Ownership Interests of the remaining Members will increase proportionately to their then-existing Ownership Interests.

SECTION 9

DISSOLUTION AND WINDING UP OF THE COMPANY

9.1 *Dissolution.* The Company will be dissolved on the happening of any of the following events:

9.1.1 Sale, transfer, or other disposition of all or substantially all of the property of the Company;

9.1.2 The agreement of all of the Members;

VIDORRA GRAPEVINE LLC

9.1.3 By operation of law; or

9.1.4 The death, incompetence, expulsion, or bankruptcy of a Member, or the occurrence of any event that terminates the continued membership of a Member in the Company, unless there are then remaining at least the minimum number of Members required by law and all of the remaining Members, within 120 days after the date of the event, elect to continue the business of the Company.

9.2 *Winding Up.* On the dissolution of the Company (if the Company is not continued), the Members must take full account of the Company's assets and liabilities, and the assets will be liquidated as promptly as is consistent with obtaining their fair value, and the proceeds, to the extent sufficient to pay the Company's obligations with respect to the liquidation, will be applied and distributed, after any gain or loss realized in connection with the liquidation has been allocated in accordance with Section 3 of this Agreement, and the Members' Capital Accounts have been adjusted to reflect the allocation and all other transactions through the date of the distribution, in the following order:

9.2.1 To payment and discharge of the expenses of liquidation and of all the Company's debts and liabilities to persons or organizations other than Members;

9.2.2 To the payment and discharge of any Company debts and liabilities owed to Members; and

9.2.3 To Members in the amount of their respective adjusted Capital Account balances on the date of distribution; provided, however, that any then-outstanding Default Advances (with interest and costs of collection) first must be repaid from distributions otherwise allocable to the Defaulting Member pursuant to Section 9.2.3.

SECTION 10

VIDORRA GRAPEVINE LLC

GENERAL PROVISIONS

10.1 *Amendments.* Amendments to this Agreement may be proposed by any Member. A proposed amendment will be adopted and become effective as an amendment only on the written approval of all of the Members.

10.2 *Governing Law.* This Agreement and the rights and obligations of the parties under it are governed by and interpreted in accordance with the laws of the State of Texas (without regard to principles of conflicts of law).

10.3 *Entire Agreement; Modification.* This Agreement constitutes the entire understanding and agreement between the Members with respect to the subject matter of this Agreement. No agreements, understandings, restrictions, representations, or warranties exist between or among the members other than those in this Agreement or referred to or provided for in this Agreement. No modification or amendment of any provision of this Agreement will be binding on any Member unless in writing and signed by all the Members.

10.4 *Attorney Fees.* In the event of any suit or action to enforce or interpret any provision of this Agreement (or that is based on this Agreement), the prevailing party is entitled to recover, in addition to other costs, reasonable attorney fees in connection with the suit, action, or arbitration, and in any appeals. The determination of who is the prevailing party and the amount of reasonable attorney fees to be paid to the prevailing party will be decided by the court or courts, including any appellate courts, in which the matter is tried, heard, or decided.

10.5 *Further Effect.* The parties agree to execute other documents reasonably necessary to further effect and evidence the terms of this Agreement, as long as the terms and provisions of the other documents are fully consistent with the terms of this Agreement.

10.6 *Severability.* If any term or provision of this Agreement is held to be void or unenforceable, that term or provision will be severed from this Agreement, the balance of the Agreement will survive, and the balance of this Agreement will be reasonably

VIDORRA GRAPEVINE LLC

construed to carry out the intent of the parties as evidenced by the terms of this Agreement.

10.7 *Captions.* The captions used in this Agreement are for the convenience of the parties only and will not be interpreted to enlarge, contract, or alter the terms and provisions of this Agreement.

10.8 *Notices.* All notices required to be given by this Agreement will be in writing and will be effective when actually delivered or, if mailed, when deposited as certified mail, postage prepaid, directed to the addresses first shown above for each Member or to such other address as a Member may specify by notice given in conformance with these provisions to the other Members.

IN WITNESS WHEREOF, the parties to this Agreement execute this Operating Agreement as of the date and year first above written.

MEMBERS:

IMRAN SHEIKH

Printed/Typed Name

Signature

ASIM GHAFAR

Printed/Typed Name

Signature

JAMES FALLER

Printed/Typed Name

Signature

VIDORRA GRAPEVINE LLC

Listing of Members - Schedule 1

LIMITED LIABILITY COMPANY OPERATING AGREEMENT

FOR VIDORRA GRAPEVINE LLC

LISTING OF MEMBERS

As of 01/19/2024, the following is a list of Members of the Company:

NAME:

ADDRESS:

IMRAN SHEIKH

4000 ELM DALLAS TX 75226

ASIM GHAFAR

4000 ELM DALLAS TX 75226

JAMES FALLER

4000 ELM DALLAS TX 75226

VIDORRA GRAPEVINE LLC

Printed/Typed Name

Signature

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

PLATTING VERIFICATION:

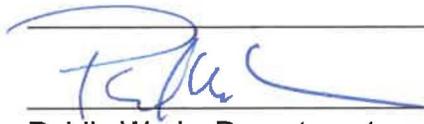
To be filled out by the Public Works & Engineering Department at time of submittal

- 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 700 W. State Highway 114

Legal description of subject property

 8-5-24
Public Works Department Date

AUG 05 2024

ORDINANCE NO. 2024-082

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-34 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU22-22 (ORD. 2022-039) FOR A PLANNED COMMERCIAL CENTER TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES), OUTDOOR DINING, OUTDOOR SPEAKERS AND A 38-FOOT POLE SIGN IN CONJUNCTION WITH A RESTAURANT. THIS REQUEST IS SPECIFICALLY TO MODIFY THE EXISTING FLOOR PLAN TO RELOCATE ALCOHOL STORAGE AND REVISE EXTERIOR BUILDING ELEVATIONS FOR BLOCK 1, LOT 5RB1, HAYLEY ADDITION (700 WEST STATE HIGHWAY 114) 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 CU24-34 to amend the previously approved site plan CU22-22 (Ord. 2022-039) for a planned commercial center to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages), outdoor dining, outdoor speakers and a 38-foot pole sign in conjunction with a restaurant. This request is specifically to modify the existing floor plan to relocate alcohol storage and revise exterior building elevations in a district zoned "HC", Highway Commercial District within the following described property: Block 1, Lot 5RB1, Hayley Addition, (700 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 this ordinance shall become effective from and after the date of its final passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of September 2024.

APPROVED:

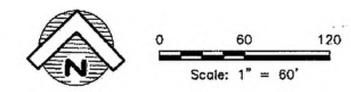
William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney



VIDORRA - GRAPEVINE

700 WEST HWY 114
NORTH ACCESS ROAD
GRAPEVINE, TX 76051

ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS, AND THE IDEAS AND DESIGN CONCEPTS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, MAY BE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY WORK, OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM 75 DEGREE DESIGN STUDIO.

DESIGN CONSULTANT

75 DEGREE
DESIGN
STUDIO

1408 N RIVERFRONT BLVD #529
DALLAS, TX 75207
TEL: 214-356-4949



8111 Lyndon B. Johnson Fwy #678
DALLAS, TX 75251
TEL: 469-644-3545

ISSUE:

REVISIONS:

Date 06/05/24



08/22/2024

MASTER SITE PLAN

CUP6

PROJECT DATA

	LAND AREA (SF)	BLDG AREA (SF)	OCCUPANCY	PARKING REQ	PARKING PROV	COVERAGE	LANDSCAPED AREA
LOT 1							
R-1	23,430	3,060	RETAIL	21	21	13.06%	4,940 (21%)
LOT 2							
A-1	83,321	13,208	RETAIL/REST	68	102	15.97%	18,651 (22.54%)
A-2	38,192	3,750	RESTAURANT	42	43	9.88%	7,906 (20.82%)
A-3	19,361	3,678	RETAIL	30	30	18.96%	2,535 (12.2%)
LOT 3							
R-4	41,856	5,402	RESTAURANT	60	54	12.91%	8,987 (21.3%)
R-3	22,450	1,786	RESTAURANT	19	33 (6 SHARED)	7.96%	3,662 (16.3%)
SUB-TOTAL	228,610	30,884	N/A	240	283	13.56%	46,681 (20.49%)
LOT 4A	172,358	9,074	REST 1 (377 S)	216	268	9.00%	26,612 (15.2%)
		6,500	REST 2 (270 S)				
LOT 5							
R-A	57,748	5,995	RESTAURANT	74	108	10.38%	14,000 (24.2%)
R-B1	80,000	9,982	RESTAURANT	123	145	12.47%	15,465 (19.33%)
R-B2A	85,852	7,500	RESTAURANT	80	162	8.74%	16,153 (18.5%)
R-B2B-2	121,472	11,675	RESTAURANT	167	219	9.61%	25,843 (21.3%)
GRAND TOTAL	746,040 (17.12 AC)	81,610		902	1,185	10.93%	144,754 (19.40%)
ZONING:	HC - HIGHWAY COMMERCIAL						

NOTES:

- THE PROPERTY IS CURRENTLY ZONED HIGHWAY COMMERCIAL.
- ALL REQUIREMENTS OF SECTION 53, LANDSCAPING REGULATIONS SHALL BE MET.
- ALL REQUIREMENTS OF SECTION 56, OFF-STREET PARKING REQUIREMENTS SHALL BE MET.
- ALL REQUIREMENTS OF SECTION 60, SIGN STANDARDS SHALL BE MET.
- THE CURRENT LAND USE DESIGNATION AS CONTAINED IN THE COMPREHENSIVE MASTER PLAN IS INDUSTRIAL/COMMERCIAL LAND USES.
- SITE LIGHTING SHALL CONFORM TO CITY OF GRAPEVINE ORDINANCE SECTION 55.
- PARKING FOR DISABLED PERSONS SHOULD BE DESIGNATED ACCORDING TO CHAPTER 23, SECTION 23.64 THROUGH 23.69 OF THE CODE OF ORDINANCES.
- ALL REFUSE STORAGE AREAS (DUMPSTER ENCLOSURE) SHALL BE SCREENED IN ACCORDANCE WITH SECTION 50.6.3. (SECTION 47.E1b.22).
- ALL REQUIREMENTS FOR THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION (SECTION 47.E.1.b.18).
- PROPOSED GRADING TO CONFORM TO THE CITY OF GRAPEVINE DRAINAGE REQUIREMENTS.
- PROPOSED USE IS RESTAURANT.

THE PURPOSE OF CU24-34 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU22-22 (ORD. 2022-039) TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES), OUTDOOR SPEAKERS AND A 38-FOOT POLE SIGN IN CONJUNCTION WITH A RESTAURANT. THIS REQUEST IS SPECIFICALLY TO MAKE MODIFICATION TO THE FLOOR PLAN, CHANGE THE BUILDING ELEVATIONS, AND ENCLOSE THE EXISTING OUTDOOR DINING AREA.

DESIGN CONSULTANT

75 DEGREE DESIGN STUDIO
1408 N RIVERFRONT BLVD #529
DALLAS TX 75207
CONTACT: KATY CURTIS
TEL: 214-356-4949

A) CONDITIONAL USE REQUEST IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN FOR A PLANNED COMMERCIAL CENTER WITH THE POSSESSION, STORAGE, RETAIL SALES AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES), SPECIFICALLY TO REVISE THE BUILDING ELEVATIONS AND ALLOW FULL ENCLOSURE OF THE EXISTING OUTSIDE DINNING AREA IN CONJUNCTION WITH A RESTAURANT.

B) THE ENTIRE SITE IS THE PREMISES

CASE NAME: VIDORRA
CASE NUMBER: CU24-34
LOCATION: 700 WEST STATE HIGHWAY 114 LOT 5RB1, BLOCK 1, HALLEY ADDITION

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

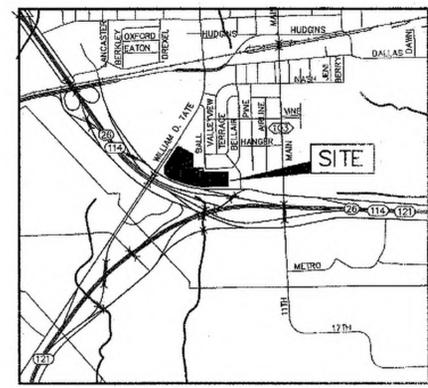
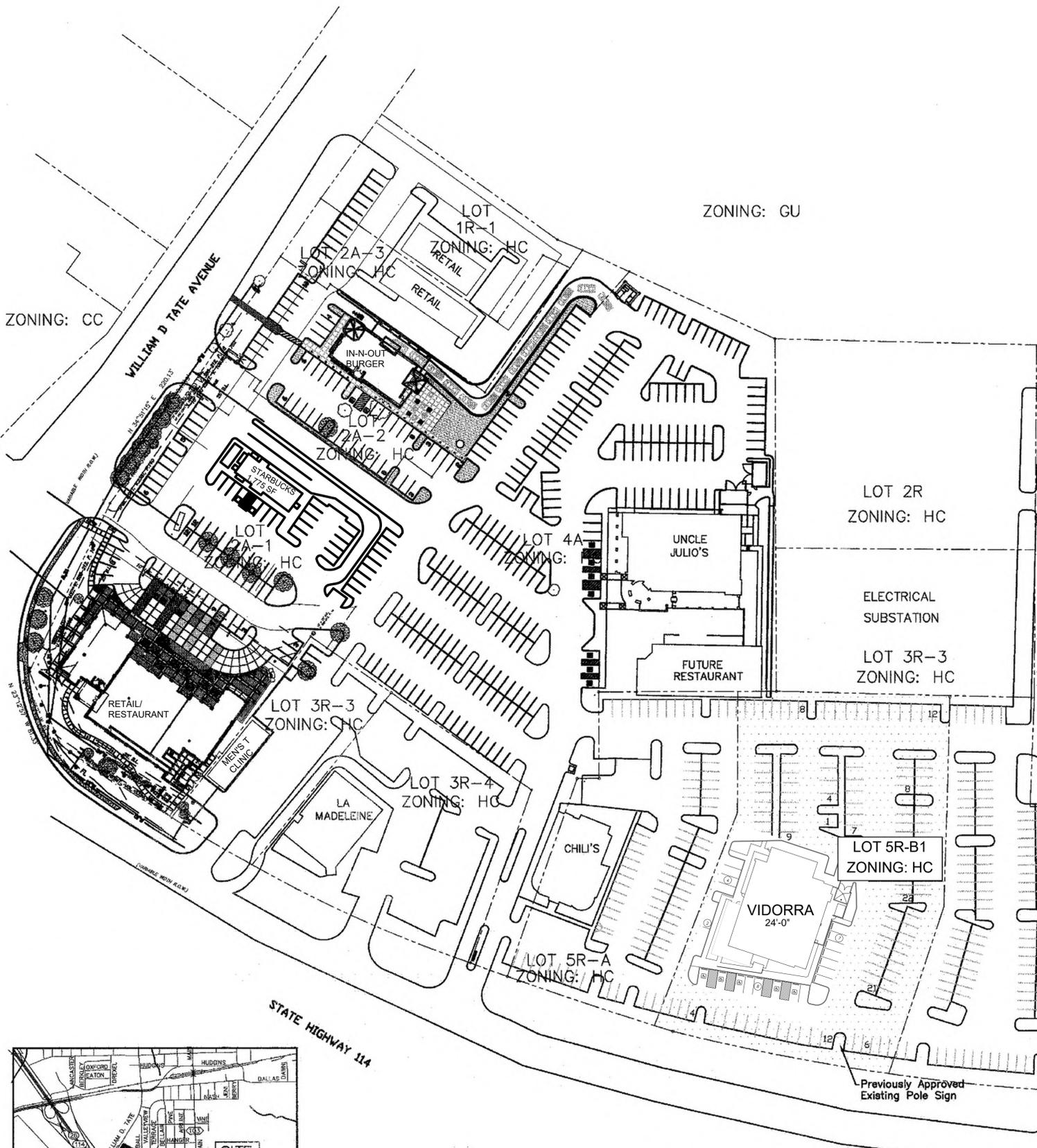
DATE:

SHEET: 1 OF 10

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

PLANNING SERVICES DEPARTMENT

MASTER SITE PLAN
for
VIDORRA
Lots 5R-B1, Block 1, HALLEY ADDITION
CAB. A, SLD. No. 792
City of Grapevine, Tarrant County, Texas
1.8365 acres
Zone: "HC" HIGHWAY COMMERCIAL
Date of Preparation: May 31, 2024



LOCATION MAP
SCALE: 1" = 2000'

ZONING: CC

ZONING: R-7.5

ZONING: GU

ZONING: CC

LOT 2R
ZONING: HC

LOT 3R-3
ZONING: HC

LOT 5R-B1
ZONING: HC

LOT 5R-B2A
ZONING: HC

LOT 5R-B2B-2
ZONING: HC

LOT 3R-3
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VIDORRA - GRAPEVINE

700 WEST HWY 114
NORTH ACCESS ROAD
GRAPEVINE, TX 76051

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DESIGN CONSULTANT

75 DEGREE DESIGN STUDIO

1408 N RIVERFRONT BLVD #529
DALLAS, TX 75207
TEL:214-356-4949



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ISSUE:

REVISIONS:

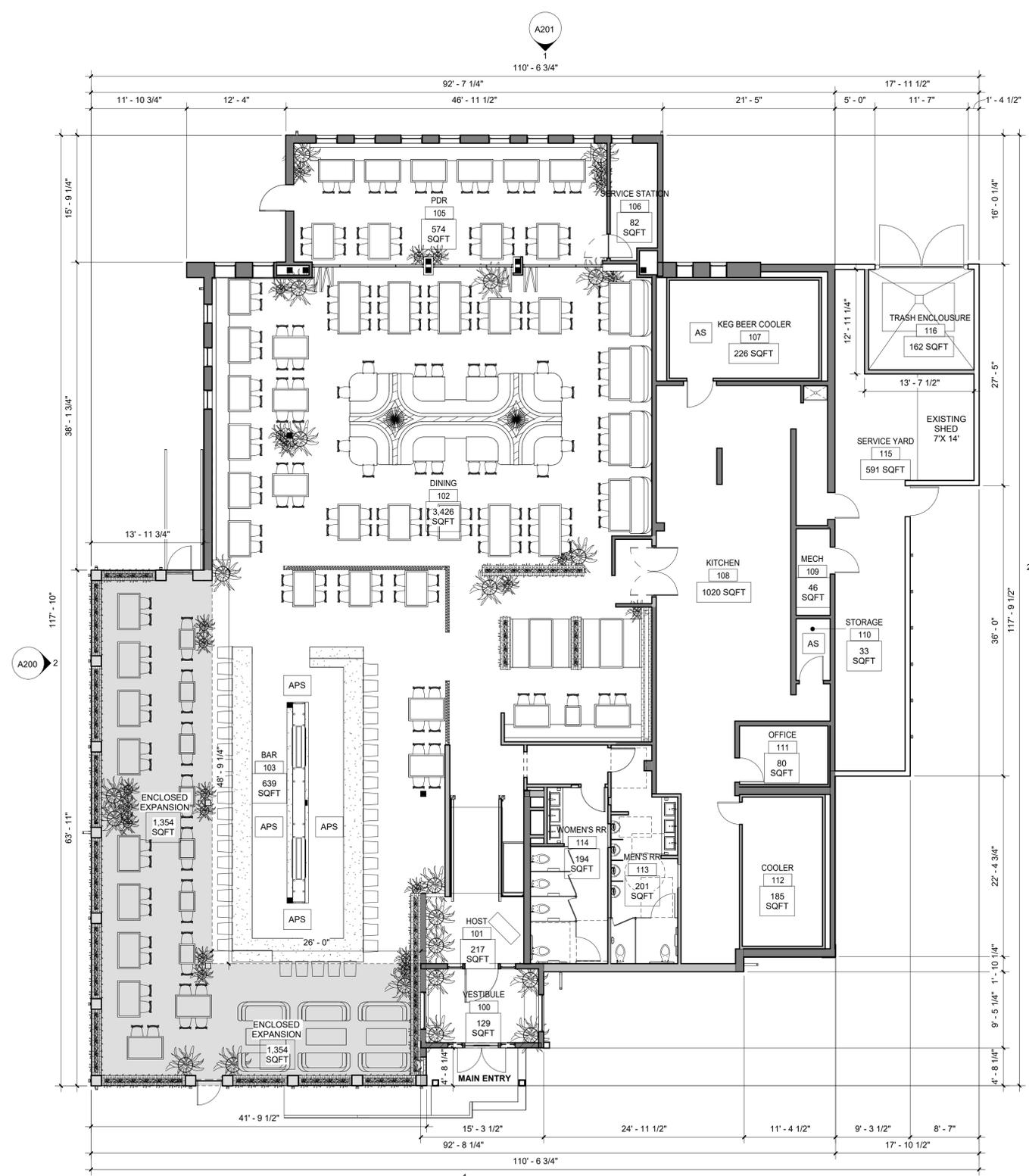
Date 06/05/24



08/22/2024

FLOOR PLAN

CUP1



INTERIOR SEATING	
BAR	42
DINING	246
EXPANSION DINING	81
TOTAL	369

SYMBOLS	
ALCOHOL POINT OF SALE	APS
ALCOHOL STORAGE	AS

THE PURPOSE OF CU24-34 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU22-22 (ORD. 2022-039) TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES), OUTDOOR SPEAKERS AND A 38-FOOT POLE SIGN IN CONJUNCTION WITH A RESTAURANT. THIS REQUEST IS SPECIFICALLY TO MAKE MODIFICATION TO THE FLOOR PLAN, CHANGE THE BUILDING ELEVATIONS, AND ENCLOSE THE EXISTING OUTDOOR DINING AREA.

- A) CONDITIONAL USE REQUEST IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN FOR A PLANNED COMMERCIAL CENTER WITH THE POSSESSION, STORAGE, RETAIL SALES AND ON- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES), SPECIFICALLY TO REVISE THE BUILDING ELEVATIONS AND ALLOW FULL ENCLOSURE OF THE EXISTING OUTSIDE DINNING AREA IN CONJUNCTION WITH A RESTAURANT.
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CASE NAME: VIDORRA
CASE NUMBER: CU24-34
LOCATION: 700 WEST STATE HIGHWAY 114 LOT 5RB1, BLOCK 1, HALLEY ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

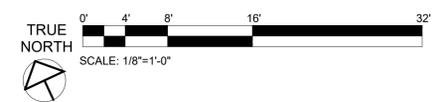
SHEET: 3 OF 10

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

PLANNING SERVICES DEPARTMENT

FLOOR PLAN
for
VIDORRA
Lots 5R-B1, Block 1, HALLEY ADDITION
CAB. A, SLD. No. 792
City of Grapevine, Tarrant County, Texas
1.8365 acres
Zone: "HC" HIGHWAY COMMERCIAL
Date of Preparation: May 31, 2024

1 CUP FLOOR PLAN
1/8" = 1'-0"



CODE	MANUFACTURER	COLOR
PT1	SHERWIN WILLIAMS 701.277.7148 WWW.SHERWIN-WILLIAMS.COM	SW6258 TRICORN BLACK
PT2	SHERWIN WILLIAMS 701.277.7148 WWW.SHERWIN-WILLIAMS.COM	SW7069 IRON ORE
PT3	SHERWIN WILLIAMS 701.277.7148 WWW.SHERWIN-WILLIAMS.COM	SW6991 GLITZY GOLD
BR-01	GENERAL SHALE 214.536.7755 WWW.GENERALSHALE.COM	EXTERIOR BRICK OLD BRICK ORIGINALS COLOR: PEPPERMILL

MASONRY CALCULATIONS				
FACADE	TOTAL AREA	TOTAL MINUS WINDOWS AND DOORS	AREA OF MASONRY	PERCENT MASONRY
NORTH	1,715 sf	1,547 sf	1,353 sf	87%
WEST	1,818 sf	1,500 sf	1,452 sf	96%
SOUTH	1,882 sf	1,629 sf	1,587 sf	97%
EAST	2,111 sf	1,979 sf	1,870 sf	94%
TOTAL	7,526 sf	6,655 sf	6,262 sf	94%

EXTERIOR CONSTRUCTION MASONRY REQUIREMENT - MINIMUM OF 70% EXCLUDING DOORS AND WINDOWS

VIDORRA - GRAPEVINE

700 WEST HWY 114
NORTH ACCESS ROAD
GRAPEVINE, TX 76051

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DESIGN CONSULTANT

75 DEGREE DESIGN STUDIO

1408 N RIVERFRONT BLVD #529
DALLAS, TX 75207
TEL:214-356-4949



ISSUE:

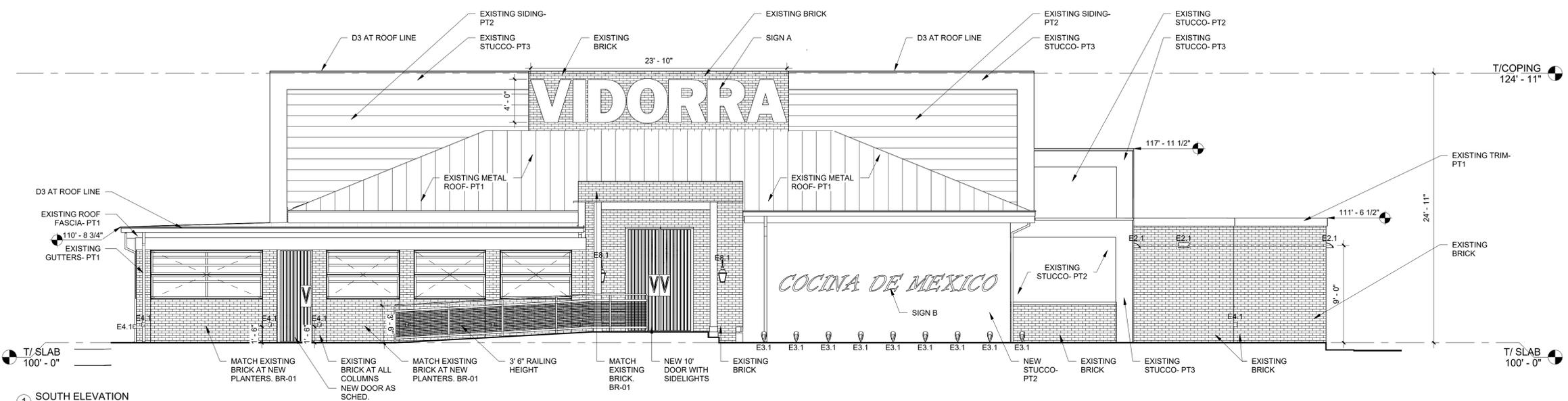
REVISIONS:

Date 06/05/24



EXTERIOR ELEVATIONS

A200



1 SOUTH ELEVATION
3/16" = 1'-0"

THE PURPOSE OF CU24-34 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU22-22 (ORD. 2022-039) TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES), OUTDOOR SPEAKERS AND A 38-FOOT POLE SIGN IN CONJUNCTION WITH A RESTAURANT. THIS REQUEST IS SPECIFICALLY TO MAKE MODIFICATION TO THE FLOOR PLAN, CHANGE THE BUILDING ELEVATIONS, AND ENCLOSE THE EXISTING OUTDOOR DINING AREA.

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

A) CONDITIONAL USE REQUEST IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN FOR A PLANNED COMMERCIAL CENTER WITH THE POSSESSION, STORAGE, RETAIL SALES AND ON- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES), SPECIFICALLY TO REVISE THE BUILDING ELEVATIONS AND ALLOW FULL ENCLOSURE OF THE EXISTING OUTSIDE DINING AREA IN CONJUNCTION WITH A RESTAURANT.

B) THE ENTIRE SITE IS THE PREMISES

CASE NAME: VIDORRA
CASE NUMBER: CU24-34
LOCATION: 700 WEST STATE HIGHWAY 114 LOT 5RB1, BLOCK 1, HALLEY ADDITION

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

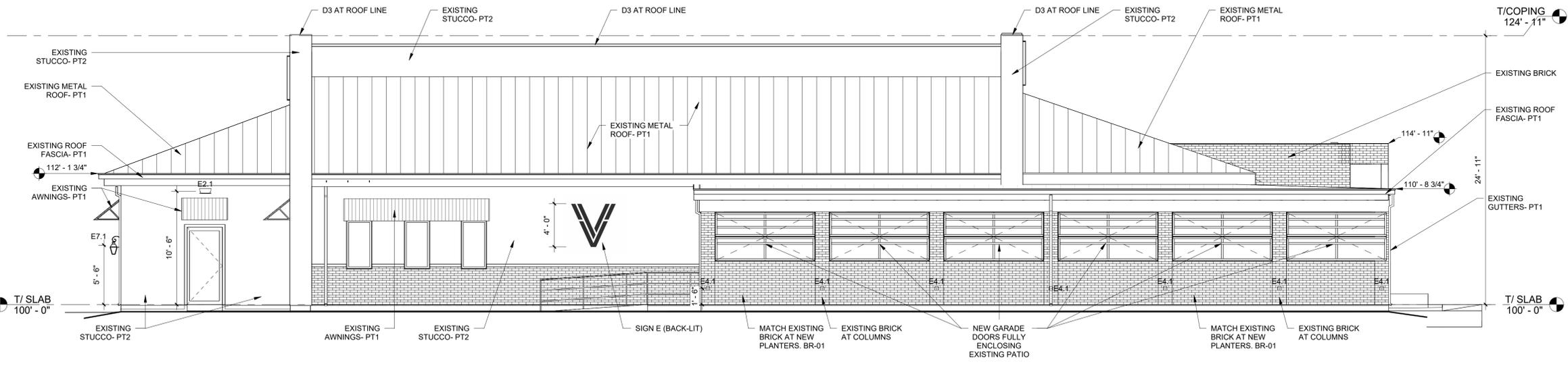
DATE: _____

SHEET: 4 OF 10

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
VIDORRA
Lots 5R-B1, Block 1, HALLEY ADDITION
CAB. A, SLD. No. 792
City of Grapevine, Tarrant County, Texas
1.8365 acres
Zone: "HC" HIGHWAY COMMERCIAL
Date of Preparation: May 31, 2024



2 WEST ELEVATION
3/16" = 1'-0"

CODE	MANUFACTURER	COLOR
PT1	SHERWIN WILLIAMS 701.277.7148 WWW.SHERWIN-WILLIAMS.COM	SW6258 TRICORN BLACK
PT2	SHERWIN WILLIAMS 701.277.7148 WWW.SHERWIN-WILLIAMS.COM	SW7069 IRON ORE
PT3	SHERWIN WILLIAMS 701.277.7148 WWW.SHERWIN-WILLIAMS.COM	SW6691 GLITZY GOLD

MASONRY CALCULATIONS				
FACADE	TOTAL AREA	TOTAL MINUS WINDOWS AND DOORS	AREA OF MASONRY	PERCENT MASONRY
NORTH	1,715 sf	1,547 sf	1,353 sf	87%
WEST	1,818 sf	1,500 sf	1,452 sf	96%
SOUTH	1,882 sf	1,629 sf	1,587 sf	97%
EAST	2,111 sf	1,979 sf	1,870 sf	94%
TOTAL	7,526 sf	6,655 sf	6,262 sf	94%

EXTERIOR CONSTRUCTION MASONRY REQUIREMENT - MINIMUM OF 70% EXCLUDING DOORS AND WINDOWS

VIDORRA - GRAPEVINE

700 WEST HWY 114
NORTH ACCESS ROAD
GRAPEVINE, TX 76051

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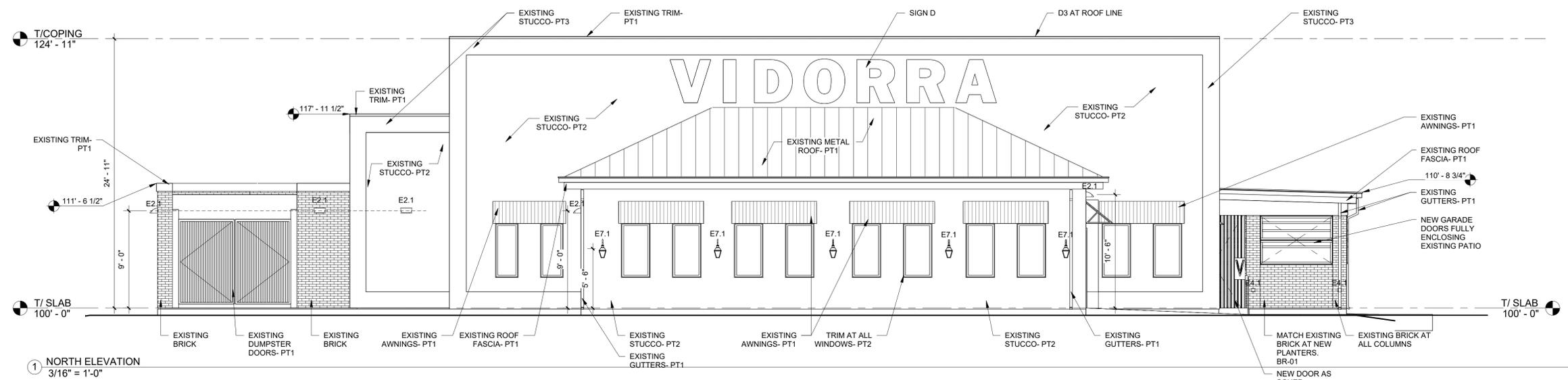
DESIGN CONSULTANT

75 DEGREE
DESIGN
STUDIO

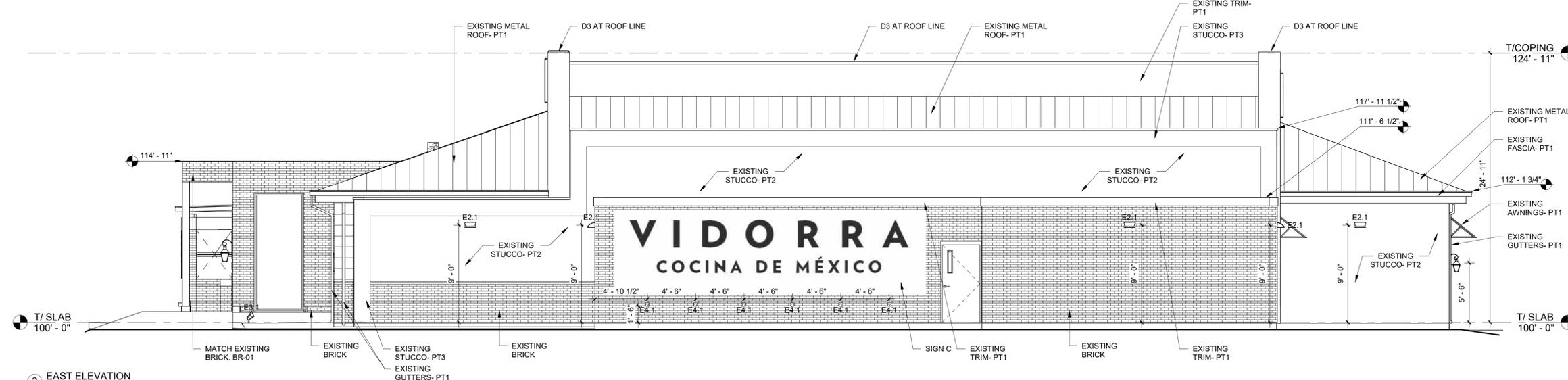
1408 N RIVERFRONT BLVD #529
DALLAS, TX 75207
TEL:214-356-4949



8111 Lyndon B. Johnson Frwy #678
DALLAS, TX 75251
TEL:469-644-3545



1 NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

THE PURPOSE OF CU24-34 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU22-22 (ORD. 2022-039) TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES), OUTDOOR SPEAKERS AND A 38-FOOT POLE SIGN IN CONJUNCTION WITH A RESTAURANT. THIS REQUEST IS SPECIFICALLY TO MAKE MODIFICATION TO THE FLOOR PLAN, CHANGE THE BUILDING ELEVATIONS, AND ENCLOSE THE EXISTING OUTDOOR DINING AREA.

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B) THE ENTIRE SITE IS THE PREMISES

CASE NAME: VIDORRA
CASE NUMBER: CU24-34
LOCATION: 700 WEST STATE HIGHWAY 114 LOT 5RB1, BLOCK 1, HALLEY ADDITION

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

DATE: _____

SHEET: 5 OF 10

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
VIDORRA
Lots 5R-B1, Block 1, HALLEY ADDITION
CAB. A, SLD. No. 792
City of Grapevine, Tarrant County, Texas
1.8365 acres
Zone: "HC" HIGHWAY COMMERCIAL
Date of Preparation: May 31, 2024

ISSUE:

REVISIONS:

Date 06/05/24



08/22/2024

EXTERIOR ELEVATIONS

A201

VIDORRA - GRAPEVINE

700 WEST HWY 114
NORTH ACCESS ROAD
GRAPEVINE, TX 76051

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DESIGN CONSULTANT

75 DEGREE DESIGN STUDIO

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DALLAS, TX 75207
TEL:214-356-4949



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ISSUE:

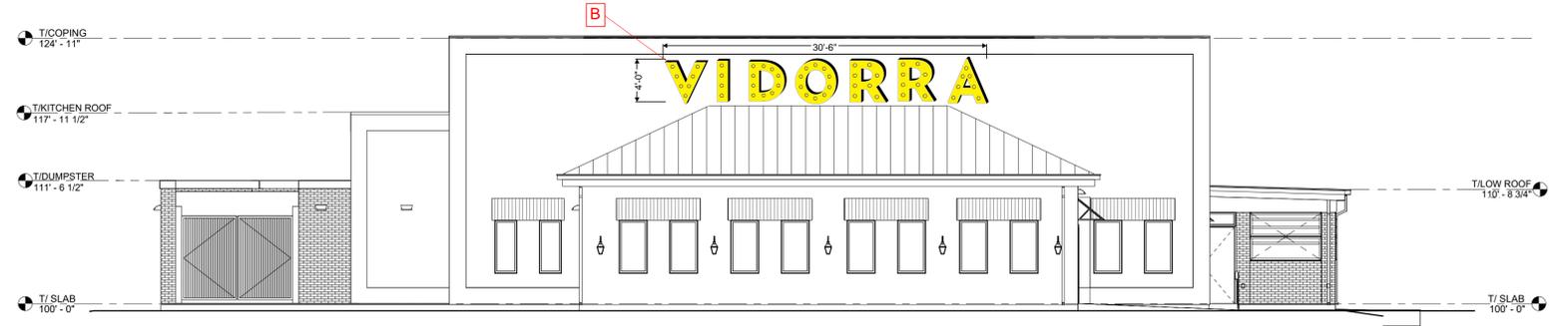
REVISIONS:

Date 06/05/24



SIGNAGE ELEVATIONS

A204



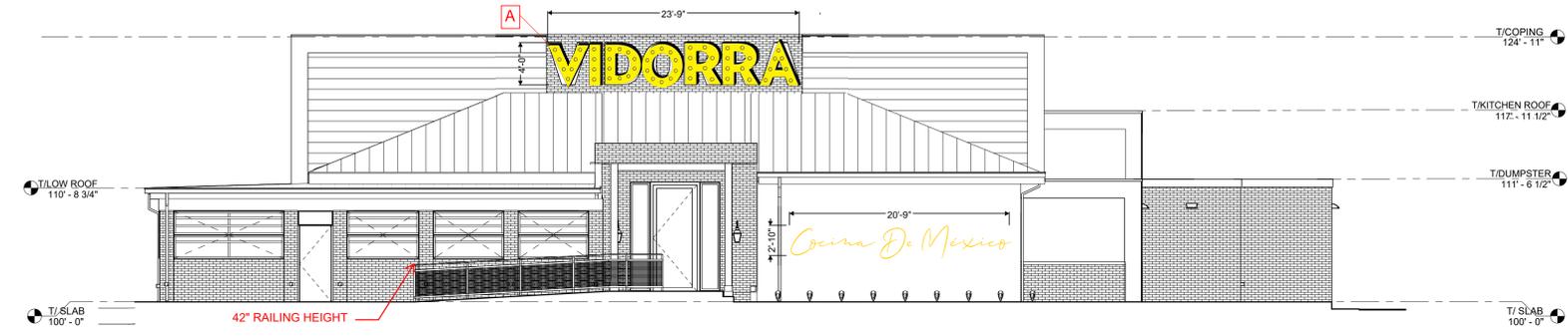
1 NORTH ELEVATION SIGNS
3/16" = 1'-0"



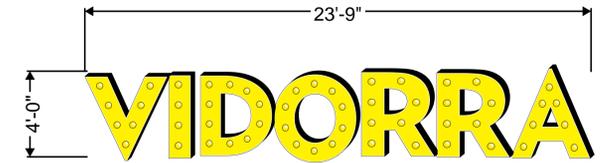
1 EAST ELEVATION SIGNS
3/16" = 1'-0"



2 WEST ELEVATION SIGNS
3/16" = 1'-0"



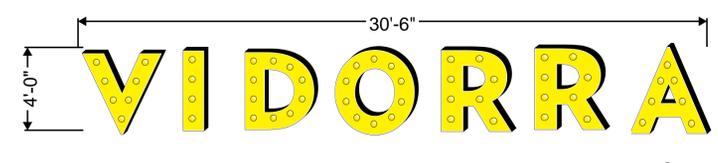
2 SOUTH ELEVATION SIGNS
3/16" = 1'-0"



sample



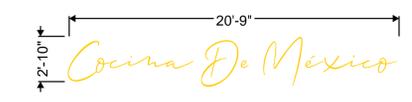
A Light bulbs - lit Channel Letters install direct to wall - front view
SCALE: 0/0" = 1' 0" • For Production / For Presentation



sample



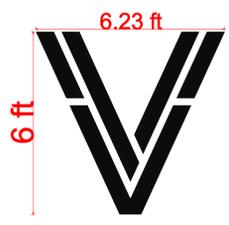
B Light bulbs - lit Channel Letters install direct to wall - front view
SCALE: 0/0" = 1' 0" • For Production / For Presentation



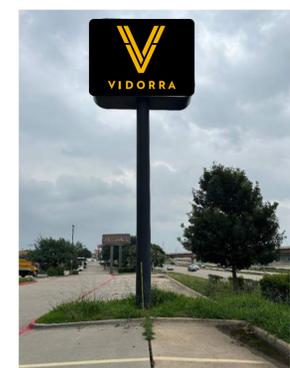
C EXPOSED NEON - INSTALL DIRECT TO WALL



D PAINTED MURAL
PAINT COLORS:
BACKGROUND: SW6258 TRICORN BLACK
LETTERS: SW6691 GLITZY GOLD

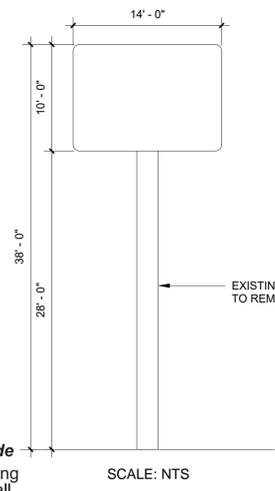


E ILLUMINATED SIGN



F PYLON SIGN

Quantity : one (1) double side
Over all length of sign: 14 ft long
Over all height of sign: 10 ft tall
Total square feet: 140.00ft²
Cabinet depth:26"
Retainer size: 4"
Face type: Cooly™



SCALE: NTS

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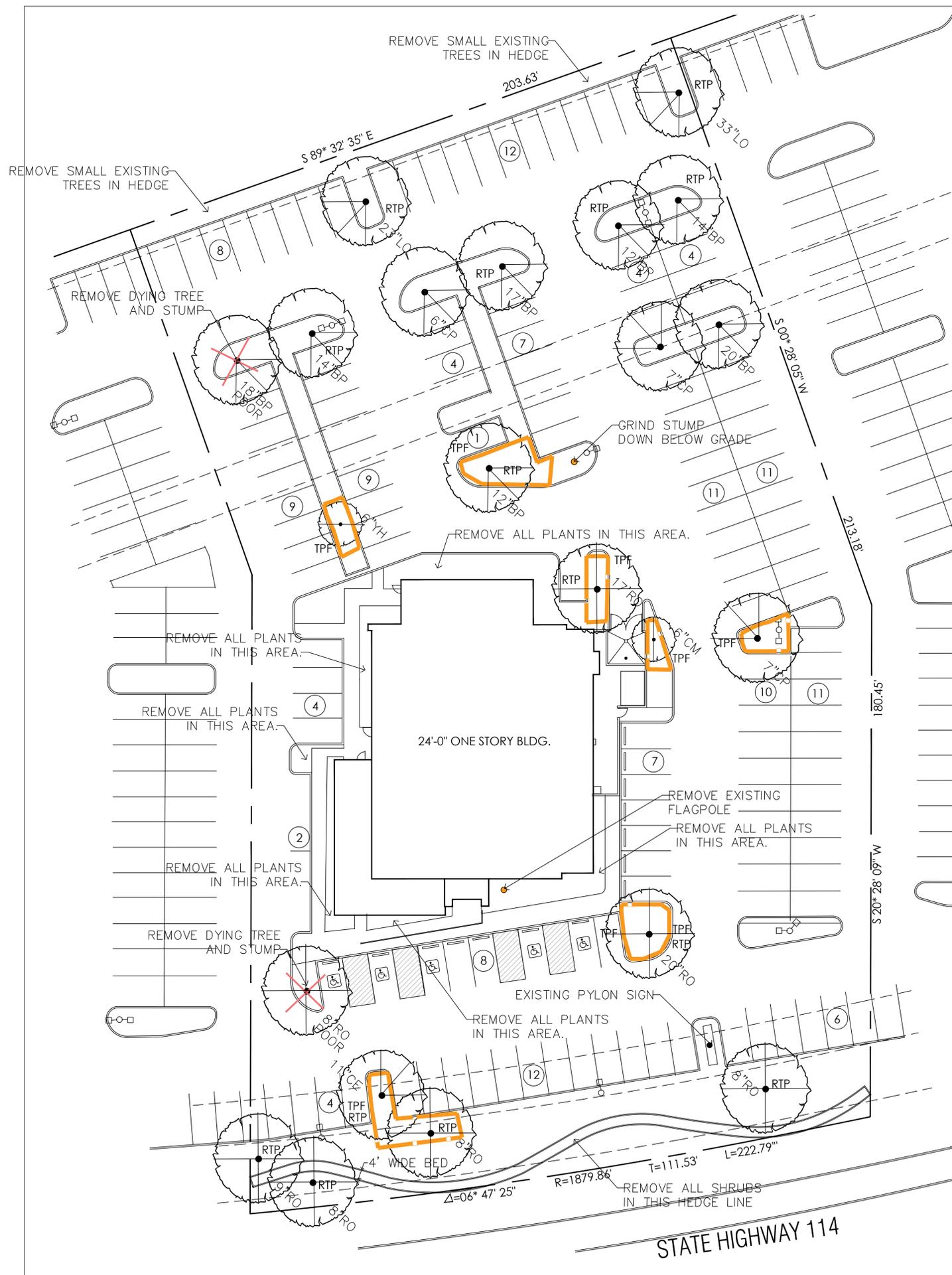
CASE NAME: VIDORRA
CASE NUMBER: CU24-34
LOCATION: 700 WEST STATE HIGHWAY 114 LOT 5R-B1, BLOCK 1, HALLEY ADDITION

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

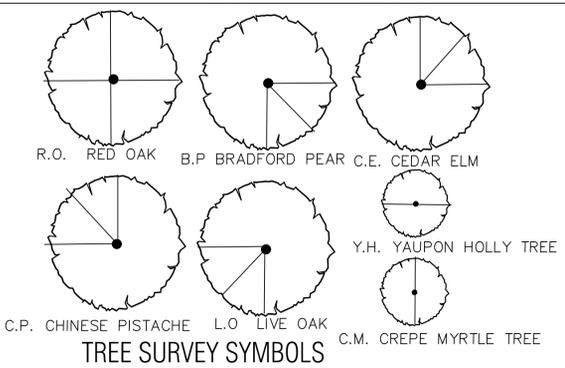
DATE: _____
SHEET: 6 OF 10

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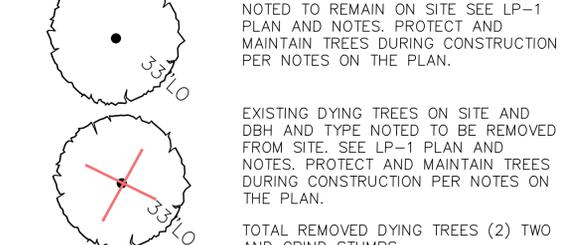
PLANNING SERVICES DEPARTMENT
Signage Elevations
for
VIDORRA
Lots 5R-B1, Block 1, HALLEY ADDITION
CAB. A, SLD. No. 792
City of Grapevine, Tarrant County, Texas
1.8365 acres
Zone: "HC" HIGHWAY COMMERCIAL
Date of Preparation: May 31, 2024



TREE TYPE SYMBOLS



TREE SURVEY SYMBOLS

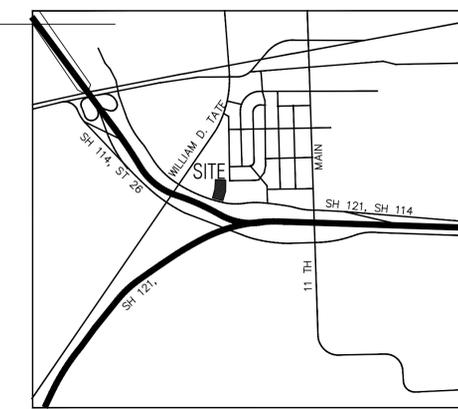


TREE PRESERVATION SYMBOLS



TREE PRUNING

- RTP**
1. REQUIRED TREE PRUNING TO ALLOW ROOM FOR CLEARANCE AND LOW LIMBS IS REQUIRED.
 2. THIS WORK IS TO BE COMPLETED BY A PROFESSIONAL TREE TRIMMER WITH OVER 10 YEARS OF EXPERIENCE AND WORKING WITH AN ARBORIST WILL REMOVE ALL REQUIRED LIMBS.
 3. LIFTING UP OF THE CANOPY IS TO BE ONE OF THE LAST PRUNING ALLOWED ON THE TREE DURING CONSTRUCTION. THE LOWER LIMBS OFF SHADE TO THE ROOTS AND BARK AND THIS WORK WHEN REQUIRED WILL BE COMPLETED AS PER NOTE 2 ABOVE.
 4. LANDSCAPE ARCHITECT MAY DIRECT LANDSCAPE CONTRACTOR TO REMOVE FURTHER LIMBS DURING PLANTING AND IRRIGATION FOR VISUAL AND AESTHETIC PURPOSES.
 5. TIMING OF ALL WORK TO BE REVIEWED FOR BEST PERIOD OR SEASON DURING THE YEAR.



VICINITY MAP
NOT TO SCALE

The purpose of CU24-34 is to amend the previously approved site plan CU22-22 (Ord. 2022-039) to allow the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages), outdoor speakers and a 38-foot pole sign in conjunction with a restaurant. This request is specifically to make modification to the floor plan, change the building elevations, and enclose the existing outdoor dining area.

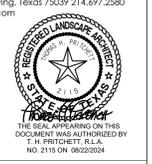
VIDORRA - GRAPEVINE

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DESIGN CONSULTANT
75 DEGREE DESIGN STUDIO

1408 N RIVERFRONT BLVD #529
DALLAS, TX 75207
TEL:214-356-4949

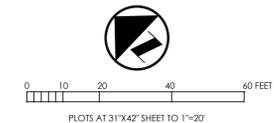
T. H. Pritchett / Associates
LANDSCAPE ARCHITECTS / SITE PLANNERS
1218 Camino Logo - Irving, Texas 75039-2144 972-2590
tom@landdesignplan.com



ISSUE:

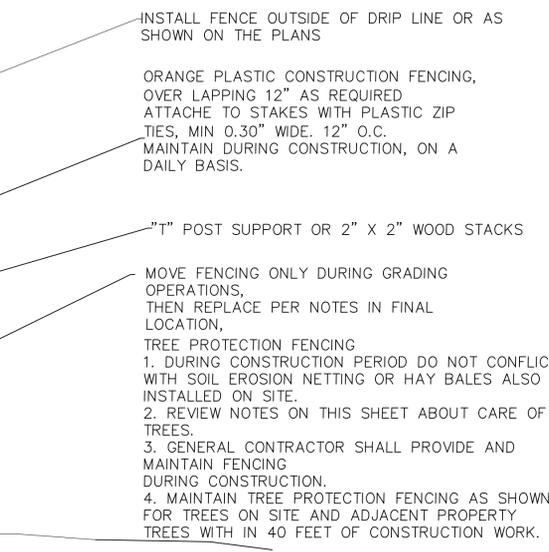
REVISIONS:

Date **08/22/24**



CASE NAME: VIDORRA
CASE NUMBER: CU24-34
LOCATION: 700 WEST STATE HIGHWAY 114 LOT 5RB1, BLOCK 1, HALLEY ADDITION

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____
SHEET **7** OF **10**
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
PLANNING SERVICES DEPARTMENT



1 TREE PROTECTION FENCE DETAIL
NOT TO SCALE

TREE SURVEY & PRESERVATION PLAN

LP-1

VIDORRA - GRAPEVINE

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1218 Camino Logo - Irving, Texas 75039-214, 497-2590
tom@landdesignplan.com



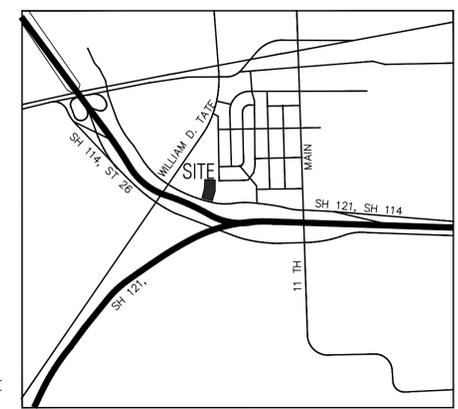
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REVISIONS:

Date 08/22/24

LANDSCAPE AT PARKING PLANTING PLAN

LP-2



VICINITY MAP
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ADDED TREE DATA FOR TREE COUNT

LANDSCAPE TABULATIONS

THE CITY OF GRAPEVINE, TEXAS

INTERIOR LANDSCAPE REQUIREMENTS

- 10% OF THE GROSS PARKING AREA SHALL BE LANDSCAPE
- ONE (1) TREE, 3" CAL PER 400 S.F. OF INTERIOR LANDSCAPE

GROSS PARKING AREA = 54,617

REQUIRED	PROVIDED
5,462 S.F.	6,802 S.F.
(14) TREES 3" CAL.	(17) EXISTING TREES, OVER 3" CAL. (3) PROPOSED TREES, 3.0" CAL. (2) DYING TREES REMOVED

PERIMETER LANDSCAPE REQUIREMENTS

- ALL PARKING LOTS SHALL BE SCREENED FROM PUBLIC VIEW WITH 36" HEIGHT SCREEN.
- PERIMETER LANDSCAPES SHALL CONTAIN ONE (1) TREE, 3" CAL. PER 50 L.F.

STATE HIGHWAY 114 = 223 LT

REQUIRED	PROVIDED
30" HIGH EVERGREEN SHRUBS	30" HIGH EVERGREEN SHRUBS
(2) TREE 3" CAL.	(4) EXISTING TREES +3" CAL. (1) TREE, 3" CAL.

NONVEHICULAR OPEN SPACE REQUIREMENTS

- 15% OF THE TOTAL SITE TO BE LANDSCAPED
- 50% OF THE REQUIRED LANDSCAPE SHALL BE LOCATED IN THE FRONT YARD

REQUIRED	PROVIDED
12,000 S.F. (15%)	15,465 S.F. (19%)
6,000 S.F. (50%)	6,790 S.F. (56.5%)

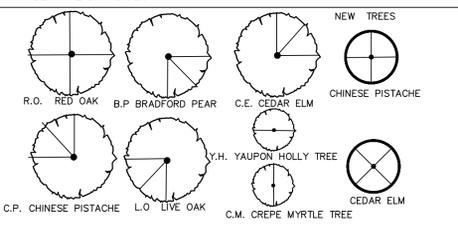
GENERAL DATA

	EXISTING	REMODEL	FINAL
LOT	80,000 S.F.	0 S.F.	80,000 S.F.
BUILDING	8,628 S.F.	1,354 S.F.	9,982 S.F.
OPEN SPACE	15,465 S.F.	0 S.F.	15,465 S.F.
IMERVIOUS	64,535 S.F.	0 S.F.	64,535 S.F.

SELECTED PLANT LIST LP-2

- NOT ALL PLANTS ON THIS LIST ARE USED IN THE LANDSCAPE PLAN
 - PLANT SIZES ARE LISTED IN GALLON CONTAINERS. B&B MATERIALS MAY BE SUBSTITUTED IF APPROVED BY
- | SYMBOL | COMMON NAME | BOTANICAL NAME | SIZE |
|--------|--|--|--------------------------------|
| LT-1 | CHINESE PISTACIA MALE ONLY | PISTACIA CHINENSIS | 3.0"-3.25" CAL., 14-16 FT. B&B |
| LT-2 | CEDAR ELM SHRUBS, | ULMAS GRASSIFOLIA | 3.0"-3.25" CAL., 14-16 FT. B&B |
| SH-1 | DWARF ABELIA, WHITE | ABELIA GRANDIFLORA "ROSE CREEK" | 5 GAL. |
| SH-2 | DWARF BURFORD HOLLY | ILEX CORNUTA, BURFORDII | 5 GAL. |
| BG-1 | BERMUDA GRASS, EXISTING GRASS AREAS INSTALL .050" OF AZALEA MIX SOIL OVER EXISTING MOWED LOW SOD AND ADJUST THE IRRIGATION SYSTEM FOR 100% COVERAGE. REPAIR AS REQUIRED WITH NEW SOD. SLOPE TO DRAIN AND WATER TO ESTABLISH SEED. INCLUDE 1, MOWING AT 1.25" HEIGHT. | CYNODON DACTYLON SOD AND OR HYDRO-MULCH IN IRRIGATED AREAS | 25 SF-BG-1 |

TREE TYPE SYMBOLS

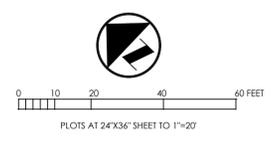
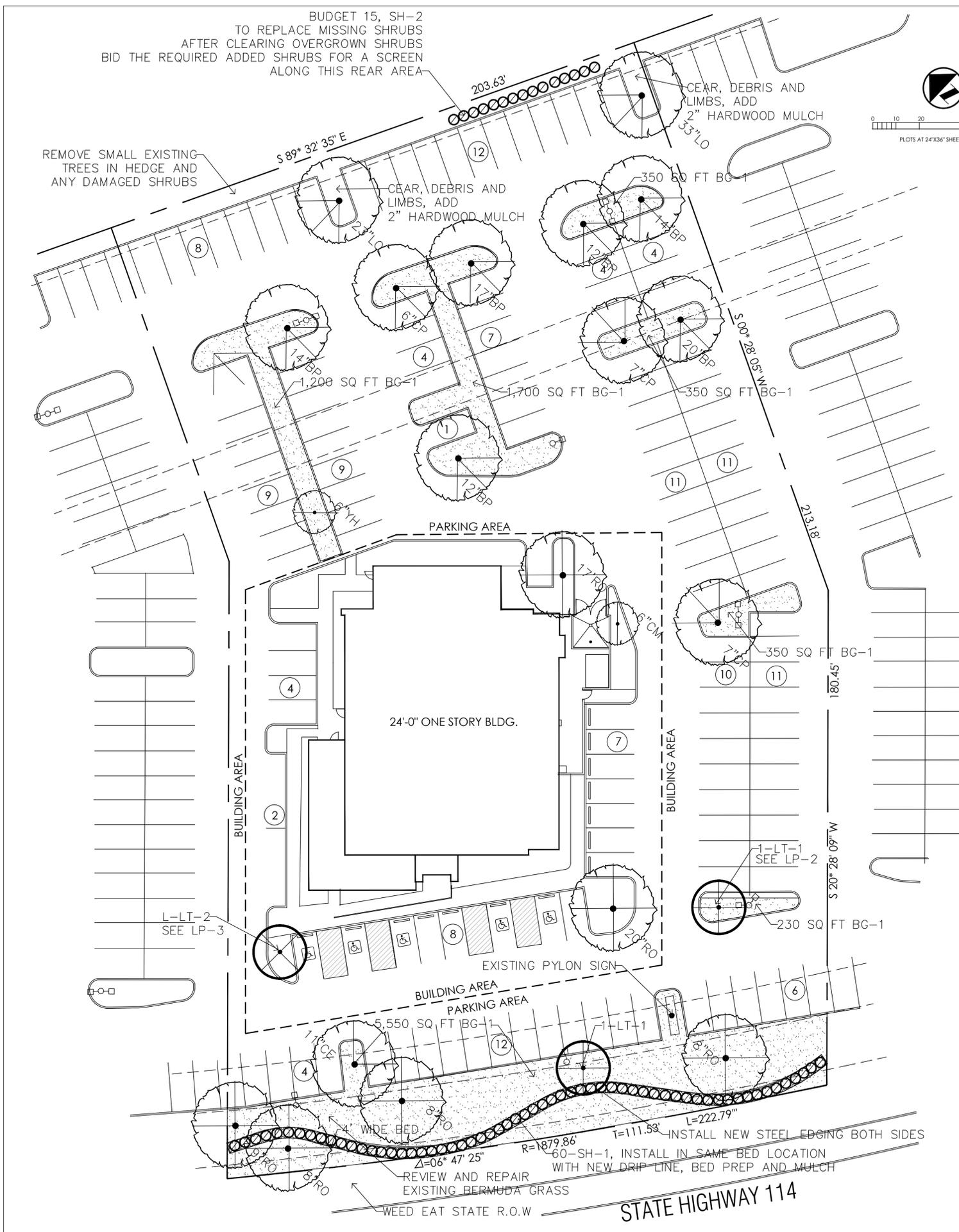


CITY MAINTENANCE NOTE:

MAINTENANCE: The owner, tenant and their agent, if any shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, irrigation systems, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size. Automatic in-ground irrigation system with rain and freeze sensory capability shall be provided for all required landscape.

CASE NAME: VIDORRA
CASE NUMBER: CU24-34
LOCATION: 700 WEST STATE HIGHWAY 114
LOT 5RB1, BLOCK 1, HALLEY ADDITION

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____
SHEET 8 OF 10
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
PLANNING SERVICES DEPARTMENT



VIDORRA - GRAPEVINE

700 WEST HWY 114
NORTH ACCESS ROAD
GRAPEVINE, TX 76051

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DESIGN CONSULTANT
75 DEGREE DESIGN STUDIO

1408 N RIVERFRONT BLVD #529
DALLAS, TX 75207
TEL:214-356-4949

ISSUE:

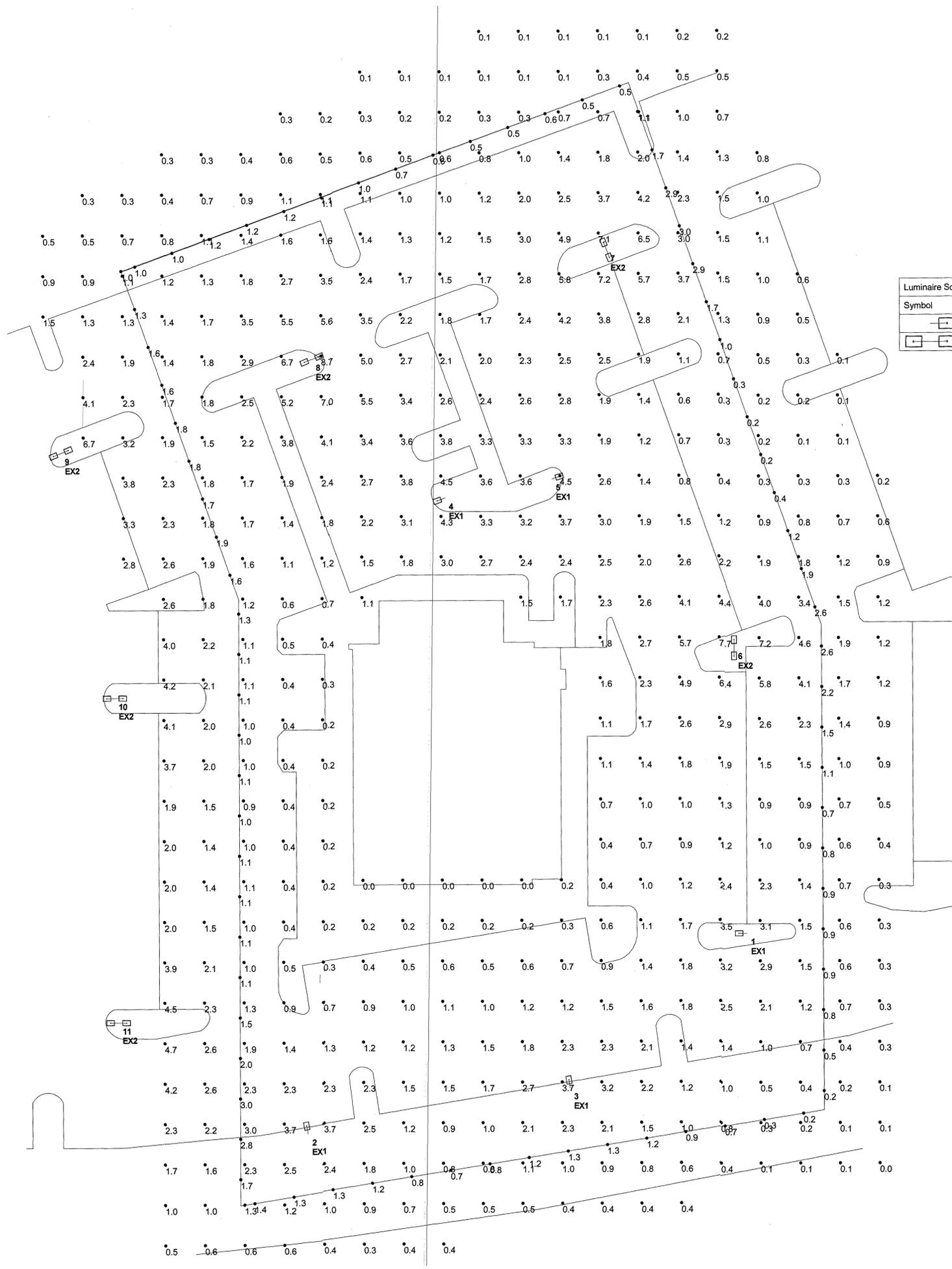
REVISIONS:

Date 06/05/24

PHOTOMETRIC PLAN

CUP5

- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES.
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.



Symbol	Qty	Label	Lumens/Lamp	Arrangement	LLF	Description
[Symbol]	5	EX1	32000	SINGLE	0.600	EXISTING 400W MH LUMINAIRE
[Symbol]	6	EX2	36000	D180	0.600	EXISTING 400W MH LUMINAIRE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROP LINE	Illuminance	Fc	1.23	3.00	0.2	6.15	17.00
SITE	Illuminance	Fc	1.68	8.7	0.0	N.A.	N.A.
PARKING AND DRIVE	Illuminance	Fc	2.14	8.7	0.2	10.70	43.50

LumNo	Label	Z-luminaire height	Tilt
1	EX1	30	0
2	EX1	30	0
3	EX1	30	0
4	EX1	30	0
5	EX1	30	0
6	EX2	30	0
7	EX2	30	0
8	EX2	30	0
9	EX2	30	0
10	EX2	30	0
11	EX2	30	0

- Notes:
1. Calculation at grade.
 2. Based on 30' AFG fixture mounting.
 3. Site dimensions, scale and existing luminaire locations are approximate.
 4. This plan illustrates existing lighting conditions. General fixtures are used therefore light levels may vary.

THE PURPOSE OF CU24-34 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU22-22 (ORD. 2022-039) TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES), OUTDOOR SPEAKERS AND A 38-FOOT POLE SIGN IN CONJUNCTION WITH A RESTAURANT. THIS REQUEST IS SPECIFICALLY TO MAKE MODIFICATION TO THE FLOOR PLAN, CHANGE THE BUILDING ELEVATIONS, AND ENCLOSE THE EXISTING OUTDOOR DINING AREA.

CASE NAME: VIDORRA
CASE NUMBER: CU24-34
LOCATION: 700 WEST STATE HIGHWAY 114 LOT 5RB1, BLOCK 1, HALLEY ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

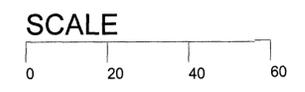
CHAIRMAN _____

DATE: _____

SHEET: 9 OF 10

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

PLANNING SERVICES DEPARTMENT
PHOTOMETRIC PLAN
for
VIDORRA
Lots 5R-B1, Block 1, HALLEY ADDITION
CAB. A, SLD. No. 792
City of Grapevine, Tarrant County, Texas
1.8365 acres
Zone: "HC" HIGHWAY COMMERCIAL
Date of Preparation: May 31, 2024



Control® 28-1

Professional Series – High-Output Indoor/Outdoor Background/Foreground Speaker

Key Features:

- 1" FET design driver with fluid cooling
- Contemporary high-level appearance
- Built-in in-wall/flush mounting hardware, plus available bracket
- Weather resistant enclosure and transducers
- 100" x 100" coverage
- 100-watt power handling (40-Watt program) in direct fire setting, plus built-in 60-Watt 700/1000 multi-tap transformer
- High fidelity sound character with broad frequency response of 40 Hz - 20 kHz



Description:
The Control 28-1 is a two-way "E" speaker with rich sonic character, wide coverage, consistent coverage, variable mounting, and a contemporary high-design look that fits in a wide range of decor. This raised Control 28-1 is an excellent choice for a variety of applications, including retail stores, restaurants, health clubs, theme parks, educational facilities, hospitals, music clubs, leisure venues, and anywhere where a top quality high-output indoor/outdoor background/foreground music and/or paging speaker is required.

The unique in-wall/flush mounting hardware is included in with each system, making short work of permanent installation. The in-wall/flush mounting method provides a high degree of both vertical and horizontal rotation, and because in-wall/flush adjustments are made through a hidden access behind the top badge, the grille never needs to be removed and there exists a high degree of theft deterrence as well. Integrated MB mounting paths for an optional in-bracket side rail installation versatility. The JBL driver's woven fiberglass cone provides durability and weather capable performance. The light weight high temperature fiberglass voice coil former and high temperature voice coil wire ensure stable performance under long-term high-power working conditions while also providing high sensitivity and high power capability. The punch-bulb rubber composite diaphragm and soft surround, while maintaining its circumference in 360° WeatherCap™, a seamless, sub-vented extension of the needle surround that provides added protection to critical transducer elements. Core geometry is optimized for smooth frequency response and good off-axis performance, while an FEA-optimized motor construction and linear suspension spider helps to lower harmonic distortion.

Control® 28-1

Professional Series – High-Output Indoor/Outdoor Background/Foreground Speaker

Specifications:

System
 Drivers: Tweeter 1.5" (38.1 mm) 40 Hz - 20 kHz
 Frequency Response (±3 dB): 40 Hz - 20 kHz
 Power Rating: 100W (100W peak, 40W RMS) 100 Hz - 20 kHz
 Maximum Input Voltage: 27.7 V RMS (120 V AC, 0.5 A peak)
 Maximum SPL: 112 dB (100 W, 1 m) (100 W, 1 m) (100 W, 1 m)
 Sensitivity: 95 dB (100 W, 1 m) (100 W, 1 m) (100 W, 1 m)
 Coverage Angle: 100° x 100°
 Connector Type: 2-pin (standard) 2-pin (standard)
 Connector Type: 2-pin (standard) 2-pin (standard)
 Connector Type: 2-pin (standard) 2-pin (standard)

Dimensions:
 H: 100 mm (3.94 in)
 W: 100 mm (3.94 in)
 D: 100 mm (3.94 in)

Weight:
 0.5 kg (1.1 lb)

Environmental:
 Operating Temperature: -20°C to 60°C (-4°F to 140°F)
 Humidity: 5% to 95% RH (non-condensing)

Control® 31

Professional Series – Two-Way High-Output Indoor/Outdoor Monitor Speaker

Key Features:

- 250-watt (100-W) woven fiberglass cone LF driver with 50 mm (2 in) wide coil
- High-output 251-W-C compression driver with 25 mm (1 in) soft, ultra-protected design and high-temperature polymer diaphragm
- 250-Watt capability (in 40-Hz setting, plus 150-Watt transformer for 700 or 1000 distributed line, with 80-Hz bypass)
- Extended bandwidth, extremely smooth frequency response
- Highly robust cabinet design with in-wall/flush mounting™ multi-layer grille and optional marine-40 grille for salt air environments
- 110° x 110° symmetrical coverage
- Includes in-wall/flush mounting hardware plus two 6 mm attachment points for suspension and optional bracket
- Includes sealed rubber gasket cover and screw-down lip terminals for secure connection



Description:
The Control 31 utilizes high-power components, computer optimized horn, and a complex network to achieve smooth, powerful high-fidelity performance, excellent bandwidth, and well-controlled defined coverage from a compact loudspeaker.

The 250-watt (100-W) low-frequency driver features a woven fiberglass cone for a high degree of weather capability and pure butyl rubber surround for clean sound quality. A high-temperature fiberglass voice coil former for high sensitivity, high output capability and stable performance under long-term high-power working conditions. The optimized cone geometry provides for smooth frequency response and good off-axis performance. A linear suspension spider provides low distortion, while FEA-optimized motor construction produces minimum harmonic distortion. An aluminum spider ring outside the pole piece further reduces distortion and further increases the sensitivity.

The high-output high-frequency compression driver features a unique patented design, high-temperature polymer diaphragm, and fluid-cooling for high output levels and low distortion.

The high-frequency waveguide was designed using JBL's advanced ImageControl™ process for accurate, low-distortion control, with smooth frequency response and excellent sound character throughout the frequency band, over the entire listening area. It's 110° x 110° symmetrical coverage, provides the same coverage regardless whether the cabinet is installed in vertical or horizontal orientation.

The high-output high-frequency compression driver features a woven fiberglass cone, a pure butyl rubber surround, and the basket is rear loaded into the baffle to minimize resonance. The high-frequency compression driver has a highly weather capable polymer diaphragm. The grille is thermally composite coated and made to fit as well as handle. The grille is backed with our WeatherCap™ multi-layer form and light-emitter covering to help prevent incursion of water. WeatherCap™-resistant terminals ensure a secure input connection. An MTC-PC2 sealed-entrance cover is included to further protect the speaker's terminals. The white-onion cabinets are painted with a UV-resistant finish to resist yellowing due to UV exposure.

Available in black or white (WB), the cabinet will accept a variety of paints to match any decor.

Control® 31

Professional Series – Two-Way High-Output Indoor/Outdoor Monitor Speaker

Specifications:

System
 Drivers: Tweeter 1.5" (38.1 mm) 40 Hz - 20 kHz
 Frequency Response (±3 dB): 40 Hz - 20 kHz
 Power Rating: 250W (100W peak, 100W RMS) 100 Hz - 20 kHz
 Maximum Input Voltage: 27.7 V RMS (120 V AC, 0.5 A peak)
 Maximum SPL: 112 dB (100 W, 1 m) (100 W, 1 m) (100 W, 1 m)
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 Coverage Angle: 110° x 110°
 Connector Type: 2-pin (standard) 2-pin (standard)
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Dimensions:
 H: 100 mm (3.94 in)
 W: 100 mm (3.94 in)
 D: 100 mm (3.94 in)

Weight:
 0.5 kg (1.1 lb)

Environmental:
 Operating Temperature: -20°C to 60°C (-4°F to 140°F)
 Humidity: 5% to 95% RH (non-condensing)

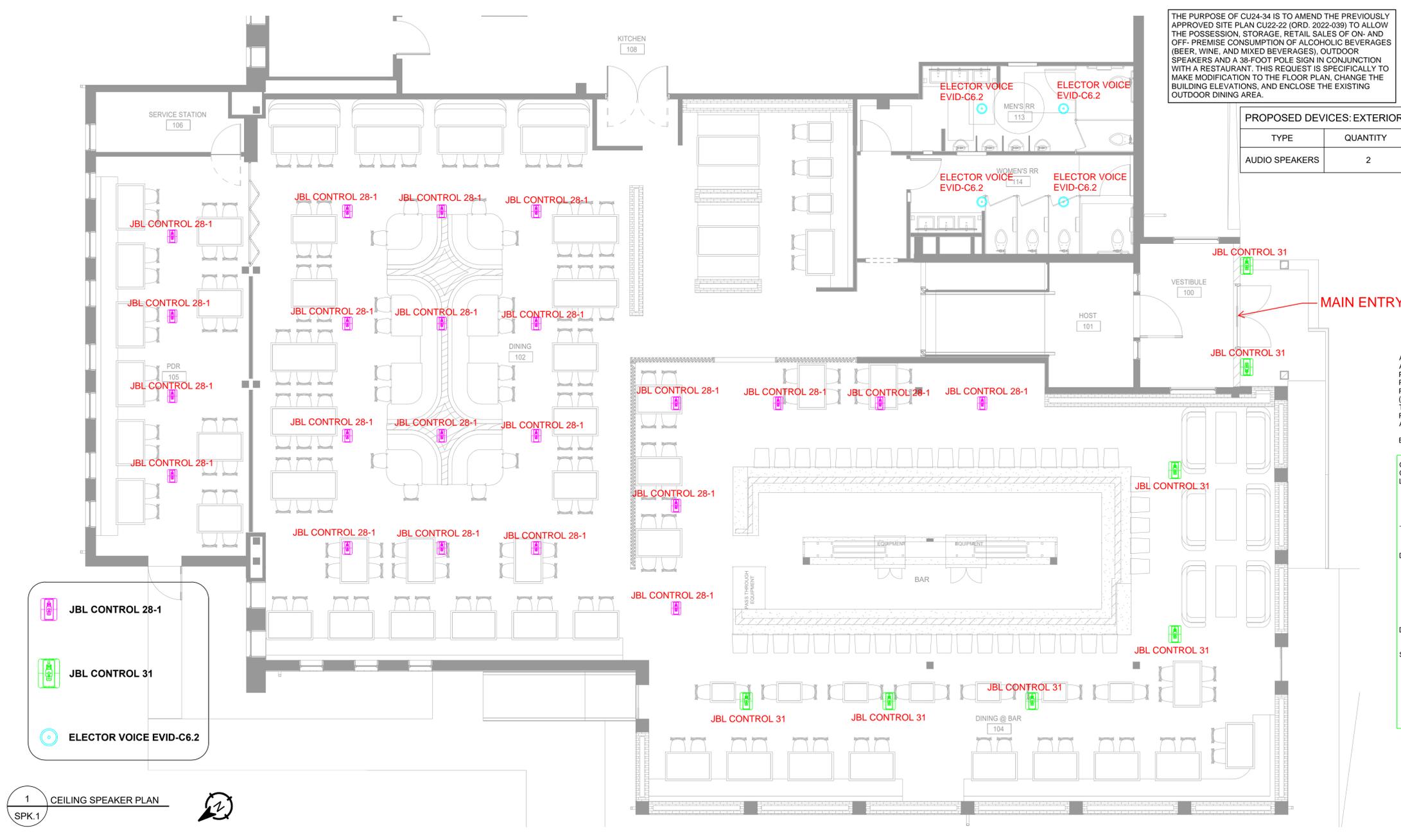
EVID-C6.2 Ceiling speaker 6.5" white

Electro-Voice

Technical specifications:

Frequency response	50 Hz - 20 kHz
Sensitivity (SPL 1 W/1 m)	90 dB
Coverage pattern	120° conical
Power handling (dB/3)	75 (with overload protection)
Rated impedance	8 Ω
Recommended high-pass frequency	60 Hz
Best configuration	60 Hz/100W
70W/100W power taps	1.8 (70W only) / 3.7 (7.7 / 52.15/30W)
LF frequency	6.5 Hz (345 mm) high compliance driver (weather-resistant)
HF frequency	1.4 (25 mm) Ti-coated dome
Mounting system	Integrated 4-point toggle anchors
Acoustic design	Perforated, two-way design, internally damped, neoprene crossover

Full bandwidth overload protection
Front baffle wallplate top adjustment
Includes the bridge and mounting ring for easy installation
UL 1480A and CSA 22.2 205 certified



PROPOSED DEVICES: DINING & BAR

TYPE	QUANTITY
AUDIO SPEAKERS	5

PROPOSED DEVICES: INTERIOR

TYPE	QUANTITY
AUDIO SPEAKERS	22

PROPOSED DEVICES: RESTROOMS

TYPE	QUANTITY
AUDIO SPEAKERS	4

TIME FOR PROPOSED USE OF AUDIO DEVICES: ALL AREAS

SUNDAY	11:00am - 12:00am
MONDAY-FRIDAY	11:00am - 1:00am
SATURDAY	11:00am - 2:00am

A) CONDITIONAL USE REQUEST IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN FOR A PLANNED COMMERCIAL CENTER WITH THE POSSESSION, STORAGE, RETAIL SALES AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES), SPECIFICALLY TO REVISE THE BUILDING ELEVATIONS AND ALLOW FULL ENCLOSURE OF THE EXISTING OUTSIDE DINING AREA IN CONJUNCTION WITH A RESTAURANT.

B) THE ENTIRE SITE IS THE PREMISES

CASE NAME: VIDORRA
 CASE NUMBER: CU24-34
 LOCATION: 700 WEST STATE HIGHWAY 114 LOT 5RB1, BLOCK 1, HALLEY ADDITION

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION CHAIRMAN

DATE: _____

SHEET: 10 OF 10

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

PLANNING SERVICES DEPARTMENT

SPEAKER PLAN
 for VIDORRA
 Lots 5R-B1, Block 1, HALLEY ADDITION
 CAB, A, SLD, No. 792
 City of Grapevine, Tarrant County, Texas
 1.8365 acres
 Zone: "HC" HIGHWAY COMMERCIAL
 Date of Preparation: May 31, 2024

NOTE:

Client: VIDORRA - GRAPEVINE
 700 WEST HWY 114
 NORTH ACCESS ROAD
 GRAPEVINE, TX 76051

Consultants: Davis Technology Management

Facility Name: VIDORRA - GRAPEVINE

Drawing Title: CEILING SPEAKER LAYOUT

Scale: 3/16" = 1'-0" Sheet: 1 OF 1

Drawn by: C.GERMAN Checked by: Approved by: Date: 07.25.2024

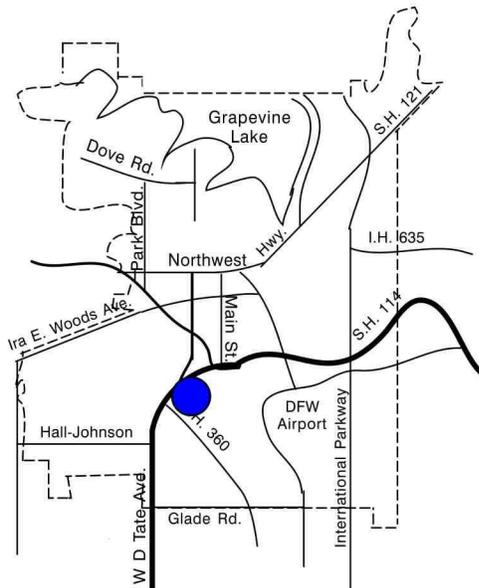
Sheet No. SPK.1 Revision

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

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

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL
USE APPLICATION CU24-35 CLASSIC CHEVROLET



APPLICANT: Speed Fab-Crete

PROPERTY LOCATION AND SIZE:

The subject property is located at 2501 William D. Tate Avenue and is platted as Block 1R1, Lot 1R2, Classic Hummer Addition. The addition contains 29.771 acres and has approximately 1,382 feet of frontage along William D. Tate Avenue and approximately 1,118 feet of frontage along Prospect Parkway.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU21-24 (Ord. 2021-055) for a planned commercial center for an automotive dealership with the sales and repair of new and used vehicles. This request is specifically to add one freestanding Level 3 electric vehicle (EV) charging station to the existing car dealership.

On January 16, 2024, City Council approved AM23-02 (Ord. 2024-006) to create new definitions, allow electric vehicle charging stations as a conditional use, and create use-specific standards, relative to electric vehicle charging stations.

With this request, the applicant proposes installing one Level 3 (Rapid Charge), electric vehicle (EV) charging station on the subject site. The EV charger will be approximately 6.5 feet in height and will be located adjacent to two existing parking spaces, east of an existing driveway and adjacent to an existing fueling canopy. The emergency shutoff will be located in the immediate vicinity, at the rear of an existing equipment room. All other

use-specific standards in Subsection 42. *I. Electric vehicle (EV) charging stations*, are met.

PRESENT ZONING AND USE:

The property is currently zoned “CC” Community Commercial District and is operating with a conditional use permit for a planned commercial center for an automobile dealership. An accessory use to the subject site is a vehicle fueling station.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the property to the north were rezoned from “I-1” Light Industrial District to “CC” Community Commercial District during the 1984 Citywide Rezoning.

- On November 21, 2000, City Council denied CU00-45 for an Audi automotive dealership.
- On June 19, 2001, City Council approved CU01-27 (Ord. 2001-49) to allow for the Classic Hummer dealership.
- On February 19, 2003, City Council approved CU02-03 (Ord. 2002-21) to allow for the expansion of the Hummer dealership building, the relocation of the Classic Chevrolet used truck operation to the site and a 20-foot pole sign.
- On November 19, 2002, City Council approved CU02-49 (Ord. 2002-88) to allow for the Hummer dealership site a 5.3-acre addition to the site for a lube and tune center, a vehicle washing area, and an employee parking lot.
- On December 18, 2002, the Site Plan Review Committee approved CU0251 approved an increase from 7-feet to 10-feet and from 48 square feet to 85 square feet for a monument sign.
- On July 23, 2003, the Site Plan Review Committee approved CU03-25 to allow for an increase from 20-feet to 30-feet for a pole sign.
- On September 16, 2003, City Council approved CU03-34 (Ord. 2003-60) for an automotive reconditioning/detail shop.
- On September 8, 2004, the Site Plan Review Committee approved CU04-30 to allow shade structures over the majority of the vehicle display area.
- On March 12, 2008, the Site Plan Review Committee approved CU08-05 to allow an accessory vehicle fueling station.

- On October 21, 2008, City Council approved CU08-23 (Ord. 2008-55) an expansion of the site by adding acreage, allowed the development of a fleet sales building, increased the square footage of an existing parts and distribution facility and established a planned commercial center to allow a pole sign 40-feet in height.
- On October 20, 2009, City Council approved a one-year extension to CU08-23.
- On February 16, 2010, City Council approved CU10-01 (Ord. 2010-04) for the addition of 1,300 square feet to the existing parts distribution facility.
- On May 5, 2010, the Site Plan Review Committee approved CU10-07 for the addition of 157 parking spaces, revised the parking configuration and exterior elevations for the fleet sales building, and relocated a previously approved pole sign.
- On May 17, 2011, City Council approved CU11-09 (Ord. 2011-22) for an expansion of 2,866 square feet to the new car/service department facility of the former Hummer dealership.
- On June 19, 2018, City Council approved CU18-16 (Ord. 2018-53) for a 5,760 square foot medium duty truck facility.
- On October 19, 2021, City Council approved CU21-24 (Ord. 2021-55) for a 17,680 square foot parts and distribution warehouse expansion.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	“CC”, Community Commercial District – Principle Volkswagen automobile dealership
SOUTH:	“PID”, Planned Industrial Development District – Grapevine Dodge and Service King Collision Repair
EAST:	“CC”, Community Commercial District – Women’s shelter and multi-tenant commercial buildings
WEST:	State Highway 121, “R-MF-2” Multi Family District – Multifamily Structure and “CC”, Community Commercial District – automotive repair garage and multi-tenant retail

AIRPORT IMPACT:

The subject tract is located within “Zone B” Middle Zone of Effect as defined on the “Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs” Map. In “Zone B” the following uses may be considered only if sound treatment is included in building design: multifamily apartments, motels, office buildings, movie theaters, restaurants, and personal and business services. Single family residential and sound sensitive uses such as schools

and churches should avoid this zone. The applicant's proposal is an appropriate use in this noise zone.

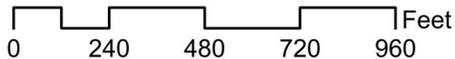
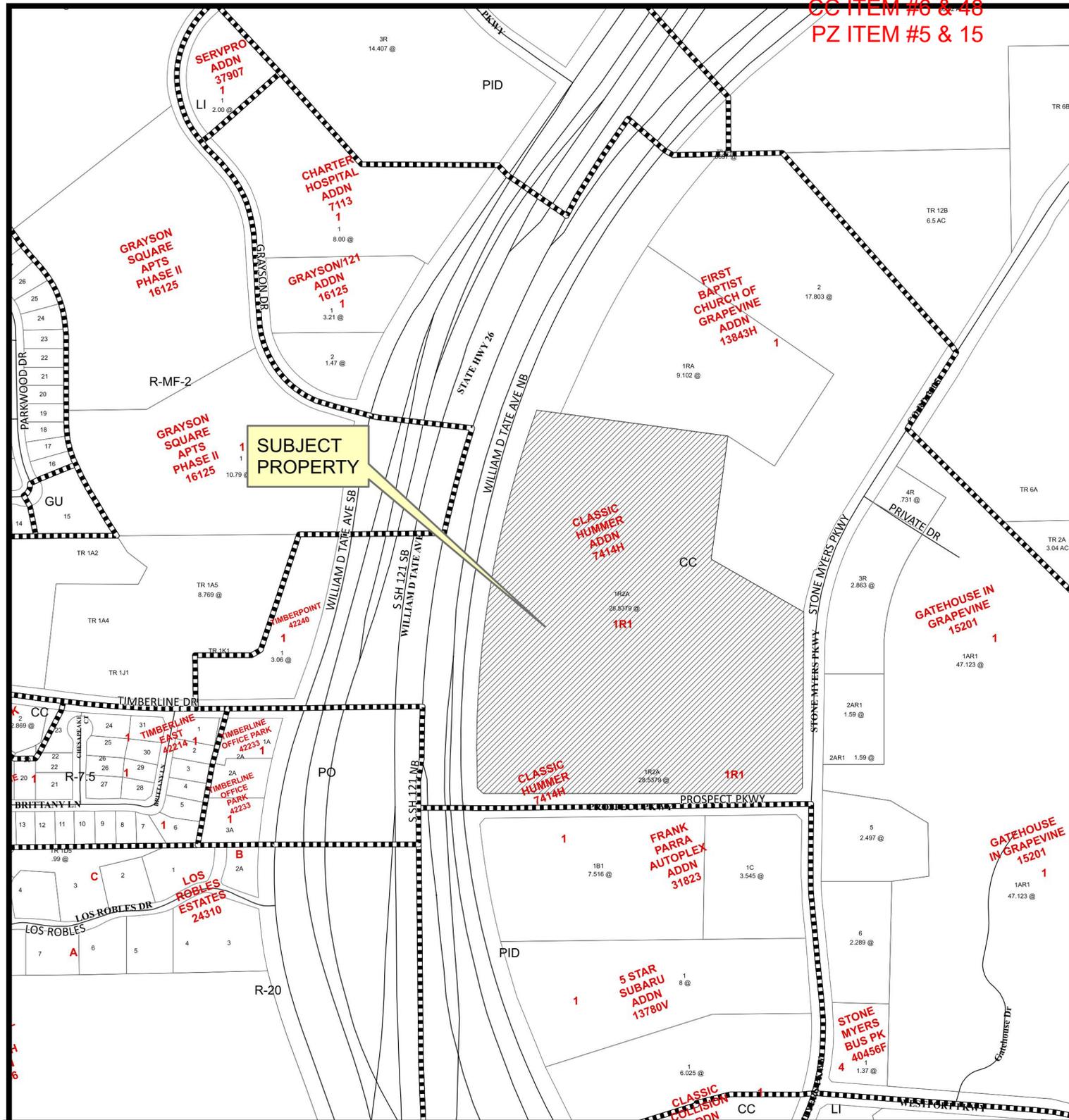
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine Thoroughfare Plan designates Prospect Avenue as a Type F Collector with a minimum 50 feet of right-of-way developed as four lanes.

/at



CU24-35; Classic Chevrolet 2501 William D Tate Avenue

Date Prepared: 9/3/2024

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

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

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

Classic Hummer Addition - LOT 1R2 BLOCK 1R1

Street frontage & distance to nearest cross street
WILLIAM D TATE - 600' TO PROSPECT PKWY.

Proposed Zoning

COMMUNITY COMMERCIAL

Future Land Use Designation

Gross area of parcel (to nearest tenth of
acre)

29.771

Describe the Proposed Use

EV CHARGING STATION

Existing Zoning

COMMUNITY COMMERCIAL

Subject Property Address

2501 WILLIAM D TATE AVE

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 T. Bently Durant Owner Phone Number 817-421-7235

Company 2501 Partners LTD.

Address 1101 State Hwy 114

City Grapevine State TX Zip Code 76051

Email [REDACTED]

RECEIVED

AUG 05 2024

CY24-35

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate David Blackwell (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 Thomas R Durant Date 8-01-2024

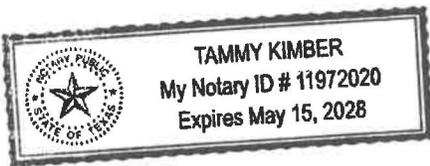
STATE OF: TEXAS
COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared THOMAS R. DURANT (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 1 day of Aug, 2024

[Signature]

NOTARY PUBLIC in and for the State of Texas



CU24-35

RECEIVED

AUG 05 2024

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) GENERAL CONTRACTOR

Name DAVID BLACKWELL Company SPEED FAB-CRETE

Address 1137 E. KENNEDALE PKWY

City KENNEDALE State TX Zip Code 76060

Phone 817-478-1137 Email [REDACTED]

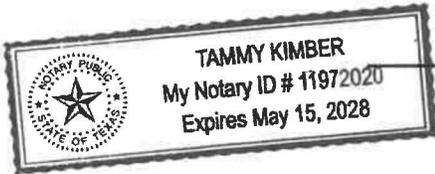
Applicant's Signature Thomas R Durant Date 7-25-24

STATE OF: TEXAS

COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared THOMAS R. DURANT
(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 1 day of
Aug, 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: 2501 PARTNERS LTD.

Provide a most recent public information report that includes:

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

RECEIVED
AUG 05 2024

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

CU24-35



July 25th, 2024

CC ITEM #6 & 48
PZ ITEM #5 & 15

1150 E. Kennedale Pkwy.
Kennedale, TX 76060
Office: 817-478-1137
Fax: 817-561-2544

Description of Use
Requesting Conditional Use Permit for
Electric Vehicle Charging Station
At
2501-C William D. Tate Ave.
Grapevine, TEXAS 76051

To whom it may concern,

The Proposed use of the Electric Vehicle Charger is to provide a space for customers to park and recharge their vehicle. The proposed EV charger will add value to this property by allowing electric vehicle owners a space to replenish the battery of their vehicle.

No special requirements are required for the completion of the proposed charging station.

RECEIVED
AUG 05 2024

CU24-35



WE. POWER. TEXAS.

Monday July 22, 2024

To Whom It May Concern:

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to 2501 William D. Tate Ave. Grapevine Texas utilizing the requested added load of 112KW. The service voltage provided by Oncor will be 277/480V. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

Sincerely,

Ryan Folger
Design Supervisor
Oncor Electric Delivery

RECEIVED
AUG 05 2024

CU24-35

DS Series



120kW Free Standing DC Fast Charger



Features

- Multi-Standard: CCS, CHAdeMO and GB/T ; Simultaneous DC Charging. Optional Fan Cooled 300A Charging Connector
- Network or Standalone Operation
- User Authentication
- Optional Cable Management Accessories
- Supports Smart Charging and Load Balancing
- Efficiency > 94%
- PF > 0.99 (APFC)
- Customization Available
- 7-inch LCD Screen with User Friendly Interface
- IK10 (Not including screen and RFID module), IP55, NEMA 3R
- OCPP 1.6 JSON (Upgradeable to 2.0)

Cable Management

Please refer to the accessory information.



Applications

- Parking Garages
- Commercial Fleet Operators
- EV Dealer Workshops
- EV Infrastructure Operators and Service Providers
- Gas/Service Stations

Model Name		DS120 Series
Safety		NRTL – cETLus (USA/Canada)
Picture		
Power Specification		
AC Input	Input Rating	3Φ_480Vac (+10%, -15%)
	AC Input Connection	3P+N+PE (Wye configuration), TN/TT
	Max. Input Current	DC System: 3Φ194A
	Frequency	50Hz/60Hz
	Power Factor	>0.99
	Efficiency	>94% (at optimize V/I point)
DC Output	Output Voltage Range	CCS1:150~950Vdc CHAdEMO: 150~500Vdc
	Max. Output Current	CHAdEMO: 120A@500V CCS1: 200A@600V, optional 300A
	Max. Output Power	DC System: 120kW
	Voltage Accuracy	±2%
	Current Accuracy	±2%
User Interface & Control		
Display		7" TFT-LCD
Push Buttons		Operation Button/Emergency Stop Button
User Authentication		RFID: Supports ISO 14443A/B, ISO 15693, FeliCa Lite-S (RCS966), OCPP, QR Code, Mobile App, & Optional Third Party Payment System
Communication		
External		Ethernet, Wi-Fi & 4G
Internal		CAN bus / RS485
Environmental		
Operating Temperature		-30°C~50°C (-22°F ~ +122°F)
Humidity		5%~95% RH, Non-Condensing
Altitude		≤ 2000m (6562ft)
IP/IK Level		NEMA 3R IK10 (not including screen & RFID module)
Cooling Method		Fan Cooling
Mechanical		
Cabinet Dimension(W x D x H)		800mm x 650mm x 1900mm (31.50in x 25.59in x 74.80in) ±1%
Weight		≤ 420kg (926lbs) ±1%
Cable Length		4.5m (15ft)/Optional 7m (23ft)
Protection		
Input Protection		OVP, OCP, OPP, OTP, UVP, SPD
Output Protection		OCP, SCP, OVP, LVP, OTP, IMD
Regulation		
Certification		UL 2202, UL2231, EnergyStar™
Charging Interface		CHAdEMO V1.2, DIN 70121, ISO15118, GB/T 27930

ORDINANCE NO. 2024-083

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-35 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU21-24 (ORD NO. 2021-55) FOR A PLANNED COMMERCIAL CENTER FOR AUTOMOTIVE DEALERSHIP WITH SALES AND REPAIR OF NEW AND USED VEHICLES, SPECIFICALLY TO ADD ONE FREESTANDING LEVEL 3 ELECTRIC VEHICLE (EV) CHARGING STATION TO THE EXISTING CAR DEALERSHIP 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 No. CU24-35 to amend the previously approved site plan of CU21-24 (Ord. 2021-055) for a planned commercial center for an automobile dealership (Classic Chevrolet) with sales and repair of new and used vehicles, specifically to add one freestanding Level 3, electric vehicle (EV) charging station to the existing car dealership in a district zoned "CC", Community Commercial District Regulations within the following described property: Block 1R1, Lot 1R2, Classic Hummer Addition (2501 William D. Tate 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. The City Manager is hereby directed to amend the official zoning map of the City of Grapevine, Texas, to reflect the herein conditional use permit.

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of September, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

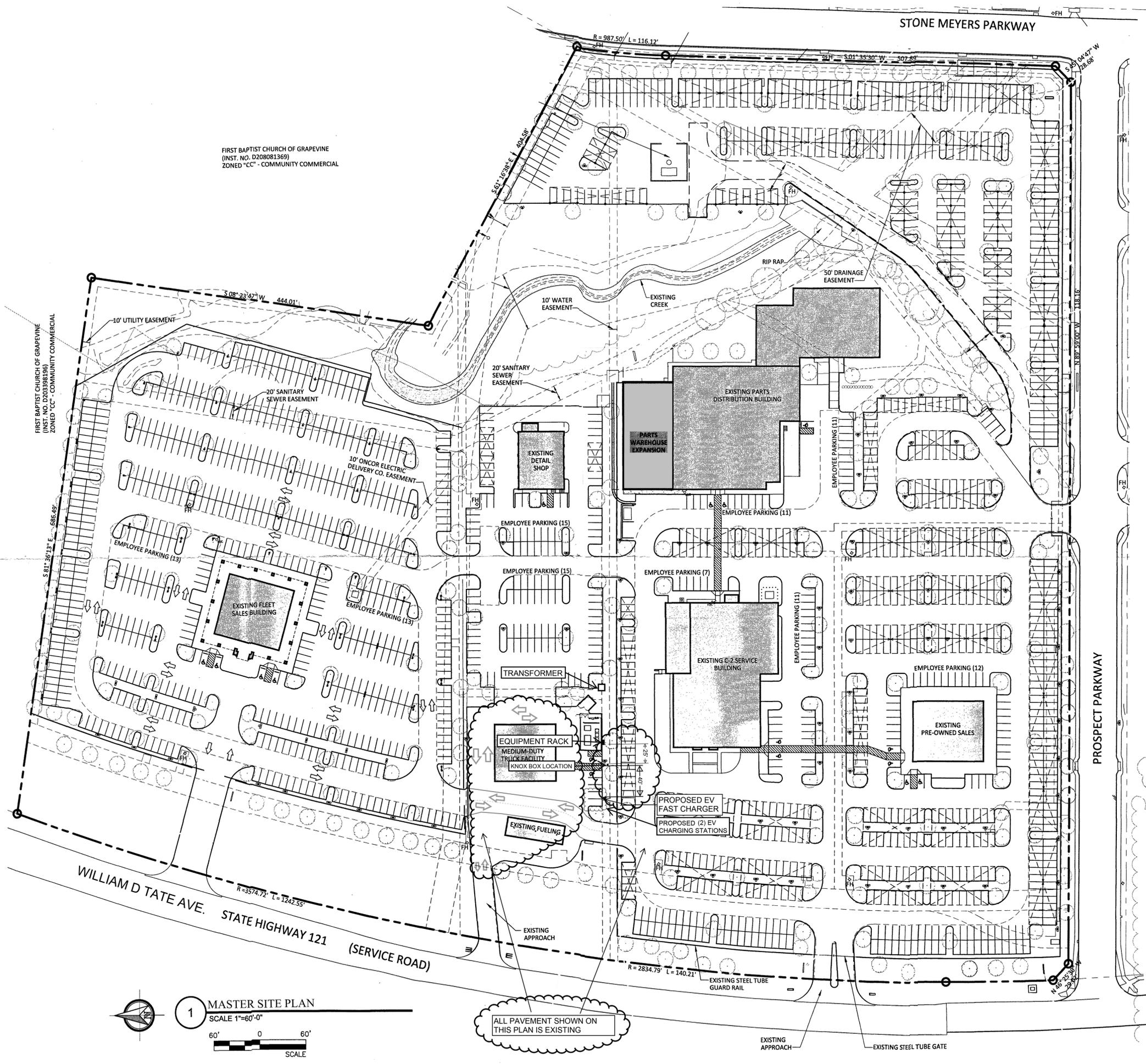
CF CALVIN REEVE ARCHITECTS
DESIGN-BUILD GENERAL CONTRACTOR
P. 817.478.1127
FORT WORTH, TEXAS 76119
The Design-Build Team

A CONDITIONAL USE APPLICATION FOR:
CLASSIC EV CHARGING STATION
PLANNED COMMERCIAL CENTER
2501-C WILLIAM D. TATE BLVD., GRAPEVINE, TEXAS 76051



DATE: 06/10/2024
REVISIONS:
1 08/01/2024
2 08/22/2024
3 09-03-2024
JOB NO.: 50383

SHEET NO.
2
2 of 4 SHEETS



Conditional use permit CU24-35 is a request to amend the previously approved site plan CU21-24 (Ord. 2021-055) for a planned commercial center for an automotive dealership with sales and repair of new and used vehicles. The purpose of CU24-35 is to allow a freestanding DC/Level 3 fast EV charging station at the existing car dealership.

CASE NAME: EV CHARGING STATION
CASE NUMBER: CU24-35
LOCATION: 2501 WILLIAM D TATE AVE BLOCK 1, LOT 5RB1

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

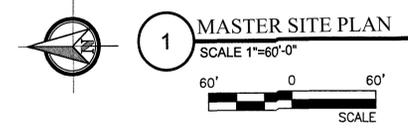
DATE: _____

SHEET: ____ OF ____

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

PLANNING SERVICES DEPARTMENT

MASTER SITE PLAN
2 of 4
for
CLASSIC CHEVROLET
LOT 1R2, BLOCK 1R1 CLASSIC HUMMER ADDITION
LOCATED IN THE CITY OF GRAPEVINE, TEXAS AND
BEING OUT OF THE J. CATES SURVEY, ABSTRACT NO. 315,
TARRANT COUNTY, TEXAS
29.771 ACRES
Zone: COMMUNITY COMMERCIAL
Date of Preparation: August 22nd, 2024



ALL PAVEMENT SHOWN ON THIS PLAN IS EXISTING

CALLAHAN & FREEMAN
ARCHITECTS
DESIGN, BUILD GENERAL CONTRACTOR
P. 817.478.1317
P.O. BOX 13580
FORT WORTH, TEXAS 76119

Speed Fab-Crete
The Design-Build Team

A CONDITIONAL USE APPLICATION FOR:
CLASSIC EV CHARGING STATION
PLANNED COMMERCIAL CENTER

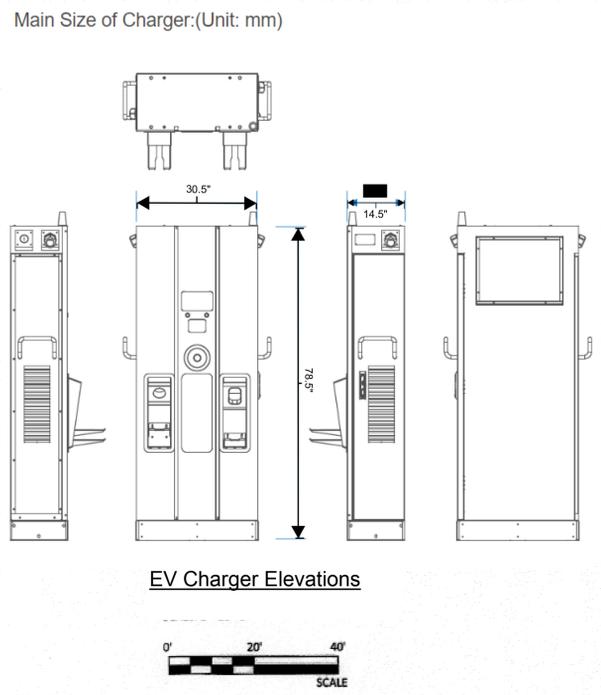
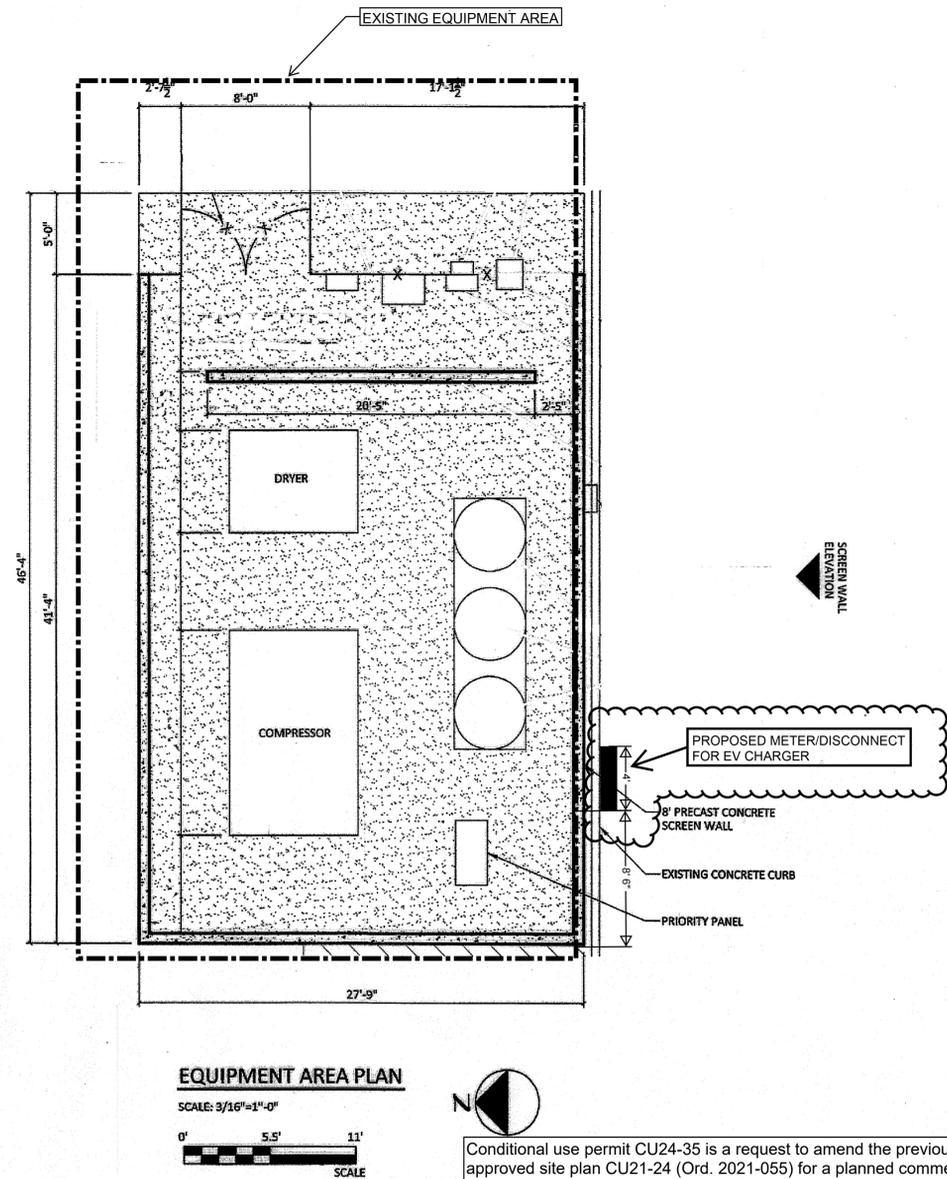
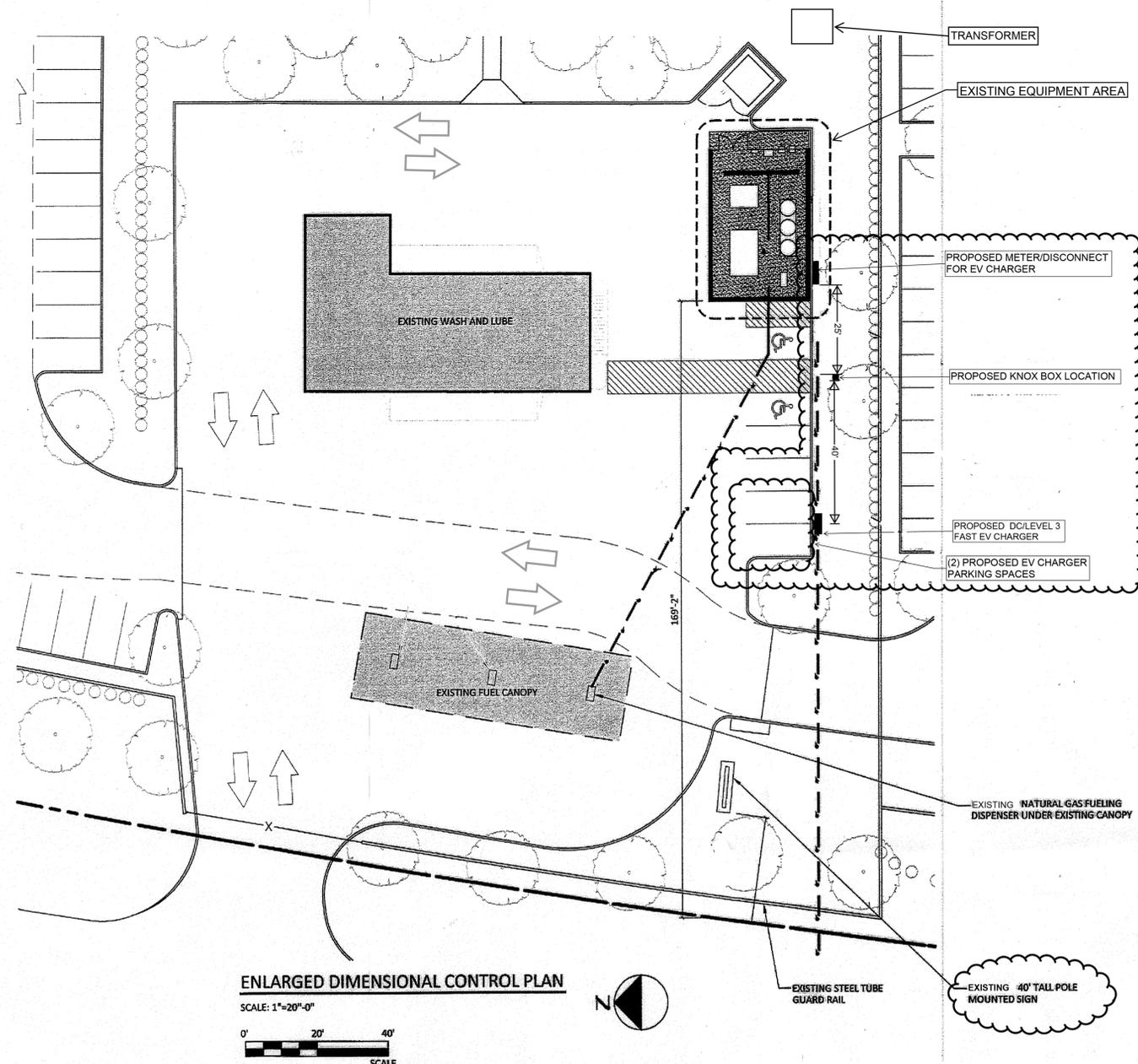
2501-C WILLIAM D. TATE BLVD. GRAPEVINE, TEXAS 76051

REG. INTERED ARCHITECTS
CHARLES E. FREEMAN
STATE OF TEXAS
8167
08/22/24

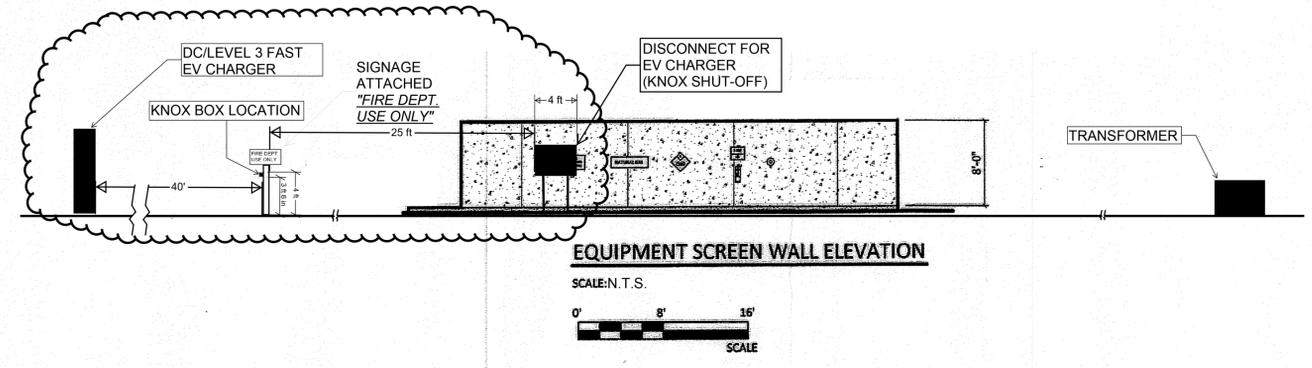
DATE: 06/10/2024
REVISIONS:
1 08/01/2024
2 08/22/2024
3 09-03-2024
DRAWN BY: SB
JOB NO: 50197

SHEET NO.
3
3 OF 4 SHEETS

ENLARGED PLANS / ELEVATIONS



NOTES:
1) OFF-PREMISE ADVERTISING ON THE CHARGING DEVICE IS PROHIBITED



Conditional use permit CU24-35 is a request to amend the previously approved site plan CU21-24 (Ord. 2021-055) for a planned commercial center for an automotive dealership with sales and repair of new and used vehicles. The purpose of CU24-35 is to allow a freestanding DC/Level 3 fast EV charging station at the existing car dealership.

CASE NAME: EV CHARGING STATION
CASE NUMBER: CU24-35
LOCATION: 2501 WILLIAM D TATE AVE BLOCK 1, LOT 5RB1

MAYOR _____ SECRETARY _____
DATE: _____

PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____

SHEET: ___ OF ___

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

PLANNING SERVICES DEPARTMENT

DIMENSIONAL CONTROL SITE PLAN
3 OF 4
FOR
CLASSIC CHEVROLET
LOT 1R2, BLOCK 1R1 CLASSIC HUMMER ADDITION
LOCATED IN THE CITY OF GRAPEVINE, TEXAS AND BEING
OUT OF THE J. CATES SURVEY, ABSTRACT NO. 315,
TARRANT COUNTY, TEXAS
29.771 ACRES
Zone: COMMUNITY COMMERCIAL
Date of Preparation: August 22nd, 2024

LANDSCAPE NOTES

1. ALL SHADE TREES SHALL BE MINIMUM 3" CALIPER LIVE OAKS (QUERCUS VIRGINIANA), LOCATED AS SHOWN.
2. ALL SHADE TREES SHALL BE PLANTED AS PER DETAIL THIS SHEET.
3. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCs (LICENSED IRRIGATORS ACT), S.B. NO. 259.

CITY REQUIREMENTS

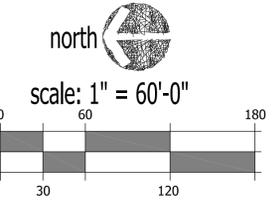
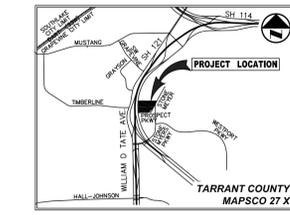
OFF-STREET PARKING AREAS (IP)
 INTERIOR LANDSCAPING
 GROSS PARKING 815,556 SF
 MIN. 10% GROSS PARKING TO BE LANDSCAPE 81,556 SF
 REQUIRED 81,556 SF
 EXISTING 99,974 SF
 1 TREE PER 400 SQ. FT. REQUIRED INTERIOR AREA
 EXISTING 81556 SF = 204 TREES REQUIRED
 400 204 TREES PROPOSED

PERIMETER LANDSCAPING (P)
 15' LANDSCAPE BUFFER ADJACENT TO PUBLIC STREET
 10' LANDSCAPE BUFFER ADJACENT TO PROPERTY LINES
STREET BUFFERS
 1 TREE PER 50 LIN. FT.
 121/360 1383' 28 REQUIRED 27 EX. + 1 PROPOSED
 PROSPECT WAY 1118' 23 REQUIRED 19 EX. + 4 PROPOSED
 STONE MEYERS 624' 13 REQUIRED 13 PROPOSED
ADJACENT BUFFERS
 1 TREE PER 50 LIN. FT.
 NORTHWEST P.L. 460' 9 REQUIRED 9 EXISTING
 NORTHEAST P.L. 226' 5 REQUIRED 3 EX. + 2 PROPOSED

NON-VEHICULAR OPEN SPACE (NV)
 PROPOSED SITE LIMITS 1,113,279 SF
 OPEN SPACE 159,594 SF
 1 TREE PER 2500 SF OPEN SPACE
 REQUIRED 64 TREES
 PROVIDED 28 EXISTING + EXISTING NATIVE TREE STAND

TREE LEGEND

- EX. TREE TO REMAIN INTERIOR PARKING
- EX. TREE TO REMAIN PERIMETER
- EX. TREE TO REMAIN NON-VEHICULAR
- TYPICAL PROPOSED 3" LIVE OAK (TOTAL - 7)



Conditional use permit CU24-35 is a request to amend the previously approved site plan CU21-24 (Ord. 2021-055) for a planned commercial center for an automotive dealership with sales and repair of new and used vehicles. The purpose of CU24-35 is to allow a freestanding DC/Level 3 fast EV charging station at the existing car dealership.

CASE NAME: EV CHARGING STATION
 CASE NUMBER: CU24-35
 LOCATION: 2501 WILLIAM D. TATE AVENUE
 BLOCK 1, LOT 5RB1

MAYOR _____ SECRETARY _____
 DATE: _____

PLANNING AND ZONING COMMISSION
 CHAIRMAN _____
 DATE: _____
 SHEET: 5 OF _____

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

PLANNING SERVICES DEPARTMENT

LANDSCAPE PLAN
 4 OF 4
 FOR
CLASSIC CHEVROLET
 LOT 1R2, BLOCK 1R1 CLASSIC HUMMER ADDITION
 LOCATED IN THE CITY OF GRAPEVINE, TEXAS AND
 BEING OUT OF THE J. CATES SURVEY, ABSTRACT NO. 315
 TARRANT COUNTY, TEXAS
 23.771 ACRES
 Zone: COMMUNITY COMMERCIAL
 Date of Preparation: August 22nd, 2024

Leeming Design Group
 Landscape Architecture
 4913 Rufe Snow Drive, Suite 101-B North Richland Hills, Texas 76180
 (817) 577-4889 Fax (817) 577-4896 leemingdesigngroup@leemingdesign.com



A CONDITIONAL USE APPLICATION FOR:
CLASSIC PARTS WAREHOUSE EXPANSION
 PLANNED COMMERCIAL CENTER
 2501B WILLIAM D. TATE BLVD., GRAPEVINE, TEXAS 76051

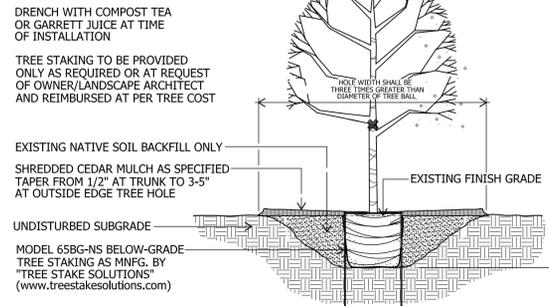
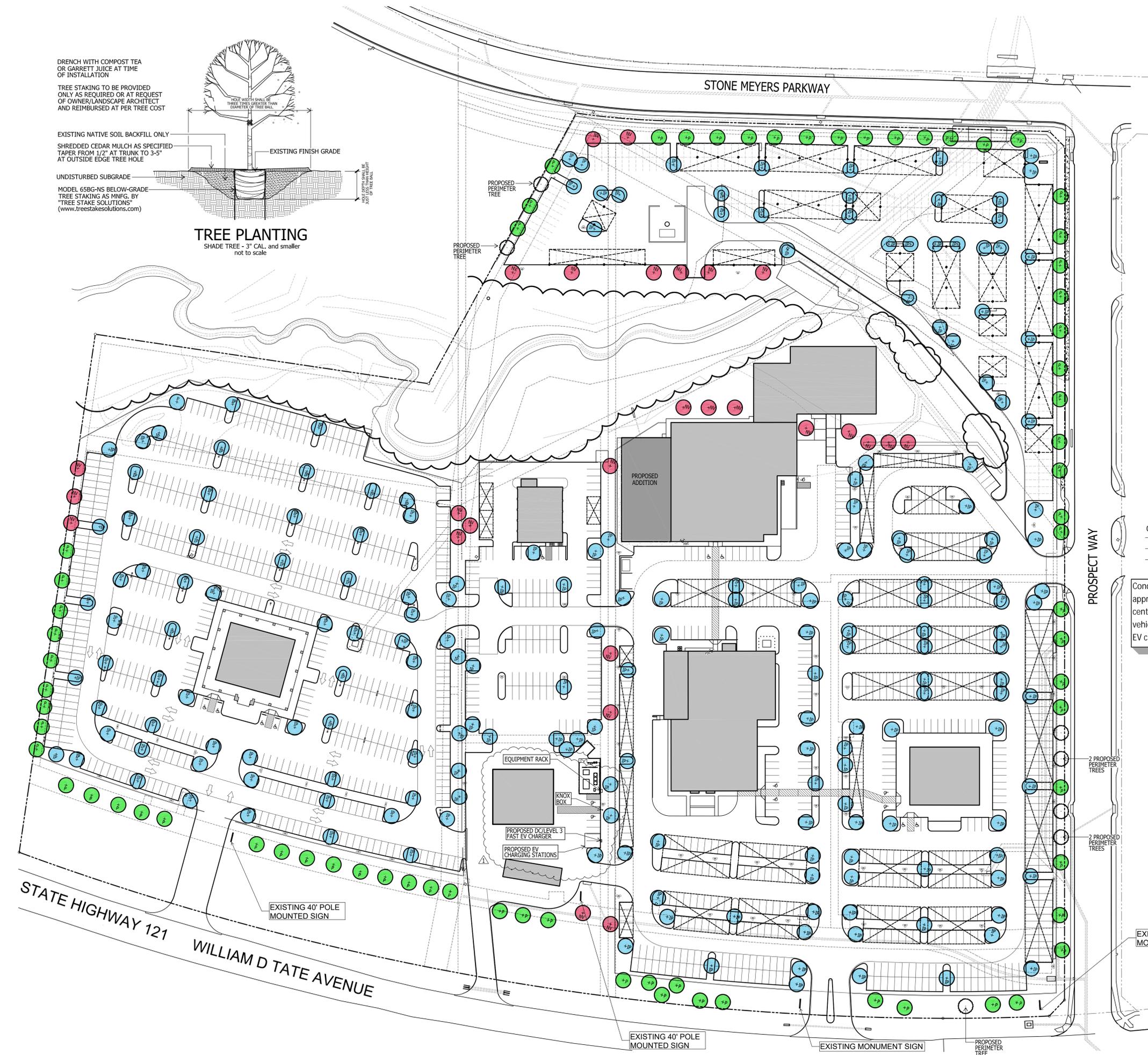
CF ARCHITECTS
 CALLAHAN, GREENMAN & ARCHITECTS
 DESIGN - BUILD GENERAL CONTRACTOR
 P.O. BOX 15580 FORT WORTH, TEXAS 76119
 The Design-Build Team

A CONDITIONAL USE APPLICATION FOR:
CLASSIC PARTS WAREHOUSE EXPANSION
 PLANNED COMMERCIAL CENTER
 2501B WILLIAM D. TATE BLVD., GRAPEVINE, TEXAS 76051

DATE: 09-28-2021
 REVISIONS:
 08-22-24
 09-03-2024

JOB NO.:

SHEET NO.
4
 4 OF 4 SHEETS



TREE PLANTING
 SHADE TREE - 3" CAL. and smaller
 not to scale

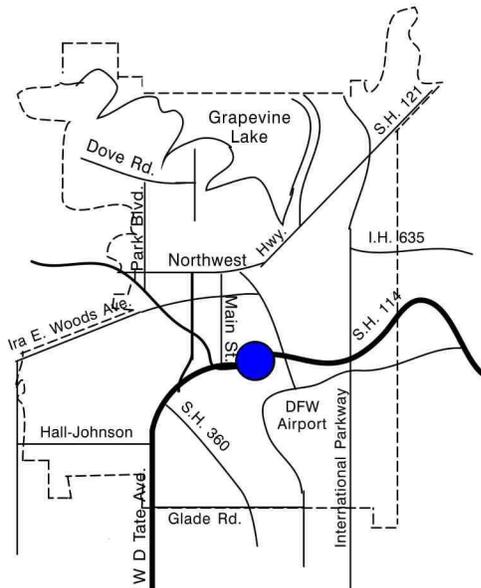
TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

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

BR

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL
USE APPLICATION CU24-36; GRACE HOUSING



APPLICANT: Jason Kilpatrick – Ridinger Associates, Inc.

PROPERTY LOCATION AND SIZE:

The subject property is located at 421 East Worth Street platted as Lot 2, John Trigg Subdivision. The site contains approximately 1.187 acres and has approximately 229 feet of frontage along East Worth Street and 234 feet of frontage along Dooley Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to operate a non-profit organization for supportive housing and an outdoor playground as part of a mentorship program with GRACE.

The subject site was developed in 1972 as a 32-unit multifamily development. The applicant is requesting to allow a non-profit (GRACE) to utilize the existing property as living accommodations for a two-year mentorship program for participants. Each vetted occupant will participate in stringent and monitored mentorship while working and/ or attending educational opportunities as well as have access to other GRACE programs that support self-sufficiency. The site consists of:

- Three buildings adjacent to the west property line that share a roof and are connected by two breezeway stairwells; and
- Four buildings adjacent to the east property line, two of which share a roof and are connected by a breezeway stairwell.

With this request, the applicant is also proposing a 400 square foot playground in the northwest corner of the property. The site has existing access along East Worth Street and features 48 parking spaces for residents. No exterior changes are being proposed as part of this request.

If approved, this will be the first reading of an ordinance given the subject site requires approval for special exceptions to allow the existing residential dwellings to remain as developed along with encroachments into the front and rear yard setbacks, to exceed maximum impervious area, a reduction in required parking, and to allow vehicle parking within the required front yard adjacent to the south property line. This item will be heard before the Board of Zoning Adjustment at their October 7, 2024, meeting. If approved by the Board, the second reading will take place at the joint City Council and Planning and Zoning October 15, 2024, meeting.

PRESENT ZONING AND USE:

The property is currently zoned “R-7.5”, Single-Family District and is developed as a 32-unit apartment complex.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was zoned “R-3”, Multiple-Family Dwelling District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to “R-7.5”, Single-Family District.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: “R-7.5”, Single Family District – Rawls & Dalton Subdivision

SOUTH: “R-7.5”, Single Family District – Yates & Jenkins Addition and Original Town of Grapevine

EAST: “R-7.5”, Single Family District – College Heights Addition

WEST: “R-7.5”, Single Family District – Original Town of Grapevine

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property

as a Residential Low Intensity (RL) land use. The applicant's proposal is not compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates East Dooley Street as a Type E, Collector with a minimum 75-foot right-of-way developed as 4 lanes. The City of Grapevine's Thoroughfare Plan does not designate East Worth Street.

/ng

ORIGINAL TOWN OF GRAPEVINE 16060
38
2A

MILLICAN PLACE
ADDN 26149
1 2 3

WESLEY ADDN
45732
1 1

CC ITEM #7 & 49
PZ ITEM #6 & 16

1R
2R
4R3 5R2 6

TEXAS ST

E TEXAS ST

1R
2A 3A
5 6
104

TR 62C
.26 @
TR 62
.19 @

TR 63B
.50 AC

SUBJECT PROPERTY

TR 63A
.218 @

RAWLS & DALTON
33660
A B C

S DOOLEY ST

1B
1A
3A 3B
4 5 6 7
106

J TRIGG
43730
2R

108
1 2 3 4 5 6 7

E WORTH ST

E WORTH ST

R-7.5

110
1 2 3 4 5 6 7

2 3 4 5 6
33
6A
YATES & JENKINS
47960
6B

112
1 2 3 4 5A 6A

11 10 10
JENKINS & YATES
21610
9A 9B
33

E FRANKLIN ST

FRANKLIN ST

0 60 120 180 240 Feet



CU24-36; GRACE Housing
421 East Worth Street

Date Prepared: 8/29/2024

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) John Trigg Subdivision, Lot 2R

Gross area of parcel (to nearest tenth of acre) 1.19 Acres

Street frontage & distance to nearest cross street E. Worth St. at Dooley St.

Describe the Proposed Use Non-Profit

Proposed Zoning R-7.5 Single Family Residential

Existing Zoning R-7.5 Single Family Residential

Future Land Use Designation RL - Residential Low Intensity

Subject Property Address 421 E. Worth St.

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

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

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

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

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

Owner Name Richard Kaihara Owner Phone Number (415)519-1396

Company Texas Apartments Inc.

Address 421 E. Worth Street, Apt. 104

City Grapevine State TX Zip Code 76051

Email [Redacted]

CU24-36

RECEIVED AUG 05 2024

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Jason Kilpatrick (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 *Jason Kilpatrick* Date 8/31/2024

STATE OF: _____
COUNTY OF: _____

See Attached CA Certificate
Acknowledgement
Jurat

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 _____ day of _____, 20____

NOTARY PUBLIC in and for the State of Texas

RECEIVED
AUG 05 2024

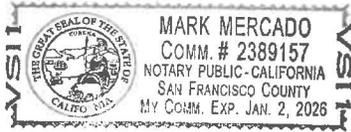
CU24-36

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN FRANCISCO

Subscribed and sworn to (or affirmed) before me on this 31
day of July, 2024, by Richard Kaihara

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature 

C424-36

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

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

Name Jason Kilpatrick Company Ridinger Associates, Inc.

Address 550 S. Edmonds Lane, Suite 101

City Lewisville State TX Zip Code 75067

Phone 972-353-8000 Email [REDACTED]

Applicant's Signature [Signature] Date 8/5/24

STATE OF: Texas

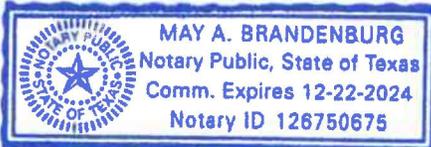
COUNTY OF: Denton

BEFORE ME, a Notary Public, on this day personally appeared Jason R Kilpatrick (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 5th day of August, 2024

[Signature of Notary Public]

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: Texas Apartments Inc. (802335056)

Provide a most recent public information report that includes:

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

C424-36

RECEIVED AUG 05 2024

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



05-102
(Rev.9-15/33)

Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP), Professional Associations (PA) and Financial Institutions

■ Tcode 13196 Franchise

RECEIVED
AUG 05 2024

You have certain rights under Chapter 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at 1-800-252-1381.

■ Taxpayer number

■ Report year

3 2 0 5 8 8 5 8 2 0 3

2 0 2 2

Taxpayer name Texas Apartments, Inc.		<input type="radio"/> Blacken circle if the mailing address has changed.	
Mailing address 421 E Worth St Unit 104		Secretary of State (SOS) file number or Comptroller file number 0802335056	
City Grapevine	State TX	ZIP code plus 4 76051	

Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 421 E Worth St Unit 104, Grapevine, TX, 76051
Principal place of business 421 E Worth St Unit 104, Grapevine, TX, 76051



1000000000015

You must report officer, director, member, general partner and manager information as of the date you complete this report.

Please sign below! This report must be signed to satisfy franchise tax requirements.

SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name Richard Kiahara	Title President	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address 421 E Worth St Unit 104	City Grapevine	State TX	ZIP Code 76051
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

Name of owned (parent) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
--	--------------------	-------------------------------	-------------------------

Registered agent and registered office currently on file (see instructions if you need to make changes)
Agent: _____ You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.

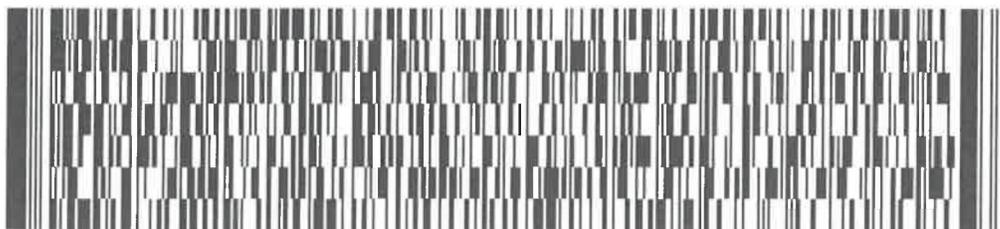
Office:	City	State	ZIP Code
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The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here Richard Kiahara	Title President	Date 09/02/2022	Area code and phone number (415) 519 - 1396
----------------------------------	---------------------------	---------------------------	---

Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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U24-36

**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 411 & 421 E. WORTH STREET

Legal description of subject property
LOT 2-R JOHN TRIGG SUBDIVISION

Custine D. Turner 8/1/2024
Public Works Department Date

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AUG 05 2024

CU24-30

FIELD NOTES DESCRIPTION:
BEING Lot 2B of the John Trigg Subdivision, an addition to the City of Cleburne, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-61, Page 15, Plat Records of Tarrant County, Texas.

RECEIVED
AUG 05 2024

CM24-36

Boundary Survey



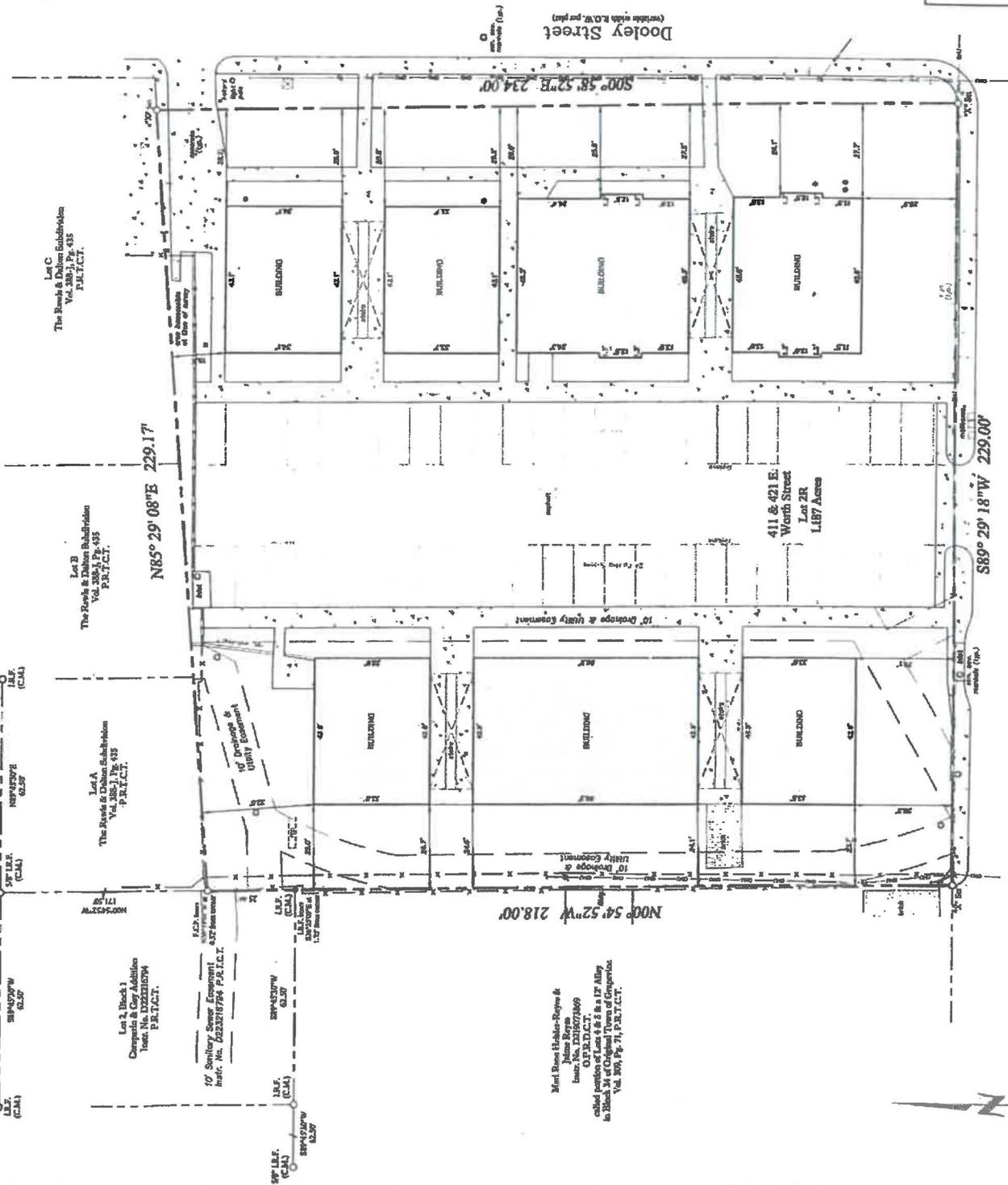
411 & 421 E. Worth Street,
Cleburne, Texas



Old Town Surveying, LLC
Professional Land Surveyor
21505 Hill Street, Suite 200, Cleburne, Texas 76033
817-791-1111
TXLS No. 17041 Number 20191117

Editor & Author
Fieldwork Date: 08/07/2024
Permit No.: 202400024
Title: 21

- NOTES**
- Building shown herein are based on the Texas State Plane Coordinate System, North Central Zone, GCS-NAD83 (US Feet).
 - This survey was conducted in accordance with a standard job contract, however any amount of a standard job contract was performed on the subject property.
 - 10' Driveways & Utility Allowances shown herein are included for ready job.



Mind Done (M.D.) - Surveyor &
John Ray (J.R.) - Surveyor
Issue No. 2019071609
O.P.R.D.C.T.
Called with the owner to the 10' Alley
to Block A of Cleburne, Texas, according to
Vol. 388, Pg. 71, P.B.T.C.T.

SCALE: 1" = 20'

LEGEND

- Boundary
- Utility Line
- 10' Alley
- 10' Driveway
- 10' Utility
- 10' Alley
- 10' Driveway
- 10' Utility

THE STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, PAUL C. STEVENSON, JR. and V. H. HARRIS, being the owners of the following described property to wit:

Being a portion of Lot 1, Lot 2, Lot 3, and Lot 4, JOHN TRIGG SUBDIVISION, in the City of Grapevine, Tarrant County, Texas to Lot 2-R and being more particularly described as follows:

SECTION 1: an odd line and at the southeast corner of said Lot 2 and being at the intersection of the North line of North Street with the East line of Doolley Street;

THENCE West along the North line of said North Street a distance of 219.8 feet to a bearing East a distance of 1.0 foot from an old iron rod at the southeast corner of Lot 1;

THENCE N 89° 15' E a distance of 216.0 feet to the South line of HAYLS and DILLON SUBDIVISION, in the City of Grapevine, Tarrant County, Texas and being 216.0 feet to a distance of 1.01 feet from an old iron rod at the Northwest corner of said Lot 4;

THENCE West along the South line of said HAYLS and DILLON SUBDIVISION a distance of 213.17 feet to an iron rod at the Northwest corner of said Lot 1 and 1/2;

THENCE S 89° 15' E along the West line of said Doolley Street a distance of 214.0 feet to a place of beginning.

WHEREFORE NOW ALL MEN BY THESE PRESENTS I

THAT W. P. STEVENSON, JR. & V. H. HARRIS do hereby agree that this plat depicting the above described property as Lot 2-R, JOHN TRIGG SUBDIVISION, in the City of Grapevine, Tarrant County, Texas and do hereby dedicate to the public use for the purposes shown herein.

EXECUTED this 20th day of August, 1972.

THE STATE OF TEXAS
 COUNTY OF TARRANT

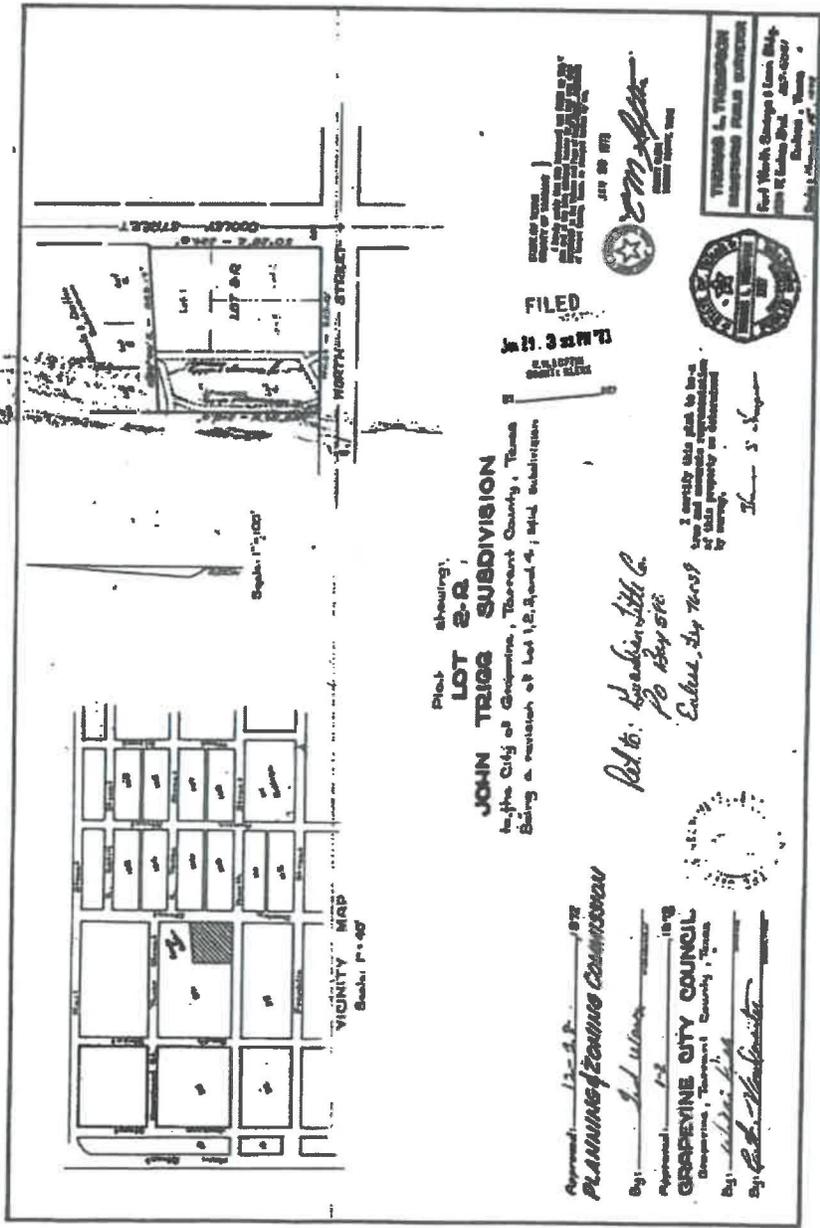
W. P. STEVENSON, JR.
 V. H. HARRIS

NOTARY PUBLIC

NOTARY PUBLIC

CC ITEM #7 & 49
 PZ ITEM #6 & 16

John Trigg
 Subdivisions
 212K



Plat showing:
LOT 2-R
 JOHN TRIGG SUBDIVISION
 in the City of Grapevine, Tarrant County, Texas
 Being a portion of Lot 1, 2, 3, and 4, said subdivision

Approved: _____
 Planning & Zoning Commission

By: _____
 Grapevine City Council
 Grapevine, Tarrant County, Texas

By: _____
 Notary Public

Filed for Record
 August 20, 1972

Not to: _____
 Public Hearing

Notary Public

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AUG 05 2024

C424-36

August 5, 2024

Attn: Mr. Albert L. Triplett Jr., Planner II
City of Grapevine
200 W. Main St.
Grapevine, Texas 76051

**Re : Conditional Use Application and Board of Zoning Adjustment Request
GRACE
421 E. Worth Street**

Dear Mr. Triplett,

Ridinger Associates is requesting a Conditional Use at 421 E. Worth Street. The property was previously developed as a multi-family development with 32 units.

Zoning for this site is R-7.5 Single Family Residential. Per Section 15.C.1, public and non profit institutions of an educational, religious or cultural type excluding correctional institutions require a Conditional Use Application with Council approval to operate in the R-7.5 zoning district.

The purpose of this request is to allow GRACE to operate at this location by providing housing for people within their programs in the existing units on this site. Currently, the intent is to operate on the site in its existing conditions. No new construction or major renovations are anticipated.

With the property being previously developed under past ordinances, a Board of Zoning Adjustment Applications is also being made to allow for an increase in the maximum impervious area, a decrease in depth of front yard along both E. Worth Street and Dooley Street, a decrease in depth of rear yard, a decrease in the number of parking spaces required for residential apartments, and to allow off-street parking of automobiles within the front yard.

We appreciate your consideration of these applications.

Thank you,

Ridinger Associates, Inc.



Jason R. Kilpatrick, P.E.

CU24-361
BZA24-11

ORDINANCE NO. 2024-084

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-36 TO OPERATE A NON-PROFIT ORGANIZATION FOR SUPPORTIVE HOUSING AND AN OUTDOOR PLAYGROUND AS PART OF A MENTORSHIP PROGRAM WITH GRACE FOR LOT 2R, JOHN TRIGG SUBDIVISION (421 EAST WORTH STREET) IN A DISTRICT ZONED "R-7.5", SINGLE-FAMILY 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 CU24-36 to operate a non-profit organization for supportive housing and an outdoor playground as part of a mentorship program with GRACE in a district zoned “R-7.5”, Single-Family District within the following described property: Lot 2R, John Trigg Subdivision, (421 East Worth Street) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit “A”, and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

FIRST READING PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of September 2024.

APPROVED:

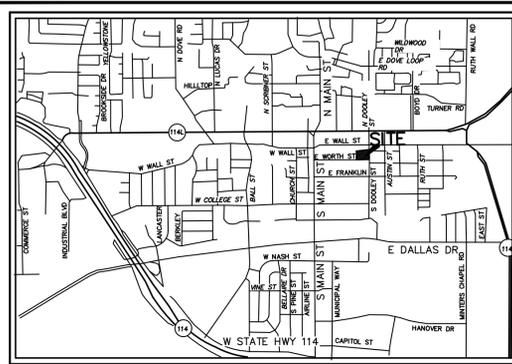
William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney



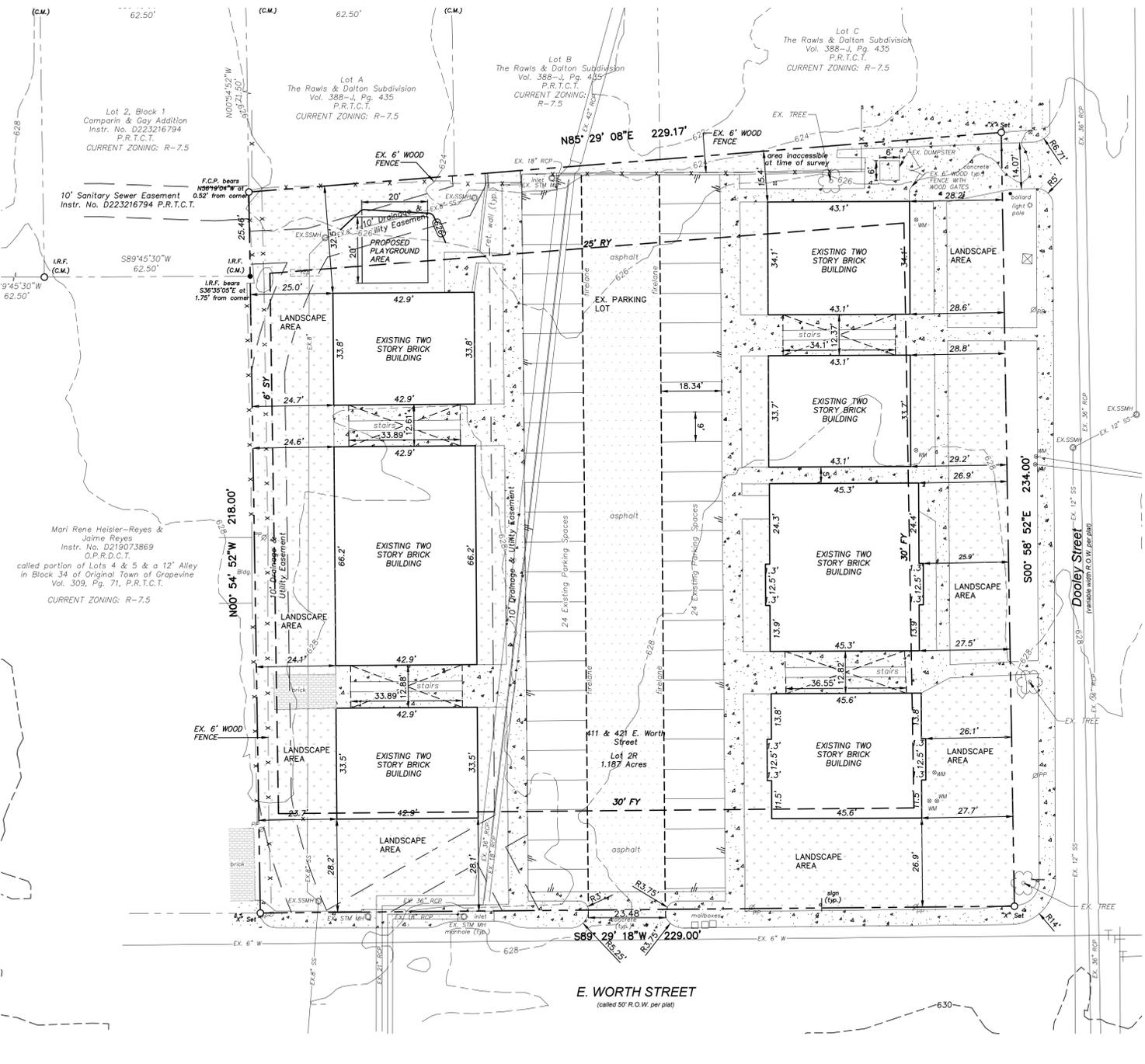
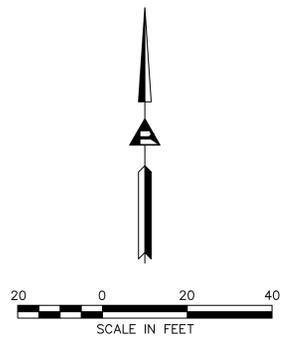
VICINITY MAP
NOT TO SCALE

- NOTES:
- REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 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.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITH SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
 - 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.
 - ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.

- NOTES: (CONTINUED)
- 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 HAZARDOUS MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
 - ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
- NOTE:
- THE DIMENSION CONTROL SITE PLAN SERVES AS BOTH A SITE PLAN AND LANDSCAPE PLAN.
 - NO OUTDOOR ILLUMINATION CHANGES ARE PROPOSED WITH CHANGE IN OCCUPANCY.
 - LANDSCAPE AREA = 17,563 S.F.

LEGEND

- EXISTING WOOD FENCE
- EXISTING RETAINING WALL
- COVERED AREA CONNECTING BUILDINGS
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- BOLLARD
- EX. ASPHALT
- EX ASPHALT FIRELANE PAVING
- EX. CONCRETE PAVING
- LANDSCAPE AREAS
- SETBACK LINES
- EXISTING TREE



SITE PLAN DATA SUMMARY TABLE		
ITEM	REQUIRED	PROPOSED
GENERAL SITE DATA		
ZONING (FROM ZONING MAP)	R-7.5 SINGLE-FAMILY RESIDENTIAL	R-7.5 SINGLE-FAMILY RESIDENTIAL
LAND USE	N/A	NONPROFIT
TOTAL LOT AREA (SQUARE FEET AND ACRES)	7,500 S.F. MINIMUM	51,722 S.F. AND 1.187 ACRES
FIRST FLOOR-BUILDING FOOTPRINT AREA (SQ.FT.)	N/A	12,729.89 S.F.
APARTMENT UNITS	N/A	32
TOTAL BUILDING AREA (SQUARE FEET)	N/A	21,872 S.F.
BUILDING HEIGHT (FEET/# STORIES)	MAX. 35'/NOT TO EXCEED 2 STORIES	22' / 2 STORY
FLOOR AREA RATIO (RATIO x.xx.1)	N/A	21,872 S.F./ 42.29%
AREA REGULATIONS		
FRONT YARD	30 FT. MIN.	26.9 FT.
REAR YARD	25 FT. MIN.	25 FT.
SIDE YARD	6 FT. MIN.	6 FT. & 25.9 FT.
LOT WIDTH	95 FT. MIN.	229.00 FT.
LOT DEPTH	100 FT. MIN.	174.02 FT. (AVG.)
DISTANCE BETWEEN BUILDINGS	12 FT. MIN.	N/A
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)	N/A	12,729.89 S.F.
AREA OF SIDEWALKS, PAVEMENT, & OTHER IMPERVIOUS		
FLATWORK (SQUARE FEET)	S.F./60%	21,429.11 S.F.
TOTAL OPEN SPACE (SQUARE FEET AND PERCENTAGE)	32 x 300 = 9600 S.F.	17,563 S.F./34%
TOTAL IMPERVIOUS AREA (SQUARE FEET AND PERCENTAGE)	31,033 S.F./60% MAX.	34,159 S.F./66%
EXISTING LANDSCAPING		
PARKING	REQUIRED	PROVIDED
PARKING RATIO (2/DWELLING UNIT)	64	48
ACCESSIBLE PARKING (# OF SPACES)	3	0

- PURPOSE STATEMENT:
- THE PURPOSE OF CU24-36 IS A TO OPERATE A NON-PROFIT ORGANIZATION FOR SUPPORTIVE HOUSING AND AN OUTDOOR PLAYGROUND AS PART OF A MENTORSHIP PROGRAM WITH GRACE.
- CUP REQUEST:
- TO ALLOW A NONPROFIT USE ON AN EXISTING APARTMENT COMPLEX.
- BZA REQUESTS:
- SUBSECTION 15.F.5 - MAXIMUM IMPERVIOUS AREA: THE COMBINED AREA OCCUPIED BY ALL BUILDINGS, STRUCTURES, OFF-STREET PARKING AND PAVED AREAS SHALL NOT EXCEED SIXTY (60) PERCENT OF THE TOTAL LOT AREA.
 - SUBSECTION 15.G.1 - DEPTH OF FRONT YARD, FEET - 30.
 - SUBSECTION 15.G.2 - DEPTH OF REAR YARD, FEET - 25.
 - SUBSECTION 15.J - OFF-STREET PARKING - ALLOW PARKING OF AUTOMOBILES AS A SECONDARY USE TO PRINCIPAL PERMITTED USE IN THE FRONT YARD.
 - SUBSECTION 56.C.1 - NUMBER OF PARKING SPACES REQUIRED: RESIDENTIAL APARTMENT

CASE NAME: 421 E. WORTH STREET - GRACE HOUSING
CASE NUMBER: CU24-36
ADDRESS/LEGAL: 421 E. WORTH STREET, JOHN TRIGG SUBDIVISION, LOT 2R

MAYOR _____ SECRETARY _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____
SHEET: 1 OF 1

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

PLANNING SERVICES DEPARTMENT

ENGINEER/APPLICANT:
RIDINGER ASSOCIATES, INC.
JASON KILPATRICK, P.E.
550 S. EDMONDS LANE, SUITE 101
LEWISVILLE, TEXAS 75067
TEL. (972) 353-8000

OWNER:
TEXAS APARTMENTS INC.
RICHARD KAIHARA
421 E. WORTH ST. APT 104
GRAPEVINE, TEXAS 76051
TEL. 415-519-1396

DIMENSION CONTROL SITE PLAN PREPARED BY: JASON R. KILPATRICK P.E.

DIMENSION CONTROL SITE PLAN FOR
GRACE LOT 2R, JOHN TRIGG SUBDIVISION
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.187 ACRES, 51,722 SQ. FT.
ZONE: R-7.5 SINGLE FAMILY RESIDENTIAL
DATE OF PREPARATION: AUGUST 26, 2024

Revisions: _____
Date: _____
App: _____

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

STATE OF TEXAS
JASON R. KILPATRICK
130269
LICENSED PROFESSIONAL ENGINEER
08/26/24

GRACE
GRAPEVINE, TEXAS

DIMENSION CONTROL
SITE PLAN

Scale: 1"=20'
Designed by: JRK
Drawn by: MAB
Checked by: JRK
Date: AUGUST 26, 2024
Project No. 005-016

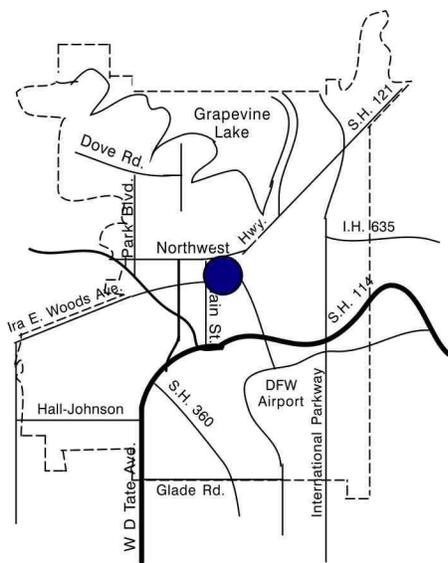
SHEET
1 of 1

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

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

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU24-37 AND PD24-05,
GRAPEVINE FAITH CHRISTIAN SCHOOL MULTI-PURPOSE
FACILITY



APPLICANT: David Armstrong, Grapevine Faith
Christian School

PROPERTY LOCATION AND SIZE:

The subject property is addressed as 730 East Worth Street and is proposed to be platted as, Block 2, Lot 1R, Faith Christian School Addition. The property contains approximately 18.095 acres and has multiple street frontages along East Worth Street, Austin Street, and Ruth Street.

REQUESTED CONDITIONAL USE, PLANNED DEVELOPMENT OVERLAY, AND
COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU19-25 (Ord. 2013-33) for a non-profit educational institution, specifically to construct football field seating and a multi-purpose facility. The applicant is also requesting a planned development overlay to deviate from, but not be limited to the height regulations from Section 15 of the Comprehensive Zoning Ordinance, No. 82-73.

With this request the applicant proposes a multi-purpose facility and seating on the subject site. Visitor bleachers will be built on the west side of the existing football field. The home side bleachers will be rebuilt on the east side of the football field and connected to the multi-purpose facility. The multi-purpose facility will contain an approximate 64,157 square feet indoor practice field and practice gyms (Phase 3), and a two-story structure, approximately 26,000 square feet, that will include locker rooms, concession stand,

restrooms, a weight room, training rooms, staff offices, meeting rooms, and a press box (Phase 1 & 2). An existing fieldhouse will be demolished to make room for the multi-purpose facility. The applicant has requested a planned development overlay to deviate from Section 15 of the Comprehensive Zoning Ordinance, No. 82-73. The maximum permitted height for a secondary structure in the “R-7.5”, Single-Family District is one story not to exceed 16 feet. The fieldhouse/press box is proposed to be two stories and the maximum height proposed for the indoor practice field is 56-feet.

At a July 2006 meeting, the City Council approved a zoning change and conditional use request transitioning the former Grapevine Middle School to a non-profit, faith-based educational institution for Faith Christian School. Subsequent amendments to the site plan for the school were made in 2014 to allow for a gymnasium expansion and a re-development of the athletic facilities to include a new football field and running track, concessions, stadium seating, restrooms and parking along with the abandonment of a portion of Cannon Street. A March 2015 meeting focused primarily on stadium lighting, outdoor speakers and an increase in height to accommodate four, 63-foot LED light standards. Also, at that meeting a stadium use agreement was presented detailing the hours of operation, lighting for non-athletic events and special exception provisions. The most recent approval on the subject site was on October 4, 2023, the Site Plan Review Committee, approved CU23-29 for 688 linear feet of security fencing along East Worth Street (north) campus.

PRESENT ZONING AND USE:

The property is zoned “R-7.5” Single Family District and is currently home to Grapevine Faith Christian School.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was zoned “R-1” Single Family District prior to the 1984 City Rezoning at which time it was rezoned to “GU” Governmental Use District.

- On July 18, 2006, City Council approved Z06-07 (Ord. 2006-49) to rezone 16.75 acres from “GU”, Governmental Use District to “R-7.5”, Single Family District and CU06-27 (Ord. 2006-50) to allow for a non-profit educational institution in the “R-7.5”, Single Family District for the Faith Christian School.
- On July 15, 2014, City Council approved CU14-29 (Ord. 2014-42) to allow for the field house to remain and to allow an expansion of the existing gymnasium.
- On August 19, 2014, City Council approved CU14-34 (Ord. 2014-52) to allow for the re-development of athletic facilities to include a new football field and running track, concessions, stadium seating, restroom and parking.

- On March 17, 2015, City Council approved CU15-04 (Ord. 2015-12) to allow for the field house to remain and to allow for sports field light standards and outdoor speakers and PD15-01 (Ord. 2015-12) to allow for deviation from the height requirement for sports field light standards.
- On July 8, 2015, the Site Plan Review Committee, approved CU15-26 for a six-foot perimeter security fencing.
- On December 17, 2019, City Council approved CU19-25 (Ord. 2019-83) to allow for a softball field and an outdoor educational (STEAM) classroom area.
- On March 3, 2021, SPRC approved CU21-02 to allow for modifications to the (STEAM) classroom area including: an expanded canopy, new sidewalks, ramps, railings, improved vehicular circulation and adding a new seven-foot refuse container enclosure.
- On October 4, 2023, the Site Plan Review Committee, approved CU23-29 for 688 linear feet of fencing along East Worth Street (north) campus, and to add 1,171 linear feet of fencing along East Dallas Road (south) campus.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "R-7.5" Single Family District, "R-MF-2" Multifamily District and "R-12.5" Single Family District - single family residential development

SOUTH: DART right-of-way

EAST: "R-12.5" Single Family District and "R-MF-2" Multifamily District - single family development, apartment complex

WEST: "R-7.5" Single Family District - single family development

AIRPORT IMPACT:

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

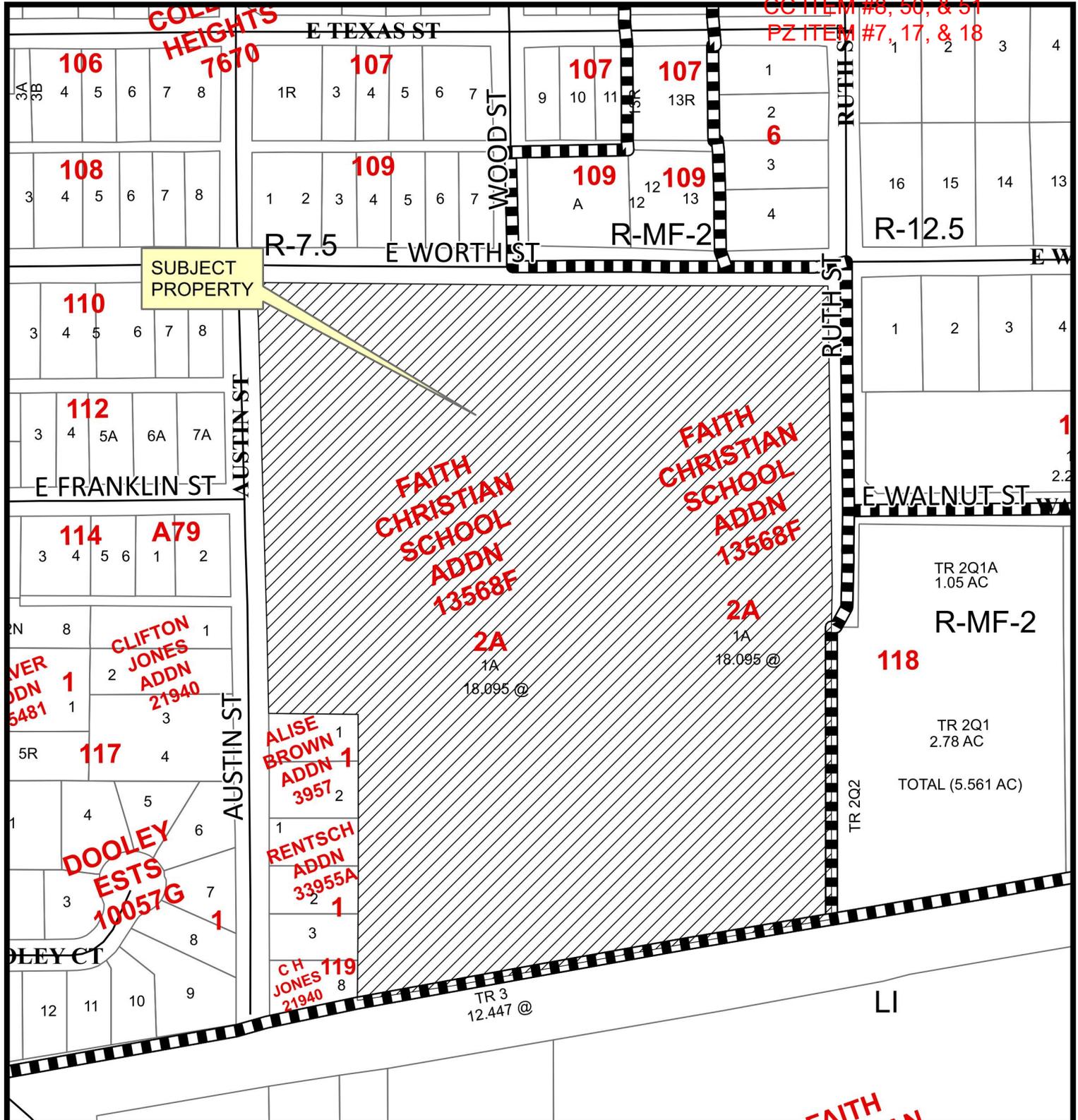
MASTER PLAN APPLICATION:

Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as a Governmental Use (GU) land use. The applicant's proposal is not in compliant with the Master Plan; however, the Planning and Zoning Commission has undertaken an exercise to correct inconsistencies between the existing zoning and property's underlying future land use designation throughout the city. This property has been identified for potential change to its future land use designation.

/at

COLLEGE HEIGHTS 7670

**CC ITEM #8, 50, & 51
PZ ITEM #7, 17, & 18**



SUBJECT PROPERTY

**FAITH CHRISTIAN SCHOOL
ADDN
13568F**

**FAITH CHRISTIAN SCHOOL
ADDN
13568F**

**2A
1A
18.095 @**

**2A
1A
18.095 @**

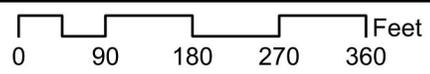
**ALISE BROWN
ADDN
3957**

**RENTSCH
ADDN
33955A**

**CH JONES
21940**

TR 2Q1A
1.05 AC
R-MF-2
TR 2Q1
2.78 AC
118
TOTAL (5.561 AC)

TR 3
12.447 @



**CU24-37/ PD24-05; Grapevine Faith
Multipurpose Facility
730 East Worth Street**

Date Prepared: 9/3/2024

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

AUG 05 2024

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

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

Lot IR, Block 2 - Faith Christian School

Street frontage & distance to nearest cross street

362.43' frontage along Ruth Street, and 362.43' to E. Worth St.

Proposed Zoning

No Changes

Gross area of parcel (to nearest tenth of
acre)

18.1

Describe the Proposed Use

Institutional

Existing Zoning

R-7.5

Future Land Use Designation

Institutional

Subject Property Address

730 E Worth Street

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

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

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

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

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

Owner Name Faith Christian School, Inc

Owner Phone Number 817-813-2484

Company Faith Christian School, Inc

Address 730 E Worth Street

City Grapevine

State Texas

Zip Code 76051

Email [REDACTED]

CU 24-37

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

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

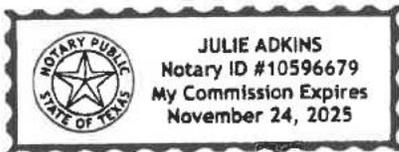
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature [Signature] Date 7-31-24

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared David Armstrong (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 July, 2024
[Signature]



NOTARY PUBLIC in and for the State of Texas

AUG 05 2024

CU24-37

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

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

Engineer Purchaser Tenant Preparer Other (specify) _____

Name _____ Company _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Email _____

Applicant's Signature _____ Date _____

STATE OF: _____

COUNTY OF: _____

BEFORE ME, a Notary Public, on this day personally appeared _____
(printed 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 _____ day of
_____, 20_____

NOTARY PUBLIC in and for the State of Texas

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

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

Entity Name or File Number: _____

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**

PLATTING VERIFICATION:

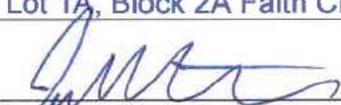
To be filled out by the Public Works & Engineering Department at time of submittal

- 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 730 E. Worth Street

Legal description of subject property
Lot 1A, Block 2A Faith Christian School Addition



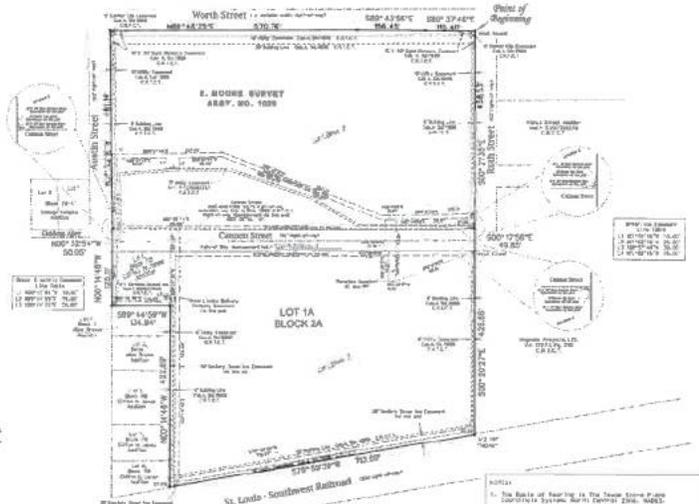
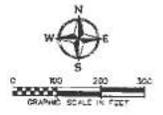
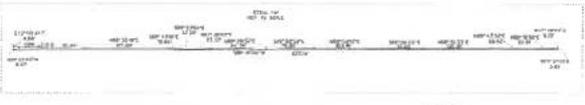
Public Works Department

7/24/24

Date



- LEGEND**
- MS - Main Road Right
 - MS - Main Road Left
 - UD - Utility Easement
 - EL - Easement
 - DL - Drains
 - S.S. - Sanitary Sewer Easement



THE STATE OF TEXAS
COUNTY OF TARRANT

I, the undersigned, being a duly qualified and licensed Surveyor in and for the State of Texas, do hereby certify that I am the author of the foregoing plat, and that the same is a true and correct representation of the facts and conditions as shown to me by the parties thereto, and that I am not aware of any fraud or illegality in the execution of the same.

Witness my hand and seal of office at Grapevine, Texas, this 12th day of December, 2012.

Jason Jordan
Jason Jordan
Surveyor

SETBACK CALCULATION

ATMOS	15.00'	STREET	15.00'
FRONT	15.00'	REAR	15.00'
LEFT	15.00'	RIGHT	15.00'
ADJACENT	15.00'	ADJACENT	15.00'

DATE: 12/12/12
BY: [Signature]

PLAT DESCRIPTION

THIS PLAT IS MADE BY THE SURVEYOR AND IS SUBJECT TO THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.

THE PLAT IS MADE BY THE SURVEYOR AND IS SUBJECT TO THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.

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PLANNING & ZONING COMMISSION AND CITY COUNCIL APPROVAL

PLANNING & ZONING COMMISSION
DATE APPROVED: DECEMBER 1, 2012

CHAIRMAN: [Signature]
SECRETARY: [Signature]

GRAPEVINE CITY COUNCIL
DATE APPROVED: DECEMBER 1, 2012

AYOR: [Signature]
CITY SECRETARY: [Signature]

OWNER
FAITH CHRISTIAN SCHOOL, INC.
700 E. NORTH STREET
GRAPEVINE, TEXAS 76051

ENGINEER / SURVEYOR
PELTON LAND SOLUTIONS, INC.
5751 LONGER DRIVE, SUITE 105
KILGORE, TEXAS 75044
817-369-3300

AMENDED FINAL PLAT
OF
Lot 1A, Block 2A
Being a revision of
Lot 1, Block 2, Lot 1, Block 3 and
Lot 1, Block 118, Clifton H. Jones Addition
and a portion of Cannon Street
Faith Christian School Addition
Situated in the E. Moore Survey,
Abstract Number 1029
City of Grapevine, Tarrant County, Texas

ZONING R-7.5
18.095 ACRES

This plat filed on: 12/12/12, 2012 Instrument # D 125282 264

PELTON LAND SOLUTIONS

125282 264

DATE: 12/12/12

BY: [Signature]

August 5, 2024

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

AUG 05 2024

RE: Grapevine Faith Christian School – Multi Purpose Facility
730 E Worth Street, Grapevine, TX 76051, Platted as Faith Christian School, Lot 1A, Block 2A
CU24-37 / PD24-05 Submittal

To whom it may concern:

We are requesting a conditional use permit in order to construct improvements on the Grapevine Faith Christian School campus, which includes football field seating and a multi-purpose facility with an indoor practice areas for multiple sports.

We are also requesting a Planned Development Overlay for the multi-purpose facility because the proposed height of the building exceeds the maximum allowed in residential districts, which is 16 feet for secondary buildings.

The proposed multi-purpose facility and seating for the football field will be located on the North campus of Grapevine Faith Christian School, which is 18.10 acres, and currently zoned as Single-Family Residential "R-7.5". Bleachers will be built on the west side of the football field to provide seating for the visiting team and will comply with the height requirements provided in previously approved Conditional Use Permits. The seating on the home side of the stadium, the east side, will be rebuilt and connected to the multi-purpose facility. The multi-purpose facility will contain an indoor practice facility, approximately 52,000 square feet, as well as a two story structure, approximately 26,000 square feet, that will include locker rooms, concession stand, restrooms, weight room, training rooms, staff offices, meeting rooms, and a press box that overlooks the football field. The purpose of these facilities is to create a safe, centralized location on the campus for the students to participate in athletics, as well as enhance the experience of the patrons for athletic events on campus. The architectural design of the building facade will include Ashlar Pattern Stone up to 10' above finish floor around the building, E.I.F.S. on the upper portions of the exterior walls, glass storefront, and a combination of standing seam metal roof and TPO roof.

The existing lighting and speaker system for the football field will be re-mounted onto the new visitor bleachers and new home press box, and will not impact the neighbors to the east or the west. The fire lane on the north side of the football field will also remain in place to serve as emergency access to the campus and an additional fire lane with remote FDC will be added on the south side of the multi-purpose facility for emergency access to the facility.

CU24-37



Grapevine Faith Christian School plans to have neighborhood meetings to discuss the project with all interested parties. Feedback from those meetings will be documented and sent to Grapevine staff as soon as possible.

We appreciate your consideration. Please call with any questions or clarifications you may have regarding the request.

Sincerely,

PRITCHARD ASSOCIATES INC.

Taylor Wildman

Taylor Wildman
Project Manager
214-475-2699



AUG 05 2024

PLANNED DEVELOPMENT OVERLAY APPLICATION
AND SITE PLAN SET CHECKLISTS

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) Lot 1A, Block 2A Faith Christian School Addition	Gross area of parcel (to nearest tenth of acre) 18.10 Acres
Street frontage & distance to nearest cross street 362.43' frontage along Ruth Street, 362.43' to E. Worth St.	Describe the Proposed Use Institutional
Proposed Zoning N/A	Existing Zoning R-7.5 Single Family Residential
Future Land Use Designation Institutional	Subject Property Address 730 E. Worth Street, Grapevine, TX 76051

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 Grapevine Faith Christian School

Company Grapevine Faith Christian School

Address 730 E Worth Street

City Grapevine State Texas Zip Code 76051

AUG 05 2024

Phone 817-813-2484 Email [REDACTED]

PD24-05

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.

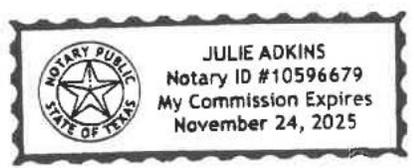
Property Owner's Signature [Signature] Date 8-2-24

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared David Armstrong (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 2nd day of August, 2024

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



AUG 05 2024

PD24-05

ORDINANCE NO. 2024-085

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-37 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU19-25 (ORDINANCE NO. 2013-33) FOR A NON-PROFIT EDUCATIONAL INSTITUTION, SPECIFICALLY TO CONSTRUCT FOOTBALL FIELD SEATING AND A MULTI-PURPOSE FACILITY IN A DISTRICT ZONED "R-7.5" SINGLE FAMILY 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 No. CU24-37 to amend the previously approved site plan CU19-25 (Ordinance No. 2013-33) for a non-profit educational institution, specifically to construct football field seating and a multi-purpose facility in the following described property: Block 2, Lot 1R, Faith Christian School Addition (730 East Worth Street), all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of September, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2024-086

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD24-05 TO DEVIATE FROM MAXIMUM HEIGHT REGULATIONS FOR A SECONDARY STRUCTURE, (730 EAST WORTH) ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS PLANNED DEVELOPMENT OVERLAY PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a planned development overlay in accordance with Section 41 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Planned Development Overlay PD24-05 to deviate from maximum height regulations in Section 15, Subsection I, *Height Regulations* within the following described property, Block 2A, Lot 1A, Faith Christian School (730 East Worth Street) in conjunction with an educational institution, Faith Christian School, all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of September, 2024.

APPROVED:

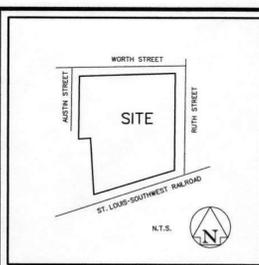
William D. Tate
Mayor

ATTEST:

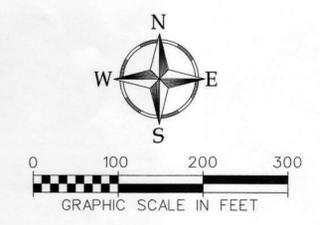
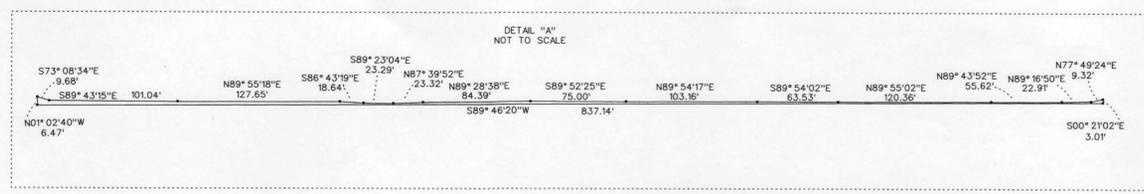
Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney



LEGEND
 IRF = Iron rod found
 IRS = Iron rod set
 U.E. = Utility Easement
 B.L. = Building Line
 D.E. = Drainage Easement
 S.S.E. = Sanitary Sewer Easement



OWNER ACKNOWLEDGEMENT & DEDICATION
 STATE OF TEXAS)
 COUNTY OF TARRANT)

WHEREAS FAITH CHRISTIAN SCHOOL IS THE OWNER OF THOSE TRACTS OF LAND SITUATED IN THE E. MOORE SURVEY, ABSTRACT NUMBER 1029, CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS AND BEING ALL OF THOSE TRACTS OF LAND OWNED BY FAITH CHRISTIAN SCHOOL AS RECORDED IN INSTRUMENT NUMBER D207055677 AND INSTRUMENT NUMBER D205371448, COUNTY RECORDS, TARRANT COUNTY, TEXAS.

BEING A TRACT OF LAND SITUATED IN THE E. MOORE SURVEY, ABSTRACT NUMBER 1029, TARRANT COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO LOT 1, BLOCK 2, AND LOT 1, BLOCK 3, FAITH CHRISTIAN SCHOOL, AN ADDITION TO THE CITY OF GRAPEVINE AS RECORDED IN INSTRUMENT NUMBER D207055677, AND FAITH CHRISTIAN SCHOOL AS RECORDED IN INSTRUMENT NUMBER D205371448, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AN XCUT FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, BEING IN THE SOUTH RIGHT-OF-WAY LINE OF WORTH STREET (A VARIABLE WIDTH RIGHT-OF-WAY LINE) AND THE WEST RIGHT-OF-WAY LINE OF RUTH STREET (A 50 FOOT RIGHT-OF-WAY LINE);

THENCE S 02°13'35\"/>

THENCE S 00°17'56\"/>

THENCE S 00°20'27\"/>

THENCE S 79°59'39\"/>

THENCE N 00°14'46\"/>

THENCE S 89°44'59\"/>

THENCE N 00°14'46\"/>

THENCE N 00°32'54\"/>

THENCE N 01°02'16\"/>

THENCE N 89°46'25\"/>

THENCE S 89°43'56\"/>

THENCE S 89°37'46\"/>

THENCE N 00°14'46\"/>

THENCE N 00°32'54\"/>

THENCE N 01°02'16\"/>

THENCE N 89°46'25\"/>

THENCE S 89°43'56\"/>

THENCE S 89°37'46\"/>

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THENCE N 00°32'54\"/>

THENCE N 01°02'16\"/>

THENCE N 89°46'25\"/>

THENCE S 89°43'56\"/>

THENCE S 89°37'46\"/>

THENCE N 00°14'46\"/>

THENCE N 00°32'54\"/>

THENCE N 01°02'16\"/>

THENCE N 89°46'25\"/>

THENCE S 89°43'56\"/>

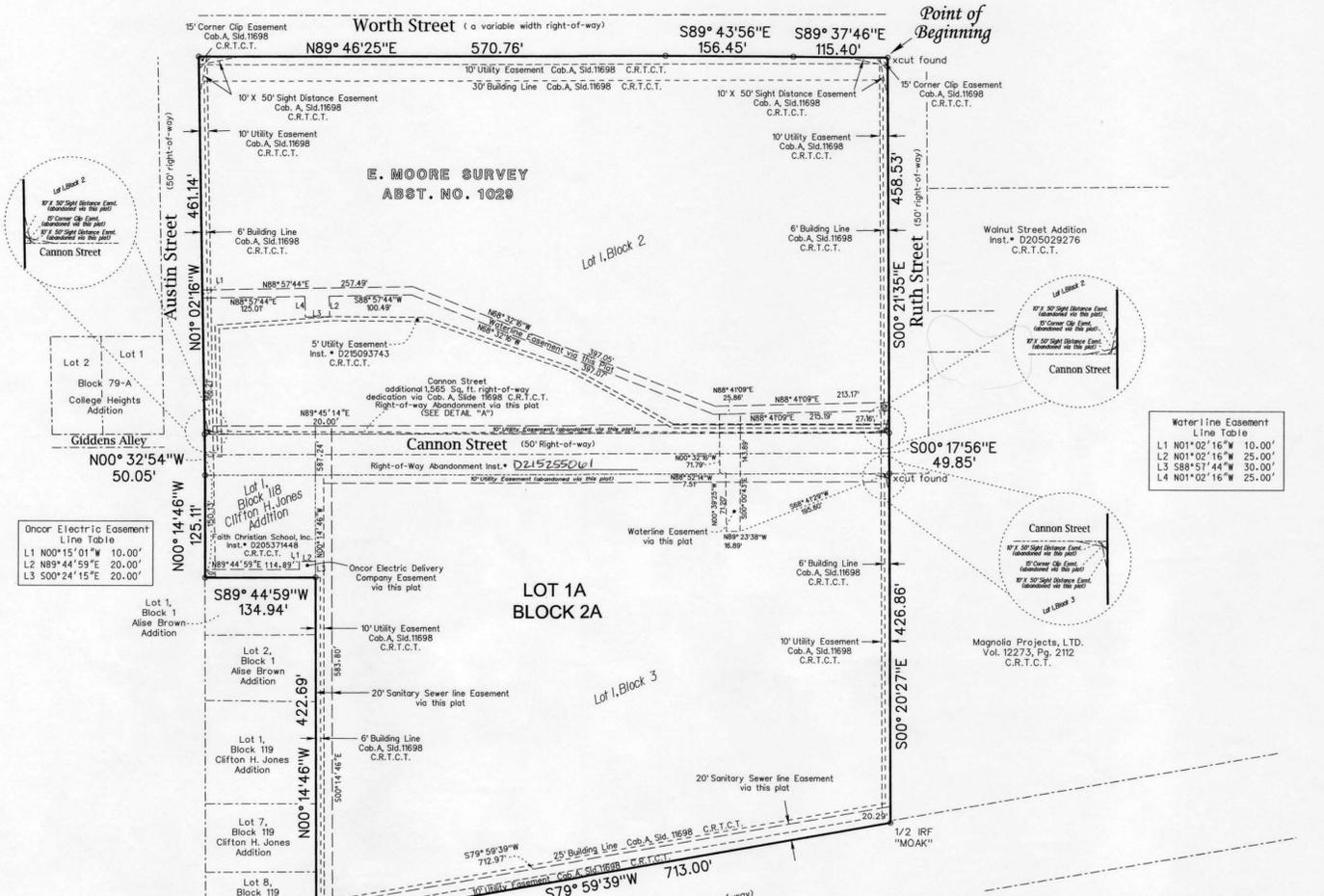
THENCE S 89°37'46\"/>

THENCE N 00°14'46\"/>

THENCE N 00°32'54\"/>

THENCE N 01°02'16\"/>

THENCE N 89°46'25\"/>



Onco Electric Easement Line Table

L1	N00°15'01\"/>
L2	N89°44'59\"/>
L3	S00°24'15\"/>

Waterline Easement Line Table

L1	N01°02'16\"/>
L2	N01°02'16\"/>
L3	S88°57'44\"/>
L4	N01°02'16\"/>

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT FAITH CHRISTIAN SCHOOL, INC., AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ACCEPT THIS AMENDED FINAL PLAT DESIGNATING THE HEREIN DESCRIBED LOT 1A BLOCK 2A FAITH CHRISTIAN SCHOOL ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND EASEMENTS SHOWN THEREON. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSE AS INDICATED. THE UTILITY EASEMENTS SHALL BE OPEN FOR ALL CITY OR FRANCHISED PUBLIC UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS OR AUXILIARY STRUCTURES SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ANY CITY OR FRANCHISE UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE OR KEEP REMOVED ALL OR PARTS OF ANY FENCES, TREES SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON THE EASEMENTS 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 CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AS ANY TIME PROCURING THE PERMISSION OF ANYONE. I HAVE REVIEWED THE CITIES 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.

BY: FAITH CHRISTIAN SCHOOL, INC.

BY: *Justin Jordan*
 JUSTIN JORDAN, COO
 AGENT FOR FAITH CHRISTIAN SCHOOL

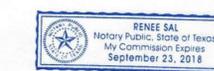
STATE OF TEXAS)
 COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JUSTIN JORDAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10th DAY OF November, 2015.

Renee Sal
 NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: September 23, 2018



CERTIFICATION
 I, TODD A. BRIDGES OF PELOTON LAND SOLUTIONS, INC., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE STATE OF TEXAS AND THE CITY OF GRAPEVINE.

Todd A. Bridges 10/26/15
 TODD A. BRIDGES
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NUMBER 4940
 PELOTON LAND SOLUTIONS, INC.



PLANNING & ZONING COMMISSION AND CITY COUNCIL APPROVAL BLOCK

PLANNING & ZONING COMMISSION
 DATE APPROVED: DECEMBER 1, 2015
 CHAIRMAN: *[Signature]*
 SECRETARY: *[Signature]*
 GRAPEVINE CITY COUNCIL
 DATE APPROVED: DECEMBER 1, 2015
 MAYOR: *[Signature]*
 CITY SECRETARY: *[Signature]*

NOTES:
 1. The Basis of Bearing is The Texas State Plane Coordinate System, North Central Zone, NAD83.
 2. According to The National Flood Insurance Program's Flood Insurance Rate Map for Tarrant County, Texas as incorporated areas: Community-Panel Number 48439C0215H, map revised September 25, 2009 no portion of the tract lies within the 100-year floodplain.
 AREA:
 Right-of-way Abandonment = 0.961 Ac. (41,861 Sq. Ft.)
 Net Platted area = 17.134 Ac. (746,357 Sq. Ft.)
 Total Platted area = 18.095 Ac

THE STATE OF TEXAS)
 COUNTY OF TARRANT)
 WHEREAS, Faith Christian School, Inc., hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being said property as described as shown on this plat.
 NOW THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby, waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas-Fort Worth International Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", for the use and benefit of the public and its agencies, any and all claims for damages of any kind to persons or property that Owner may suffer by reason of the passage and flight of 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 indefinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft, landing at, or taking off from, or operating at or on the Dallas-Fort Worth International Airport.

This instrument does not release the owners or operators of aircraft from liability for damage to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles.
 It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest to said property and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

EXECUTED at ~~Grapevine~~ Texas, this 10th day of ~~Nov~~ Nov, 2015.

Justin Jordan
 Justin Jordan
 Faith Christian School, Inc.
 The State of Texas
 County of Tarrant

Before me (or proved to me on the oath of *Justin Jordan*) on this day personally appeared *Justin Jordan* known to me (or proved to me on the oath of *Justin Jordan*) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 10th day of ~~Nov~~ Nov, 2015.

SEAL

 RENE SAL
 Notary Signature

UTILITY EASEMENT ABANDONMENT

ATMOS
 SIGNATURE: *[Signature]*
 PRINT NAME: *Robert Shuler*
 TITLE: *Project Mgr*
 PHONE NUMBER: *469-361-2042*

VERIZON TELEPHONE COMPANY
 SIGNATURE: *[Signature]*
 PRINT NAME: *DARIN BOX*
 TITLE: *SE ANALYST*
 PHONE NUMBER: *214-287-2768*

ONCOR ELECTRIC
 SIGNATURE: *[Signature]*
 PRINT NAME: *Linda Rio*
 TITLE: *UTILITY DESIGN SR.*
 PHONE NUMBER: *817-676-1198*

AT&T
 SIGNATURE: *[Signature]*
 PRINT NAME: *JAMES MCKEE*
 TITLE: *MGR. ENG.*
 PHONE NUMBER: *214 745 2976*

THE PURPOSE OF THIS AMENDED FINAL PLAT IS TO ABANDON CANNON STREET AND COMBINE THE NORTH AND SOUTH PARCELS UNDER ONE ENTITY

AMENDED FINAL PLAT OF
 Lot 1A, Block 2A
 Being a revision of
 Lot 1, Block 2, Lot 1, Block 3 and
 Lot 1, Block 118, Clifton H. Jones Addition
 and a portion of Cannon Street
Faith Christian School Addition
 Situated in the E. Moore Survey,
 Abstract Number 1029
 City of Grapevine, Tarrant County, Texas
ZONING R-7.5
18.095 ACRES

This plat filed on: 12/23, 2015 Instrument # D 215285384

FCS001	W.Bridges	T.Bridges	6.16.2014
JOB #:	DRAWN BY:	CHECKED BY:	DATE:
			REVISIONS:

PELOTON LAND SOLUTIONS
 9751 KROGER DR. STE. 105 KELLER, TX 76244 | 817-562-3300
 SHEET OF SHEETS

12:14:08 PM 10/26/2015 J:\Nab\FCS001-Faith Christian School_Sur\FCS001_Plat.dwg

Westwood
Westwood Professional Services, Inc.
500 WEST 7TH STREET, SUITE 1300
FORT WORTH, TX 76102 T: 817.953.2777

FAITH CHRISTIAN SCHOOL MULTIPURPOSE ACTIVITY CENTER

729 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051

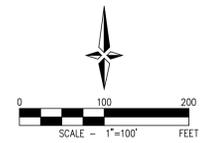


09/03/2024

PROJECT: FCS SECURITY FENCE
PROJECT NO: FCS23003.00
DATE: AUGUST 27, 2024
DRAWN: OCTAVIO AGUIRRE
DESIGNED: OCTAVIO AGUIRRE
REVIEWER: THOMAS BARTKOWSKI

MASTER SITE PLAN

C2.00



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED FIRELANE
- PARKING COUNT
- ACCESSIBLE CROSSWALK
- EXISTING BUILDING
- PROPOSED BUILDING

- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN.
 - REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
 - ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
 - ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
 - ALL STRIPING TO BE PAINTED WHITE.
 - ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).
 - ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 - ALL THE REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.



VICINITY MAP
NOT TO SCALE

SITE PLAN/ LANDSCAPE PLAN/ PHOTOMETRIC PLAN FOR
GRAPEVINE FAITH CHRISTIAN SCHOOL
LOT 1R, BLOCK 2, FAITH CHRISTIAN SCHOOL
ESTHER MOORE AB. NO. 1029
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
18.086 ACRES OR 787,890 SQ. FT.
ZONE: "R-7.5" SINGLE-FAMILY
DATE OF PREPARATION: AUGUST 05, 2024

THE PURPOSE OF CONDITIONAL USE PERMIT CU24-37 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU19-25 (ORD. 2013-33) TO ALLOW FOR A NON-PROFIT EDUCATIONAL INSTITUTION. THIS REQUEST IS SPECIFICALLY TO CONSTRUCT ADDITIONAL FOOTBALL FIELD SEATING AND AN INDOOR MULTI-PURPOSE FACILITY. THE PURPOSE OF PLANNED DEVELOPMENT OVERLAY PD24-05 IS TO DEVIATE FROM BUT NOT LIMITED TO THE MAXIMUM HEIGHT OF SECONDARY STRUCTURES FROM SECTION 15 OF THE COMPREHENSIVE ZONING ORDINANCE, NO. 82-73.

CASE NAME: FAITH CHRISTIAN SCHOOL
CASE NUMBER: CU24-37 AND PD24-05
LOCATION: 730 EAST WORTH STREET;
LOT 1R, BLOCK 2, FAITH CHRISTIAN SCHOOL

DATE: _____

MAYOR _____ SECRETARY _____

PLANNING AND ZONING COMMISSION

DATE: _____

CHAIRMAN _____

SHEET: 3 OF 14

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

PLANNING SERVICES DEPARTMENT

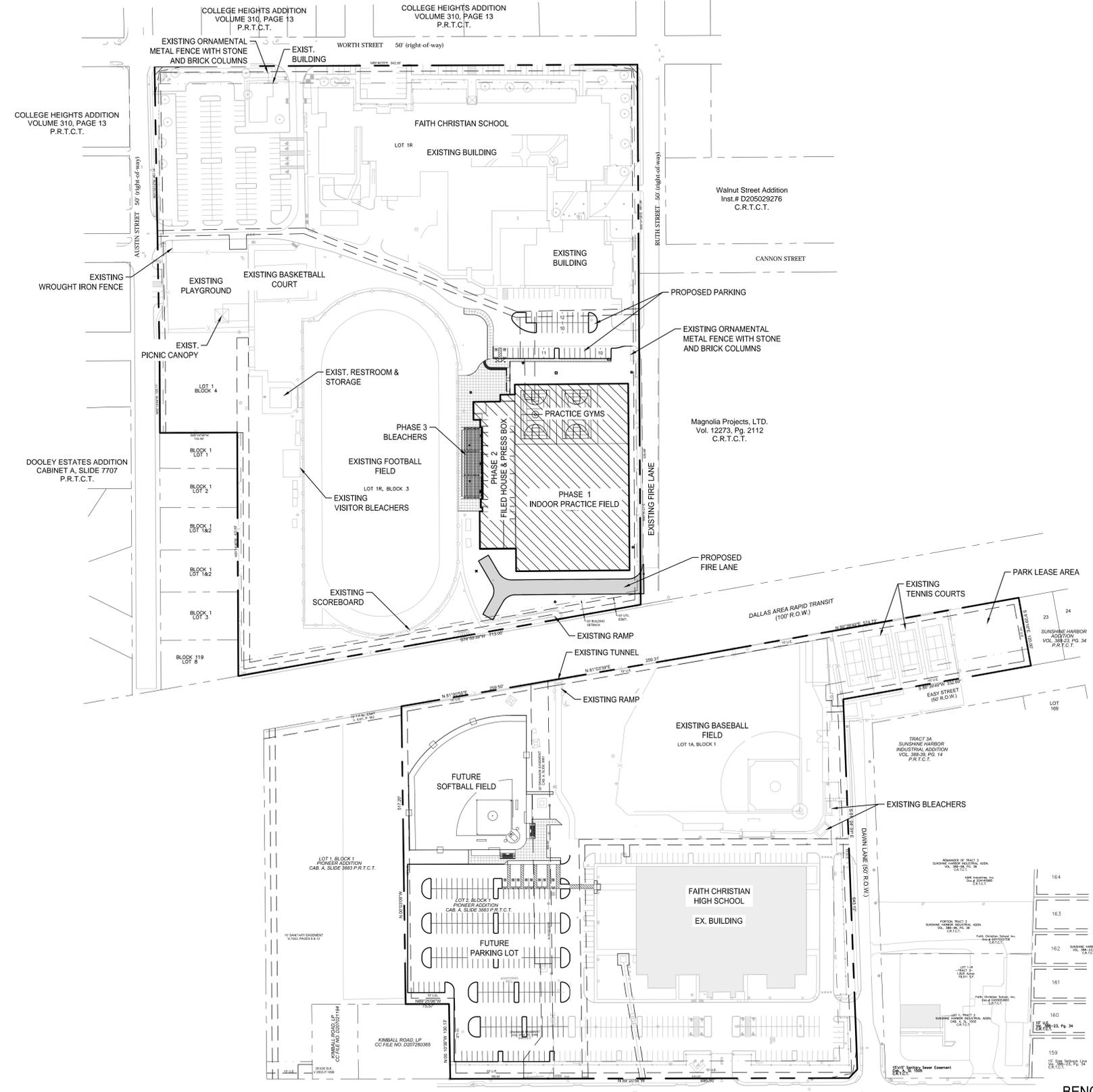
BENCHMARKS

BM #1 CENTER OF SSMH
N: 70327407.8946
E: 2407042.096
ELEV: 639.133

BM #2 CENTER OF SSMH
N: 7026884.260
E: 2407440.945
ELEV: 633.8651

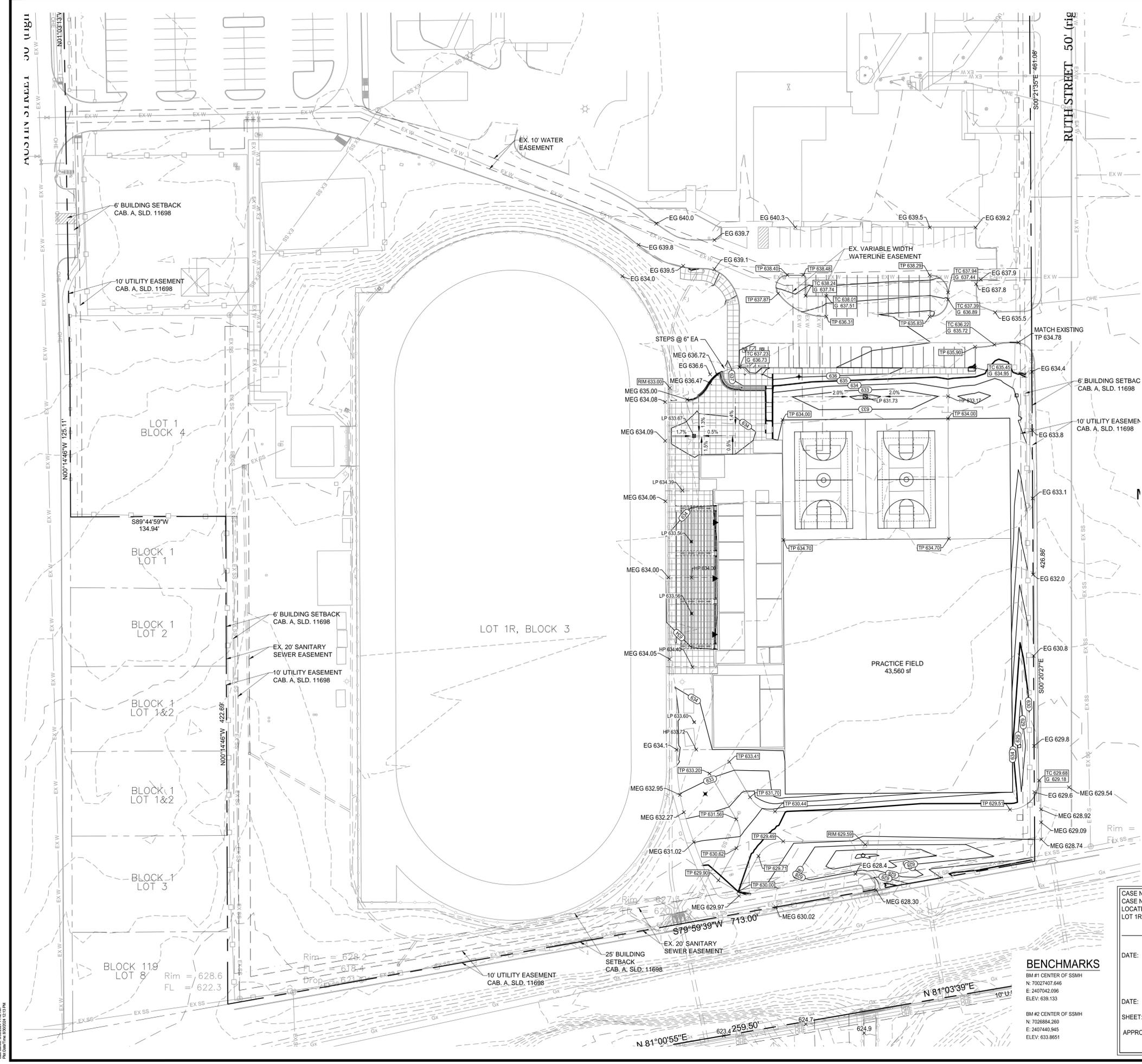
PHASING

THE PHASING FOR THE PROJECT WILL MOST LIKELY NEED TO BE PHASED DUE TO FUNDRAISING EFFORTS BY GRAPEVINE FAITH CHRISTIAN SCHOOL. THE FIRST PHASE WILL BE THE MULTI-PURPOSE INDOOR ATHLETIC FACILITY. THE SECOND PHASE WILL BE THE CONSTRUCTION OF THE TWO-LEVEL FIELD HOUSE BUILDING. AND THE THIRD PHASE WILL INCLUDE THE SEATING UPGRADES FOR THE STADIUM.



Drawing: S:\04\23003\23003_001_mpl.dwg, Date: 8/27/2024, 12:29 PM
 User: jbarney, Plot Date: 8/27/2024, 12:29 PM
 Plot Path: S:\04\23003\23003_001_mpl.dwg

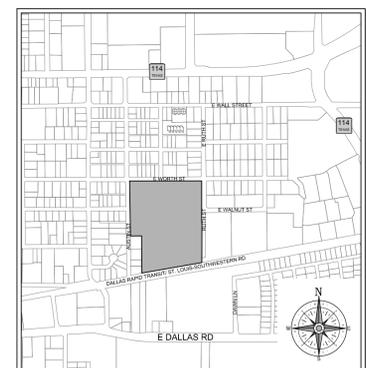
**FAITH CHRISTIAN SCHOOL
MULTIPURPOSE ACTIVITY
CENTER**
729 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051



LEGEND

	PROPERTY LINE
	EASEMENT LINE
	100 YR FLOODPLAIN LIMIT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	RETAINING WALL
	DRAINAGE SWALE
	EX. SPOT GRADE
	FINISHED GRADE
	TOP OF PAVEMENT
	LOW POINT
	HIGH POINT
	TOP OF WALL
	BOTTOM OF WALL
	TOP OF CURB
	GUTTER
	MATCH EXISTING GRADE
	FINISHED FLOOR ELEVATION

- NOTES:**
- ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (i.e. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
 - CONTRACTOR SHALL FORM SIDEWALK AND VERIFY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT CROSS SLOPES AREA NO GREATER THAN 2% ALONG THE ACCESSIBLE ROUTE AND RUNNING SLOPE IS NOT GREATER THAN 5%, UNLESS THE RUNNING SLOPE MATCHES THE EXISTING STREET SLOPE. IF ANY DISCREPANCY ARISES, CONTRACTOR SHALL CONTACT THE ENGINEER FOR SOLUTION.
 - AREAS AROUND THE PERIMETER OF THE BUILDING(S) SHALL BE AT A POSITIVE SLOPE AWAY FROM THE BUILDING TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. THE CONTRACTOR MUST REFER TO THE GEOTECHNICAL REPORT, FOUNDATION PLANS, AND LANDSCAPE PLANS FOR 1) ALL BACKFILL AND COMPACTION REQUIREMENTS, 2) FOUNDATION WATER PROOFING AND 3) UNDERDRAINS AND LANDSCAPE DRAINS AROUND THE PERIMETER OF THE BUILDING(S).
 -



VICINITY MAP
NOT TO SCALE

SITE PLAN/LANDSCAPE PLAN/ PHOTOMETRIC PLAN FOR GRAPEVINE FAITH CHRISTIAN SCHOOL LOT 1R, BLOCK 2, FAITH CHRISTIAN SCHOOL ESTHER MOORE AB. NO. 1029 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS 18.088 ACRES OR 787,890 SQ. FT. ZONE: "R-7.5" SINGLE-FAMILY DATE OF PREPARATION: AUGUST 05, 2024

THE PURPOSE OF CONDITIONAL USE PERMIT CU24-37 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU19-25 (ORD. 2013-33) TO ALLOW FOR A NON-PROFIT EDUCATIONAL INSTITUTION. THIS REQUEST IS SPECIFICALLY TO CONSTRUCT ADDITIONAL FOOTBALL FIELD SEATING AND AN INDOOR MULTIPURPOSE FACILITY. THE PURPOSE OF PLANNED DEVELOPMENT OVERLAY PD24-05 IS TO DEVIATE FROM BUT NOT LIMITED TO THE MAXIMUM HEIGHT OF SECONDARY STRUCTURES FROM SECTION 15 OF THE COMPREHENSIVE ZONING ORDINANCE, NO. 82-73.

CASE NAME: FAITH CHRISTIAN SCHOOL
CASE NUMBER: CU24-37 AND PD24-05
LOCATION: 730 EAST WORTH STREET;
LOT 1R, BLOCK 2, FAITH CHRISTIAN SCHOOL

DATE: _____

MAYOR _____ SECRETARY _____

PLANNING AND ZONING COMMISSION

DATE: _____

CHAIRMAN _____

SHEET: 5 OF 14

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

PLANNING SERVICES DEPARTMENT

BENCHMARKS

BM #1 CENTER OF SSMH
N: 7022707.946
E: 2407042.096
ELEV: 638.133

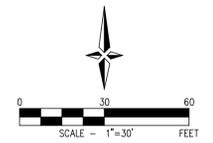
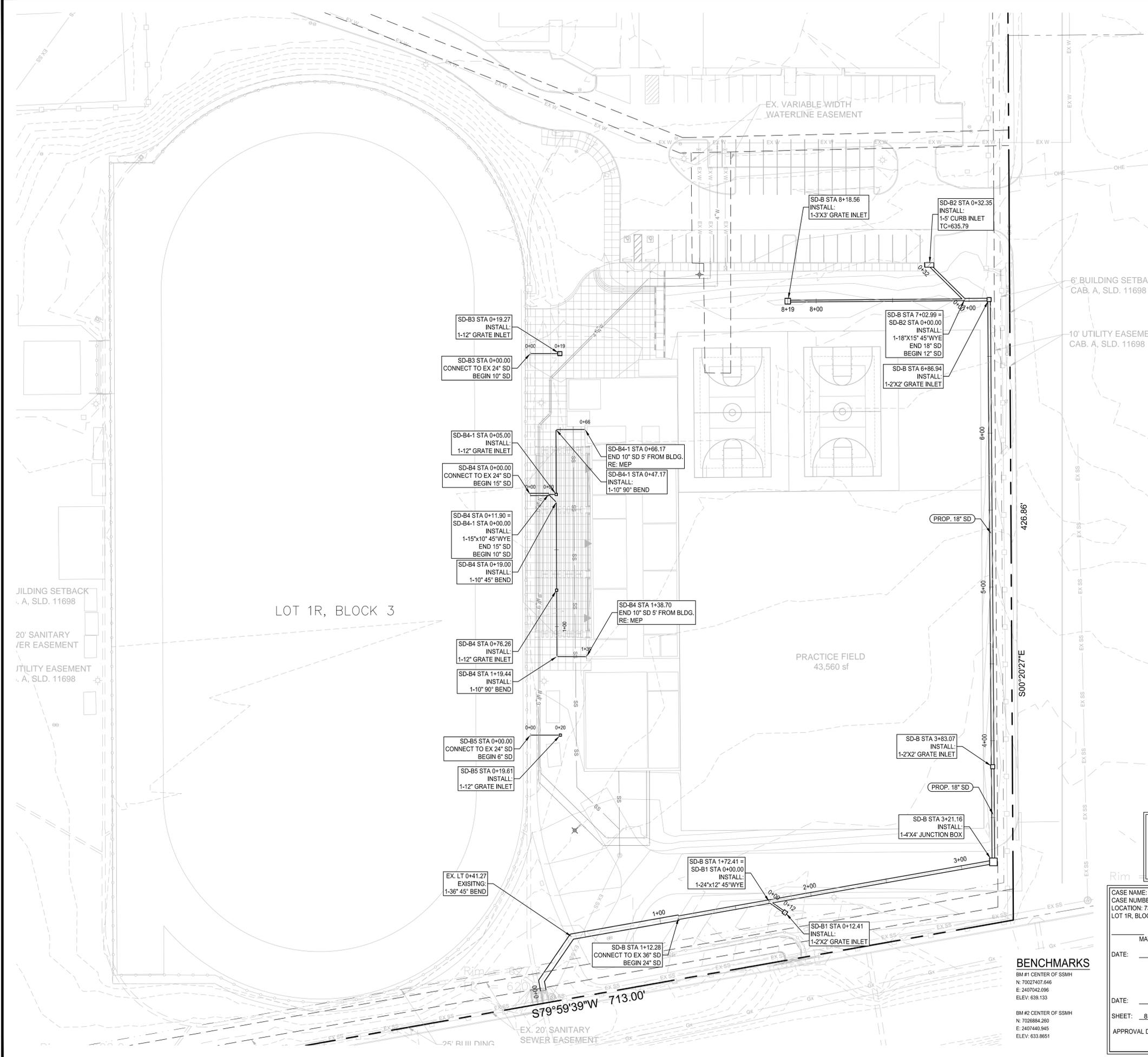
BM #2 CENTER OF SSMH
N: 7026884.260
E: 2407440.945
ELEV: 633.8651



PROJECT: FCS SECURITY FENCE
PROJECT NO: FCS23003.00
DATE: AUGUST 27, 2024
DRAWN: OCTAVIO AGUIRRE
DESIGNED: OCTAVIO AGUIRRE
REVIEWER: THOMAS BARTKOWSKI

GRADING PLAN
C3.00

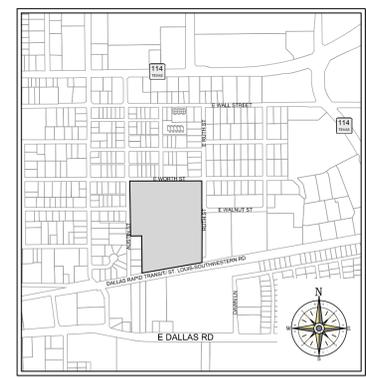
**FAITH CHRISTIAN SCHOOL
MULTIPURPOSE ACTIVITY
CENTER**
729 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051



LEGEND

	PROPERTY LINE
	EASEMENT LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING WATERLINE
	EXISTING SEWER LINE
	EXISTING STORM DRAIN LINE
	PROPOSED WATERLINE
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN LINE

- NOTES:**
1. THE CITY OF GRAPEVINE DESIGN AND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
 2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 3. REFER TO LANDSCAPE PLANS FOR HEDSCAPE IMPROVEMENTS AND IRRIGATION SLEEVES CROSSING PAVED AREAS.
 4. REFER TO STRUCTURAL PLANS FOR ALL BUILDING AND DUMPSTER ENCLOSURE FOUNDATION DESIGNS AND DETAILS.
 5. ALL T.C.E.Q. PIPE SEPARATION MUST BE MET.
 6. ALL WYE CONNECTIONS AND BENDS SHALL BE MANUFACTURED FITTINGS.
 7. GRATE INLETS ARE PRECAST PARTS PER OLDCASTLE OR APPROVED EQUAL.
 8. STORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING THE MATERIALS AND ALL STORM DRAIN PIPES, BOXES, INLETS, APPURTENANCE, INCLUDING EXCAVATION, EMBEDMENT AND BACKFILL, AS SHOWN ON THESE PLANS.
 9. ALL STORM DRAIN PIPING ARE PRIVATE UNLESS OTHERWISE NOTED ON PLANS.



SITE PLAN/ LANDSCAPE PLAN/ PHOTOMETRIC PLAN FOR
GRAPEVINE FAITH CHRISTIAN SCHOOL
LOT 1R, BLOCK 2, FAITH CHRISTIAN SCHOOL
ESTHER MOORE AB. NO. 1029
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18.088 ACRES OR 787,890 SQ. FT.
ZONE: "R-7.5" SINGLE-FAMILY
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LOCATION: 730 EAST WORTH STREET;
LOT 1R, BLOCK 2, FAITH CHRISTIAN SCHOOL

DATE: _____

MAYOR _____ SECRETARY _____

PLANNING AND ZONING COMMISSION

DATE: _____

CHAIRMAN _____

SHEET: 8 OF 14

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

PLANNING SERVICES DEPARTMENT

BENCHMARKS

BM #1 CENTER OF SSMH
N: 70327407.5946
E: 2407042.096
ELEV: 638.133

BM #2 CENTER OF SSMH
N: 7026884.260
E: 2407440.945
ELEV: 633.8651



PROJECT: FCS SECURITY FENCE
PROJECT NO: FCS23003.00
DATE: AUGUST 27, 2024
DRAWN: OCTAVIO AGUIRRE
DESIGNED: OCTAVIO AGUIRRE
REVIEWER: THOMAS BARTKOWSKI

**STORM DRAIN
PLAN NORTH**

C5.00

Westwood
Westwood Professional Services, Inc.
500 WEST 7TH STREET, SUITE 1300
FORT WORTH, TX 76102 T: 817.953.2777

**FAITH CHRISTIAN SCHOOL
MULTIPURPOSE ACTIVITY
CENTER**
729 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051

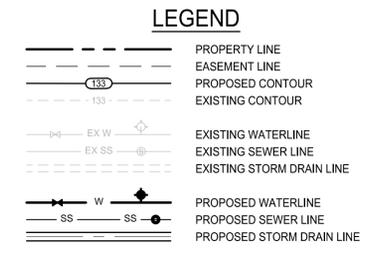
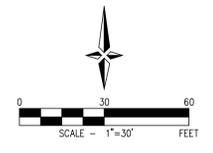


09/03/2024

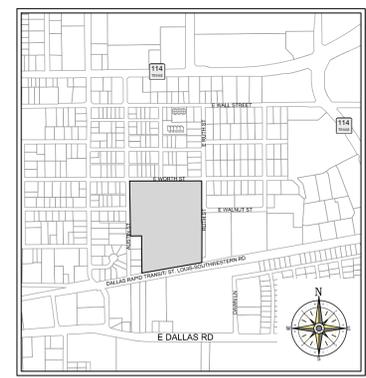
PROJECT: FCS SECURITY FENCE
PROJECT NO: FCS23003.00
DATE: AUGUST 27, 2024
DRAWN: OCTAVIO AGUIRRE
DESIGNED: OCTAVIO AGUIRRE
REVIEWER: THOMAS BARTKOWSKI

UTILITY PLAN

C6.00



- NOTES:**
- THE CITY OF GRAPEVINE DESIGN AND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
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VICINITY MAP
NOT TO SCALE

SITE PLAN/ LANDSCAPE PLAN/ PHOTOMETRIC PLAN FOR GRAPEVINE FAITH CHRISTIAN SCHOOL LOT 1R, BLOCK 2, FAITH CHRISTIAN SCHOOL ESTHER MOORE AB. NO. 1029 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS 18.088 ACRES OR 787,890 SQ. FT. ZONE: R-7.5 SINGLE-FAMILY DATE OF PREPARATION: AUGUST 05, 2024

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CASE NAME: FAITH CHRISTIAN SCHOOL
CASE NUMBER: CU24-37 AND PD24-05
LOCATION: 730 EAST WORTH STREET;
LOT 1R, BLOCK 2, FAITH CHRISTIAN SCHOOL

DATE: _____

MAYOR _____ SECRETARY _____

PLANNING AND ZONING COMMISSION

DATE: _____

CHAIRMAN _____

SHEET: 9 OF 14

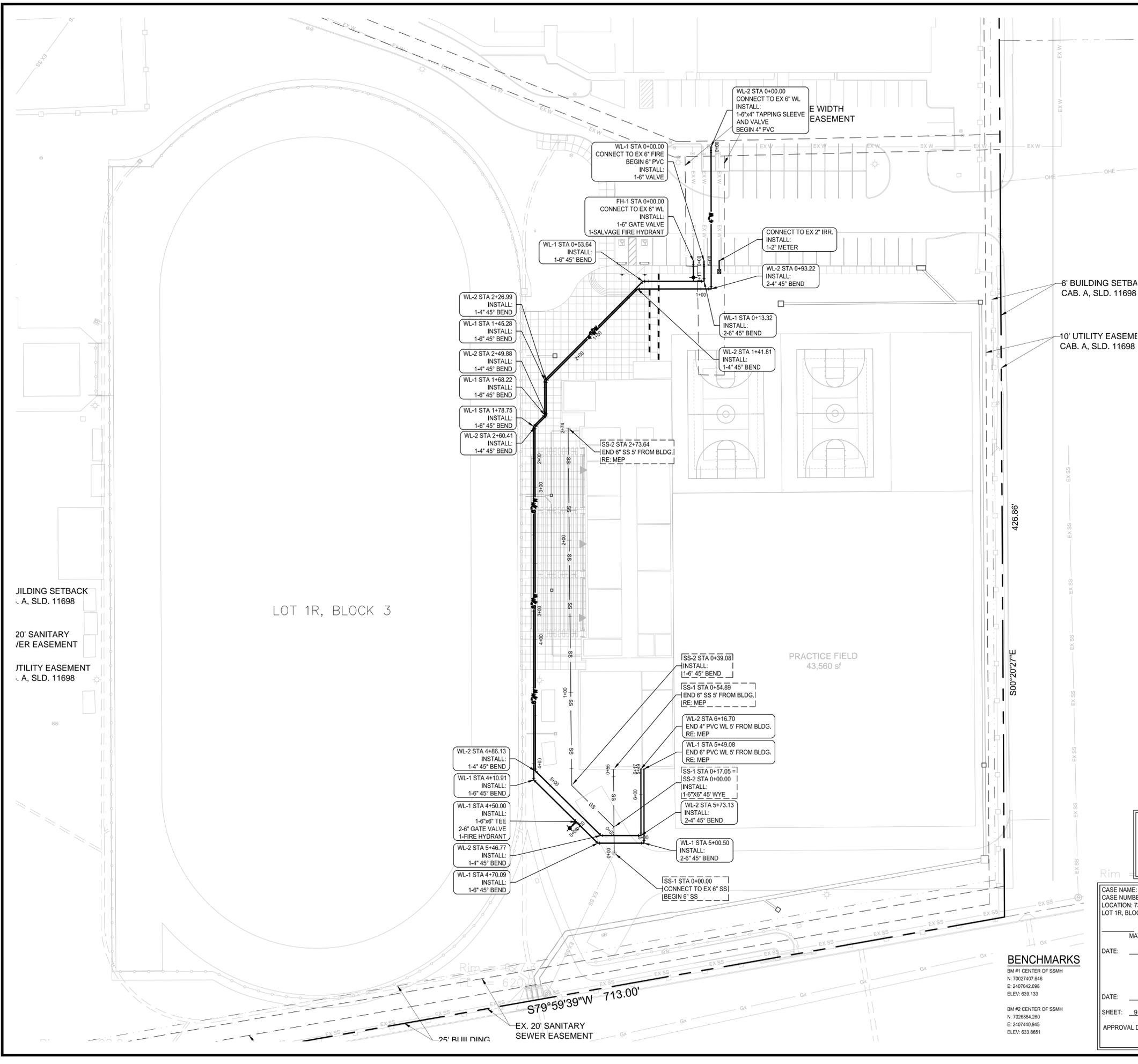
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

PLANNING SERVICES DEPARTMENT

BENCHMARKS

BM #1 CENTER OF SSMH
N: 70327407.846
E: 2407042.096
ELEV: 638.133

BM #2 CENTER OF SSMH
N: 7026884.260
E: 2407440.945
ELEV: 633.8651



JILDING SETBACK
A, SLD. 11698

20' SANITARY
SEWER EASEMENT

UTILITY EASEMENT
A, SLD. 11698

LOT 1R, BLOCK 3

PRACTICE FIELD
43,560 sf

S79°59'39"W 713.00'

EX. 20' SANITARY
SEWER EASEMENT

Westwood
Westwood Professional Services, Inc.
500 WEST 7TH STREET, SUITE 1300
FORT WORTH, TX 76102 T: 817.953.2777

**FAITH CHRISTIAN SCHOOL
MULTIPURPOSE ACTIVITY
CENTER**
729 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051

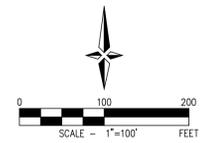


09/03/2024

PROJECT: FCS SECURITY FENCE
PROJECT NO: FCS23003.00
DATE: AUGUST 27, 2024
DRAWN: OCTAVIO AGUIRRE
DESIGNED: OCTAVIO AGUIRRE
REVIEWER: THOMAS BARTKOWSKI

PAVING PLAN

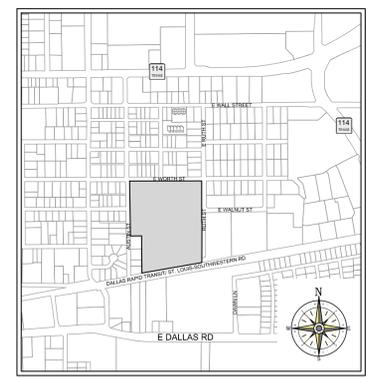
C7.00



LEGEND

- SIDEWALKS**
4", 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. ON 6" LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- LIGHT DUTY PAVING**
5", 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. ON 6" LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- HEAVY DUTY PAVING**
8", 3,600 PSI CONCRETE PAVEMENT WITH #4 BARS @ 18" O.C.E.W. ON 6" LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- RETAINING WALL OR CURB WALL**

- NOTES:**
1. REFER TO GEOTECHNICAL REPORT FOR PAVEMENT & SUBGRADE REQUIREMENTS.
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & COORDINATES AND CONTACT THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION IF CONFLICTS EXIST.
 3. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLANS.
 4. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADJUSTMENT OF WATER, SEWER, AND STORM APPURTENANCES.
 5. CONSTRUCTION JOINTS SHALL BE REQUIRED AT THE END OF A DAY'S WORK.
 6. ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
 7. RADIAL JOINTS SHALL BE NO SHORTER THAN 18"
 8. ALL CONSTRUCTION JOINTS SHALL BE CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED.
 9. CONTRACTOR SHALL PROVIDE EXPANSION JOINT WHERE SIDEWALK ABUTS DRIVEWAYS.
 10. ALL BARRIER FREE RAMP MUST MEET CURRENT AMERICAN DISABILITY (ADA) AND TEXAS ACCESSIBILITY STANDARDS (TAS) REQUIREMENTS FOR SLOPE, SURFACE FINISH, AND COLOR.



VICINITY MAP
NOT TO SCALE

SITE PLAN/ LANDSCAPE PLAN/ PHOTOMETRIC PLAN FOR GRAPEVINE FAITH CHRISTIAN SCHOOL LOT 1R, BLOCK 2, FAITH CHRISTIAN SCHOOL ESTHER MOORE AB. NO. 1029 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS 18.088 ACRES OR 787,890 SQ. FT. ZONE: R-7.5 SINGLE-FAMILY DATE OF PREPARATION: AUGUST 05, 2024

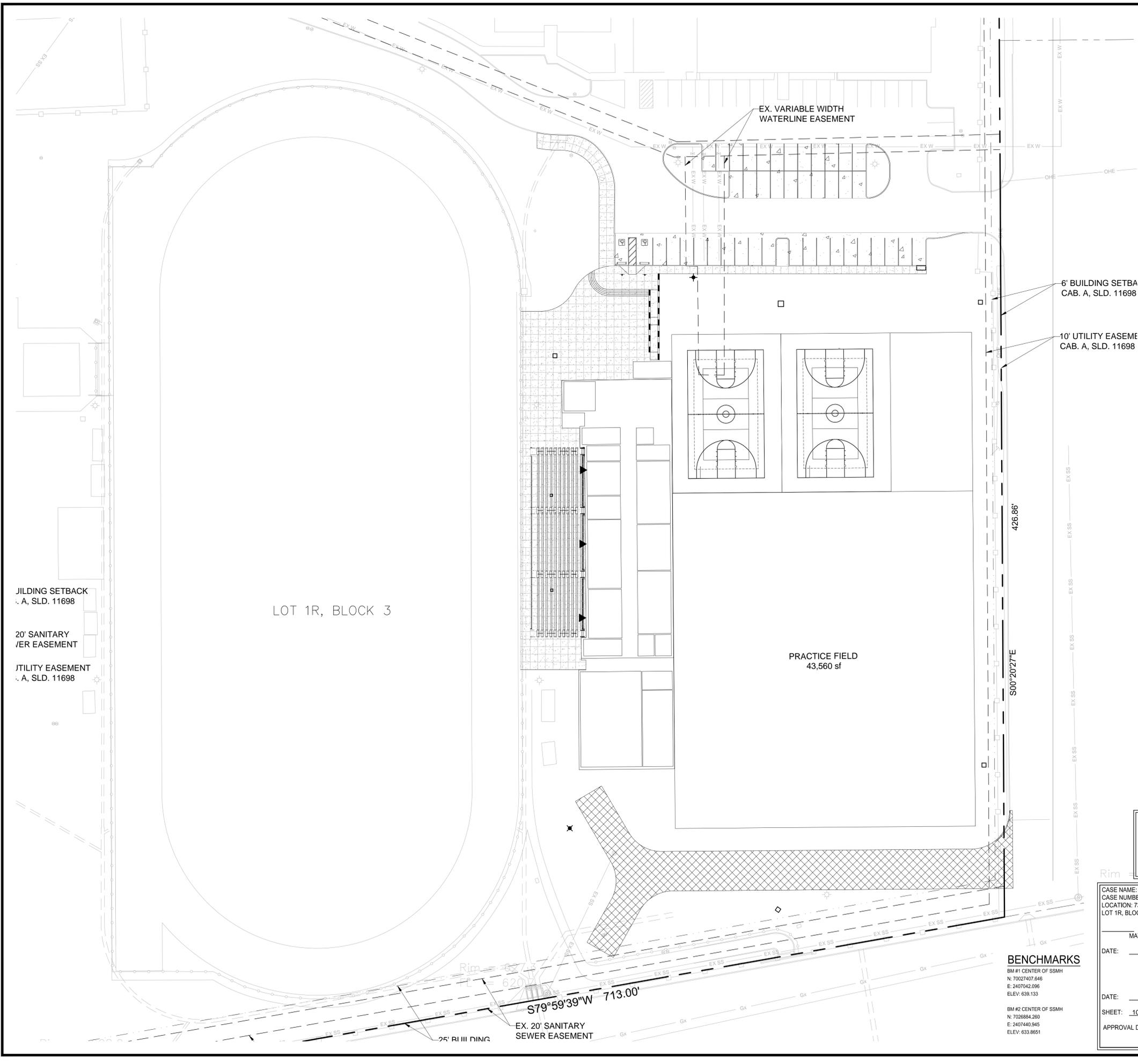
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CASE NAME: FAITH CHRISTIAN SCHOOL
CASE NUMBER: CU24-37 AND PD24-05
LOCATION: 730 EAST WORTH STREET, LOT 1R, BLOCK 2, FAITH CHRISTIAN SCHOOL

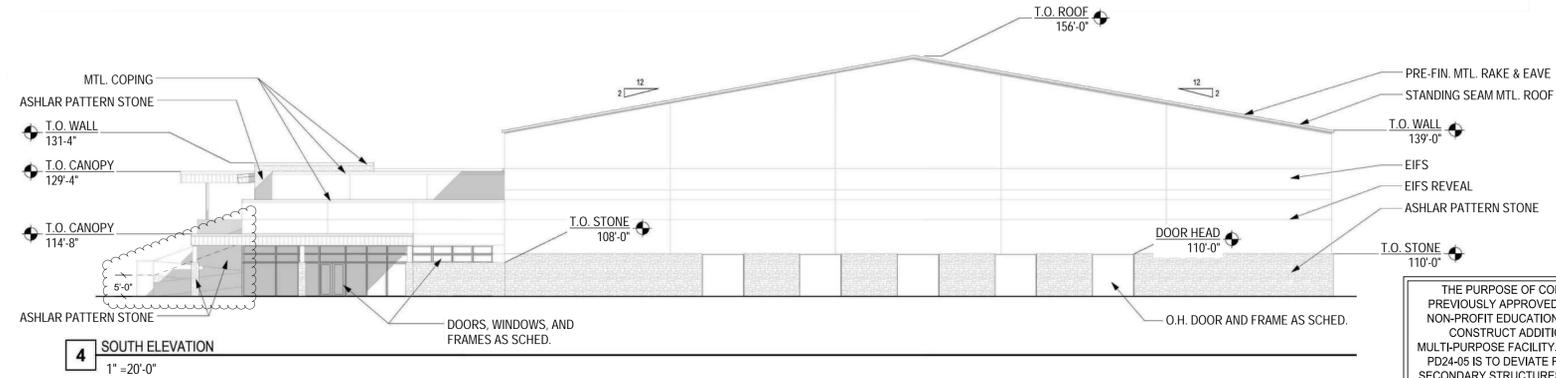
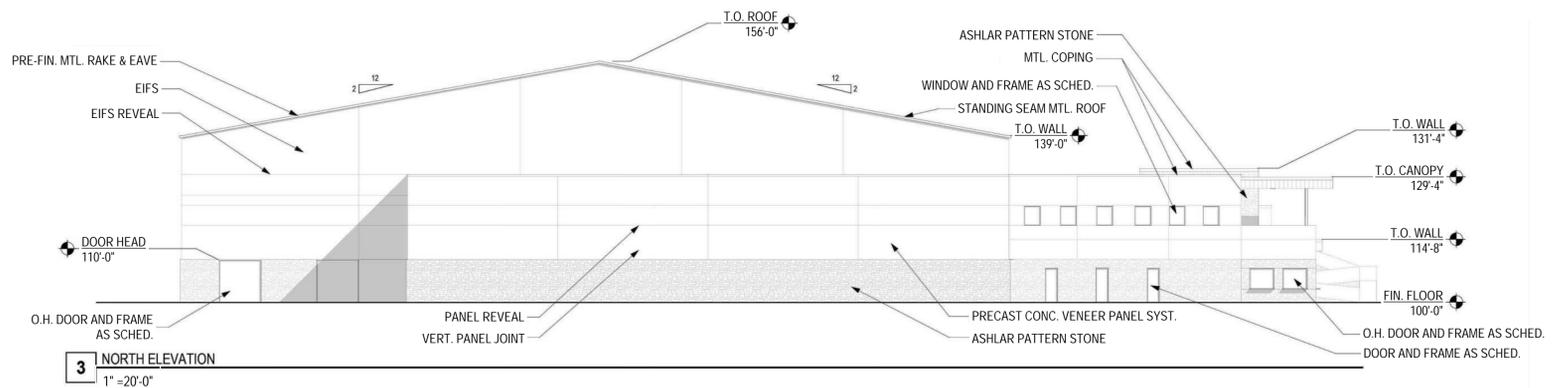
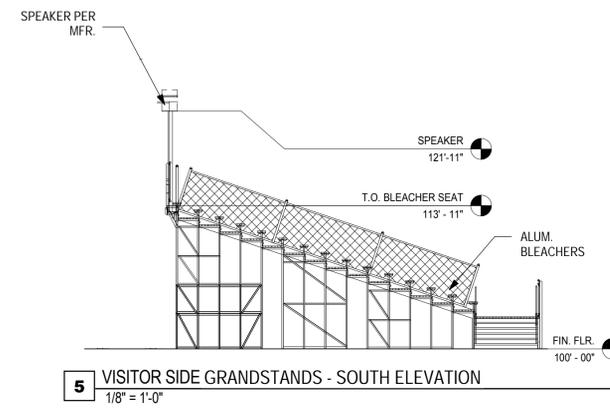
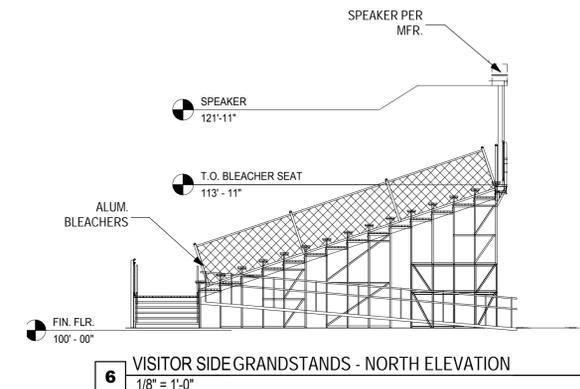
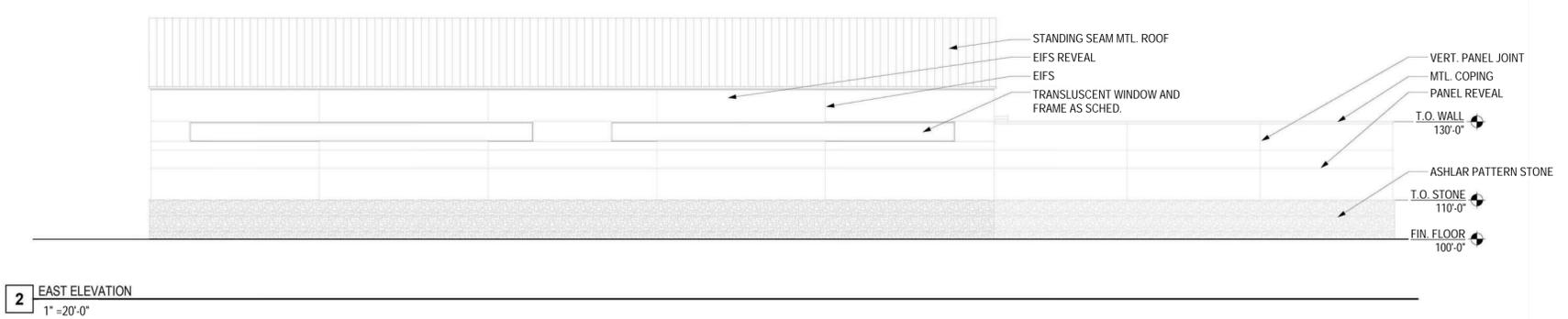
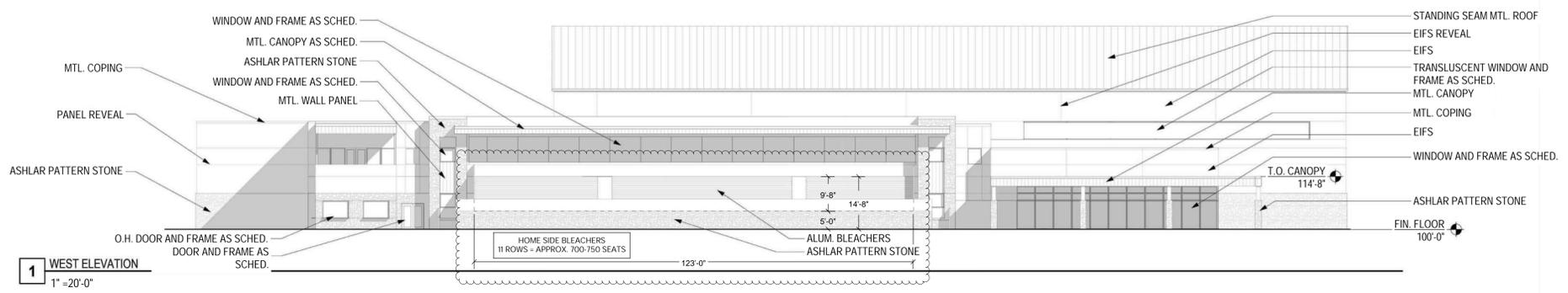
MAYOR	SECRETARY
DATE: _____	PLANNING AND ZONING COMMISSION
DATE: _____	CHAIRMAN
SHEET: <u>10</u> OF <u>14</u>	PLANNING SERVICES DEPARTMENT

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

BENCHMARKS
BM #1 CENTER OF SSMH
N: 7027407.646
E: 2407042.096
ELEV: 638.133
BM #2 CENTER OF SSMH
N: 7026884.260
E: 2407440.945
ELEV: 633.8651



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Date
Revision /

Project
GRAPEVINE FAITH CHRISTIAN SCHOOL
MULTI-PURPOSE INDOOR FACILITY
GRAPEVINE, TEXAS

FOR THE PURPOSE OF CUP APPROVAL ONLY WITH CITY OF GRAPEVINE, TX



SITE PLAN/ LANDSCAPE PLAN/ PHOTOMETRIC PLAN FOR GRAPEVINE FAITH CHRISTIAN SCHOOL LOT 1R, BLOCK 2, FAITH CHRISTIAN SCHOOL ESTHER MOORE AB. NO. 1029 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS 18.088 ACRES OR 787,890 SQ. FT. ZONE: "R-7.5" SINGLE-FAMILY DATE OF PREPARATION: AUGUST 05, 2024

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Case Name: CU24-37/PD24-05, Grapevine Faith Indoor Practice Facility			
Case Address: 730 East Worth Street			
Current/Proposed Legal Description: Lot 1R, Block 2, Faith Christian School			
Section	Regulation	Proposed Deviation	Explanation
15.1 Comprehensive Zoning Ordinance, No 82-73	Height 2. Height of secondary structure, one story not to exceed 16 feet.	Height of Indoor Practice Facility • Top of Roof Peak 56 feet • Top of Exterior Wall 39 feet	The proposed structure is an Indoor Practice Facility requiring clear height to suit its purpose.
15.1 Comprehensive Zoning Ordinance, No 82-73	Height 2. Height of secondary structure, one story not to exceed 16 feet.	Height of Field House & Press Box • Top of Exterior Wall 31' 4"	The proposed structure is a 2-story Field House and Press Box.

Legend of Exterior Elevation Materials	West Elevation		East Elevation		North Elevation		South Elevation	
	Area (SF)	%	Area (SF)	%	Area (SF)	%	Area (SF)	%
Stone	2,090	20%	3,166	28%	2,527	22%	1,741	16%
EIFS	5,028	49%	7,352	64%	8,480	74%	8,238	73%
Metal Panel	1,372	13%	0	0%	60	1%	199	2%
Glass	1,759	17%	888	8%	114	1%	548	5%
Metal Doors	117	1%	0	0%	298	3%	500	4%
Total	10,366	100%	11,406	100%	11,479	100%	11,226	100%

CASE NAME: FAITH CHRISTIAN SCHOOL
CASE NUMBER: CU24-37 AND PD24-05
LOCATION: 730 EAST WORTH STREET, LOT 1R, BLOCK 2, FAITH CHRISTIAN SCHOOL

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 11 OF 14

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

PLANNING SERVICES DEPARTMENT

EXTERIOR ELEVATIONS

VOLUME

Job. No. 1888-07-01

Sheet No. A1.0

Drawn By: AHL

Date: 08-05-24

O:\Projects\Grapevine Faith Christian School\1888-07-01_GFCIS Multi-Purpose Indoor Facility\06_BIM\01_BIM_Model\1888-07-01_GFCIS - MP Indoor Facility.rvt

Westwood
Westwood Professional Services, Inc.
500 WEST 7TH STREET, SUITE 1300
FORT WORTH, TX 76102 T: 817.953.2777

**FAITH CHRISTIAN SCHOOL
MULTIPURPOSE ACTIVITY
CENTER**
729 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051

**PRELIMINARY
-FOR REVIEW ONLY-**

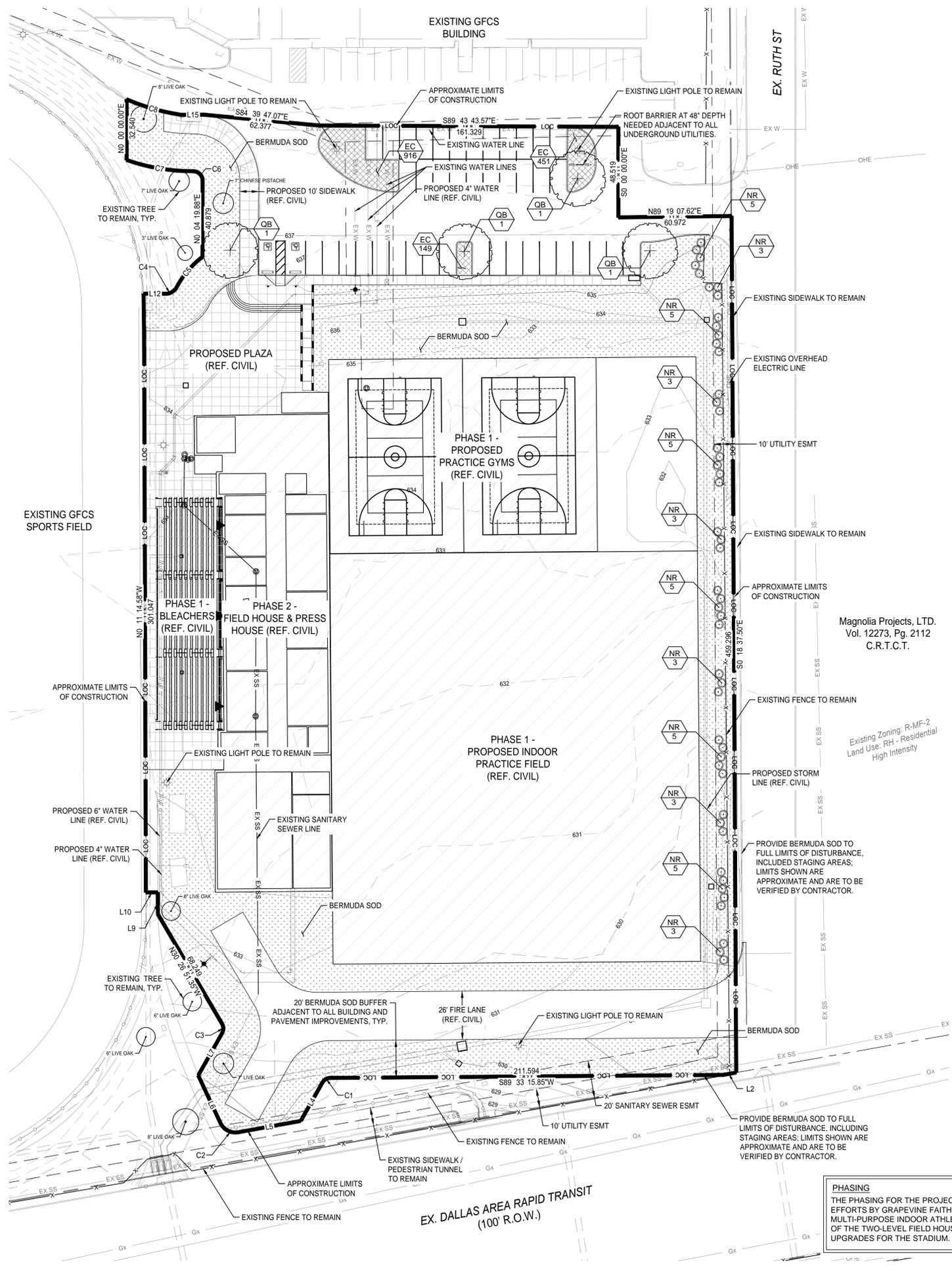
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

CHELSEA M. KUYKENDALL 3619 09/03/2024
TYPE OR PRINT NAME PLAN DATE

PROJECT: FCS SECURITY FENCE
PROJECT NO: FCS23003.00
DATE: AUGUST 5, 2024
DRAWN: GRACE MOY
DESIGNED: GRACE MOY
REVIEWER: CHELSEA KUYKENDALL

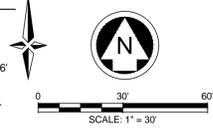
LANDSCAPE PLAN

L100



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
CANOPY TREE						
	QB	Quercus buckleyi	Texas Red Oak	3" Cal.	4	Container grown, 12' height, 6' spread, 4' branching height, upright growth, full rounded canopy, strong central leader
SHRUBS						
	NR	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	2' Height at Install	60" o.c.	48 Container full, 24" spread at time of installation, 24" height at time of installation, spaced at 60" on-center
GROUND COVERS						
	---	Cynodon dactylon	Bermuda Grass (Sod)	sod	34,909 sf	Lawn solid sod, regional, drought tolerant - refer to notes.
	EC	Euonymus fortunei 'Coloratus'	Purple-leaf Wintercreeper	4" Pots	1,516	Container full, (5) runners minimum, 12" spread, spaced at 12" on-center typical.
			Existing Tree to Remain			



Artificial Lot Boundary			
Line #/Curve #	Length	Direction/Delta	Radius
C1	5.227	64.1191	4.671
C2	11.816	75.7493	8.937
C3	5.236	60.0000	5.000
C4	5.326	40.3008	7.571
C5	22.522	25.8859	49.851
C6	7.677	87.9766	5.000
C7	36.813	19.3511	108.998
C8	30.687	15.1647	115.941
L2	7.204	S79 59 39.00"W	
L4	23.525	S29 33 08.65"W	
L5	34.501	S79 47 00.78"W	
L6	27.723	N25 01 21.11"W	
L7	26.033	N29 33 08.65"E	
L9	11.620	N0 15 48.75"W	
L10	6.375	S89 50 00.15"W	
L12	12.906	S89 55 40.12"E	
L15	11.999	N89 32 33.45"E	

City of Grapevine Landscape Requirements

North Campus	
Requirement: Parking lots, vehicular use areas and parked vehicles are to be effectively screened from the public view and adjacent property. Both the interior and perimeter of such areas shall be landscaped in accordance to the following criteria.	
Artificial Lot Area: ±156,600 SF Vehicular Use Area: ±13,196 SF	
Interior Landscaping	
Requirement: A minimum of ten (10) percent of the gross parking areas shall be devoted to living landscaping which includes grass, ground cover, plants, shrubs and trees. There shall be a minimum of one (1) tree planted for each four hundred (400) square feet or fraction thereof of required interior landscape area. Planter islands must be located no further apart than every twelve (12) parking spaces and at the terminus of all rows of parking. Such islands shall contain at least one (1) tree. The remainder shall be landscaped with shrubs, lawn, ground cover and other appropriate material not to exceed three (3) feet in height.	
Required ±1,320 SF (10%) 3 Trees	Provided ±2,037 SF (15%) 4 Trees
Non-Vehicular Open Space	
Requirement: Grass, ground cover, shrubs, and other landscape materials shall be used to cover all open ground within twenty (20) feet of any building or paving or other use such as storage. In all non-residential zoning districts, a minimum of fifteen (15) percent of the total site area shall be devoted to feature landscaping with not less than fifty (50) percent of the landscaping being located in the required front yard. Trees shall be planted in non-vehicular open space to meet the requirement of one (1) tree per 2,500 square feet.	
Required ±23,490 SF (15%) ±11,745 SF (50%) front yard 9 Trees	Provided ±34,989 SF (22%) ±14,482 SF (62%) front yard 4 Proposed Trees 7 Existing Trees to Remain

City of Grapevine Landscape 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.



VICINITY MAP
NOT TO SCALE

Landscape Plan Data Summary Table		
Item	Required	Proposed
Landscape Area		
Landscape Perimeter Area	23,490 sf	34,827 sf
Interior Landscape Area - Parking Lot Landscaping	1,320 sf	2,037 sf
Additional Interior Landscape Area	11,745 sf	14,482 sf
Other Landscape Area within the Lot	-	-
Total Landscape Area	36,555 sf	51,346 sf
Impervious Area		
Building Footprint	80,155 sf	-
Area of Sidewalks, Pavement & Other Impervious Flatwork	37,235 sf	-
Other Impervious Area	-	-
Total Impervious Area (Square Feet and Percentage)	23,490 sf (15%)	39,210 sf (25%)
Total Open Space (Square Feet and Percentage)	11,745 sf (32%)	11,730 sf (23%)
Total Impervious Area (Square Feet and Percentage)	117,390 sf (75%)	117,390 sf (75%)

SITE PLAN / LANDSCAPE PLAN / PHOTOMETRIC PLAN FOR GRAPEVINE FAITH CHRISTIAN SCHOOL LOT 1R, BLOCK 2, FAITH CHRISTIAN SCHOOL AB. NO. XXX CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS 18.10 ACRES OR 786,697 SQ. FT. ZONE: R-7.5 SINGLE-FAMILY DATE OF PREPARATION: AUGUST 05, 2024

THE PURPOSE OF CONDITIONAL USE PERMIT CU24-23 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU19-25 (ORD. 2013-33) TO ALLOW FOR A NON-PROFIT EDUCATIONAL INSTITUTION. THIS REQUEST IS SPECIFICALLY TO CONSTRUCT ADDITIONAL FOOTBALL FIELD SEATING AND AN INDOOR MULTI-PURPOSE FACILITY. THE PURPOSE OF PLANNED DEVELOPMENT OVERLAY PD24-05 IS TO DEVIATE FROM BUT NOT LIMITED TO THE MAXIMUM HEIGHT OF SECONDARY STRUCTURES FROM SECTION 15 OF THE COMPREHENSIVE ZONING ORDINANCE, NO. 82-73.

CASE NAME: FAITH CHRISTIAN SCHOOL
CASE NUMBER: PD24-05
LOCATION: 730 EAST WORTH STREET; LOT 1R, BLOCK 2, FAITH CHRISTIAN SCHOOL

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 12 OF 13

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

PLANNING SERVICES DEPARTMENT

BENCHMARKS

BM #1 CENTER OF SSMH
N: 7027407.646
E: 2407042.096
ELEV: 639.133

BM #2 CENTER OF SSMH
N: 7026884.260
E: 2407440.945
ELEV: 633.8651

PHASING
THE PHASING FOR THE PROJECT WILL MOST LIKELY NEED TO BE PHASED DUE TO FUNDRAISING EFFORTS BY GRAPEVINE FAITH CHRISTIAN SCHOOL. THE FIRST PHASE WILL BE THE MULTI-PURPOSE INDOOR ATHLETIC FACILITY. THE SECOND PHASE WILL BE THE CONSTRUCTION OF THE TWO-LEVEL FIELD HOUSE BUILDING. AND THE THIRD PHASE WILL INCLUDE THE SEATING UPGRADES FOR THE STADIUM.

Magnolia Projects, LTD.
Vol. 12273, Pg. 2112
C.R.T.C.T.

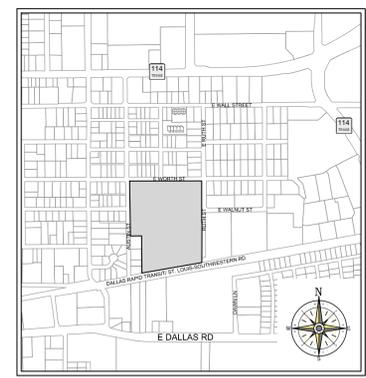
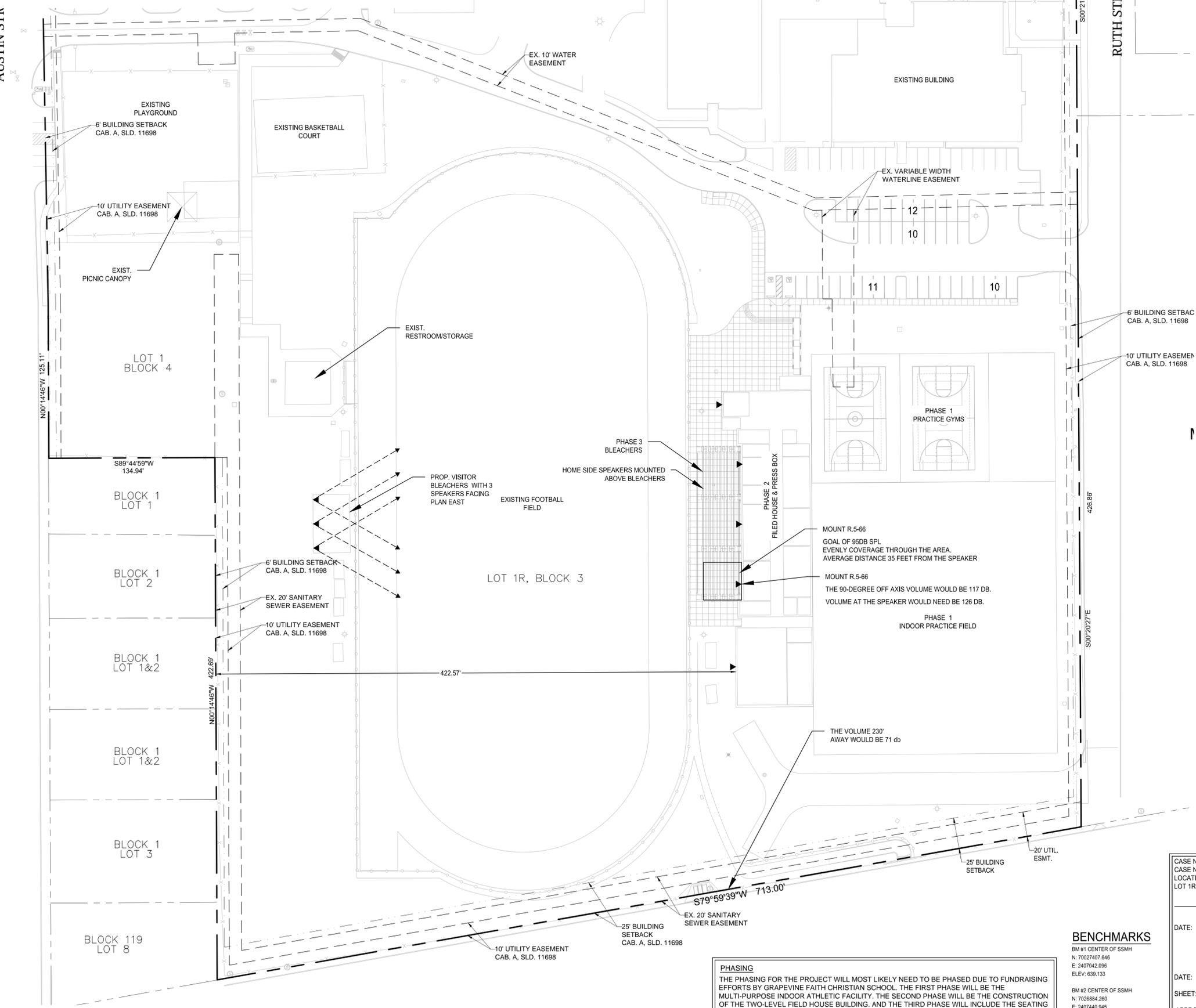
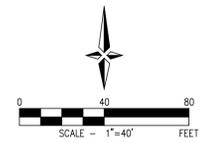
Existing Zoning: R-MF-2
Land Use: RH - Residential
High Intensity

TABLE 1.
MAXIMUM PERMISSIBLE SOUND PRESSURE LEVELS BY RECEIVING ZONING DISTRICT
L_{eq} SOUND LEVEL, dBA, LIMITS FOR CONTINUOUS SOUND SOURCES

DISTRICT	DAY TIME (7:00 A.M. TO 10:00 P.M.)	NIGHT TIME (10:00 P.M. TO 7:00 A.M.)
RESIDENTIAL	59	52

SPEAKER DATA

VISITOR SPEAKERS	3
HOME SPEAKERS	5



VICINITY MAP
NOT TO SCALE

SITE PLAN/ LANDSCAPE PLAN/ PHOTOMETRIC PLAN
FOR
GRAPEVINE FAITH CHRISTIAN SCHOOL
LOT 1R, BLOCK 2, FAITH CHRISTIAN SCHOOL
ESTHER MOORE AB. NO. 1029
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
18.088 ACRES OR 787,890 SQ. FT.
ZONE: "R-7.5" SINGLE-FAMILY
DATE OF PREPARATION: AUGUST 05, 2024

THE PURPOSE OF CONDITIONAL USE PERMIT CU24-37 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU19-25 (ORD. 2013-33) TO ALLOW FOR A NON-PROFIT EDUCATIONAL INSTITUTION. THIS REQUEST IS SPECIFICALLY TO CONSTRUCT ADDITIONAL FOOTBALL FIELD SEATING AND AN INDOOR MULTI-PURPOSE FACILITY. THE PURPOSE OF PLANNED DEVELOPMENT OVERLAY PD24-05 IS TO DEVIATE FROM BUT NOT LIMITED TO THE MAXIMUM HEIGHT OF SECONDARY STRUCTURES FROM SECTION 15 OF THE COMPREHENSIVE ZONING ORDINANCE, NO. 82-73.

CASE NAME: FAITH CHRISTIAN SCHOOL
CASE NUMBER: CU24-37 AND PD24-05
LOCATION: 730 EAST WORTH STREET;
LOT 1R, BLOCK 2, FAITH CHRISTIAN SCHOOL

MAYOR

SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 14 OF 14

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

PLANNING SERVICES DEPARTMENT

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FAITH CHRISTIAN SCHOOL MULTIPURPOSE ACTIVITY CENTER

729 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051

SPEAKER PLAN

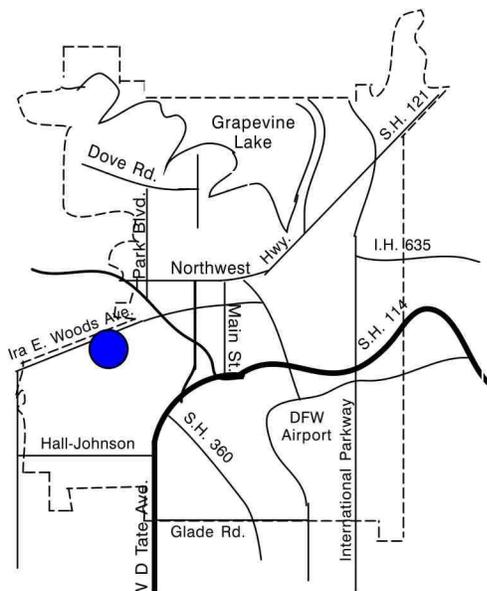
S1.0

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: SEPTEMBER 17, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF SPECIAL USE
APPLICATION SU24-02, 121 COMMUNITY CHURCH
RECREATION AREA



APPLICANT: Yohannes Okubay, Simon Engineering
and Consulting

PROPERTY LOCATION AND SIZE:

The subject property is located at 2701 Ira E. Woods Avenue and is platted as Block 1, Lot 1R, Philippians Addition. The addition contains 30.021 acres and has approximately 524 feet of frontage along Ira E. Woods Avenue.

REQUESTED SPECIAL USE AND COMMENTS:

The applicant is requesting a special use permit to amend the previously approved site plan of SU15-02 (Ord. 2015-021) of an existing planned commercial development to allow a church in a non-residential zoning district. This request is specifically to allow the construction of an outdoor pavilion, soccer field, and pickleball court to the east of the existing 121 Community Church building.

On April 21, 2015, City Council approved SU15-02 (Ord. 2015-021) to allow a church (121 Community Church) in a non-residential district. The subject site was originally on the lot developed as 1st Choice Stadium Storage, a mini-storage facility adjacent to the south and west.

With this request, the applicant proposes utilizing an undeveloped portion of the subject site, located on the east side of Ponderosa Drive, for an outdoor recreation area including a

covered unenclosed pavilion, a soccer field, a pickleball court, and a storage building. The unenclosed covered patio is 3,040 square foot, and 18 foot in height. An approximate 144 square foot storage building is proposed in the northeast corner of the recreation area. Access to the site is by way of pedestrian path from the church parking lot and five parking spaces on the west side of the recreation area along Ponderosa Drive. The hours of operation are Sunday – Thursday, 5:00 a.m. to 10:00 p.m., Friday and Saturday, 5:00 a.m. to midnight. Restrooms are available at the church during operating hours. The proposed recreation area will add five parking spaces, 272 parking spaces are required and 414 parking spaces are provided.

PRESENT ZONING AND USE:

The property is currently zoned “CC”, Community Commercial District and is developed with existing sanctuary/chapel and associated parking.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was zoned “C-2” Community Business District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to “PCD” Planned Commerce Development.

- On July 20, 1993, City Council approved Z93-02 (Ord.1993-12) to rezone the subject site from “PCD” Planned Commerce Development to “CC” Community Commercial District.
- On April 21, 2015, City Council approved SU15-02 (Ord. 2015-021) to allow a church in a non-residential district.
- On November 17, 2015, the Site Plan Review Committee approved SU15-04 to revise building area, decrease sanctuary seating, increase impervious area and decrease open space.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	City of Southlake
SOUTH:	“CC”, Community Commercial District and “R-MH” Manufactured Home District – 1 st Choice Stadium Storage and Trailwood Mobile Home Estates
EAST:	“CC” Community Commercial District – multi-tenant retail and medical office
WEST:	“GU” Governmental Use District – Mustang Stadium, Grapevine ISD

AIRPORT IMPACT:

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

The subject tract is also located within "Zone B" Middle Zone of Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. The following types of uses may generally be considered without any special sound treatment: agricultural uses, mining, fishing, wholesale commercial and some retail; industrial, manufacturing, transportation, communication and utilities; and cemeteries. The applicant's proposal is an appropriate use in this noise zone.

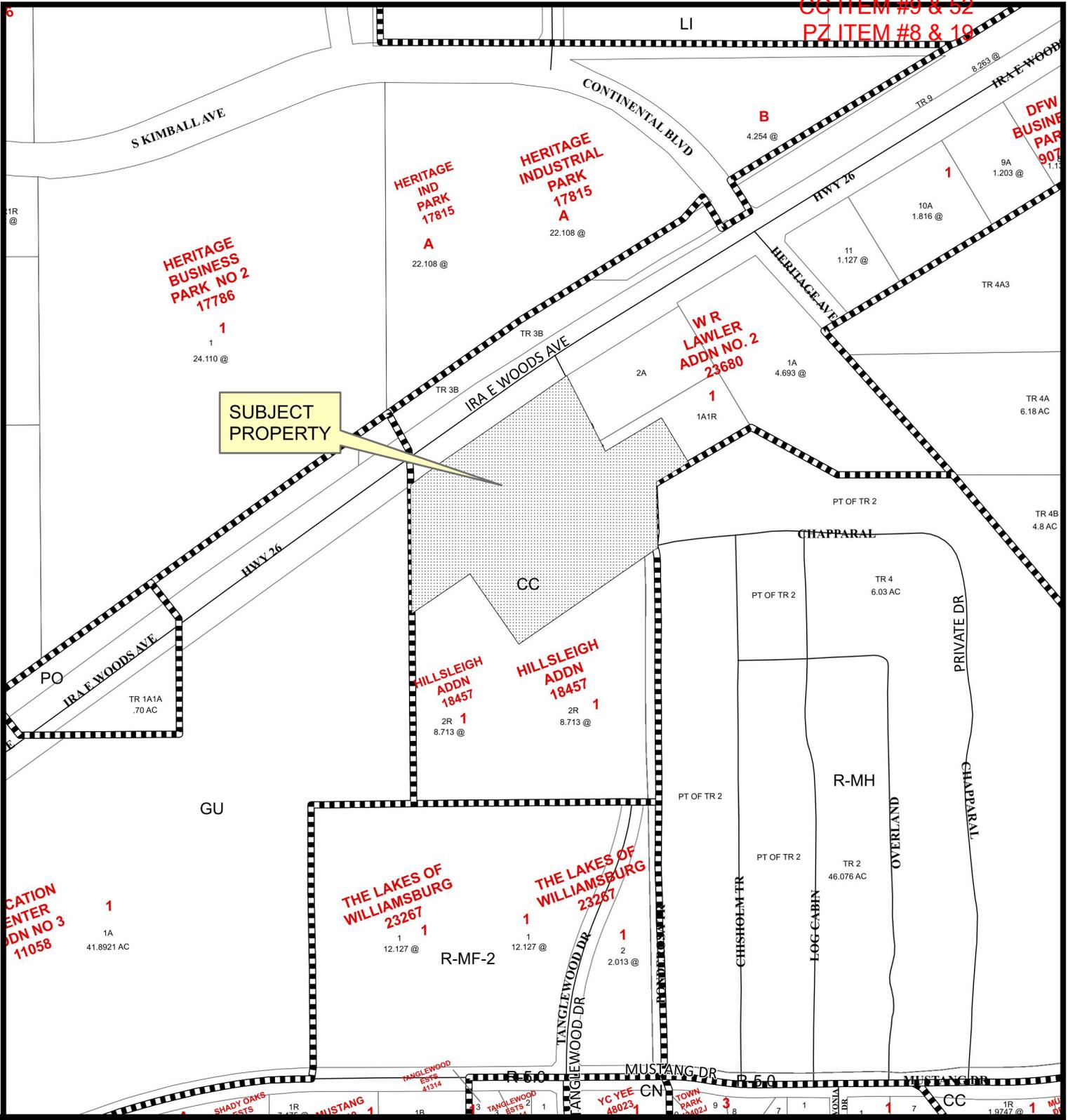
MASTER PLAN APPLICATION:

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

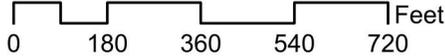
THOROUGHFARE PLAN APPLICATION:

The City of Grapevine Thoroughfare Plan designates Ira E. Woods Avenue as Major Arterial. Consult TxDot for right-of way width.

/at



SUBJECT PROPERTY



SU24-02; 121 Community Church Recreation Area 2701 Ira E Woods Avenue

Date Prepared: 9/3/2024

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

SPECIAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) LOT 1R, BLOCK 1 PHILIPPIANS ADDITION	Gross area of parcel (to nearest tenth of acre) 7.4 ACRES
Street frontage & distance to nearest cross street IRA E WOODS AVENUE, 263' TO PONDEROSA	Describe the Proposed Use OUTDOOR RECREATIONAL SPACE
Proposed Zoning CC DISTRICT	Existing Zoning CC DISTRICT
Future Land Use Designation CO - COMMERCIAL	Subject Property Address 2641 IRA E WOODS AVENUE

Property Owner Information, Authorization and Acknowledgements

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

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

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

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

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

Owner Name Mike Mobley

Company 121 Community Church

Address 2701 Ira E Woods

City Grapevine State TX Zip Code 76051

Phone 817-488-1213 Email [REDACTED]

JUL 01 2024

SU24-02

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

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Yohannes Okubay (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.

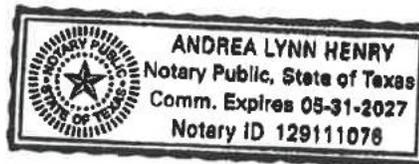
Property Owner's Signature [Signature] Date 6/18/24
on behalf of 121 Community Church

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Mike Hobben (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 18th day of June, 2024

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



JUL 01 2024

5424-02

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

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Yohannes Okubay Company Simon Engineering & Consulting

Address 15443 Knoll Trail Drive, Suite 200

City Dallas State TX Zip Code 75248

Phone 214-466-7870 Email [REDACTED]

Applicant's Signature [Signature] Date 6/18/24

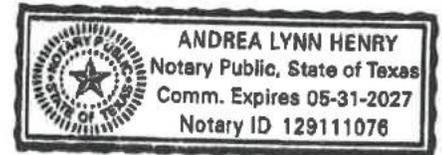
on behalf of 121 Community Church

STATE OF: Texas

COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Mike Mobley
(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 18th 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:

JUL 01 2024

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>)

SU24-02

**SPECIAL 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.

2701

Address of subject property 2641 IRA E WOODS AVENUE

Legal description of subject property
LOT 1R, BLOCK 1 PHILIPPIANS ADDITION

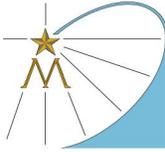
Justin G. Turner
Public Works Department

7/1/2024
Date

JUL 01 2024

SU24-02

July 1st, 2024
Page: 1 of 2



City of Grapevine, Texas
Development Services
Planning Division
200 S. Main St.
Grapevine, TX 76051

Re: 121 Community Park
Special Use Application / Site Plan Application
New Pavilion, Soccer Field, & Pickleball Court Submittal
Job No. 2328

Dear planning Division,

Please accept this letter as a request for your consideration for a Special-Use Permit to occupy the currently undeveloped site at 2641 Ira E. Woods Avenue (Texas Hwy 26), Grapevine, TX, 76051. The 121 Community Church has been operating on the adjacent site since 2015 and would like to expand their outreach into the community with this proposal.

This new outdoor pavilion, soccer field, and pickleball court will serve the surrounding Grapevine community by providing a place for area citizens to come as they are and experience a place of respite inside the city. The church provides a safe and inviting environment and provides amenities and events to reach out and serve the people of the community. The outdoor environment will be open to all people of the public and not limited to parishioners only.

The 121 Community Church has a strong commitment to the City of Grapevine and the surrounding community. We feel this new outdoor pavilion and activities areas will be a positive development for the City of Grapevine and the immediate site area. The Church has a great relationship with the neighboring sites and believes that this addition will be a benefit to all properties in the area.

Another positive aspect of this development plan is the utilization of the existing drainage area in the main lot of the church which currently has an existing open drainage ditch into an underground concrete culvert system which is under a concrete paved and landscaped lot that will be used to shed water from the outdoor site into an ample detention area.

The City of Grapevine Staff has worked closely with us to follow all of the specific zoning requirements, as well as interpretations of site specific requirements, resulting from development of the surrounding sites that have already been developed.

July 1st, 2024
Page: 2 of 2



McCASLIN ASSOCIATES

City of Grapevine, Texas
Development Services
Planning Division
200 S. Main St.
Grapevine, TX 76051

Re: 121 Community Park
Special Use Application / Site Plan Application
Job No. 2328

Please refer to the attached site plan drawings and other detailed information included in this submittal that is intended to meet all of the special requirements of the City of Grapevine for the responsible development of this property.

The 121 Community church has continued to expand and prosper at this site and would welcome the opportunity to give back to the community for all of the appreciation that they have shown to the church for their community programs.

We greatly appreciate your consideration for this request for a Special-Use Permit. Please call or contact us if you desire any further information. You can contact the Church directly if needed. Please contact Randy Sawyers as (214) 384-6878 or via email at: randy@sawyerinc.com

Sincerely,

Scott A. McCaslin, A.I.A.
Principal

McCASLIN ASSOCIATES, INC.
5011 McKinney Avenue
Dallas, TX 75205

Phone: (214) 520-2500

Fax: (214) 528-2001

Email: [REDACTED]

ARCHITECTURE

CONSTRUCTION MANAGEMENT

ESTIMATING

INTERIORS

:std forms/transow/

PLANNING

ORDINANCE NO. 2024 -087

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING SPECIAL USE PERMIT SU24-02 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF SU15-02 (ORD. 2015-021) FOR A PLANNED COMMERCIAL CENTER TO ALLOW A CHURCH IN A NON-RESIDENTIAL ZONING DISTRICT, SPECIFICALLY TO ALLOW THE CONSTRUCTION OF AN OUTDOOR PAVILLION, SOCCER FIELD AND PICKLEBALL COURT TO THE EXISTING 121 COMMUNITY CHURCH FOR BLOCK 1, LOT 1R, PHILLIPPIANS ADDITION (2701 IRA E. WOODS AVENUE) IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS 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 SPECIAL 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 special 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 special 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 special 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 49 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 special 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 special 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 special 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 special 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 special use permit in accordance with Section 49 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 Special Use Permit No. SU24-02 to amend the previously approved site plan of SU15-02 (Ord. 2015-021) for a planned commercial center to allow a church in a non-residential zoning district, specifically to allow the construction of an outdoor pavilion, soccer field and pickleball court to the east of the existing 121 Community Church in a district zoned "CC", Community Commercial District within the following described property: Block 1, Lot 1R, Philippians Addition (2701 Ira E. Woods 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 special use permit.

Section 3. The City Manager is hereby directed to amend the official zoning map of the City of Grapevine, Texas, to reflect the herein special use permit.

Section 4. 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 5. 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 6. 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 7. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 8. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 9. 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 17th day of September, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

NOTE
THE PURPOSE OF THIS SPECIAL USE PERMIT SU24-02 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF SU20-01, SU15-04, SU15-02 (ORD.2015-21) FOR A PLANNED COMMERCIAL CENTER. SPECIFICALLY, TO ALLOW FOR THE ADDITION OF RECREATIONAL AREA, TO INCLUDE AN OPEN PAVILION, STORAGE BUILDING, SOCCER FIELD, AND PICKLE BALL COURT IN CONJUNCTION TO THE EXISTING 121 COMMUNITY CHURCH

SCHEDULE OF DRAWING
1 OF 7 MASTER SITE PLAN
2 OF 7 DIMENSIONAL CONTROL PLAN
3 OF 7 FOCUSED SITE PLAN
4 OF 7 LANDSCAPE PLAN
5 OF 7 EXTERIOR ELEVATIONS
6 OF 7 FLOOR PLANS
7 OF 7 PHOTOMETRIC PLAN

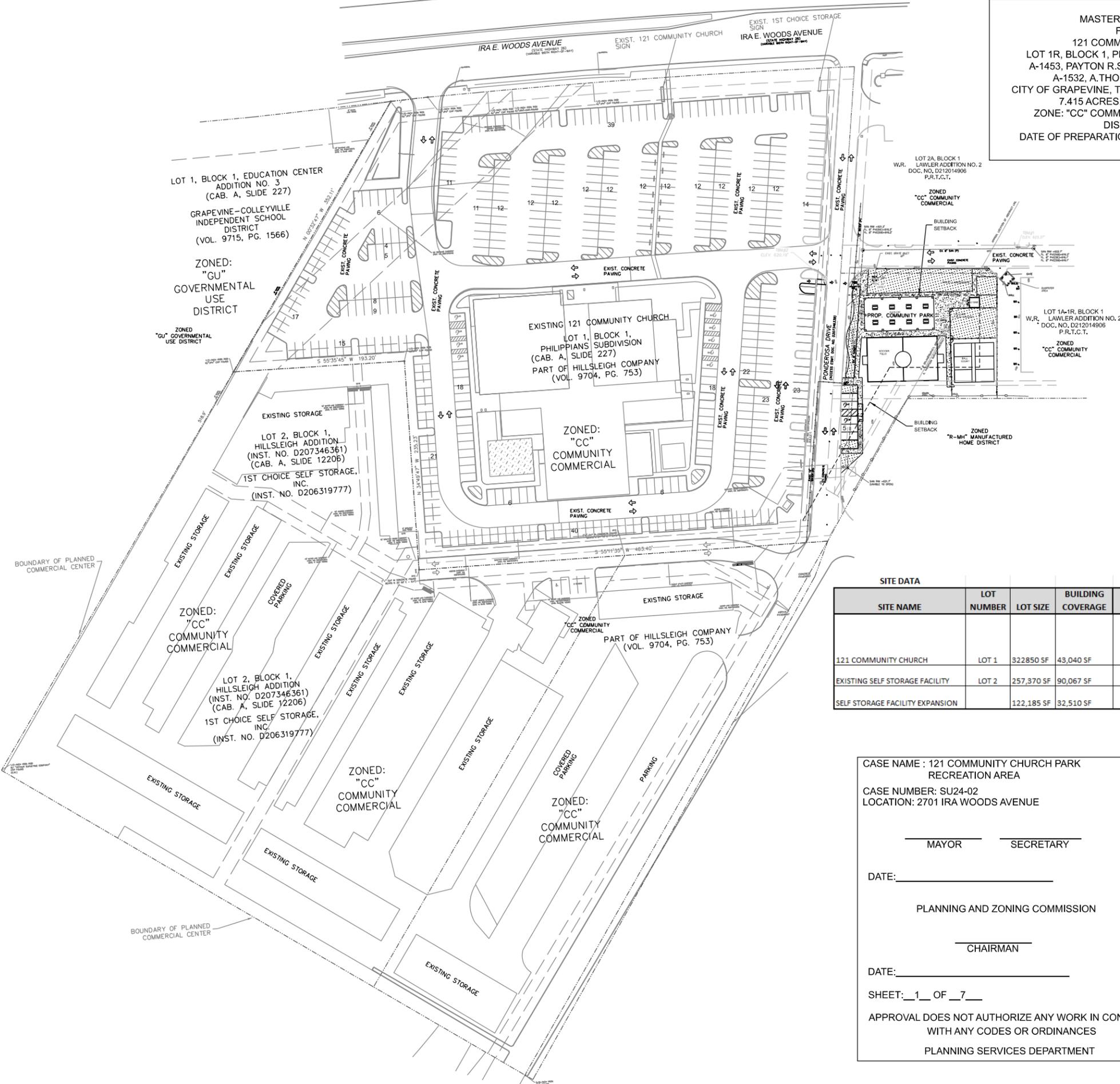
APPLICANT:
121 COMMUNITY CHURCH
840 MUSTANG DRIVE
GRAPEVINE, TX 76051
TEL: 817-488-1213
CONTACTS: RANDY SAWYERS
OWNER:
121 COMMUNITY CHURCH
840 MUSTANG DRIVE
GRAPEVINE, TX 76051
TEL: 817-488-1213
CONTACTS: RANDY SAWYERS

ENGINEER:
SIMON ENGINEERING & CONSULTING, INC.
15433 Knoll Trail Drive - Suite 200
Dallas, Texas 75248
TEL: 214-466-7870
CONTACTS: VORANIQUE SIMON

ARCHITECT:
McCASLIN ASSOCIATES
6500 Greenville Avenue Suite 180
Dallas, Texas 75206

ZONING REGULATION: CC

LEGAL DESCRIPTION:
LOT 1R, BLOCK 1, PHILIPPIANS ADDITION, A-1453 PAYTON R. SPLANE SURVEY, AND A-1532, A.THOMPSON SURVEY, 7.415 ACRES



MASTER SITE PLAN FOR
121 COMMUNITY PARK
FOR
LOT 1R, BLOCK 1, PHILIPPIANS ADDITION
A-1453, PAYTON R.SPLANE SURVEY, AND
A-1532, A. THOMPSON SURVEY,
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
7.415 ACRES, 322,850 SQ.FT.
ZONE: "CC" COMMUNITY COMMERCIAL
DISTRICT
DATE OF PREPARATION : SEPTEMBER 4,2024



09/04/2024

SITE DATA								
SITE NAME	LOT NUMBER	LOT SIZE	BUILDING COVERAGE	DENSITY	BUILDING HEIGHT	IMPERVIOUS AREA	OPEN SPACE	PARKING
121 COMMUNITY CHURCH	LOT 1	322,850 SF	43,040 SF	13.33%	48'-0"	239,207 SF (74.10%)	83,643 SF (25.90%)	1 PARKING SPACE PER 3 SEATS (816 SEATS) 416 SPACES (11 HC) PROVIDED
EXISTING SELF STORAGE FACILITY	LOT 2	257,370 SF	90,067 SF	35.00%	20'-0"	205,990 SF (80.0%)	51,380 SF (20.0%)	38 SPACES (2HC)
SELF STORAGE FACILITY EXPANSION		122,185 SF	32,510 SF	26.60%	17'-0"	87,233 SF (71.4%)	34,982 SF(28.6%)	39 SPACES

CASE NAME : 121 COMMUNITY CHURCH PARK RECREATION AREA
CASE NUMBER: SU24-02
LOCATION: 2701 IRA WOODS AVENUE

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 1 OF 7

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

PLANNING SERVICES DEPARTMENT

PLAN REVISIONS		
No.	Description	Date

121 COMMUNITY PARK
MASTER SITE PLAN
LOT 1, BLOCK 1, PHILIPPIANS SUBDIVISION, TARRANT COUNTY
2701 IRA E. WOODS AVENUE
GRAPEVINE, TEXAS

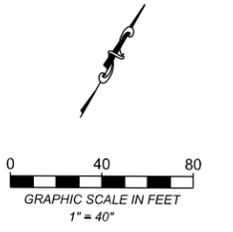
simon ENGINEERING & CONSULTING
15443 Knoll Trail Drive - Suite 200
Dallas, Texas 75248

CHECKED:	SCALE:	DATE:	PROJECT No.	SHEET
VS	AS SHOWN	08/20/2024	SU24-02	1 OF 7

NOTE
 THE PURPOSE OF THIS SPECIAL USE PERMIT SU24-02 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF SU20-01, SU15-04, SU15-02 (ORD.2015-21) FOR A PLANNED COMMERCIAL CENTER. SPECIFICALLY, TO ALLOW FOR THE ADDITION OF RECREATIONAL AREA, TO INCLUDE AN OPEN PAVILION, STORAGE BUILDING, SOCCER FIELD, AND PICKLE BALL COURT IN CONJUNCTION TO THE EXISTING 121 COMMUNITY CHURCH

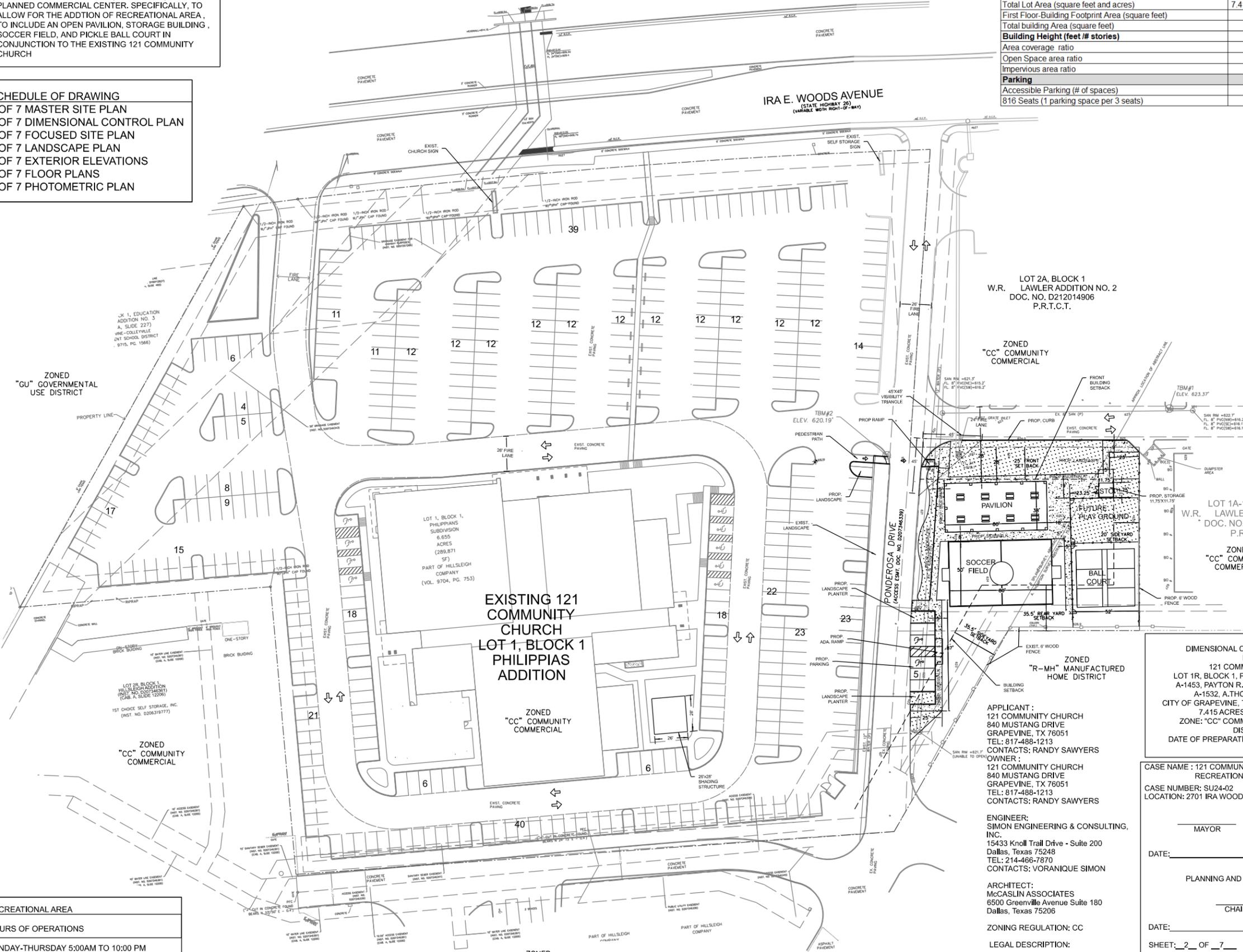
SCHEDULE OF DRAWING
 1 OF 7 MASTER SITE PLAN
 2 OF 7 DIMENSIONAL CONTROL PLAN
 3 OF 7 FOCUSED SITE PLAN
 4 OF 7 LANDSCAPE PLAN
 5 OF 7 EXTERIOR ELEVATIONS
 6 OF 7 FLOOR PLANS
 7 OF 7 PHOTOMETRIC PLAN

Item	Required	Proposed
General Site data		
Zoning (from zoning map)	CC	CC
Land Use (from Zoning Ordinance; include all applicable uses)		Community Park
Total Lot Area (square feet and acres)	7.415 Acres/322,850 sf	7.415 Acres/322,850 sf
First Floor-Building Footprint Area (square feet)		43,040 sf
Total building Area (square feet)		43,040 sf
Building Height (feet/# stories)		
Area coverage ratio	60%	13.33%
Open Space area ratio	20%	25.90%
Impervious area ratio	80%	74.10%
Parking		
Accessible Parking (# of spaces)	10	11
816 Seats (1 parking space per 3 seats)	272	414



LEGEND

- EASEMENTS
- PROPERTY LINE
- SETBACKS
- EXIST. WOOD FENCE
- PROP. 4' TALL METAL PICKET FENCE
- PROP. 8' TALL VINYL COATED CHAIN LINK FENCE
- PROP. 6' WOOD FENCE
- PROP. SIDEWALK
- PROP. LANDSCAPE



LOT 2A, BLOCK 1
 W.R. LAWLER ADDITION NO. 2
 DOC. NO. D212014906
 P.R.T.C.T.

ZONED
 "CC" COMMUNITY
 COMMERCIAL

LOT 1A-1R, BLOCK 1
 W.R. LAWLER ADDITION NO. 2
 DOC. NO. D212014906
 P.R.T.C.T.

ZONED
 "CC" COMMUNITY
 COMMERCIAL

LOT 1, BLOCK 1,
 PHILIPPIANS
 SUBDIVISION
 6.555
 ACRES
 (289,871
 SF)
 PART OF HILLSLEIGH
 COMPANY
 (VOL. 9704, PG. 753)

EXISTING 121
 COMMUNITY
 CHURCH
 LOT 1, BLOCK 1
 PHILIPPIANS
 ADDITION
 ZONED
 "CC" COMMUNITY
 COMMERCIAL

DIMENSIONAL CONTROL SITE PLAN
 FOR
 121 COMMUNITY PARK
 LOT 1R, BLOCK 1, PHILIPPIANS ADDITION
 A-1453, PAYTON R. SPLANE SURVEY, AND
 A-1532, A. THOMPSON SURVEY,
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 7.415 ACRES, 322,850 SQ.FT.
 ZONE: "CC" COMMUNITY COMMERCIAL
 DISTRICT
 DATE OF PREPARATION: SEPTEMBER 4, 2024

APPLICANT:
 121 COMMUNITY CHURCH
 840 MUSTANG DRIVE
 GRAPEVINE, TX 76051
 TEL: 817-488-1213
 CONTACTS: RANDY SAWYERS
 OWNER:
 121 COMMUNITY CHURCH
 840 MUSTANG DRIVE
 GRAPEVINE, TX 76051
 TEL: 817-488-1213
 CONTACTS: RANDY SAWYERS

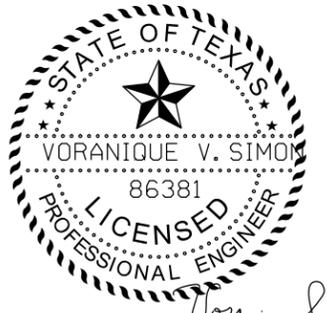
ENGINEER:
 SIMON ENGINEERING & CONSULTING,
 INC.
 15433 Knoll Trail Drive - Suite 200
 Dallas, Texas 75248
 TEL: 214-466-7870
 CONTACTS: VORANIQUE SIMON

ARCHITECT:
 McCASLIN ASSOCIATES
 6500 Greenville Avenue Suite 180
 Dallas, Texas 75206

ZONING REGULATION: CC
 LEGAL DESCRIPTION:
 LOT 1R, BLOCK 1, PHILIPPIANS
 ADDITION, A-1453 PAYTON R. SPLANE
 SURVEY, AND A-1532, A. THOMPSON
 SURVEY, 7.415 ACRES

CASE NAME: 121 COMMUNITY CHURCH PARK
 RECREATION AREA
 CASE NUMBER: SU24-02
 LOCATION: 2701 IRA WOODS AVENUE

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



Voranique Simon
 09/04/2024

PLAN REVISIONS		
No.	Description	Date

121 COMMUNITY PARK
 DIMENSIONAL CONTROL SITE PLAN
 LOT 1, BLOCK 1, PHILIPPIANS SUBDIVISION, TARRANT COUNTY
 2701 IRA E. WOODS AVENUE
 GRAPEVINE, TEXAS

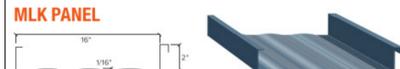
simon ENGINEERING & CONSULTING
 15443 Knoll Trail Drive - Suite 200
 Dallas, Texas 75248

CHECKED:	SCALE:	DATE:	PROJECT No.	SHEET
VS	AS SHOWN	08/20/2024	SU24-02	2 OF 7

RECREATIONAL AREA
HOURS OF OPERATIONS
 SUNDAY-THURSDAY 5:00AM TO 10:00 PM
 FRIDAY-SATURDAY 5:00 AM TO 12:00 PM
 RESTROOMS ARE AVAILBLE AT TEH CHURCH
 DURING HOURS OF OPERATION

EXTERIOR BUILDING FINISHES

STANDING SEAM METAL ROOF



PROFILE: MLK PANEL, MUELLER INC.

STANDING SEAM METAL ROOF,
METAL SIDE PANEL, EAVE & TRIM



PATRICIAN BRONZE

COLOR: PATRICIAN BRONZE, MUELLER, INC.

NATURAL STONE



DESIGN EXAMPLE



CLOSE-UP EXAMPLE

GENERAL NOTES:

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

SCHEDULE OF DRAWINGS

- | | |
|--------|-------------------------------|
| 1 OF 7 | MASTER SITE PLAN |
| 2 OF 7 | DIMENSIONAL CONTROL SITE PLAN |
| 3 OF 7 | FOCUSSED SITE PLAN |
| 4 OF 7 | LANDSCAPE PLAN |
| 5 OF 7 | EXTERIOR ELEVATIONS |
| 6 OF 7 | FLOOR PLANS |
| 7 OF 7 | PHOTOMETRIC PLAN |

CASE NAME: 121 Community Church Recreation Area
CASE NUMBER: SU24-02
LOCATION: 2701 IRA E. WOODS AVENUE

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

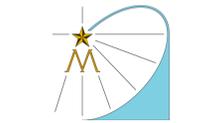
CHAIRMAN _____

DATE: _____

SHEET: 5 OF 7

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

PLANNING SERVICES DEPARTMENT



MCCASLIN ASSOCIATES

6500 Greenville Ave. Suite 180
Dallas, Texas 75206
(214) 520-2500 FAX: (214) 528-2001
www.mccaslinassociates.com

ARCHITECTURE

CONSTRUCTION MANAGEMENT

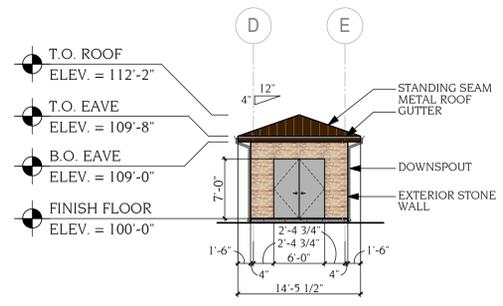
ESTIMATING

INTERIORS

PLANNING

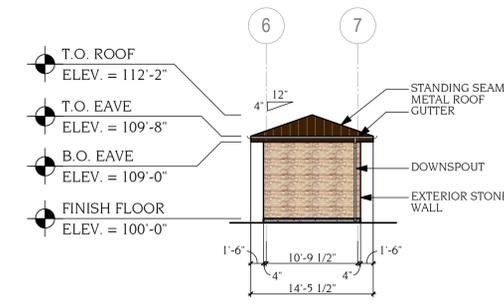
ISSUES/ REVISIONS

- 07/01/24 Special Use Permit Set
- 07/19/24 SUP Comments #1
- 08/27/24 SUP Comments #2



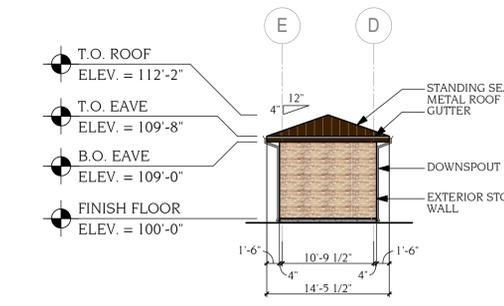
08 WEST EXTERIOR ELEVATION
SCALE: 1" = 10'-0"

STORAGE - WEST ELEVATION	
STONE	55.12 SQ. FT. (42.1%)
METAL	41.49 SQ. FT. (31.7%)
GLASS	34.22 SQ. FT. (26.2%)
TOTAL	130.83 SQ. FT. (100%)



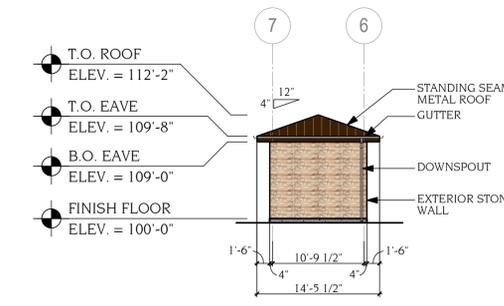
07 SOUTH EXTERIOR ELEVATION
SCALE: 1" = 10'-0"

STORAGE - SOUTH ELEVATION	
STONE	103.13 SQ. FT. (78.8%)
METAL	27.71 SQ. FT. (21.2%)
TOTAL	130.84 SQ. FT. (100%)



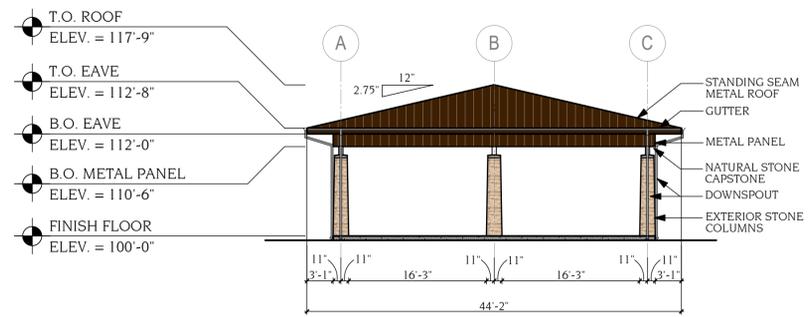
06 EAST EXTERIOR ELEVATION
SCALE: 1" = 10'-0"

STORAGE - EAST ELEVATION	
STONE	103.13 SQ. FT. (78.8%)
METAL	27.71 SQ. FT. (21.2%)
TOTAL	130.84 SQ. FT. (100%)



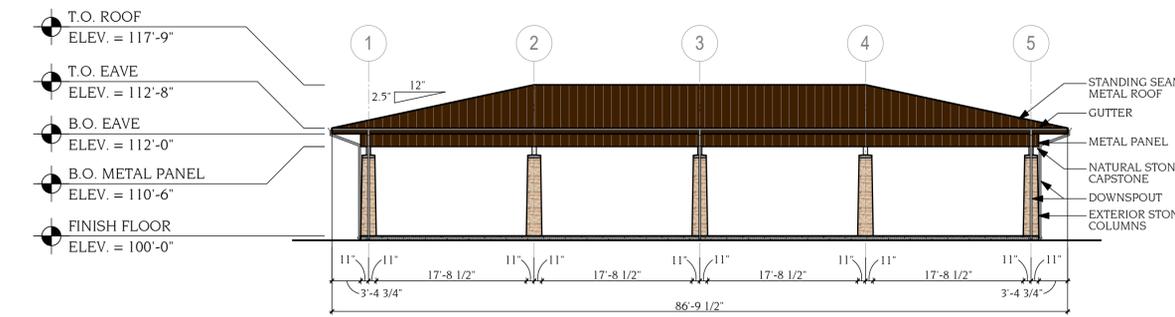
05 NORTH EXTERIOR ELEVATION
SCALE: 1" = 10'-0"

STORAGE - NORTH ELEVATION	
STONE	103.13 SQ. FT. (78.8%)
METAL	27.71 SQ. FT. (21.2%)
TOTAL	130.84 SQ. FT. (100%)



04 WEST EXTERIOR ELEVATION
SCALE: 1" = 10'-0"

PAVILION - WEST ELEVATION	
STONE	51.99 SQ. FT. (20.8%)
METAL	198.23 SQ. FT. (79.2%)
TOTAL	250.22 SQ. FT. (100%)



03 SOUTH EXTERIOR ELEVATION
SCALE: 1" = 10'-0"

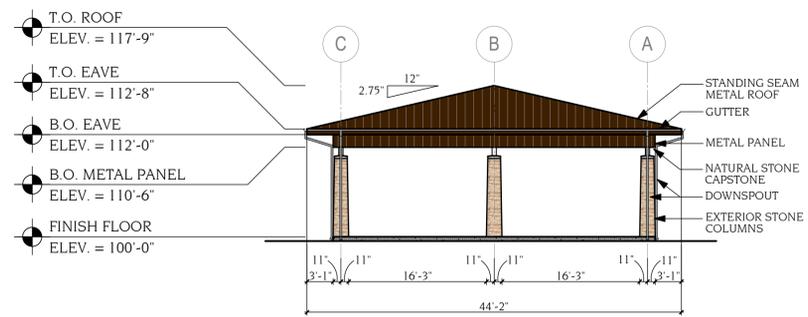
PAVILION - SOUTH ELEVATION	
STONE	86.65 SQ. FT. (15.5%)
METAL	472.31 SQ. FT. (84.5%)
TOTAL	558.96 SQ. FT. (100%)

APPLICANT:
121 COMMUNITY CHURCH
840 MUSTANG DRIVE
GRAPEVINE, TX 76051
T: 817-488-1213
CONTACT: RANDY SAWYERS

OWNER:
121 COMMUNITY CHURCH
840 MUSTANG DRIVE
GRAPEVINE, TX 76051
T: 817-488-1213
CONTACT: JOE SANCHEZ

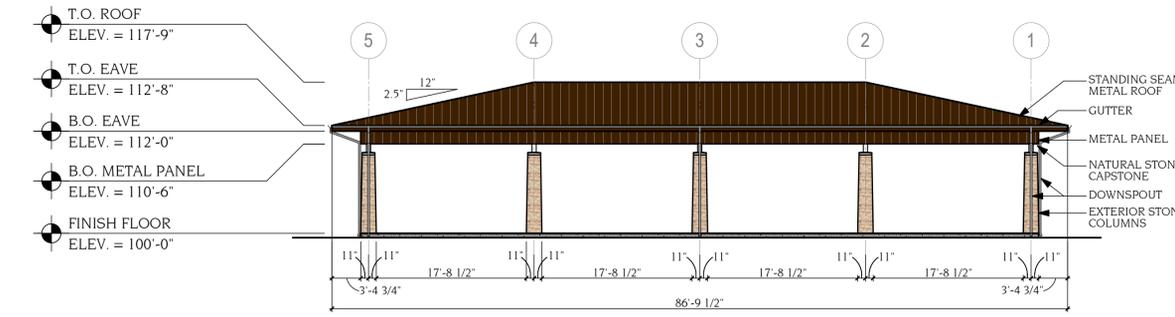
ENGINEER:
SIMON ENGINEERING & CONSULTING
15443 KNOLL TRAIL DRIVE, SUITE 200
DALLAS, TX 75248
T: 214-466-7870
CONTACT: CORNELL YANCY

ARCHITECT:
MCCASLIN ASSOCIATES
6500 GREENVILLE AVENUE, SUITE 180
DALLAS, TX 75206
T: 214-520-2500
CONTACT: SCOTT MCCASLIN



02 EAST EXTERIOR ELEVATION
SCALE: 1" = 10'-0"

PAVILION - EAST ELEVATION	
STONE	51.99 SQ. FT. (20.8%)
METAL	198.23 SQ. FT. (79.2%)
TOTAL	250.22 SQ. FT. (100%)



01 NORTH EXTERIOR ELEVATION
SCALE: 1" = 10'-0"

PAVILION - NORTH ELEVATION	
STONE	86.65 SQ. FT. (15.5%)
METAL	472.31 SQ. FT. (84.5%)
TOTAL	558.96 SQ. FT. (100%)

BUILDING ELEVATIONS FOR
121 COMMUNITY PARK
LOT 1R, BLOCK 1, PHILIPPIANS ADDITION
ABSTRACT NO. A-1453, PAYTON R. SPLANE
SURVEY, & A-1532, A. THOMPSON SURVEY
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
7.415 ACRES, 322,850 SQ. FT.
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
DATE OF PREPARATION: 04/02/2024

NOTE:
THIS SHEET IS TO AMMEND THE PREVIOUSLY APPROVED SITE PLAN OF SU20-01, SU15-04 SPRC, SU15-02 (ORD. 2015-21) FOR A PLANNED COMMERCIAL CENTER TO ALLOW FOR THE ADDITION OF A RECREATIONAL AREA TO THE EXISTING 121 COMMUNITY CHURCH. THIS REQUEST IS SPECIFICALLY TO ADD AN OPEN PAVILION, STORAGE FACILITY, SOCCER FIELD, AND PICKLEBALL COURT

121 COMMUNITY PARK
ONE: TWENTYONE CHURCH
2701 IRA E. WOODS AVENUE
GRAPEVINE, TX 76051

JOB NO.: 2328
DESIGN: CAP
DRAWN: CIL
CHECK: CAP
DATE: 08/27/24
SCALE: AS NOTED

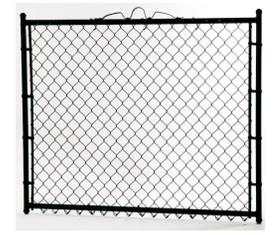
ELEVATIONS
FILE: SU24-02
SHEET: 5 OF 7

PICNIC TABLE



THERMOPLASTIC COATED STEEL PICNIC TABLE
TOP-OF-THE-LINE WEATHER AND VANDAL RESISTANCE
WITH COMMERCIAL GRADE STEEL.

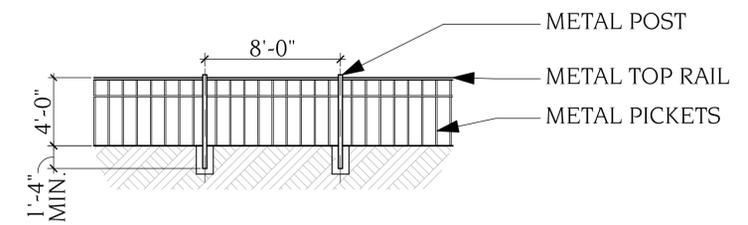
FENCE TYPES



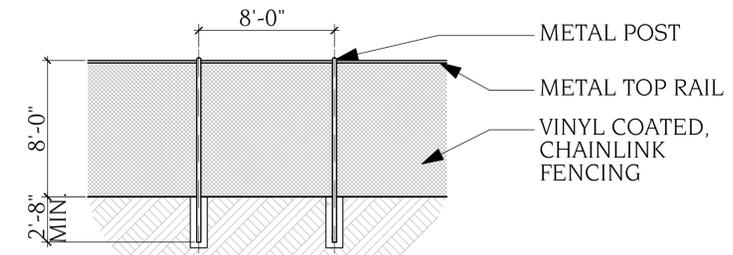
8' TALL VINYL-COATED STEEL CHAIN
LINK FENCE AT PICKLEBALL COURT



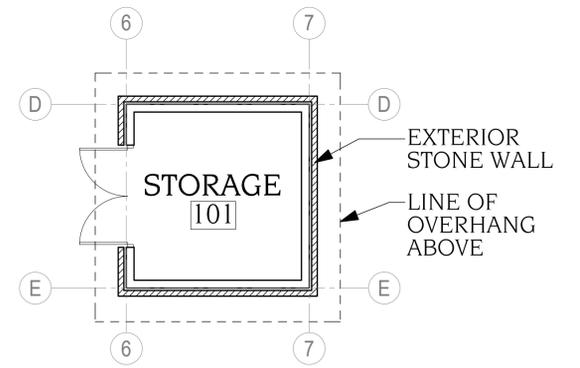
4' TALL POWDER COATED DECORATIVE
METAL PICKET FENCE AT OPEN AREA
AND EAST PROPERTY LINE



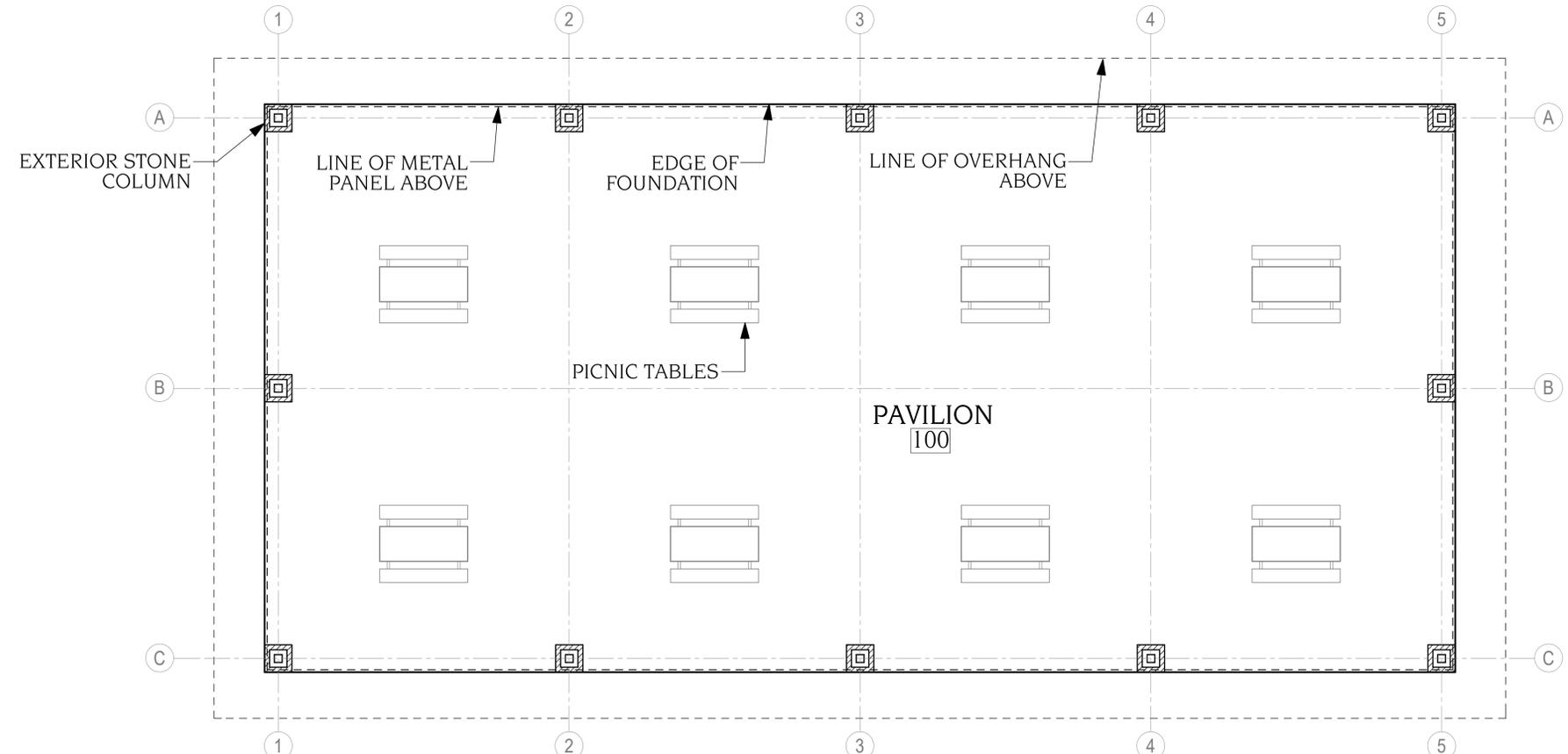
04 ELEVATION - METAL PICKET FENCE
SCALE: 1" = 5'-0"



03 ELEVATION - VINYL COATED FENCE
SCALE: 1" = 5'-0"



02 FLOOR PLAN - STORAGE BUILDING
SCALE: 1" = 5'-0"



01 FLOOR PLAN - PAVILION
SCALE: 1" = 5'-0"

CASE NAME: 121 Community Church Recreation Area
CASE NUMBER: SU24-02
LOCATION: 2701 IRA E. WOODS AVENUE

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.

PLANNING SERVICES DEPARTMENT

SCHEDULE OF DRAWINGS

1 OF 7	MASTER SITE PLAN
2 OF 7	DIMENSIONAL CONTROL SITE PLAN
3 OF 7	FOCUSED SITE PLAN
4 OF 7	LANDSCAPE PLAN
5 OF 7	EXTERIOR ELEVATIONS
6 OF 7	FLOOR PLANS
7 OF 7	PHOTOMETRIC PLAN



MCCASLIN ASSOCIATES
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www.mccaslinassociates.com

- ARCHITECTURE
- CONSTRUCTION MANAGEMENT
- ESTIMATING
- INTERIORS
- PLANNING

ISSUES/ REVISIONS

07/01/24	Special Use Permit Set
07/19/24	SUP Comments #1
08/27/24	SUP Comments #2

APPLICANT:
121 COMMUNITY CHURCH
840 MUSTANG DRIVE
GRAPEVINE, TX 76051
T: 817-488-1213
CONTACT: RANDY SAWYERS

OWNER:
121 COMMUNITY CHURCH
840 MUSTANG DRIVE
GRAPEVINE, TX 76051
T: 817-488-1213
CONTACT: JOE SANCHEZ

ENGINEER:
SIMON ENGINEERING & CONSULTING
15443 KNOLL TRAIL DRIVE, SUITE 200
DALLAS, TX 75248
T: 214-466-7870
CONTACT: CORNELL YANCY

ARCHITECT:
MCCASLIN ASSOCIATES
6500 GREENVILLE AVENUE, SUITE 180
DALLAS, TX 75206
T: 214-520-2500
CONTACT: SCOTT MCCASLIN

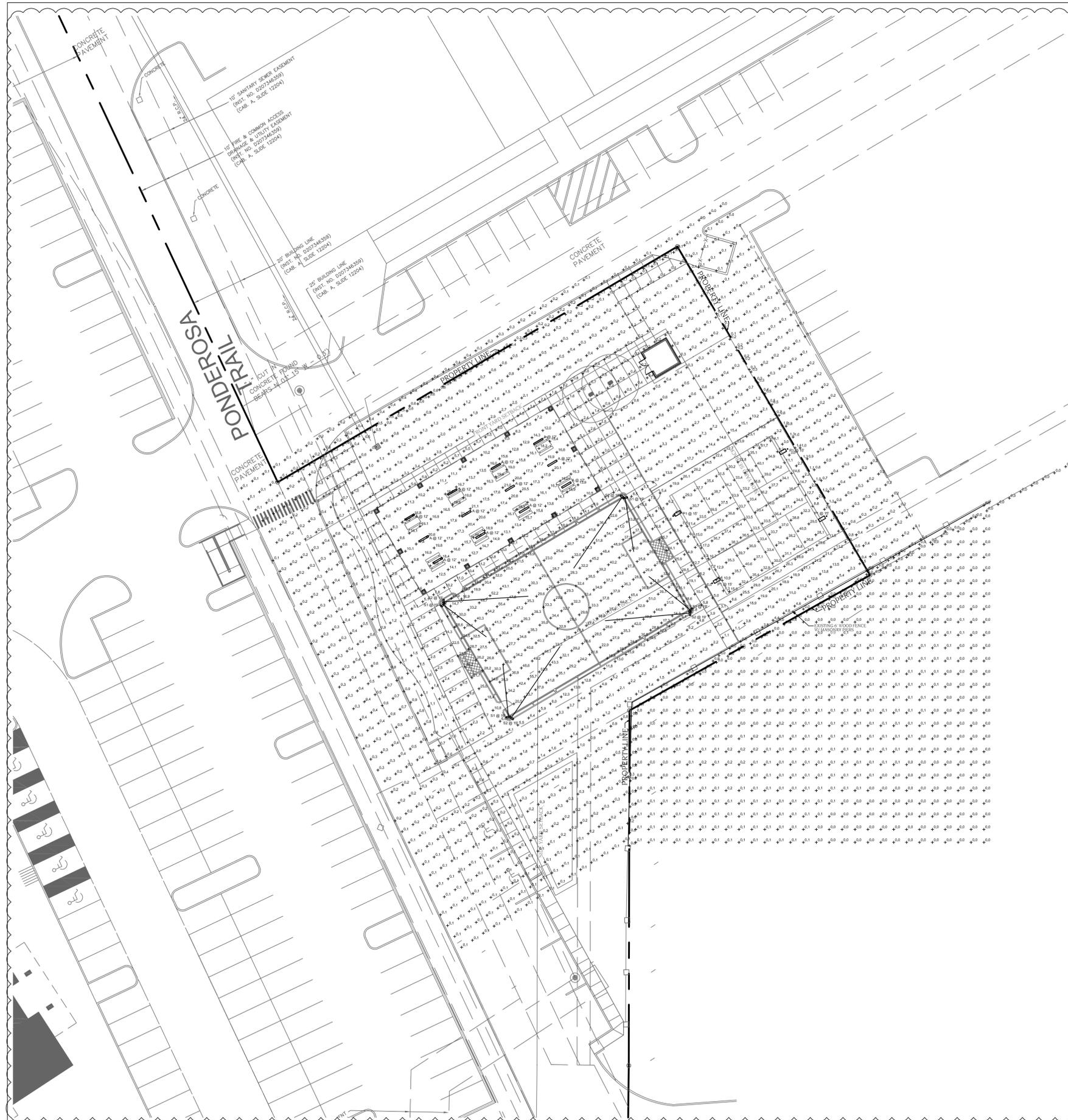
BUILDING ELEVATIONS
FOR
121 COMMUNITY PARK
LOT 1R, BLOCK I, PHILIPPIANS ADDITION
ABSTRACT NO. A-1453, PAYTON R. SPLANE
SURVEY, & A-1532, A. THOMPSON SURVEY
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
7.415 ACRES, 322,850 SQ. FT.
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
DATE OF PREPARATION: 04/02/2024

NOTE:
THIS SHEET IS TO AMMEND THE PREVIOUSLY
APPROVED SITE PLAN OF SU20-01, SU15-04
SPRC, SU15-02 (ORD. 2015-21) FOR A PLANNED
COMMERCIAL CENTER TO ALLOW FOR THE
ADDITION OF A RECREATIONAL AREA TO THE
EXISTING 121 COMMUNITY CHURCH. THIS
REQUEST IS SPECIFICALLY TO ADD AN OPEN
PAVILION, STORAGE FACILITY, SOCCER FIELD,
AND PICKLEBALL COURT

121 COMMUNITY PARK
ONE: TWENTYONE CHURCH
2701 IRA E. WOODS AVENUE
GRAPEVINE, TX 76051

JOB NO.: 2328
DESIGN: CAP
DRAWN: CIL
CHECK: CAP
DATE: 08/27/24
SCALE: AS NOTED

FLOOR PLANS &
FENCE
ELEVATIONS
FILE: SU24-02
SHEET: 6 OF 7



NOTES:
 1. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 2. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE ILLUMINATION LEVELS.

CASE NAME: 121 Community Church Recreation Area
 CASE NUMBER: SU24-02
 LOCATION: 2701 Ira E Woods Avenue

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

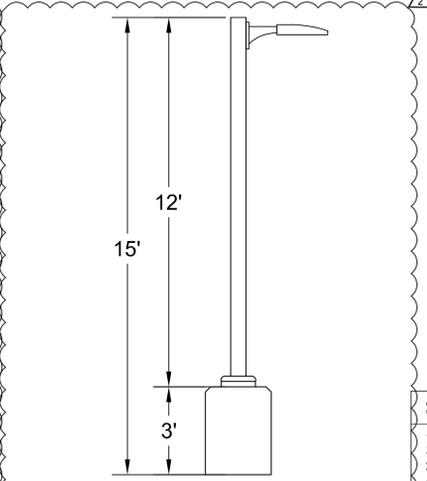
CHAIRMAN _____

DATE: _____

SHEET: 7 OF 7

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

PLANNING SERVICES DEPARTMENT



03 TYPE S1 POLE HEIGHT DETAIL
 SCALE: NOT TO SCALE

SCHEDULE OF DRAWINGS

- 1 OF 7 MASTER SITE PLAN
- 2 OF 7 DIMENSIONAL CONTROL SITE PLAN
- 3 OF 7 FOCUSED SITE PLAN
- 4 OF 7 LANDSCAPE PLAN
- 5 OF 7 EXTERIOR ELEVATIONS
- 6 OF 7 FLOOR PLANS
- 7 OF 7 PHOTOMETRIC PLAN

Schedule	Symbol	Label	QTY	Manufacturer	Catalog	Number Lamps	Lamp Output	LLF	Input Power
	A		12	LSI INDUSTRIES, INC.	EGA-5L-SA-840	1	4909	1	36
	S2		4	Lithonia Lighting	HLF1 LED P2 40K NFL FV	1	Absolute	1	202.2183
	S1		4	Lithonia Lighting	HLF1 LED P1 40K MNFL FV	1	Absolute	1	162.321
	P1		4	LSI INDUSTRIES, INC.	ZNM-36L-CT-40-IL	1	23877	1	254

Statistics	Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Commercial Zone		+	3.9 fc	34.5 fc	0.0 fc	N/A	N/A
Pickleball Court		+	31.6 fc	41.4 fc	8.8 fc	4.7:1	3.6:1
Residential Property Line		+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Residential Zone		+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
Soccer Field		+	34.0 fc	55.7 fc	13.2 fc	4.2:1	2.6:1
Commercial Property Line		+	0.4 fc	1.4 fc	0.1 fc	14.0:1	4.0:1

APPLICANT:
 121 COMMUNITY CHURCH
 840 MUSTANG DRIVE
 GRAPEVINE, TX 76051
 T: 817-488-1213
 CONTACT: RANDY SAWYERS

OWNER:
 121 COMMUNITY CHURCH
 840 MUSTANG DRIVE
 GRAPEVINE, TX 76051
 T: 817-488-1213
 CONTACT: JOE SANCHEZ

ENGINEER:
 SIMON ENGINEERING & CONSULTING
 15443 KNOLL TRAIL DRIVE, SUITE 200
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 T: 214-466-7870
 CONTACT: CORNELL YANCY

ARCHITECT:
 MCCASLIN ASSOCIATES
 6500 GREENVILLE AVENUE, SUITE 180
 DALLAS, TX 75206
 T: 214-520-2500
 CONTACT: SCOTT MCCASLIN



TRUE NORTH
02 VICINITY MAP
 SCALE: NOT TO SCALE

BUILDING FLOOR PLANS FOR
 121 COMMUNITY PARK
 PHILIPPIANS ADDITION
 LOT 1R, BLOCK 1
 7.415 ACRES SITUATED IN THE P R SPLANE SURVEY, ABSTRACT NO. 1453 & ALEX THOMPSON SURVEY, ABSTRACT NO. 1532 IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 ZONE: "CC" COMMUNITY COMMERCIAL
 PREPARED ON 04/02/2024

NOTE:
 THIS SHEET IS TO AMMEND THE PREVIOUSLY APPROVED SITE PLAN OF SU20-01, SU15-04 SPRC, SU15-02 (ORD. 2015-21) FOR A PLANNED COMMERCIAL CENTER TO ALLOW FOR THE ADDITION OF A RECREATIONAL AREA TO THE EXISTING 121 COMMUNITY CHURCH. THIS REQUEST IS SPECIFICALLY TO ADD AN OPEN PAVILION, STORAGE FACILITY, SOCCER FIELD, AND PICKLEBALL COURT



TRUE NORTH
01 PHOTOMETRIC PLAN
 SCALE: 1" = 20'



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ISSUES/ REVISIONS

07/01/24 Special Use Permit Set
 07/19/24 SUP Comments #1
 08/27/24 SUP Comments #2
 09/03/24 SUP Comments #3

121 COMMUNITY PARK
ONE: TWENTYONE
 C O M M U N I T Y C H U R C H
 2701 IRA E. WOODS AVENUE
 GRAPEVINE, TX 76051

JOB NO.: 2328
 DESIGN: PAH
 DRAWN: PAH
 CHECK: DMB
 DATE: 09/03/24
 SCALE: AS NOTED

PHOTOMETRIC PLAN
 FILE: SU24-02

SHEET: 7 OF 7

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: PUBLIC HEARING ON THE FISCAL YEAR 2024 - 2025 ANNUAL OPERATING BUDGET

RECOMMENDATION: City Council to conduct a public hearing on the proposed Fiscal Year 2024 - 2025 annual operating budget.

FUNDING SOURCE: N/A

BACKGROUND: Pursuant to the Charter of the City of Grapevine, Texas, Section 907, a public hearing on the annual budget shall be held to allow all interested persons to be heard for or against any item or the amount of any item therein contained. The public hearing shall commence on September 17 and final action on the budget shall be taken thereafter. A copy of the proposed FY2025 budget summary is attached hereto.

The budget contains fund expenditures in the following amounts:

- 100 General Fund \$ 88,581,632
- 115 Convention and Visitors Bureau Fund 27,510,823
- 215 Convention and Leisure Incentives Fund 5,009,419
- 116 Stormwater Drainage Utility Fund 2,182,679
- 117 Crime Control and Prevention District Fund 24,229,388
- 119 Lake Parks Special Revenue Fund 3,401,294
- 120 4B / Trinity Metro Fund 15,937,500
- 124 Economic Development Fund 5,654,215
- 130 Debt Service Fund 17,069,600
- 174 Permanent Capital and Street Maintenance Fund 4,899,450
- 200 Water and Wastewater Utility Fund 39,850,115
- 210 Golf Course Fund 7,139,400

The FY 2025 proposed budget is available for viewing on the City's website, and at the City Secretary's Office at City Hall.

GWL

**FY 2024-25 PROPOSED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
GENERAL FUND**

	2021-22 Actual	2022-23 Actual	2023-24 Budget	2023-24 Estimate	2024-25 Proposed
BEGINNING FUND BALANCE:	11,582,854	14,736,774	16,523,742	16,523,742	19,553,865
OPERATING REVENUE:					
Ad Valorem Taxes	13,948,203	14,683,291	15,011,862	15,246,800	15,794,705
Sales Taxes	36,748,631	39,559,646	37,500,000	42,594,062	42,500,000
Mixed Beverage Taxes	2,377,346	2,701,727	2,500,000	2,766,930	2,838,000
Franchise Fees	6,369,312	6,708,128	6,100,000	6,392,392	6,626,872
Licenses & Permits	1,348,858	1,556,045	1,964,255	1,853,147	1,954,255
Charges for Services	7,852,670	10,423,525	9,898,621	10,813,421	10,330,093
Intergovernmental	3,649,930	247,890	283,843	138,812	105,000
Fines and Forfeitures	1,082,433	1,364,971	1,031,200	1,338,085	1,336,000
Miscellaneous	3,874,028	2,519,461	1,027,100	1,705,402	1,782,084
Total Operating Revenue	77,251,411	79,764,684	75,316,881	82,849,051	83,267,009
TRANSFERS IN:					
Administrative Fee - Utility Fund	2,086,555	2,215,207	2,199,481	2,199,481	2,745,155
Administrative Fee - CVB Fund	1,497,906	2,653,891	1,869,755	1,869,755	1,869,755
Administrative Fee - Golf Fund	146,012	161,118	168,750	168,750	187,500
Administrative Fee - SDUS Fund	114,652	117,364	110,025	110,025	113,775
Administrative Fee - 4B Fund	429,121	477,301	351,562	351,562	398,438
Total Transfers In	4,274,246	5,624,881	4,699,573	4,699,573	5,314,623
TOTAL REVENUE AND TRANSFERS	81,525,655	85,389,565	80,016,454	87,548,624	88,581,632
OPERATING EXPENDITURES:					
Personnel	35,213,702	38,200,150	39,892,689	39,046,225	42,627,847
Supplies	4,887,962	3,896,118	3,917,093	3,824,105	4,615,070
Maintenance	1,430,587	2,512,967	1,888,037	2,412,818	1,872,760
Services	13,758,569	16,089,498	16,148,811	18,156,321	18,537,741
Capital Outlay	606,829	501,323	191,282	168,791	176,700
Insurance	8,297,846	9,142,966	10,639,883	10,571,582	10,363,463
Total Operating Expenditures	64,195,495	70,343,022	72,677,795	74,179,842	78,193,581
TRANSFERS OUT:					
Transfer To CCPD Fund	4,291,740	4,519,575	3,759,649	3,759,649	2,416,788
Transfer to PCMF Fund	5,124,000	1,640,000	2,670,000	2,670,000	4,899,450
Transfer To Capital Equipment Fund	960,500	5,300,000	-	3,000,000	2,071,813
Transfer to Beverly Horton Fund	-	800,000	-	-	-
Transfer To Quality Of Life Fund	1,500,000	1,000,000	909,010	909,010	1,000,000
Transfer To Capital Projects Fund	2,300,000	-	-	-	-
Total Transfers Out	14,176,240	13,259,575	7,338,659	10,338,659	10,388,051
TOTAL EXPENDITURES AND TRANSFERS	78,371,735	83,602,597	80,016,454	84,518,501	88,581,632
SURPLUS (DEFICIT)	3,153,920	1,786,968	-	3,030,123	-
ENDING FUND BALANCE:	14,736,774	16,523,742	16,523,742	19,553,865	19,553,865
FUND BALANCE REQUIREMENT:	12,448,497	13,180,839	13,659,092	13,946,855	15,638,716

* Fund balance requirement is 20% of total budgeted expenditures (72 days of operation).
The FY 2024-25 projected Ending Fund Balance represents 26% of total budgeted expenditures (96 days of operation).

**FY 2024-25 PROPOSED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
CONVENTION AND VISITORS BUREAU FUND**

	2021-22 Actual	2022-23 Actual	2023-24 Budget	2023-24 Estimate	2024-25 Proposed
BEGINNING FUND BALANCE:	12,360,314	20,335,208	25,973,560	25,973,560	29,975,703
OPERATING REVENUE:					
Occupancy Taxes	15,780,448	17,864,191	14,733,581	18,114,804	16,194,941
Facility Rental Income	651,272	733,895	869,600	694,864	879,000
Interest Income	143,448	859,643	13,000	497,693	908,000
Sales & Merchandise	804,584	1,182,680	887,000	885,226	1,254,620
Train Operations	3,461,529	4,030,969	3,987,868	5,000,001	3,950,000
Festivals & New Vintage	3,667,168	3,574,991	4,021,936	2,091,407	3,575,000
Visitor Shuttle System	8,514	320	-	-	-
Miscellaneous Income	614,256	415,056	417,086	416,252	506,000
Total Operating Revenue	25,131,219	28,661,745	24,930,071	27,700,247	27,267,561
TRANSFERS IN:					
Transfer In From 4B	148,372	328,388	409,163	408,345	425,816
Total Transfers In	148,372	328,388	409,163	408,345	425,816
TOTAL REVENUE & TRANSFERS	25,279,591	28,990,133	25,339,234	28,108,591	27,693,377
OPERATING EXPENDITURES:					
Personnel	5,844,495	6,556,424	7,338,508	5,252,686	8,179,926
Supplies	348,998	553,619	706,450	503,261	683,525
Maintenance	206,490	366,118	292,730	282,823	318,512
Services	3,131,593	5,792,672	6,229,814	6,496,006	6,928,535
Insurance	1,258,682	1,375,338	1,764,349	1,763,491	1,882,679
Festival & Train Operations	4,312,858	5,779,848	5,956,068	7,229,026	6,931,336
Total Operating Expenditures	15,103,116	20,470,390	22,287,919	21,527,293	24,924,513
TRANSFERS OUT:					
Transfer to General Fund - Admin Fee	1,497,906	1,994,466	1,869,755	1,869,755	1,869,755
Transfer to GTRP Fund	20,000	25,000	25,000	25,000	25,000
Trans. to Debt Service Fund	658,675	659,425	659,400	659,400	666,555
Transfer to Capital Projects Fund	-	177,500	-	-	-
Transfer to Heritage Fund	25,000	25,000	25,000	25,000	25,000
Total Transfers Out	2,201,581	2,881,391	2,579,155	2,579,155	2,586,310
TOTAL EXPENDITURES & TRANSFERS	17,304,697	23,351,781	24,867,074	24,106,448	27,510,823
SURPLUS / (DEFICIT)	7,974,894	5,638,352	472,160	4,002,143	182,554
ENDING FUND BALANCE:	20,335,208	25,973,560	26,445,720	29,975,703	30,158,257
FUND BALANCE REQUIREMENT:	2,482,704	3,364,996	3,663,768	3,538,733	4,097,180

* Fund balance requirement is 16.4% of total budgeted expenditures (60 days of operation).
The FY 2024-25 projected Ending Fund Balance represents 442 days of operation.

**FY 2024-25 PROPOSED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
CONVENTION AND LEISURE INCENTIVES FUND**

	2021-22 Actual	2022-23 Actual	2023-24 Budget	2023-24 Estimate	2024-25 Proposed
BEGINNING FUND BALANCE:	5,041,387	5,950,835	6,455,106	6,455,106	6,964,103
OPERATING REVENUE:					
Occupancy Taxes	5,249,972	6,100,804	5,071,496	6,177,485	5,201,932
Interest Income	39,848	252,877	1,000	50,000	180,000
Miscellaneous	131,496	88,436	10,000	10,000	15,000
Total Operating Revenue	5,421,316	6,442,117	5,082,496	6,237,485	5,396,932
TOTAL REVENUE AND TRANSFERS	5,421,316	6,442,117	5,082,496	6,237,485	5,396,932
OPERATING EXPENDITURES:					
Supplies	225	-	-	-	-
Services	4,511,643	5,937,846	4,980,602	5,728,488	5,009,419
Total Operating Expenditures	4,511,868	5,937,846	4,980,602	5,728,488	5,009,419
TRANSFERS OUT:	-	-	-	-	-
TOTAL EXPENDITURES AND TRANSFERS	4,511,868	5,937,846	4,980,602	5,728,488	5,009,419
SURPLUS / (DEFICIT)	909,448	504,271	101,894	508,997	387,513
ENDING FUND BALANCE:	5,950,835	6,455,106	6,557,000	6,964,103	7,351,616

**STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
STORMWATER DRAINAGE UTILITY FUND**

	2021-22 Actual	2022-23 Actual	2023-24 Budget	2023-24 Estimate	2024-25 Proposed
BEGINNING FUND BALANCE:	1,582,827	1,428,761	1,480,066	1,480,066	1,568,575
OPERATING REVENUE:					
Drainage Utility Fees	1,516,846	1,520,316	1,535,532	1,503,229	1,540,000
Interest Income	8,401	44,535	15,000	43,229	15,000
Interest Income - 2000 C.O.	1,748	10,540	2,000	12,497	2,000
Miscellaneous	1,050	-	-	1,700,000	-
Total Operating Revenue	1,528,045	1,575,391	1,552,532	3,258,955	1,557,000
TRANSFERS IN:	-	-	-	-	-
TOTAL REVENUE AND TRANSFERS	1,528,045	1,575,391	1,552,532	3,258,955	1,557,000
OPERATING EXPENDITURES:					
Personnel	542,446	535,821	627,296	592,313	699,812
Supplies	21,310	24,159	35,700	18,423	35,700
Maintenance	200,844	166,752	125,000	143,943	125,000
Services	14,389	301,417	220,165	363,462	232,767
Insurance	180,574	187,348	224,346	224,939	221,560
Capital Outlay	607,896	215,558	210,000	1,717,561	535,000
Total Operating Expenditures	1,567,459	1,431,055	1,442,507	3,060,641	1,849,839
TRANSFERS OUT:					
Transfer to General Fund - Admin Fee	114,652	117,364	110,025	109,805	110,025
Transfer to Debt Service Fund	-	-	-	-	222,815
Total Transfers Out	114,652	117,364	110,025	109,805	332,840
TOTAL EXPENDITURES AND TRANSFERS	1,682,111	1,548,419	1,552,532	3,170,446	2,182,679
SURPLUS / (DEFICIT)	(154,066)	51,305	-	88,509	(625,679)
ENDING FUND BALANCE:	1,428,761	1,480,066	1,480,066	1,568,575	942,896
FUND BALANCE REQUIREMENT:	275,866	253,941	254,615	519,953	357,959

* Fund balance requirement is 16.4% of total budgeted expenditures (60 days of operation).
The FY 2024-25 projected Ending Fund Balance represents 185 days of operation.

**FY 2024-25 PROPOSED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
CRIME CONTROL & PREVENTION DISTRICT**

	2021-22 Actual	2022-23 Actual	2023-24 Budget	2023-24 Estimate	2024-25 Proposed
BEGINNING FUND BALANCE:	13,629	2,885,391	6,547,867	6,547,867	9,518,628
OPERATING REVENUE:					
Sales Tax (1/2 cent)	18,017,690	19,411,625	18,750,000	21,297,031	21,250,000
Jail Services	-	445,969	446,000	445,969	446,000
Commercial Vehicle Enforcement	59,448	61,183	107,000	106,786	70,000
Interest Income	28,950	421,875	35,000	456,857	35,000
Miscellaneous	37,464	42,585	11,400	148,625	11,600
Total Operating Revenue	18,143,552	20,383,237	19,349,400	22,455,268	21,812,600
TRANSFERS IN:					
Transfer from General Fund	4,291,740	4,519,575	3,759,649	3,759,649	2,416,788
Total Transfers In	4,291,740	4,519,575	3,759,649	3,759,649	2,416,788
TOTAL REVENUE AND TRANSFERS	22,435,292	24,902,812	23,109,049	26,214,917	24,229,388
OPERATING EXPENDITURES:					
Personnel	13,934,798	15,359,476	15,852,078	15,935,143	16,607,727
Supplies	656,996	617,530	758,910	804,314	955,875
Maintenance	185,884	218,125	145,950	201,989	484,350
Insurance	3,040,160	3,173,800	4,029,571	4,026,783	3,716,392
Services	1,738,274	1,819,581	2,282,540	2,236,007	2,465,044
Capital Outlay	7,418	51,824	40,000	39,920	-
Total Operating Expenditures	19,563,530	21,240,336	23,109,049	23,244,156	24,229,388
TOTAL EXPENDITURES AND TRANSFERS	19,563,530	21,240,336	23,109,049	23,244,156	24,229,388
SURPLUS / (DEFICIT)	2,871,762	3,662,476	-	2,970,761	-
ENDING FUND BALANCE:	2,885,391	6,547,867	6,547,867	9,518,628	9,518,628

**FY 2024-25 PROPOSED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
LAKE PARKS SPECIAL REVENUE FUND**

	2021-22 Actual	2022-23 Actual	2023-24 Budget	2023-24 Estimate	2024-25 Proposed
BEGINNING FUND BALANCE:	-	279,322	778,868	778,868	728,300
OPERATING REVENUE:					
Boat Ramp Fees	108,770	100,984	130,000	54,365	130,000
Pavilion Fees	42,710	32,973	45,000	31,650	70,000
Camping Fees	2,033,784	2,471,614	2,400,000	2,044,000	2,400,000
Entrance Fees	370,287	414,714	365,000	141,820	400,000
Recreation Fees	466,330	314,388	456,000	223,519	516,800
Merchandise and Other Sales	201,373	231,118	130,000	138,348	140,000
Total Operating Revenue	3,223,254	3,565,791	3,526,000	2,633,702	3,656,800
TOTAL REVENUE AND TRANSFERS	3,223,254	3,565,791	3,526,000	2,633,702	3,656,800
OPERATING EXPENDITURES:					
Personnel	540,027	543,660	612,130	631,241	692,837
Supplies	202,486	209,534	255,000	131,580	229,950
Maintenance	226,098	250,326	313,250	295,031	338,250
Services	1,759,987	1,849,988	1,619,423	1,480,257	1,632,983
Insurance	84,479	97,793	176,487	127,835	204,444
Capital Outlay	130,857	114,944	85,000	18,326	252,000
Total Operating Expenditures	2,943,934	3,066,245	3,061,290	2,684,270	3,350,464
TRANSFERS OUT:					
Transfer to Debt Service Fund	-	-	-	-	50,830
Total Transfers Out	-	-	-	-	50,830
TOTAL EXPENDITURES AND TRANSFERS	2,943,934	3,066,245	3,061,290	2,684,270	3,401,294
SURPLUS / (DEFICIT)	279,322	499,546	464,710	(50,568)	255,506
ENDING FUND BALANCE:	279,322	778,868	1,243,578	728,300	983,806

**FY 2024-25 PROPOSED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
4B TRANSIT FUND**

	2021-22 Actual	2022-23 Actual	2023-24 Budget	2023-24 Estimate	2024-25 Proposed
BEGINNING FUND BALANCE:	-	23,346	2,827	2,827	13,438
OPERATING REVENUE:					
Sales Tax	12,722,205	13,892,702	14,062,500	15,972,773	15,937,500
Interest Income	-	2,827	10,000	10,617	-
Total Operating Revenue	12,722,205	13,895,529	14,072,500	15,983,390	15,937,500
TOTAL REVENUE AND TRANSFERS	12,722,205	13,895,529	14,072,500	15,983,390	15,937,500
OPERATING EXPENDITURES:					
Contractual Services - Trinity Metro	11,916,694	13,587,660	13,653,337	15,624,576	15,511,684
Sales Tax Repayment	633,793	-	-	-	-
Total Operating Expenditures	12,550,487	13,587,660	13,653,337	15,624,576	15,511,684
TRANSFERS OUT:					
Transfer to Visitor Shuttle Fund	148,372	328,388	409,163	348,203	425,816
Total Transfers Out	148,372	328,388	409,163	348,203	425,816
TOTAL EXPENDITURES AND TRANSFERS	12,698,859	13,916,048	14,062,500	15,972,779	15,937,500
SURPLUS / (DEFICIT)	23,346	(20,519)	10,000	10,611	-
ENDING FUND BALANCE:	23,346	2,827	12,827	13,438	13,438

**FY 2024-25 PROPOSED OPERATING BUDGET
 STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
 ECONOMIC DEVELOPMENT FUND (122, 124)**

	2021-22 Actual	2022-23 Actual	2023-24 Budget	2023-24 Estimate	2024-25 Proposed
BEGINNING FUND BALANCE:	12,209,641	13,388,940	15,663,228	15,663,228	16,149,769
OPERATING REVENUE:					
Sales Tax	5,638,320	5,874,104	4,687,500	5,874,104	5,312,500
Interest Income	83,301	489,913	10,000	437,946	341,715
Miscellaneous	56,883	64,854	-	64,854	-
Total Operating Revenue	5,778,504	6,428,871	4,697,500	6,376,904	5,654,215
TOTAL REVENUE AND TRANSFERS	5,778,504	6,428,871	4,697,500	6,376,904	5,654,215
OPERATING EXPENDITURES:					
Personnel Services	504,347	396,380	457,431	384,878	490,259
Supplies	228,818	1,505	12,900	1,851	12,800
Maintenance	15,948	-	-	-	-
Services	1,916,921	1,795,820	1,862,656	3,701,076	3,274,995
Insurance	105,156	82,133	52,793	52,827	79,270
Total Operating Expenditures	2,771,190	2,275,838	2,385,780	4,140,632	3,857,324
TRANSFERS OUT:					
Transfer to Debt Service Fund	1,398,894	1,401,444	1,398,169	1,398,169	1,398,453
Transfer to General	429,121	477,301	351,562	351,562	398,438
TRANSFERS OUT	1,828,015	1,878,745	1,749,731	1,749,731	1,796,891
TOTAL EXPENDITURES AND TRANSFERS	4,599,205	4,154,583	4,135,511	5,890,363	5,654,215
SURPLUS / (DEFICIT)	1,179,299	2,274,288	561,989	486,541	-
ENDING FUND BALANCE AVAILABLE:	13,388,940	15,663,228	16,225,217	16,149,769	16,149,769

**FY 2024-25 PROPOSED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
DEBT SERVICE FUND**

	2021-22 Actual	2022-23 Actual	2023-24 Budget	2023-24 Estimate	2024-25 Proposed
BEGINNING FUND BALANCE:	6,681,805	6,997,402	6,778,612	6,778,612	7,537,063
OPERATING REVENUE:					
Property Taxes Current	12,926,116	13,012,813	13,105,949	12,900,000	13,000,000
Property Taxes Delinquent	131,464	83,595	70,000	90,000	70,000
Miscellaneous Revenue	22,915	7,094	-	-	-
Interest Income	55,788	342,176	150,000	365,000	150,000
Total Operating Revenue	13,136,283	13,445,678	13,325,949	13,355,000	13,220,000
TRANSFERS IN:					
Transfer from CVB Fund	658,675	-	659,400	659,400	666,555
Transfer from Storm Drainage	-	-	-	-	222,815
Transfer from Lake Park	-	-	-	-	50,830
Transfer from Water Utility	-	-	-	-	1,632,815
Transfer from Economic Development Fund	1,398,894	1,401,444	1,398,169	1,398,169	1,398,453
Total Transfers In	2,057,569	1,401,444	2,057,569	2,057,569	3,971,468
TOTAL REVENUE AND TRANSFERS	15,193,852	14,847,122	15,383,518	15,412,569	17,191,468
OPERATING EXPENDITURES:					
G. O. Bond Interest Payments	1,814,132	1,595,543	1,389,543	1,389,543	1,241,168
G. O. Bond Principal Payments	6,220,000	6,485,000	5,710,000	5,710,000	5,895,000
C. O. Interest Payments	1,772,637	2,047,281	2,111,850	2,111,850	3,648,923
C. O. Principle Payments	2,875,000	2,675,000	3,235,000	3,235,000	4,220,000
Tax and Note Interest Payments	498,894	471,444	443,169	443,169	413,453
Tax and Note Principal Payments	900,000	930,000	955,000	955,000	985,000
Fiscal Agent and Bond Fees	126,854	199,725	-	150,000	-
Transfers	670,738	661,919	659,556	659,556	666,056
Total Operating Expenditures	14,878,255	15,065,912	14,504,118	14,654,118	17,069,600
TRANSFERS OUT:					
TOTAL EXPENDITURES AND TRANSFERS	14,878,255	15,065,912	14,504,118	14,654,118	17,069,600
SURPLUS (DEFICIT) OF REVENUE OVER (UNDER) EXPENDITURES:	315,597	(218,790)	879,400	758,451	121,868
ENDING FUND BALANCE:	6,997,402	6,778,612	7,658,012	7,537,063	7,658,931
FUND BALANCE REQUIREMENT:	2,934,889	2,932,508	2,861,086	2,890,675	3,367,154

* Fund balance requirement is 20% of total budgeted expenditures (72 days of operation).
The FY 2024-2025 projected Ending Fund Balance represents 45% of total budgeted expenditures (164 days of operation).

**FY 2024-25 PROPOSED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
FUND 174 - CAPITAL/STREET MAINTENANCE PROGRAM**

	2021-22 Actual	2022-23 Actual	2023-24 Budget	2023-24 Estimate	2024-25 Proposed
OPERATING REVENUE:					
Miscellaneous	37,472	99,774	-	-	-
Interest Income	27,677	155,558	10,000	10,000	30,000
Total Operating Revenue	65,149	255,332	10,000	10,000	30,000
TRANSFERS IN:	7,414,840	1,711,090	2,670,000	2,670,000	4,899,450
TOTAL REVENUE AND TRANSFERS	7,479,989	1,966,422	2,680,000	2,680,000	4,929,450
OPERATING EXPENDITURES:					
Facilities Maintenance	332,845	832,592	700,000	700,000	755,000
Parks Maintenance	572,682	1,139,750	1,162,000	1,162,000	1,862,000
Street Maintenance and Overlay	53,796	2,175,373	2,308,000	2,308,000	2,232,450
Americans with Disabilities Act	-	-	-	-	50,000
Wages Contract Labor	-	89,998	-	-	-
Total Operating Expenditures	959,323	4,237,713	4,170,000	4,170,000	4,899,450
TOTAL EXPENDITURES AND TRANSFERS	959,323	4,237,713	4,170,000	4,170,000	4,899,450

**FY 2024-25 PROPOSED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
UTILITY ENTERPRISE FUND**

	2021-22 Actual	2022-23 Actual	2023-24 Budget	2023-24 Estimate	2024-25 Proposed
BEGINNING UNRESTRICTED FUND BALANCE:	22,556,592	30,073,532	28,675,099	28,675,099	23,193,210
OPERATING REVENUE:					
Water Sales	18,384,738	19,390,444	18,550,000	19,200,000	24,912,000
Wastewater Sales	8,974,247	8,850,148	9,100,000	8,900,000	10,468,146
Tap & Inspection Fees	2,528,582	2,711,854	2,529,000	2,724,761	2,532,000
Reconnects & Transfers	279,410	252,435	160,000	248,003	160,000
Interest Income	184,309	1,504,842	200,000	386,081	200,525
Miscellaneous Income	2,202,527	2,543,377	975,500	936,718	975,500
Total Operating Revenue	32,553,813	35,253,100	31,514,500	32,395,563	39,248,171
TRANSFERS IN/CONTRIBUTIONS:	7,753,380	661,919	659,556	553,272	666,056
TOTAL REVENUE AND TRANSFERS	40,307,193	35,915,019	32,174,056	32,948,835	39,914,227
OPERATING EXPENDITURES:					
Personnel	3,748,090	4,577,962	4,557,647	4,758,935	4,733,745
Supplies	1,394,805	2,000,206	1,694,766	1,899,460	1,830,282
Maintenance	5,777,200	4,955,200	2,554,040	2,766,200	2,401,078
Services	17,800,451	20,992,802	18,541,560	23,530,754	23,911,837
Debt Service	627,652	624,204	662,556	662,556	669,056
Insurance	931,679	1,051,573	1,191,648	982,270	1,251,147
Capital Outlay	423,821	896,298	16,000	1,274,782	675,000
Total Expenditures	30,703,698	35,098,245	29,218,217	35,874,957	35,472,145
TRANSFERS OUT:	2,086,555	2,215,207	2,199,481	2,555,767	4,377,970
TOTAL EXPENDITURES AND TRANSFERS	32,790,253	37,313,452	31,417,698	38,430,724	39,850,115
SURPLUS / (DEFICIT)	7,516,940	(1,398,433)	756,358	(5,481,889)	64,112
ENDING UNRESTRICTED WORKING CAPITAL:	30,073,532	28,675,099	29,431,457	23,193,210	23,257,322
WORKING CAPITAL REQUIREMENT:	4,912,592	5,615,719	4,674,915	5,739,993	5,675,543

* Working capital requirement is 16% of total net budgeted expenditures or 60 days of operation.
The FY 2024-25 projected Ending Working Capital Balance represents 239 days of operation.

**FY 2024-25 PROPOSED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
GOLF FUND**

	2021-22 Actual	2022-23 Actual	2023-24 Budget	2023-24 Estimate	2024-25 Proposed
BEGINNING WORKING CAPITAL:	448,245	1,194,316	602,795	602,795	20,794
OPERATING REVENUES:					
Cart and Club Rentals	878,073	907,180	1,018,500	976,000	1,020,000
Tournament Fees	4,585	9,436	10,000	9,950	10,000
Driving Range	270,786	273,494	282,000	278,939	282,000
Golf Pro Shop Sales	404,759	455,514	450,000	417,048	450,000
Golf Course Green Fees	1,946,821	2,148,233	2,250,000	2,148,974	2,500,000
Annual Green Fee Memberships	313,000	380,850	480,000	417,350	480,000
Lesson Income	16,296	47,570	30,000	81,449	60,000
Interest Income	3,939	16,081	3,000	15,236	16,000
Golf Sub-Lease	398,479	429,118	450,000	492,281	450,000
Miscellaneous Income	23,764	29,086	297,000	6,561	255,400
Persimmons Food & Beverage	5,784	1,216,875	1,597,000	1,356,497	1,616,000
Total Operating Revenue	4,266,286	5,913,437	6,867,500	6,200,285	7,139,400
TOTAL REVENUES AND TRANSFERS	4,266,286	5,913,437	6,867,500	6,200,285	7,139,400
OPERATING EXPENDITURES:					
Personnel	1,486,945	2,883,168	2,609,045	2,897,169	2,891,305
Supplies	591,261	1,232,884	1,133,500	1,415,190	1,253,000
Maintenance	160,648	213,985	164,600	203,080	202,500
Services	546,009	1,076,486	698,420	795,310	743,381
Insurance	417,319	491,311	766,734	775,307	826,714
Capital Outlay	172,021	446,006	916,000	535,110	1,035,000
Total Operating Expenditures	3,374,203	6,343,840	6,288,299	6,621,166	6,951,900
TRANSFERS OUT:					
Transfer to General Fund - Admin Fee	146,012	161,118	168,750	161,120	187,500
Total Transfers Out	146,012	161,118	168,750	161,120	187,500
TOTAL EXPENDITURES AND TRANSFERS	3,520,215	6,504,958	6,457,049	6,782,286	7,139,400
SURPLUS / (DEFICIT)	746,071	(591,521)	410,451	(582,001)	-
ENDING WORKING CAPITAL:	1,194,316	602,795	1,013,246	20,794	20,794

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: ADOPTION OF FISCAL YEAR 2024/2025 ANNUAL OPERATING BUDGET

RECOMMENDATION: City Council to consider an ordinance adopting the Fiscal Year 2024/2025 City of Grapevine Annual Operating Budget.

FUNDING SOURCE: N/A

BACKGROUND: The FY2024/2025 annual operating budget, as proposed, is presented for your consideration. The budget includes the programs discussed at the City Council Budget Workshop held on August 13 and the Public Hearing held on September 17.

The budget contains fund expenditures in the following amounts:

- 100 General Fund \$ 88,581,632
- 115 Convention and Visitors Bureau Fund 27,510,823
- 215 Convention and Leisure Incentives Fund 5,009,419
- 116 Stormwater Drainage Utility Fund 2,182,679
- 117 Crime Control and Prevention District Fund 24,229,388
- 119 Lake Parks Special Revenue Fund 3,401,294
- 120 4B / Trinity Metro Fund 15,937,500
- 124 Economic Development Fund 5,654,215
- 130 Debt Service Fund 17,069,600
- 174 Permanent Capital and Street Maintenance Fund 4,899,450
- 200 Water and Wastewater Utility Fund 39,850,115
- 210 Golf Course Fund 7,139,400

The budget presented requires a tax rate of \$0.241165. The resolution approving the proposed property tax rate was presented at the August 20 City Council meeting. The ordinance to adopt the tax rate will be considered at the September 17 City Council meeting.

Staff recommends approval.

GWL

ORDINANCE NO. 2024-077

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ADOPTING THE BUDGET FOR THE CITY OF GRAPEVINE, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; PROVIDING FOR INTRA- AND INTERDEPARTMENTAL FUND TRANSFERS; PROVIDING FOR INVESTMENT OF CERTAIN FUNDS; DECLARING AN EMERGENCY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, a notice of public hearing on the budget for the City of Grapevine, Texas for the Fiscal Year 2024-2025 (FY 2025) was heretofore published in accordance with law; and

WHEREAS, a public hearing was duly held and all interested persons were given an opportunity to be heard for or against any item therein; and

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

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

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

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

Section 2. That the appropriation amounts for the FY2024-2025 budget for the different funds of the City of Grapevine are hereby fixed as follows:

100	General Fund	\$ 88,581,632
115	Convention & Visitors Bureau Fund	27,510,823
215	Convention & Leisure Incentives Fund	5,009,419
116	Stormwater Drainage Fund	2,182,679
117	Crime Control & Prevention District Fund	24,229,388
119	Lake Parks Special Revenue Fund	3,401,294
120	4-B / Trinity Metro Fund	15,937,500
124	Economic Development Fund	5,654,215
130	Debt Service Fund	17,069,600
200	Utility Enterprise Fund	39,850,115
210	Golf Enterprise Fund	7,139,400
174	Permanent Capital Maintenance Fund	4,899,450

Section 3. That the City Council hereby adopts the revised budget for the fiscal year ending September 30, 2024 and the proposed Annual Operating Budget for the fiscal year ending September 30, 2025 and appropriates the funds contained therein.

Section 4. That a copy of the official adopted FY2024-2025 budget document shall be kept on file in the office of the City Secretary and the City of Grapevine website.

Section 5. That the City Manager be and is hereby authorized to make intra and inter-departmental fund transfers during the fiscal year as becomes necessary in order to avoid over-expenditure of a particular object code.

Section 6. That the City Manager is authorized to approve expenditures up to \$15,000. Any expenditure over the \$15,000 limit requires the approval of the City Council.

Section 7. That the City Manager is authorized to reclassify personnel positions within city service as warranted.

Section 8. That the City Manager, and/or Assistant City Manager and/or Chief Financial Officer and/or designated investment officer are authorized to invest any funds not needed for current use, whether operating funds or bond funds in Official City Depositories, in any investment instrument authorized by the City's Investment Policy and Investment Strategy and allowed by the Texas Public Funds Investment Act.

Section 9. That the reserve requirement for the Golf Enterprise Fund is suspended for FY2024 and FY2025.

Section 10. That the fact that the fiscal year begins on October 1, 2024 requires that this ordinance be effective upon its passage and adopted to preserve the public peace, property, health and safety and shall be in full force and effect from and after its passage and adoption, and an emergency is hereby declared.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of September, 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: SEPTEMBER 17, 2024

SUBJECT: ORDINANCE ADOPTING AD VALOREM TAX RATE

RECOMMENDATION: City Council to consider an ordinance adopting ad valorem tax rate of 0.241165 per \$100 valuation for tax year 2024 and fiscal year 2025.

FUNDING SOURCE: N/A

BACKGROUND: The ad valorem tax shall be apportioned as follows:

- * General Fund, a tax rate of 0.131812 per \$100
- * Debt Service, a tax rate of 0.109353 per \$100

The FY 2025 budget was developed using the following values for tax rate purposes:

- * Total appraised and assessed value: \$19,276,319,944
- * Adjusted 2024 total taxable value: \$ 12,303,212,111
- * New construction value: \$ 54,942,850

The FY 2025 budget includes the General Fund and Debt Service apportions of the taxes as noted above.

The proposed tax rate of 0.241165 per \$100 value is 0.009395 less than the previous year tax rate.

The proposed tax rate of 0. 241165 per \$100 value is equal to the calculated No New Revenue tax rate.

The proposed tax rate of 0. 241165 per \$100 value is 0.018885 less than the calculated Voter Approval tax rate.

There is no special language required this year to motion for adoption since the total rate is not greater than the NNR rate and the M&O rate is less than the M&O NNR rate.

Staff recommends approval.

ORDINANCE NO. 2024-078

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, SETTING THE ANNUAL TAX RATE FOR TAX YEAR 2024 LEVYING TAXES TO BE ASSESSED ON ALL TAXABLE PROPERTY WITHIN THE LIMITS OF THE CITY OF GRAPEVINE, TEXAS; PROVIDING PENALTIES AND INTEREST FOR THE DELINQUENT TAXES; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of Grapevine, Texas has approved an operating budget for the fiscal year 2024 - 2025 (FY 2025), in compliance with appropriate state laws and the Charter of the City of Grapevine; and,

WHEREAS, a public hearing was held on the FY 2025 budget and all interested parties were given an opportunity to be heard for or against any item contained therein; and,

WHEREAS, an ad valorem tax rate of \$0.241165 per \$100 valuation has been considered for tax year 2024; 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 a tax rate is hereby levied upon all taxable property in the City of Grapevine, Texas for tax year 2024 at a rate of twenty-four eleven and sixty-five hundreds cents (\$0.241165) per one hundred dollars (\$100.00) valuation.

Section 3. That there shall be and there is hereby levied the following taxes on each one hundred dollars (\$100.00) valuation on all taxable property within the City of Grapevine, Texas, to be assessed and collected by the Tax Assessor/Collector and collected for tax year 2024, and said taxes are to be assessed and collected for the purposes and in the amounts hereinafter stipulated, to-wit:

- A. For the General Fund, a tax rate of \$0.131812 per \$100 is levied.
- B. For Debt Service, a tax rate of \$0.109353 per \$100 is levied.

Section 4. That taxes levied by this ordinance shall be due and payable on the first day of October 2024 and if unpaid shall become delinquent on the first day of February 2025. Upon taxes becoming delinquent, interest and penalty will be added as required in Section 33.01 of the Texas Property Tax Code, and shall commence on the first day of February 2024. The City of Grapevine is hereby authorized to adopt any and all legal remedies provided by the Texas Property Tax Code for the purpose of collecting delinquent taxes.

Section 5. That the fact that the fiscal year begins on October 1, 2024 requires that this ordinance be effective upon its passage and adopted to preserve the public peace, property, health, and safety, and shall be in full force and effect from and after its passage and adoption, and an emergency is hereby declared.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, on this the 17th day of September, 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: SEPTEMBER 17, 2024

SUBJECT: RESOLUTION APPROVING ATMOS RATE REVIEW MECHANISM
TARIFF SETTLEMENT

RECOMMENDATION: Staff recommends the City Council consider approval of a resolution of the Atmos RRM (Rate Review Mechanism) Tariff Settlement.

FUNDING SOURCE:

BACKGROUND: The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Atmos Cities Steering Committee (“ACSC”). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism (“RRM”), as a substitute for future filings under the GRIP statute.

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission’s review of annual GRIP filings or allow recovery of Cities’ rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC’s view, the GRIP process unfairly raises customers’ rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

In April the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2023, entitled it to additional system-wide revenues of \$196.8 million. Below details the portion of the request related to the ACSC cities and the related settlement numbers.

\$143.27 Million- Original request portion ascribed to ACSC Cities
\$132.6 Million-Modified request portion ascribed to the ACSC cities (Items are removed that should not have been included in the RRM request)
\$108.89 Million-Consultants reasonable finding portion ascribed to ACSC cities (consultants do a thorough examination of the request that includes checking calculations of the revenues and their sources and capital and operating expenses)
\$119.8 Million-Settlement portion for ACSC Cities (agreed upon between the Steering Committee and the Company to avoid costly and likely unfavorable Railroad Commission proceeding).

The Executive Committee of ACSC recommends a systemwide settlement of \$164.7 million. The effective date for new rates is October 1, 2024.

The impact of the settlement on average residential rates is an increase of \$5.52 monthly or 6.84%. The increase for average commercial usage will be \$13.39 or 3.44%.

Should the City choose not to accept the settlement, the rate increase request would go to the Railroad Commission where the City would be required to mount a costly intervention that would likely not reap any additional benefit for residents.

The Council Utility Committee has reviewed this request.

Staff recommends approval.

RESOLUTION NO. 2024-015

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2024 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of Grapevine, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2024, Atmos Mid-Tex filed its 2024 RRM rate request with ACSC Cities based on a test year ending December 31, 2023; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2024 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$164.7 million on a system-wide basis with an Effective Date of October 1, 2024; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

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

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$164.7 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2024 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to

recover annually an additional \$164.7 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2024 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

Section 8. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2024.

Section 11. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE TEXAS, BY A VOTE OF ____ TO ____, on this the 17th day of September 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C. G. Boyle
City Attorney

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2024	

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 22.95 per month
Rider CEE Surcharge	\$ 0.05 per month ¹
Total Customer Charge	\$ 23.00 per month
Commodity Charge – All <u>Ccf</u>	\$0.58974 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2024.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2024	

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 81.75 per month
Rider CEE Surcharge	\$ 0.00 per month ¹
Total Customer Charge	\$ 81.75 per month
Commodity Charge – All Ccf	\$ 0.19033 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2024.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2024	

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 1,587.75 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.6553 per MMBtu
Next 3,500 MMBtu	\$ 0.4799 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1029 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailement Overpull Fee

Upon notification by Company of an event of curtailement or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailement or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2024	

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2024	

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 1,587.75 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.6553 per MMBtu
Next 3,500 MMBtu	\$ 0.4799 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1029 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2024	

Curtailement Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2024	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

- i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification
- $WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf
- R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.
- HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class
- NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.
- ADD = billing cycle actual heating degree days.
- BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_i = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2024	

Base Use/Heat Use Factors

Weather Station	<u>Residential</u>		<u>Commercial</u>	
	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>
Abilene	9.52	0.1526	88.98	0.7485
Austin	8.87	0.1343	213.30	0.9142
Dallas	12.38	0.2024	185.59	1.0974
Waco	8.71	0.1219	130.62	0.7190
Wichita Falls	10.20	0.1394	117.78	0.6435

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

**ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2023**

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark - Fiscal Year 2024 Willis Towers Watson Report as adjusted	\$ 1,402,365	\$ (1,146,665)	\$ 2,186,549	\$ (4,070,086)	\$ 278,107	
2	Allocation Factor	45.93%	45.93%	82.00%	82.00%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$ 644,172	\$ (526,717)	\$ 1,792,929	\$ (3,337,394)	\$ 278,107	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	\$ 644,172	\$ (526,717)	\$ 1,792,929	\$ (3,337,394)	\$ 278,107	\$ (1,148,903)
6							
7	O&M Expense Factor (WP_F-2.3, Ln 2)	81.70%	81.70%	38.85%	38.85%	11.24%	
8							
9	Summary of Costs to Approve:						
10	Total Pension Account Plan	\$ 526,315		\$ 696,536			\$ 1,222,851
11	Total Post-Employment Benefit Plan		\$ (430,349)		\$ (1,296,547)		(1,726,896)
12	Total Supplemental Executive Benefit Plan					\$ 31,256	31,256
13	Total (Ln 10 + Ln 11 + Ln 12)	\$ 526,315	\$ (430,349)	\$ 696,536	\$ (1,296,547)	\$ 31,256	\$ (472,789)

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: ANNUAL MAINTENANCE RENEWAL FOR MUNICIPAL COURT SOFTWARE WITH TYLER TECHNOLOGIES

RECOMMENDATION: City Council to consider approval of the renewal of annual maintenance for INCODE, the Municipal Court software, with Tyler Technologies.

FUNDING SOURCE: Funds for this purchase are available in the General Fund (Municipal Court) for an amount not to exceed \$36,000.

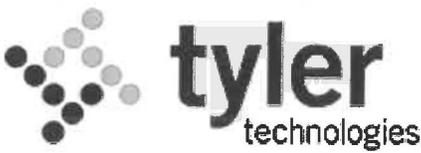
BACKGROUND: INCODE, by Tyler Technologies, is the case management software used by Grapevine Municipal Court since 2001. If approved, this will cover maintenance and support services for the 2025 fiscal year.

Annual maintenance provides for basic support services for issues related to the operation of the INCODE application, including premium support, training, reporting tools, performance issues, tuning, and security.

INCODE is a leading provider of municipal court software offering solutions for automated processing of citations and dockets, integrated financials, customized reporting tools, and integrated jury management.

The purchase of INCODE case management software will be made as a local sole source purchase from Tyler Technologies in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.022. General Exemptions (a)(7)(3).

Staff recommends approval.



Remittance:
 Tyler Technologies, Inc
 (FEIN 75-2303920)
 P.O. Box 203556
 Dallas, TX 75320-3556

Invoice

Invoice No	Date	Page
025-476349	09/01/2024	1 of 1

Questions:
 Tyler Technologies- Local Government
 Phone: 1-800-772-2260 Press 2, then 2
 Email: ar@tylertech.com



Bill To: CITY OF GRAPEVINE
 ATTN: ACCOUNTS PAYABLE
 501 SHADY BROOK DRIVE - ROOM 108
 GRAPEVINE, TX 76051

Ship To: GAPEVINE MUNICIPAL COURT
 1027 IRA EAST WOODS AVENUE
 GRAPEVINE, TX 76051

Cust No.-BillTo-ShipTo	Ord No	PO Number	Currency	Terms	Due Date
49441 - MAIN - 18584	200239		USD	NET30	10/01/2024

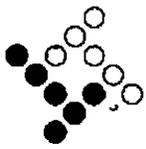
Contract Date	Description	Units	Rate	Extended Price
Contract No.: Grapevine, TX MC				
Cycle: Start: 01/Oct/2024, End: 30/Sep/2025				
01/Nov/2009	Technical Services Annual Fees Basic Network Support Services	1		\$1,576.17
Cycle: Start: 01/Oct/2024, End: 30/Sep/2025				

Court

****ATTENTION****
 Order your checks and forms from
 Tyler Business Forms at 877-749-2090 or
 tylerbusinessforms.com to guarantee
 100% compliance with your software.

Subtotal	1,576.17
Sales Tax	\$0.00
Invoice Total	1,576.17

102468



tyler
technologies

Remittance:
Tyler Technologies, Inc
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

Invoice

Invoice No	Date	Page
025-476350	09/01/2024	1 of 2

Questions:
Tyler Technologies- Local Government
Phone: 1-800-772-2260 Press 2, then 2
Email: ar@tylertech.com

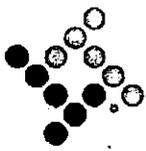


Bill To: GAPEVINE MUNICIPAL COURT
1027 IRA EAST WOODS AVENUE
GRAPEVINE, TX 76051

Ship To: GAPEVINE MUNICIPAL COURT
1027 IRA EAST WOODS AVENUE
GRAPEVINE, TX 76051

Cust No.-BillTo-ShipTo	Ord No	PO Number	Currency	Terms	Due Date
49441 - 18584 - 18584	200240		USD	NET30	10/01/2024

Contract Date	Description	Units	Rate	Extended Price
Contract No.: Grapevine, TX MC				
Cycle: Start: 01/Oct/2024, End: 30/Sep/2025				
01/Sep/2009	Escrow Cycle: Start: 01/Oct/2024, End: 30/Sep/2025	1	524.98	524.98
Content Manager Annual Fees				
02/Oct/2012	Incode Content/Document Management Suite - Maintenance Cycle: Start: 01/Oct/2024, End: 30/Sep/2025	1		\$3,888.92
02/Oct/2012	Tyler Content Manager Standard Edition -TCM SE - Maintenance Cycle: Start: 01/Oct/2024, End: 30/Sep/2025			
ERP Pro Document Management Annual Fees				
02/Oct/2012	Tyler Output Processor Server - Maintenance Cycle: Start: 01/Oct/2024, End: 30/Sep/2025	1		\$0.00
ERP Pro Financials Annual Fees				
01/Nov/2009	SQL Migration - Financials - Maintenance Cycle: Start: 01/Oct/2024, End: 30/Sep/2025	1		\$3,776.61
01/Nov/2009	SQL Migration - Financials - Maintenance Cycle: Start: 01/Oct/2024, End: 30/Sep/2025			
Municipal Justice Annual Fees				
01/Nov/2009	Court Case Management Cycle: Start: 01/Oct/2024, End: 30/Sep/2025	1		\$22,591.51
01/Jun/2010	Brazos Technology Citation Issuing Device Interface Cycle: Start: 01/Oct/2024, End: 30/Sep/2025			
19/Mar/2014	Incode Court Case Management Suite - Texas TLETS Warrant Interface Cycle: Start: 01/Oct/2024, End: 30/Sep/2025			
Third Party System Software				
01/Nov/2009	System Software Non SQL Maintenance Cycle: Start: 01/Oct/2024, End: 30/Sep/2025	1		\$2,112.18
01/Nov/2009	System Software Non SQL Maintenance Cycle: Start: 01/Oct/2024, End: 30/Sep/2025			



tyler
technologies

Remittance:
Tyler Technologies, Inc
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

Invoice

Invoice No	Date	Page
025-476350	09/01/2024	2 of 2

Questions:
Tyler Technologies- Local Government
Phone: 1-800-772-2260 Press 2, then 2
Email: ar@tylertech.com

Bill To GAPEVINE MUNICIPAL COURT
1027 IRA EAST WOODS AVENUE
GRAPEVINE, TX 76051

Ship To GAPEVINE MUNICIPAL COURT
1027 IRA EAST WOODS AVENUE
GRAPEVINE, TX 76051

Cust No.-BillTo-ShipTo	Ord No	PO Number	Currency	Terms	Due Date
49441 - 18584 - 18584	200240		USD	NET30	10/01/2024

Contract Date	Description	Units	Rate	Extended Price
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****ATTENTION****

Order your checks and forms from
Tyler Business Forms at 877-749-2090 or
tylerbusinessforms.com to guarantee
100% compliance with your software.

Subtotal	32,894.20
Sales Tax	\$0.00
Invoice Total	32,894.20

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: APPROVAL FOR THE PURCHASE OF CISCO C8500L ROUTER AND EQUIPMENT

RECOMMENDATION: City Council to consider the approval for the purchase of a Cisco C8500L router and equipment from ePlus Inc. for the IT Department.

FUNDING SOURCE: Funds are available in the Capital Equipment Purchase fund for an amount not to exceed \$52,330.

BACKGROUND: This purchase is for a replacement of the existing Cisco router that can no longer handle the network demand. This Cisco replacement router will be capable of handling the system data requests, network routing speed, and processor efficiency to the Internet for the growth of the city network.

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 ePlus Inc. The IT Department and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.



Customer Name: CITY OF GRAPEVINE
Quote No: 23186065
Quote Name: Internet Edge Upgrade
Quotation Date: 07/17/2024

Sales Support Contact: DARCY WILLIAMS
Sales Support Phone:
Sales Support Email: DARCY.WILLIAMS@EPLUS.COM
Account Executive: April Roth
Account Executive Phone:
Account Executive Email: April.Roth@eplus.com

Customer PO No:
Order No:
Expiration Date: 09/26/2024

ePlus Technology inc, 13595 Dulles Technology Drive, Herndon, VA, 20171

External Notes:Contract: US-TIPS230105

Line No.	Part Number	MFG	Description/Line Notes	Duration	QTY	Unit Price	Ext Price
C8500L Max 20Gigabit							
001	C8500L-8S4X	CISCO	CISCO CATALYST 8500 SERIES 4X SFP+ AND 8X SFP, 4X1 0GE, 8X1GE		1	20,272.74	20,272.74
002	CON-SNT-C8500L8X	CISCO	SNTC-8X5XNBD CISCO CATALYST 8500 SERIES 12-PORT SF P+,	P 3Y	1	7,025.54	7,025.54
003	EDGE-INTERNET	CISCO	INTERNET GATEWAY (INTERNET EDGE PEERING BGP, NAT, ZBFW)		1	0.00	0.00
004	C-RFID-1R	CISCO	CISCO CATALYST 8000 EDGE RFID - 1RU		1	0.00	0.00
005	M2USB-16G	CISCO	CISCO CATALYST 8000 EDGE M.2 USB 16GB		1	0.00	0.00
006	C8500L-4PT-KIT	CISCO	CISCO C8500L EXTENSION RAILS AND BRACKETS FOR 4P MOUNTING		1	102.91	102.91
007	NETWORK-PNP-LIC	CISCO	NETWORK PLUG-N-PLAY CONNECT FOR ZERO-TOUCH DEVICE DEPLOYMENT	P 3Y	1	0.00	0.00
008	C8000-HSEC	CISCO	U.S. EXPORT RESTRICTION COMPLIANCE LICENSE FOR C8000 SERIES	P 3Y	1	0.00	0.00
009	TE-R-SW	CISCO	TE AGENT FOR IOSXE ON ENTERPRISE ROUTING	P 3Y	1	0.00	0.00
010	SC8KAESUK9-1712	CISCO	C8500L SERIES - UNIVERSAL	P 3Y	1	0.00	0.00
011	IOSXE-AUTO-MODE	CISCO	IOS XE AUTONOMOUS OR SD-ROUTING MODE FOR UNIFIED IMAGE		1	0.00	0.00
012	PWR-CH1-400WAC	CISCO	CISCO C8500L 400W AC POWER SUPPLY, REVERSE AIR		2	0.00	0.00
013	DNA-P-T3-A-3Y	CISCO	CISCO DNA ADVANTAGE ON-PREM LIC 3Y - UPTO 10G (AGG R, 20G)	P 3Y	1	22,184.20	22,184.20
			Line Note: Requested For : 36.00 Months Automatically Renews For				

ITEM #16

			: No Auto Renewal Billing Frequency : Prepaid Term				
014	DSTACK-T3-A	CISCO	CISCO DNA ADVANTAGE STACK - UPTO 10G (AGGR, 20G) Line Note: Requested For : 36.00 Months Automatically Renews For : No Auto Renewal Billing Frequency : Prepaid Term	P 3Y	1	0.00	0.00
015	NWSTACK-T3-A	CISCO	CISCO NETWORK ADVANTAGE STACK - UPTO 10G (AGGR, 20 G) Line Note: Requested For : 36.00 Months Automatically Renews For : No Auto Renewal Billing Frequency : Prepaid Term	P 3Y	1	0.00	0.00
016	SDWAN-UMB-ADV	CISCO	CISCO UMBRELLA FOR DNA ADVANTAGE Line Note: Requested For : 36.00 Months Automatically Renews For : No Auto Renewal Billing Frequency : Prepaid Term	P 3Y	1	0.00	0.00
017	DNAC-ONPREM-PF	CISCO	CISCO DNA CENTER ON PREM DEPLOYMENT OPTION FOR WAN Line Note: Requested For : 36.00 Months Automatically Renews For : No Auto Renewal Billing Frequency : Prepaid Term	P 3Y	1	0.00	0.00
018	TE-EMBED-WANI	CISCO	CISCO THOUSANDEYES WAN INSIGHTS EMBEDDED Line Note: Requested For : 36.00 Months Automatically Renews For : No Auto Renewal Billing Frequency : Prepaid Term	P 3Y	1	0.00	0.00
019	C85L-8S4X-PF	CISCO	C8500L-8S4X PLATFORM SELECTION FOR DNA SUBSCRIPTIO N Line Note: Requested For : 36.00 Months Automatically Renews For : No Auto Renewal Billing Frequency : Prepaid Term	P 3Y	1	0.00	0.00
020	IOSXE-AUTO-MODE-PF	CISCO	IOS XE AUTONOMOUS OR SD-ROUTING MODE FOR UNIFIED I MAGE Line Note: Requested For : 36.00 Months Automatically Renews For : No Auto Renewal Billing Frequency : Prepaid Term	P 3Y	1	0.00	0.00
021	CAB-AC	CISCO	AC POWER CORD (NORTH AMERICA), C13, NEMA 5-15P, 2. 1M		2	0.00	0.00
022	SVS-PDNA-ADV	CISCO	EMBEDDED SUPPORT FOR SW - TIERED DNA ADVANTAGE ON -PREM Line Note: Requested For : 36.00 Months Automatically Renews For : No Auto Renewal Billing Frequency : Prepaid Term	P 3Y	1	0.00	0.00
023	MEM-C8500L-32GB	CISCO	CISCO C8500L 32GB DRAM		1	2,744.19	2,744.19
						Sub-Total (USD)	52,329.58

Totals		ITEM #16	52,329.58
Shipping: Packing:	Sub Total (USD):	52,329.58	
	Est. Tax (USD):	TBD if Applicable	
	Shp&Hnd (USD):	TBD	
		Total (USD):	52,329.58

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.

[ePlus offers flexible and easy leasing options for your IT equipment. Use leasing to increase your IT acquisition capability, overcome limited budgets, and manage the lifecycle of your assets. Contact an ePlus Leasing Coordinator at 1-703-984-8021 or \[leasing@eplus.com\]\(mailto:leasing@eplus.com\) to receive a lease quote today.](#)

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	Laurie Warfield

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: APPROVAL TO RENEW A SERVICE CONTRACT FOR DATACENTER SYSTEM AND NETWORK ADMINISTRATION

RECOMMENDATION: City Council to consider the renewal of an annual service contract for datacenter system and network administration with LEAF TCS for the IT Department.

FUNDING SOURCE: Funds are available in the General Fund (IT Department) for an amount not to exceed \$120,000.

BACKGROUND: This purchase request is to continue a contract for system and network administration services in support of the City of Grapevine Public Safety Building Data Center. LEAF TCS will provide services to support the City of Grapevine Information Technology Department in its oversight responsibilities on maintenance and administration of physical and virtual information technology infrastructure systems. The functional areas of expertise required include virtual network system administration and support, datacenter physical network support and maintenance, network infrastructure planning/troubleshooting, and system and network monitoring.

Staff recommends approval.

LEAF TCS PROFESSIONAL SERVICES AGREEMENT

THIS CONSULTING AGREEMENT (this "Agreement") is made and entered into as of the 1st day of October, 2024, by and among the City of Grapevine Department of Information Technology, a local municipality (the "Customer"), and LEAF TCS ("Vendor").

WITNESSETH:

WHEREAS, Vendor is recognized as LEAF TCS; and **WHEREAS**, the City of Grapevine Department of Information Technology desires to retain Leaf TCS as Vendor to provide services related to and in support of efforts in which Vendor has expertise; **NOW, THEREFORE**, in consideration of the premises and the mutual conditions and promises herein contained, the parties hereto agree as follows:

1. **Network and System Administration Consulting Services.** Vendor shall furnish the City of Grapevine Department of Information Technology with their best advice, information, judgment and knowledge with respect to information technology system and network administration. The responsibilities of LEAF TCS will include installing and configuring system hardware (servers and virtual machines) and software (application administration), establishing and managing user accounts, upgrading system software, and perform backup and recovery tasks. Contractor will also provide services for the provisioning authentication to access network resources, provide system troubleshooting, network security administration, and other system administration and networking duties as requested.
2. **Term.** The term of this Agreement shall begin on **1st day of October, 2024** and shall, subject to the provisions for termination set forth herein, continue until and terminate on **30th day of September, 2025**.
3. **Compensation.** For all services that Vendor renders to the City of Grapevine Department of Information Technology Department of Information Technology or any of its subsidiaries or affiliates during the term hereof, the City of Grapevine Department of Information Technology Department of Information Technology will pay Vendor an hourly rate of \$65.00, for services provided by a *senior level* Vendor. The City of Grapevine Department of Information Technology will pay Vendor \$30.00 per hour, for services provided by a *junior level* Vendor. Specialist rates will be determined if and when needed at or below DIR rate. The total compensation for the contract period is not to exceed \$120,000.00.
4. **Confidential Information and Intellectual Property.**
 - a. Vendor shall maintain in strict confidence, and not use or disclose except pursuant to written instructions from the City of Grapevine Department of Information

Technology, any Trade Secret (as defined below) of the City of Grapevine Department of Information Technology, for so long as the pertinent data or information remains a Trade Secret, provided that the obligation to protect the confidentiality of any such information or data shall not be excused if such information or data ceases to qualify as a Trade Secret as a result of the acts or omissions of Vendor.

- b. Vendor shall maintain in strict confidence and, except as necessary to perform his duties hereunder, not to use or disclose any Confidential Business Information (as hereinafter defined) during the term of this Agreement and for a period of one (1) year thereafter.
- c. Vendor may disclose Trade Secrets or Confidential Business Information pursuant to any order or legal process requiring the disclosing party (in its legal counsel's reasonable opinion) to do so, provided that the request or order to so disclose the Trade Secrets or Confidential Business Information in sufficient time to allow the City of Grapevine Department of Information Technology to seek an appropriate protective order.

(a) "Trade Secret" shall mean any information, including, but not limited to, technical or non-technical data, a formula, a pattern, a compilation, a program, a plan, a device, a method, a technique, a drawing, a process, financial data, financial plans, product plans, or a list of actual or potential customers or suppliers which (i) derives economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use, and (ii) is the subject of efforts that are reasonable under the circumstances to maintain its secrecy. "Confidential Business Information" shall mean any nonpublic information of a competitively sensitive or personal nature, other than Trade Secrets, acquired by Vendor in connection with performing services for the City of Grapevine Department of Information Technology, including (without limitation) oral and written information concerning the City of Grapevine Department of Information Technology's financial positions and results of operations (revenues, margins, assets, net income, etc.), annual and long-range business plans, marketing plans and methods, account invoices, oral or written customer information, and personnel information. (b) All original works of authorship that result from the performance by Vendor of his duties hereunder, are deemed to be "works made for hire" under the copyright laws of the United States, and will be and will remain the sole and exclusive property of the City of Grapevine Department of Information Technology. Vendor, at the City of Grapevine Department of Information Technology's request and sole expense, will assign to the City of Grapevine Department of Information Technology in perpetuity all proprietary rights that he may have in such works of authorship. Such assignment shall be done by documents as prepared

by the City of Grapevine Department of Information Technology. Should the City of Grapevine Department of Information Technology elect to register claims of copyright to any such works of authorship, Vendor will, at the expense of the City of Grapevine Department of Information Technology, do such things, sign such documents and provide such reasonable cooperation as is necessary for the City of Grapevine Department of Information Technology to register such claims, and obtain, protect, defend and enforce such proprietary rights. Vendor shall have no right to use any trademarks or proprietary marks of the City of Grapevine Department of Information Technology without the express, prior written consent of the City of Grapevine Department of Information Technology regarding each use.

- d. The existence of any claim or cause of action that Vendor may have against the City of Grapevine Department of Information Technology will not at any time constitute a defense to the enforcement by the City of Grapevine Department of Information Technology of the restrictions or rights provided by this Section 4, but the failure to assert such claim or cause of action shall not be deemed to be a waiver of such claim or cause of action.
 - e. For purposes of this Section 4, "Customer" shall include the City of Grapevine Department of Information Technology and all of its direct and indirect subsidiaries and any predecessors of the City of Grapevine Department of Information Technology.
5. **Acts Discreditable.** Vendor shall at all times refer to Customer and its operating units in terms that further its business objectives. Vendor shall not refer to Customer or its operating units in a manner that damages Customer's position in the marketplace.
 6. **Termination.** This Agreement may be terminated by either party upon written notice if the other party breaches any of its obligations hereunder and the breaching party fails to cure such breach within thirty (30) days after receipt of notice of such breach.
 7. **Severable Provisions.** The provisions of this Agreement are severable, and if any one or more provisions may be determined to be illegal or otherwise unenforceable, in whole or in part, the remaining provisions, and any partially enforceable provision to the extent enforceable in any jurisdiction, shall nevertheless be binding and enforceable.
 8. **Binding Agreement.** The rights and obligations of the City of Grapevine Department of Information Technology under this Agreement shall inure to the benefit of and shall be binding upon the successors and assigns of the City of Grapevine Department of Information Technology. The rights, obligations and duties of Vendor hereunder may not be assigned or delegated without the City of Grapevine Department of Information Technology's prior written consent.

9. **Relationship of Parties.** The City of Grapevine Department of Information Technology and Vendor are independent contractors. Both parties acknowledge and agree that Vendor's engagement hereunder is not exclusive and that either party may provide to, or retain from, others similar such services provided that it does so in a manner that does not otherwise breach this Agreement. Neither party is, nor shall claim to be, a legal agent, representative, partner or employee of the other, and neither shall have the right or authority to contract in the name of the other nor shall it assume or create any obligations, debts, accounts or liabilities for the other.
10. **Notices.** Any notices or other communications required or permitted under this Agreement shall be in writing and shall be deemed to have been duly given and delivered when delivered in person, two (2) days after being mailed postage prepaid by certified or registered mail with return receipt requested, or when delivered by overnight delivery service or by facsimile to the recipient at the following address or facsimile number, or to such other address or facsimile number as to which the other party subsequently shall have been notified in writing by such recipient:

If to the City of Grapevine Department of Information Technology:
Customer Name: City of Grapevine Department of Information Technology
Customer Representative: Tessa Allberg, Chief Technology Officer
Customer Address: 200 S. Main St., Grapevine, TX 76051
Customer Fax Number: (817) 410-3025

If to the Vendor:
Vendor Name: LEAF TCS
Vendor Representative: Laura Funk
Vendor Address: 1740 Slabtown Road, Dover AR 72837

11. **Waiver.** Either party's failure to enforce any provision or provisions of this Agreement shall not in any way be construed as a waiver of any such provision or provisions as to future violations thereof, nor prevent that party thereafter from enforcing each and every other provision of this Agreement. The rights granted the parties herein are cumulative and the waiver by a party of any single remedy shall not constitute a waiver of such party's right to assert all other legal remedies available to him or it under the circumstances.
12. **Governing Law.** This Agreement will be governed by and interpreted in accordance with the substantive laws of the State of Texas without reference to conflicts of law.
13. **Captions and Section Headings.** The various captions and section headings contained in this Agreement are inserted only as a matter of convenience and in no way define, limit or extend the scope or intent of any of the provisions of this Agreement.
14. **Entire Agreement.** With respect to its subject matter, this Agreement and its Exhibits constitute the entire understanding of the parties superseding all prior agreements, understandings, negotiations and discussions between them whether written or oral, and

there are no other understandings, representations, warranties or commitments with respect thereto.

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the date first written above.

Bruno Rumbelow – City Manager Grapevine Texas

Laura Funk – Leaf TCS

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: APPROVAL TO RENEW SMALL GOVERNMENT ENTERPRISE AGREEMENT FOR GEOGRAPHIC INFORMATION SOFTWARE

RECOMMENDATION: City Council to consider approval to renew an enterprise agreement for Geographic Information System software with Esri, Inc.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for a total amount not to exceed \$56,700.

BACKGROUND: This request is to renew an Enterprise License Agreement to support the software modules that operate as part of the City's Enterprise Geographic Information System. Populations of 50,001 to 100,000 fall under the Small Government Enterprise Agreement (SGEA) Program Level 3, costing a total of \$56,700 per year. This contract will provide upgrades and technical support to the system. Esri is the sole source provider of maintenance for this software.

This procurement will be a sole source contract in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.022 (a) (7) (A) as approved by City Council in October of 2006.



Esri Inc
380 New York St
Redlands CA 92373-8118

Subject: Renewal Quotation

Date: 07/29/2024
To: Betsi Chatham
Organization: City of Grapevine
Information Technology Dept
Fax #: **Phone #:** 817-410-3542

From: Barbara Walker
Fax #: 909-307-3083 **Phone #:** + 19093693936 Ext. 3936
Email: bwalker@esri.com

Number of pages transmitted
(including this cover sheet): 4

Quotation #26227018
Document Date: 07/29/2024

Please find the attached quotation for your forthcoming term. Keeping your term current may entitle you to exclusive benefits, and if you choose to discontinue your coverage, you will become ineligible for these valuable benefits and services.

If your quote is regarding software maintenance renewal, visit the following website for details regarding the maintenance program benefits at your licensing level
<http://www.esri.com/apps/products/maintenance/qualifying.cfm>

All maintenance fees from the date of discontinuation will be due and payable if you decide to reactivate your coverage at a later date.

Please note: Certain programs and license types may have varying benefits. Complimentary User Conference registrations, software support, and software and data updates are not included in all programs.

Customers who have multiple copies of certain Esri licenses may have the option of supporting some of their licenses with secondary maintenance.

For information about the terms of use for Esri products as well as purchase order terms and conditions, please visit
<http://www.esri.com/legal/licensing/software-license.html>

If you have any questions or need additional information, please contact Customer Service at 888-377-4575 option 5.



esri[®] 380 New York St
 Redlands, CA 92373-8118
 Phone: + 190936939363936
 Fax #: 909-307-3083

Quotation

Date: 07/29/2024

Quotation Number: 26227018

Contract Number: SMALL GOVT ELA US

Send Purchase Orders To:

Environmental Systems Research Institute, Inc.
 380 New York Street
 Redlands, CA 92373-8100
 Attn: Barbara Walker

Please include the following remittance address on your Purchase Order:

Environmental Systems Research Institute, Inc.
 P.O. Box 741076
 Los Angeles, CA 90074-1076

City of Grapevine
 Information Technology Dept
 GIS
 200 S Main St
 Grapevine TX 76051-5311

Attn: Betsi Chatham

Email: bchatham@grapevinetexas.gov

Customer Number: 151289

For questions regarding this document, please contact Customer Service at 888-377-4575.

Item	Qty	Material#	Unit Price	Extended Price
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Per the terms and conditions in your Esri Enterprise License Agreement, your organization is required to provide an annual usage report. This report should detail all deployments made under this agreement for your previous term, and should be provided to Esri as an Excel spreadsheet.

The annual usage report must include actual license counts by product, licensee, and location.

Please return your report via email to ea_usage_reports@esri.com.

Thank you in advance for your prompt attention to this matter.

10	1	168179	56,700.00	56,700.00
Populations of 50,001 to 100,000 Small Government Enterprise Agreement Annual Subscription				
Start Date: 10/31/2024				
End Date: 10/30/2025				
Subscription ID: 3821885676				

Please note Esri has introduced a price change and this quote reflects current pricing for your organization. It is important to us that we are able to continue to deliver value through enhancements to products, solutions, and capabilities.

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380 New York St
Redlands, CA 92373-8118
Phone: + 190936939363936
Fax #: 909-307-3083

Quotation

Page 2

Date: 07/29/2024

Quotation Number: 26227018

Contract Number: SMALL GOVT ELA US

Item Qty Material#

Unit Price

Extended Price

Item Subtotal	56,700.00
Estimated Tax	0.00
Total	USD 56,700.00

DUNS/CEC: 06-313-4175 **CAGE:** 0AMS3



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Quotation

Page 3

Date: 07/29/2024	Quotation No: 26227018	Customer No: 151289	Contract No: SMALL GOVT ELA US
Item	Qty	Material#	
			Unit Price Extended Price

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: ANNUAL RENEWAL FOR VECTOR SOLUTIONS SOFTWARE

RECOMMENDATION: City Council to consider the renewal of an annual contract for Vector Solutions software with Target Solutions Learning, LLC for the Fire Department.

FUNDING SOURCE: Funds are available in the General Fund (Fire Department) for an amount not to exceed \$18,663.

BACKGROUND: The purpose of this contract is to maintain the training database, deliver new training, deliver continuing education training, provide evaluation of training, and provide maintenance of the system for all members of the Fire Department. All members of the department are mandated by the Texas Commission on Fire Protection to have continuing education and to have supplemental training on different disciplines that the members hold.

This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (B) (E), software.

Staff recommends approval.

ES/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: Request for Approval for Firework Display

RECOMMENDATION: City Council to consider a firework permit for the Hello DMC, Dwyer Franchising Event at Glass Cactus on October 12, 2024.

FUNDING SOURCE:

BACKGROUND: Illumination Fireworks Partners, LP has submitted a firework permit application for a fireworks display. The fireworks display is for the Hello DMC, Dwyer Franchising Event at Glass Cactus on Saturday, October 12, 2024. This will be a 1.4G fireworks display from the barge on Lake Grapevine. The display will start at 9:30 PM and will last 3 minutes.



Grapevine Fire Department

1007 IRA E. WOODS AVENUE
Phone: 817-410-4400
Fax: 817-410-4410

PERMIT APPLICATION

Application Date: September 4, 2024

Business Name: Illumination Fireworks Partners LP

Permit Address: Lake Grapevine - 1501 Gaylord Trail Grapevine, TX 76051

Permit Needed (Please check appropriate box/es)

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

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

Permit Time: Permanent Temporary

Permit Type: Operational Construction

Plans: New Revision Correction Applicant Information Application # _____ City Project/Property: Yes No

Submitting Company Name: Illumination Fireworks Partner sLP

Mailing Address: 1605 Crescent Circle, Suite 200

City, State, Country, Zip: Carrollton, Texas 75006

Company E-mail Address: Matthew@illuminationfireworks.com

Company Phone: 972-245-7976

Applicant Phone: 972-245-7976

Applicant E-mail Address: Matthew@illuminationfireworks.com

Name of Venue: Glass Cactus

Name of Event: 10.12.24 Hello DMC - Dwyer Franchising [BARGE] - Fireworks Display

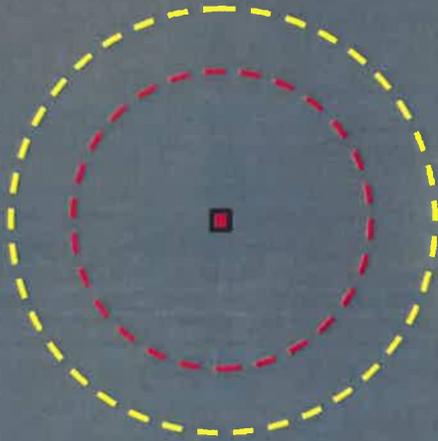
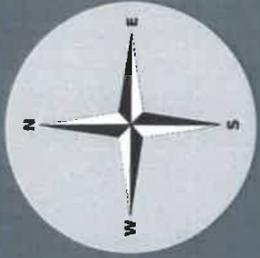
Event Date/s: October 12, 2024

Details of Event or Process: Aaron Curl - 469-655-5677 - Lead Operator

3 minute fireworks display from barge on Lake Grapevine; Setup Complete: 8:30pm Time of Show: 9:30pm

Applicant Name and Title: Matthew Guy Hardin, President

Applicant Signature: *Matthew Guy Hardin*



Map Legend

-  1.4G Firing Position (setup on pontoon boat)
-  NFPA Fallout Area 175 ft
-  Illumination Fireworks Restricted Area 250 ft



Boat ramp travel path



ITEM #20

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: PURCHASE OF RECORD MANAGEMENT SOFTWARE

RECOMMENDATION: City Council to consider the purchase of fire record management software with Locality Media, Inc. for the Fire Department.

FUNDING SOURCE: Funds are available in the General Fund (Fire Department) for an amount not to exceed \$43,520.

BACKGROUND: The Fire Department's current Record Management System (RMS) is being phased out by the host company. After evaluating other companies to provide a record management system and to combine other services into one contract, the department selected First Due to host our RMS, hydrants, inspection, investigations, permits, and invoicing into one hosting company. This helps streamline operations because First Due also hosts our pre-planning module and this will let all of these modules communicate with one another.

Locality Media, Inc. is the documented sole source support services provider. 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).

Staff recommends approval.

ES/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: APPROVAL FOR THE PURCHASE OF ON-SITE PPE CLEANING, INSPECTION, AND REPAIR FOR THE FIRE DEPARTMENT

RECOMMENDATION: City Council to consider approval for the purchase of on-site PPE cleaning, inspection, and repair from Rocky Mountain PPE, LLC for the Fire Department.

FUNDING SOURCE: Funds are available in the General Fund (Fire Department) for a total amount not to exceed \$33,000.

BACKGROUND: This purchase is for the yearly advanced cleaning and repair of firefighters' protective gear as outlined in the National Fire Protection Association 1851, Standard on Selection, Care, and Maintenance of Protective Ensembles for Structural Fire Fighting. This service provides on-site services that allow for a reduced turnaround time and lessens the chance for equipment loss.

This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A).

Staff recommends approval.

ES/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: APPROVAL TO RENEW HEALTH PLAN ADMINISTRATIVE SERVICES AGREEMENT

RECOMMENDATION: City Council to consider approval to renew contract for third-party administrative services for the City's self-funded health plan with UMR.

FUNDING SOURCE: Funds are available in General Fund (Risk Management) in the estimated amount of \$390,000.

BACKGROUND: The purpose of this contract is to establish annual pricing for third-party administration (TPA) for the City's self-funded Health Plan. The TPA processes and pays medical claims on behalf of the City and provides access to network discounts. UMR's network (UHC Choice Plus) includes over 779,000 physicians and 6,000 hospitals. They also provide utilization, case, disease, and maternity management services to members.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: APPROVAL TO RENEW DENTAL PLAN ADMINISTRATIVE SERVICES AGREEMENT

RECOMMENDATION: City Council to consider approval to renew contract for third-party administrative services with CIGNA for the City's self-funded dental plan.

FUNDING SOURCE: Funds are available in General Fund (Risk Management) in the estimated annual amount of \$36,000.

BACKGROUND: The purpose of this contract is to establish annual pricing for third-party administration (TPA) for the City's self-funded Dental Plan. The TPA processes and pays dental claims on behalf of the City and provides access to network discounts. They also provide education and other oral health programs to our members.

CIGNA's network includes over 151,000 providers nationally. CIGNA process nearly 2,500 claims annually for the City's dental plan. CIGNA has agreed to a three-year contract without a rate increase. CIGNA has provided these services in the past with successful results.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: APPROVAL TO RENEW ANNUAL POLICY FOR PROPERTY AND CASUALTY INSURANCE COVERAGE

RECOMMENDATION: City Council to consider the renewal of an annual policy for property and casualty insurance coverage with Travelers Insurance.

FUNDING SOURCE: Funds are available in various departments for an estimated amount of \$2,100,000.

BACKGROUND: The City of Grapevine is fully-insured for property, general liability, professional liability, law enforcement liability, business automobile, excess liability, inland marine, and foreign package liability.

The City's consultant, HUB International Insurance Services (HUB), received proposals, including a renewal quote from Travelers Insurance. HUB secured pricing for the renewal of this policy. City staff reviewed the proposals and determined that Travelers Insurance would provide the best policy, pricing, and service for meeting the needs of the City. This is a one year policy.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: APPROVAL TO RENEW ANNUAL POLICY FOR CYBER LIABILITY INSURANCE COVERAGE

RECOMMENDATION: City Council to consider the renewal of an annual policy for cyber liability insurance coverage with XL Insurance Company.

FUNDING SOURCE: Funds are available in the General Fund (Risk Department) for an estimated annual amount of \$175,000.

BACKGROUND: The City's insurance consultant, HUB International Insurance Services, received proposals for cyber liability coverage, including a renewal quote from XL Insurance. XL Insurance is the current cyber insurance provider.

The cyber insurance market has significantly changed in recent years due to an increase in frequency and severity of cyber attacks. As a result, underwriters are becoming less likely to bid on new business.

City staff reviewed the proposals and recommends to renew the XL Insurance policy for cyber liability coverage. This is a one-year policy.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: APPROVAL TO RENEW ANNUAL INSURANCE POLICY FOR WORKERS' COMPENSATION

RECOMMENDATION: City Council to consider annual policy for Workers' Compensation insurance coverage with TML Risk Pool.

FUNDING SOURCE: Funds are available in the General Fund (Risk Management) for an estimated annual amount of \$495,000.

BACKGROUND: The City of Grapevine purchases Workers' Compensation insurance coverage with TML through the Risk Pool. The mission of the TML Risk Pool is "...to offer and provide Texas municipalities and other units of local government with a stable and economic source of risk financing and loss prevention services."

Workers' Compensation insurance is purchased to cover the cost of all on the job injuries of City employees and volunteers. The premium for coverage is based on employee job classification, estimated payroll and number of employees in each class. The TML Risk Pool provides an annual fund discount of 20% each year. Also, insurance carriers use experience modifiers to help determine workers' compensation premium costs, the lower the modifier, the lower the premium. The City's modifier continues to remain low at .30 which reflects the City's claim history.

Staff has reviewed the proposal from TML Risk Pool and determined that they will provide the best policy, pricing, and service for meeting the needs of the City. This is a one-year policy.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: APPROVAL OF ANNUAL POLICY FOR MEDICAL AND RX STOP LOSS INSURANCE

RECOMMENDATION: City Council to consider approval for an annual policy for Medical and RX Stop Loss Insurance.

FUNDING SOURCE: Funds are available in the General Fund (Risk Management) in the estimated amount of \$1,016,000.

BACKGROUND: The City of Grapevine is self-funded for employee and pre-65 retiree medical and prescription insurance. Therefore, the City assumes all or a portion of the risk for medical and prescription drug claims for all covered members on its health plan. Stop Loss Insurance is designed to offer effective protection against excessive claims by limiting the amount of risk on any one individual insured.

The City's insurance consultant, McGriff Services, secured proposals from nine vendors. The incumbent HCC provided a 12% rate increase. City staff reviewed the proposals and determined HCC would provide the best service for 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: SEPTEMBER 17, 2024

SUBJECT: APPROVAL TO RENEW DIABETES REVERSAL PROGRAM FOR EMPLOYEE BENEFITS

RECOMMENDATION: City Council to consider the renewal of a contract for the diabetes reversal program with Virta Medical.

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

BACKGROUND: Virta Medical delivers sustained Type 2 Diabetes reversal as well as significant improvements in other chronic metabolic diseases. Virta provides a program to employees that consists of careful medical supervision, medication adjustments, day-to-day support, and an individualized approach to nutrition. The Virta team is made up of physicians, dieticians, and counselors.

The Virta program has successfully helped employees lower their A1c and weight. Employees have seen a reduction in the need for medication which has created savings in healthcare spending. The City currently offers four programs with Virta: diabetes reversal, diabetes management, pre-diabetes reversal, and obesity reversal.

This purchase will be made in accordance with an existing interlocal agreement with the Region 14 Education Service Center in Texas through the National Cooperative Purchasing Alliance (NCPA) Program 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 Virta Medical. The Risk 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.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: ANNUAL CONTRACT FOR PORTABLE RESTROOM RENTAL SERVICES

RECOMMENDATION: City Council to consider approval for renewal of an annual contract for portable restroom rental services with United Rentals, Inc. for various departments as-needed.

FUNDING SOURCE: Funds are available in the General Fund and other funds for an annual estimated amount of \$100,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for portable toilet rental and maintenance used primarily by the Parks and Recreation Department and is available to other departments on an as-needed basis.

This annual contract will be made in accordance with an existing Cooperative Agreement with Harris County Department of Education as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Chapter 791. This contract is for an initial one-year period with four, one-year renewal options. If approved, this will be the second renewal option.

Bids were taken by the cooperative and a contract was awarded to United Rentals, Inc. The Parks and Recreation Department and Purchasing reviewed the contract for 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.

LW/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: PROFESSIONAL SERVICES CONTRACT FOR ANNUAL RACIAL PROFILING REPORTING COMPLIANCE, QUARTERLY DATA ANALYSIS, EEOP DATA COLLECTION, AND CONSULTING SERVICES

RECOMMENDATION: City Council to consider the approval of a contract for annual racial profiling reporting, quarterly data analysis, Equal Employment Opportunity Program (EEOP) data collection with Del Carmen Consulting, LLC for the Police Department.

FUNDING SOURCE: Funds are available in the CCPD Fund for an amount not to exceed \$128,000.

BACKGROUND: This procurement is for quarterly and annual independent review of State mandated department data collection associated with racial profiling, quarterly data analysis, assistance with annual reports, and Equal Employment Opportunity Program (EEOP) reporting. In addition, it provides for the yearly collection and analyzation of crime data, along with the appraisal of current and future department policies, application of force procedures, as well as the associated training curriculum for all Police Department employees as needed.

Alex del Carmen, Ph.D., is currently an Associate Dean and Professor (McKenzie Family Endowed Professor) at Tarleton State University, College of Liberal and Fine Arts, School of Criminology, Criminal Justice and Strategic Studies. He is an instructor for the Texas Commission on Law Enforcement (TCOLE) and the FBI National Academy, as well as a certified grant evaluator for the United States Department of Justice. His research and fields of expertise are law enforcement, racial profiling, ethnicity and crime, and crime prevention.

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

RG/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: PURCHASE FOR RECURRING CIRCUITS FOR DISPATCH RADIO CONSOLES

RECOMMENDATION: City Council to consider approval for the purchase for recurring circuits for dispatch radio consoles with the Texas Department of Information Resources for the Police Department.

FUNDING SOURCE: Funds are available in the CCPD Fund for a total amount not to exceed \$17,887.

BACKGROUND: This purchase is for the police and fire public safety radio system. The circuits are necessary to connect the public safety dispatch center radio consoles to the public safety radio system. Additional circuits connect the Grapevine radio tower to the Colleyville radio tower as well as the Fort Worth Radio System to enable mutual aid radio resources. The circuits are necessary to maintain continuous public safety radio communications.

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).

Staff recommends approval

RG/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: PURCHASE RENEWAL OF POWERDMS PROFESIONAL SUBSCRIPTION

RECOMMENDATION: City Council to consider approval for the purchase of PowerDMS professional subscription renewal for the Police Department.

FUNDING SOURCE: Funds are available in the CCPD Fund for a total amount not to exceed \$17,929.

BACKGROUND: This purchase is for PowerDMS which is a comprehensive document management and policy compliance software used to streamline and enhance organizational operations. It offers features for securely management, updating, and distributing critical documents such as policies, procedures, and training materials. PowerDMS helps ensure that employees have access to the most current policy information, supports regulatory compliance, and improves overall efficiency by simplifying document management processes.

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).

Staff recommends approval

RG/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: RENEWAL FOR THE CRIMES LAW ENFORCEMENT COMPUTER SOFTWARE, LICENSES, SYSTEM MAINTENANCE, AND SERVICES FOR THE POLICE DEPARTMENT

RECOMMENDATION: City Council to consider the renewal of the Crimes law enforcement computer software, licenses, system maintenance, and services from Sam Houston State University for the Police Department.

FUNDING SOURCE: Funds are available in the CCPD Fund for an amount not to exceed \$66,150.

BACKGROUND: This purchase is for the Crimes law enforcement computer software, licenses, system maintenance, and services. This software comprises the primary software package for public safety dispatching, police records management, property room management, and detention center management. The software is also used in the field by police and fire personnel for mobile dispatching and report writing.

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).

Staff recommends approval.

RG/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: PURCHASE OF A 2024 CELLTECH CARGO TRAILER

RECOMMENDATION: City Council to consider approval for the purchase of a 2024 Celltech multi-use cargo trailer from North Texas Trailers for the Police Department.

FUNDING SOURCE: Funds are available in the Capital Equipment Purchase Fund for a total amount not to exceed \$20,861.

BACKGROUND: This purchase is for a 2024 Celltech multi-use cargo trailer (8.5 x 20 ft) for the Police Department to utilize for many different functions including the transport of police motorcycles over long distances, transport of police ATVs and mules, and for major events where large amounts of equipment are needed to be moved, such as Santa Cops and Trunk or Treat.

Quotes were taken in accordance with City Purchasing policy. Formal bids and advertisements are not required for purchases under \$50,000. Only two bids were received, as there are only two authorized dealers for the Celltech trailers in the immediate Dallas/Fort Worth area. The two bidders were North Texas Trailers and Nationwide Trailers.

North Texas Trailers submitted the lowest quote, meeting department specifications.

North Texas Trailers \$20,860.50
Nationwide Trailers \$22,995.00

Staff recommends approval.

TD/LW/MH

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: RENEWAL OF CONTRACTS FOR AGGREGATE MATERIALS

RECOMMENDATION: City Council to consider approval for the renewal of annual contracts for aggregate materials with Big Sandy Sand Company, Burnco Texas LLC, DFW Materials, Earth Haulers, Inc., Green Dream International LLC, Lowery Sand & Gravel Co. Inc., and Martin Marietta Inc. for the Public Works Department.

FUNDING SOURCE: Funds are available in various accounts for an annual estimated amount of \$230,000.

BACKGROUND: The purpose of this bid is to establish fixed annual pricing for aggregate materials used primarily by the Public Works Street Department, Parks & Recreation Department, Grapevine Golf Course and other departments on an as-needed basis.

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

Based on the evaluation of the bid by the Public Works Department and Purchasing, it was determined that a non-exclusive award be made to all responsible and responsive bids meeting specifications to ensure availability of materials without interruption of road projects.

Staff recommends approval.

KH/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: PURCHASE OF FLEET VEHICLES AND AUTHORIZATION TO ORDER FIRE APPARATUS

RECOMMENDATION: City Council to consider the approval of the purchase of fleet vehicles through interlocal purchasing cooperatives or BuyBoard agreements and authorize the order of fire apparatus.

FUNDING SOURCE: Funds are available in the Capital Equipment Purchase Fund, Lake Parks Fund, Storm Drainage Fund, and Utility Enterprise Fund.

BACKGROUND: The FY25 Capital Budget proposes all cash funding for the purchase of fleet vehicles as reflected in the attached list. Many of the listed vehicles are in high demand and/or face low to scarce availability. This item will allow for the purchase of vehicles on an as-available basis and/or to advance-order vehicles with lengthy lead times. This authorization is limited to the amounts and vehicle types listed on the attached or their closest available equivalent.

The vehicles on the attached list have been requested due to existing vehicles being at or near end of life (excess years and/or mileage), safety improvements (e.g. highway blocker vehicle), or other operating improvements. The list is broken into two categories - the general fund purchases and those vehicles being purchased using self-supporting enterprise funds. Again, all purchases will be made using available cash revenue.

This item also seeks authorization to order one reserve fire engine/pumper (\$962,569) one fire engine/pumper (\$1,200,000) and one ambulance (\$442,000) due to long lead times.

All purchases will be made through existing purchasing interlocal agreements or the Buy-Board as allowed by Chapter 271 of the Local Government Code and/or Chapter 791 of the Government Code.

FY25 Fleet List

ITEM #37

Department	Unit#	Year	Description	Unit Budget Amt.	Mileage	Actual Age	Replacement Vehicle
Police 209-2	90152	2012	Chevrolet Tahoe	\$85,000	98,000	12 yrs	Police Admin SUV
Police 209-1	90132	2012	Chevrolet Tahoe	\$90,000	81,000	12 yrs	Chevy P/U w/ Upfit
Police 209-1			N/A	\$28,000	N/A	N/A	Chevrolet Malibu
Police 209-1			N/A	\$28,000	N/A	N/A	Chevrolet Malibu
Police 209-3	94210	2010	Chevrolet Tahoe	\$41,000	114,051	14 yrs	Toyota Sienna Van
Police 209-3	94233	2013	Chevrolet Tahoe	\$41,000	127,706	11 yrs	Toyota Sienna Van
Police 209-1	90014	2014	Ford Explorer	\$75,000	71,000	10 yrs	Police Admin SUV
Police 209-2	93123	2013	Chevy Caprice	\$85,000	44,000	11 yrs	Police Admin SUV
Police 209-2	94063	2013	Chevy Tahoe	\$85,000	80,000	11 yrs	Police Patrol Unit
Police 209-2	94305	2015	Chevy Tahoe	\$85,000	128,000	9 yrs	Police Patrol Unit
Police 209-2	94293	2013	Chevy Tahoe	\$85,000	73,000	11 yrs	Police Patrol Unit
Police 209-2	95017	2017	Ford Explorer	\$85,000	110,000	7 yrs	Police Patrol Unit
Police 209-2	96108	2018	Chevy Tahoe	\$85,000	96,000	6 yrs	Police Patrol Unit
Police 209-2	96116	2016	Chevy Tahoe	\$85,000	90,000	8 yrs	Police Patrol Unit
Police 209-2	9103	2003	Motorcycle Trailer	\$30,000	N/A	11 yrs	Enclosed Motorcycle Trailer
Police 209-2	N/A	N/A	Cargo Trailer	\$20,000	N/A	N/A	Cargo Trailer
Police 209-2	97003	2013	Kawasaki KAF400D	\$10,000	600 Hrs	11 yrs	Equivalent 4 Wheeler
Police 209-3	96182	2012	Chevy Caprice	\$75,000	62,000	12 yrs	Police Admin SUV
Police 209-3	98102	2012	Chevy G-20 Van	\$50,000	80,000	12 yrs	Criminal Investigation
Police 209-4	09BC3	2003	Chevy 1/2 Ton P/U	\$65,000	55,000	21 yrs	Equivalent P/U
Police 209-5 ACO	92876	2006	Chevy 3/4 Ton P/U	\$90,000	77,000	18 yrs	Equivalent ACO Truck
Parks Maint. 312-3	12128	2008	Ford F 250 Super Duty	\$60,000	75,000	16 yrs	Equivalent P/U
Parks Maint. 312-3	12138	2008	Ford F 150 P/U	\$52,000	74,000	16 yrs	Equivalent P/U
Parks Maint. 312-3	12148	2008	Ford F 250	\$60,000	74,000	16 yrs	Equivalent P/U
Park Maint 312-3	12012	2012	Caterpillar 299C	\$85,000	3000Hr	12 yrs	Equivalent skid Steer
Parks Maint. 312-3	12098	2008	Kubota Tractor	\$40,000	1700Hr	16 yrs	Mini Excavator
Parks Maint. 312-3	12303	2013	Ford F 150 P/U	\$155,000	90,000	11 yrs	Van w/ bucket upfit
Parks Maint. 312-3	12075	2008	Ford Explorer	\$55,000	135,000	16 yrs	1/2 Ton P/U
Parks & Rec 312-4	12206	2006	Chevy Trailblazer	\$55,000	96,000	18 yrs	Equivalent SUV
Parks & Rec 312-4	12506	2006	Chevy 3/4 Ton P/U	\$55,000	93,000	18 yrs	1/2 Ton P/U
IT 101-2	05305	2005	Chevrolet Tahoe	\$55,000	109,000	19 yrs	Compact SUV
Facility Svcs 118-2	18223	2013	Chevy G 20 Van	\$49,000	55,000	11 yrs	Utility Van
Facility Svcs 118-2	18233	2013	Chevy G 20 Van	\$49,000	47,000	11 yrs	Utility Van
Fire Admin 210-1	10705	2015	Chevy Tahoe	\$65,000	77,000	9 yrs	Admin SUV
Fire Admin 210-1	10712	2012	Chevy Tahoe	\$60,000	127,000	12 yrs	Admin SUV
Fire Prev 210-2	10004	2004	Wells Cargo Trailer	\$25,000	N/A	20 yrs	Enclosed Trailer
Fire Ops 210-3	N/A	2025	Flatbed Blocker Vehicle	\$119,000	N/A	N/A	Flatbed Blocker Vehicle
Traffic Ops 415-4	15261	2012	Ford F 550 Bucket Trk	\$165,000	57,000	12 yrs	Equivalent Bucket Trk
Traffic Ops 415-4	15363	2013	Ford F 550 Bucket Trk	\$165,000	54,012	11 yrs	Equivalent Bucket Trk
PW Streets 415-3	15421	2011	Ford F350	\$85,000	84,000	13 yrs	Service Body Trk CC
Building Svcs 418-1	17225	2015	Ford Explorer	\$55,000	90,000	9 yrs	Equivalent SUV
Building Svcs 418-1	17235	2015	Ford Explorer	\$55,000	N/A	9 yrs	Equivalent SUV
Planning Svcs 419-1	17304	2014	Ford Escape/ hybrid	\$55,000	16,000	10 yrs	Equivalent SUV
General Fund Total				\$2,942,000			
Water Dist 530-1	30006	2016	Ford F 150	\$50,000	53,000	8 yrs	Equivalent P/U
WW Collect 531-1	30100	2010	Ford F 150	\$50,000	84,000	14 yrs	Equivalent P/U
Water Dist 530-1	30233	2013	Ford F 150	\$50,000	66,000	11 yrs	Equivalent P/U
Water Dist 530-1	30137	1997	Big Tex Trailer	\$25,000	N/A	27 yrs	Equipment Trailer
Water Dist 530-1	30147	1997	Big Tex Trailer	\$20,000	N/A	27 yrs	Deckover Equip Trlr
Water Dist 530-1	30107	1997	Big Tex Trailer	\$25,000	N/A	27 yrs	Equipment Trailer
Water Dist 530-1	30117	1997	Big Tex Trailer	\$25,000	N/A	27 yrs	Equipment Trailer
Water Dist 530-1	30127	1997	Big Tex Trailer	\$25,000	N/A	27 yrs	Equipment Trailer
WW Trmt 531-2	31FL8	2008	Forklift 3000lb Cap.	\$40,000	N/A	16 yrs	6,000 Lbs Cap Forklift
PW Drainage 116-1	15264	2014	Ford F450 Super Duty	\$90,000	69,000	10 yrs	Equivalent P/U
PW Drainage 116-1	15315	2015	Ford F250 Super duty	\$60,000	60,000	9 yrs	Equivalent P/U
PW Drainage 116-1	15804	2015	Mack GU713 Dumptrk	\$175,000	91,000	9 yrs	Tandem Dump Trk
Lake Parks 312-9	12225	2005	Chevy 3/4 Ton P/U	\$60,000	119,000	19 yrs	Equivalent P/U
Lake Parks 312-9	12516	2006	Chevy 3/4 Ton P/U	\$55,000	99,000	18 yrs	1/2 Ton P/U
Lake Parks 312-9	12218	2008	Ford F 150 P/U	\$52,000	87,000	16 yrs	Equivalent P/U
Self-Funded Total				\$802,000			
Total Fleet Amount				\$3,744,000			

Authorization to Order Fire Apparatus

Fire Ops 210-003	Reserve Fire Engine/Pumper	\$962,569	Dedicated reserve apparatus
Fire Ops 210-003	Ambulance	\$442,000	4th frontline ambulance
Fire Ops 210-003	Engine/Pumper	\$1,200,000	To replace unit 10117; authorization to order due to long lead (24+ months)

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: PURCHASE OF MAIN BREAKER FOR WATER TREATMENT PLANT

RECOMMENDATION: City Council to consider the approval for the purchase of a main breaker for the Water Treatment Plant from Graybar for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for an estimated amount of \$73,000

BACKGROUND: This purchase is for a main breaker for the Motor Control Center which operates treatment processes and pumps at the Water Treatment Plant. The existing breaker has outlived its usefulness. The new breaker will be purchased from Graybar in an amount not to exceed \$73,000.

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: SEPTEMBER 17, 2024

SUBJECT: PURCHASE OF A GEARBOX FOR THE WASTEWATER TREATMENT PLANT

RECOMMENDATION: City Council to consider approval for the purchase of a gearbox for the Wastewater Treatment Plant from Newman Regency Group, Inc. for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for a total amount not to exceed \$34,311.

BACKGROUND: This purchase is for a replacement gearbox for the grit removal system at the Wastewater Treatment Plant. The existing gearbox has reached expected end of life and had a failure that is not cost effective to repair.

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).

Staff recommends approval.

JD/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: APPROVAL FOR THE SALE OF CITY SURPLUS PROPERTY

RECOMMENDATION: City Council to consider approval for the sale of property listed in Exhibit "A" as surplus property and authorizes their sale through public auction.

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

BACKGROUND: This request is for approval for the sale of surplus property as listed in Exhibit "A". The City currently has miscellaneous surplus items including vehicles and trucks ready for auction due to item age or condition. Staff has considered age, cost of operation and/or life-to-date maintenance costs when classifying certain property as surplus.

Staff recommends approval.

Exhibit "A"
SEPTEMBER 3, 2024

1. 2014 Chevrolet Tahoe #10744.
2. 2013 Chevrolet Tahoe #10743.
3. 2013 Chevrolet Tahoe #10733.
4. 2005 Chevrolet Silverado 2500 #12265.
5. 2005 Chevrolet Silverado 2500 #18305.
6. 2005 Chevrolet Trailblazer #93005.
7. 2008 Chevrolet Uplander #12008.
8. 2006 Chevrolet Impala #08246.
9. 2008 Dodge Dakota #12428.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: APPROVAL FOR THE AWARD OF AN ANNUAL CONTRACT FOR WATER AND WASTEWATER CHEMICALS

RECOMMENDATION: City Council to consider approval for the award of an annual contract for RFB 48-24 for water and wastewater chemicals with Brenntag Southwest, Chameleon Industries, Polydyne, Inc. and PVS DX Inc. for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for an annual estimated amount of \$500,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for water and wastewater chemicals on an as-needed basis for the Public Works Department.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid advertisement was posted in the Fort Worth Star-Telegram on August 7 and August 14. RFB 48-24 was issued through the City eBid system with 320 invitations sent out. Nine bids were received. The bid was opened electronically on August 28 at 2 pm.

Based on the evaluation of the bid by the Public Works Department and Purchasing, it was determined the awards be made based on the lowest responsible and responsive bid meeting specifications for each line item awarded. The contract will be for an initial one-year period, with four available, one-year renewal options.

Staff recommends approval.

JH/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2024

SUBJECT: GROUND AND TOWER LEASE WITH GCISD AND CELLCO PARTNERSHIP (VERIZON)

RECOMMENDATION: City Council to consider a Ground and Tower Lease Agreement with Grapevine Colleyville ISD (GCISD) and Cellco Partnership d/b/a Verizon Wireless.

FUNDING SOURCE: The City of Grapevine and GCISD will each receive \$20,000, half of the annual lease payment of \$40,000, from Verizon.

BACKGROUND: This lease is for the purpose of installing, operating and maintaining a communications facility, and installing, removing, replacing and maintaining utility cable, conduits and pipes on the Mustang Water Tower, located at 3051 Ira E. Woods Avenue.

The main points of this lease include:

- Establishing the base annual rate of \$40,000, retroactively on November 7, 2023 (the Commencement Date).
- Lease automatically renews and extends for up to three additional, five year extension periods (2038).
- The lease site is approximately 700 square feet.
- Permits Verizon to add, modify and/or replace equipment in order to comply with federal, state or local mandated applications.

This amendment was approved by GCISD at their August Board of Trustees meeting.

Staff recommends approval.

GROUND AND TOWER LEASE AGREEMENT

THIS GROUND AND TOWER LEASE AGREEMENT ("Lease"), is entered into as of this 23rd day of August, 2024, by and between Grapevine-Colleyville Independent School District ("GCISD"), the City of Grapevine ("GRAPEVINE"), and Cellco Partnership, a Delaware general partnership d/b/a Verizon Wireless, with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404) ("TENANT"). In consideration of the promises and the mutual obligations and agreements in this Lease, the parties agree as follows:

1. THE LEASED SITE

A. GCISD is the titleholder of certain real property located at 3050 Mustang Drive, City of Grapevine, County of Tarrant, State of Texas (the "Property"). CITY holds an easement interest over a portion of the Property, upon which the CITY has constructed a water tower (the "Water Tower" or "Tower"). Said Water Tower is owned by the CITY.

B. TENANT hereby desires to enter into a Ground and Tower Lease Agreement (the "Lease") for the purpose of operating and maintaining a communications facility, and installing, removing, replacing, and maintaining utility cables, conduits, and pipes during the Initial Term of the Lease and any renewals thereof.

C. TENANT hereby desires to lease a portion of the Property and space on the Water Tower (together, the "Leased Site"), together with obtaining a right of access and a right to install utilities on the Leased Site. The Leased Site is approximately 700 square feet and is situated substantially as shown on the attached Exhibit A. TENANT shall have the right to run cables, wires, conduits and pipes under, above and across the property to connect TENANT's equipment on the Leased Site to surrounding utilities, subject to the approval of GCISD AND GRAPEVINE as provided for in Paragraph 4.A. of this Lease. GCISD and GRAPEVINE shall retain the right and ability to enter the Leased Site at any time, provided that, except in cases of emergency posing an imminent threat to human life or property (an "Emergency"), GCISD and GRAPEVINE shall provide TENANT with at least twenty-four (24) hours' prior notice of any entry onto the Leased Site. GCISD and GRAPEVINE shall provide TENANT with notice of any such Emergency access as soon as reasonably practicable thereafter. In all cases, GCISD and GRAPEVINE shall not interfere with the Leased Site or with any of TENANT's equipment.

2. TERM AND RENT

A. The initial term of this Lease ("the Initial Term") shall be five (5) years and shall commence retroactively on November 7, 2023 (the "Commencement Date"). During the Initial Term, TENANT shall pay GCISD AND GRAPEVINE \$40,000 annually (the "Rent"), which is to be split evenly between such entities, payable in one annual installment of that amount (the "Annual Payment") each year during the Initial Term. The first Annual Payment shall be payable within sixty (60) calendar days of the Commencement Date; subsequent Annual Payments shall be made on or before the anniversary of the Commencement Date each year during the Initial Term. All payments due under this Lease shall be sent to the respective addresses indicated for GCISD AND GRAPEVINE under Paragraph 12 below.

B. Thereafter, this Lease shall automatically renew and extend for up to three (3) additional five (5) year extension periods, each beginning upon the expiration of the term then in effect, unless (1) TENANT advises GCISD AND GRAPEVINE in writing not less than ninety (90) days prior to the expiration of the Initial Term or any extension period that it does not desire additional extensions or (2) GCISD AND GRAPEVINE advise TENANT in writing not less than eighteen (18) months prior to the expiration of the Initial Term or any extension period that it does not desire additional extensions.

C. The Annual Rent for each Extension Period (after the Initial term) shall be the annual rent in effect for the final year of the prior period, increased by fifteen percent (15%). During any Extension Period, this Lease will continue on the same terms and conditions applicable during the Initial Term except that the Rent for any Extension Period will be increased over the Rent due during the preceding five-year period (whether that be the Initial Term or a previous Extension Period) by 15%.

D. In the event TENANT remains in possession of the Leased Premises after the expiration of the Removal Period (as defined in Paragraph 10(A) below) without the Lease being extended pursuant to the preceding paragraph or without the execution of a new lease, but with the consent of GCISD AND GRAPEVINE, TENANT shall be deemed to be occupying the Leased Premises as a TENANT from month-to-month at a rental equal to 150% of the Rent provided for during the year immediately preceding the expiration of this Lease, but divided by 12 and payable each month during the month-to-month tenancy. TENANT will otherwise be subject to all of the conditions, provisions and obligations of this Lease insofar as they are applicable to a month-to-month tenancy.

3. USE OF THE LEASED SITE

A. TENANT may use the Leased Site to remove, replace, service, maintain, secure, and operate a communications facility, including TENANT's antenna array (as specifically shown on Exhibit B) and antenna support structures, and for incidental uses thereto. The antenna array and antenna support structure may be configured as requested by TENANT from time to time, provided TENANT obtains all permits and approvals required by applicable jurisdictions for such requested configuration. GCISD and GRAPEVINE shall have the right to approve plans for any improvements by TENANT, including but not limited to any fence or antenna array installed by TENANT on the Leased Site, as outlined below; such approval shall not be unreasonably withheld, conditioned, or delayed. GCISD and GRAPEVINE will attempt in good faith to provide decisions approving or disapproving such improvements within sixty (60) days of receipt of such plans (provided all submitted applications are fully complete at the time of submission) except as otherwise provided below; however, in no event shall GCISD or City of Grapevine be deemed to approve any of TENANT's installations; any claims that said improvements are "deemed approved" shall result in immediate disapproval of any requests.

With respect to the subsequent modification and replacement of TENANT's equipment: (1) equipment on the ground shall require prior notice to GCISD and GRAPEVINE; and (2) equipment on the Water Tower shall be subject to approval (not to be unreasonably withheld, conditioned, or delayed) by both GCISD and GRAPEVINE, as set out above, including but not limited to approval for appearance of the equipment and the effect of the equipment on the structural integrity of the Tower and the effect of the use of such equipment concerning possible radio interference with GCISD and GRAPEVINE's operations. GCISD and GRAPEVINE shall be notified in writing at least ten (10) business days in advance about any scheduled construction or maintenance times and major repairs unless an emergency exists. Further, if TENANT's improvements will provide new or additional services or upgrades to TENANT's customers in addition to or outside the scope of previously installed equipment, including but not limited to replacing existing equipment to upgrade or add services, TENANT shall provide GCISD and GRAPEVINE prior written notice and a reasonable amount of time (not less than one hundred and twenty (120) days) to review and assess the value of such upgrades and/or additional services. Based on GCISD's and GRAPEVINE's review and assessed value of improvements to TENANT's equipment, TENANT, GCISD, and GRAPEVINE shall engage in good faith negotiations to determine a new Rent amount, if applicable.

For purposes of this Lease, "Like for Like Modifications" shall mean the removal of all or any portion of TENANT's equipment installed on the Water Tower and replacing the same with similar and comparable equipment, provided that the modifications use the same location and do not increase the amount of square feet used by Tenant. TENANT shall be permitted to make Like for Like Modifications to its equipment on the Water Tower without any associated increase in the Rent. Before making any Like for Like Modifications, TENANT shall submit a request for approval by using the form attached hereto as Exhibit C;

such request shall include an explanation of the purpose of the Like for Like Modifications. GCISD and GRAPEVINE will attempt in good faith to provide decisions approving or disapproving such requests for Like for Like Modifications within thirty (30) days of receipt, provided that such requests are clearly marked as requiring expedited review (as indicated in the form attached hereto as Exhibit C).

B. TENANT covenants and agrees that TENANT's equipment, its installation, operation, and maintenance will not interfere with the operation of existing radio or electronic equipment on the Property nor interfere with the operation of elevated water storage facility. TENANT shall coordinate with GCISD and GRAPEVINE and all existing operators of radio equipment at the Tower to ensure TENANT's frequencies and antenna location will be compatible with equipment existing at the Leased Site on the effective date of this Lease.

(1) In the event there is harmful interference to any existing radio or electronic equipment on the Property, TENANT shall promptly make all reasonable efforts to eliminate any harmful interference, if caused by TENANT's equipment within five (5) calendar days after notice from GCISD or GRAPEVINE or such other operator to TENANT advising of the interference, unless said interference interrupts a public health, safety, or welfare function, in which case TENANT will cause such interference to cease immediately following written notice thereof.

(2) If said interference cannot be eliminated within thirty (30) days, TENANT shall suspend operations (transmissions) of the interfering equipment at the site while the interference problems are studied and a means is found to eliminate them.

(3) If said interference cannot be eliminated, then TENANT shall, without further penalty or liability, terminate this Lease upon immediate notice to GCISD AND GRAPEVINE and shall remove its equipment shelter, antenna concrete pads, cables, generators, fences, and any other TENANT owned equipment from the Leased Site within the Removal Period. TENANT shall restore the Property to its original condition, reasonable wear and tear excepted.

(4) If any interference occurs to any GCISD OR GRAPEVINE transmission, whether existing or subsequent, and is caused by TENANT, TENANT will immediately cease all operations of the interfering equipment until the interference is cured.

(5) From time-to-time GCISD and GRAPEVINE may grant to other entities the right to operate communications facilities and/or the right to install antennas in connection with the operation of such facilities, provided, however, that such other entities will be contractually prohibited from interfering with TENANT's equipment.

(6) TENANT agrees that it will comply with all applicable rules and regulations of the Federal Communications Commission, all electrical, building, and other applicable codes of the City and/or State. Under the Lease, GCISD and GRAPEVINE assume no responsibility for the licensing, operations, and/or maintenance of TENANT's equipment. TENANT's right to use the Water Tower shall not interfere with GCISD and GRAPEVINE's superior right to use the same as part of its operations. GCISD AND GRAPEVINE acknowledges that TENANT's ability to use the Leased Site for its intended purposes is contingent upon TENANT's obtaining and maintaining, both before and after the Commencement Date, all of the certificates, permits, licenses and other approvals (collectively, "Governmental Approvals") that may be required by any federal, state or local authority for the foregoing uses and improvements to the Leased Site desired by TENANT. GCISD AND GRAPEVINE shall cooperate with TENANT in TENANT's efforts to obtain such Governmental Approvals and shall take no action that would adversely affect TENANT's obtaining or maintaining such Governmental Approvals. Should GCISD OR GRAPEVINE be notified or cited by any State or Federal regulatory agency that the Property is not in compliance with said agencies regulations due to TENANT's installation of improvements under this Lease, GCISD OR GRAPEVINE will immediately notify TENANT of said non-compliance and if TENANT does not cure the conditions of non-compliance within the time frame allowed by the citing agency, GCISD AND GRAPEVINE may terminate this Lease.

4. TERMINATION BY TENANT

A. In the event any application for certificates, permits, licenses or other approvals is rejected or any certificate, permit, license, or approval issued to TENANT is canceled, expires or lapses or is otherwise withdrawn or terminated by any governmental authority, TENANT shall have the right to terminate this Lease, effective upon receipt of such notice by GCISD AND GRAPEVINE. Any Annual Rent paid to such termination date shall be retained by GCISD AND GRAPEVINE.

B. In addition, and provided that TENANT is not then in default under this Lease, TENANT may, upon sixty (60) days' advance written notice to GCISD AND GRAPEVINE, terminate and cancel this Lease if TENANT determines that the Leased Site has become unsuitable for TENANT's operations, upon payment in cash to GCISD AND GRAPEVINE on the date of termination a termination fee equal to one-half of an Annual Payment of Rent at the rate then in effect.

5. ASSIGNMENT AND SUBLETTING

A. TENANT shall not assign this Lease, or allow it to be assigned, in whole or in part, by operation of law or otherwise, or sublet the Leased Site, or any part thereof, without the prior written consent of GCISD AND GRAPEVINE, which consent shall not be unreasonably withheld, conditioned, or delayed. It is further agreed and understood that TENANT shall at no time be permitted to sublet any portion of the Leased Site or the equipment located on the Leased Site or assign any portion of this Lease to another common carrier for collocating purposes. The preceding language to the contrary notwithstanding, TENANT may, without GCISD AND GRAPEVINE's consent, but with reasonable, prior notice to GCISD AND GRAPEVINE, sublease (or otherwise transfer or allow the use of) all or any portion of the Leased Site or assign its rights under this Lease in whole or part to a "Contract Affiliate" (as defined below) or to any successor entity in a merger or consolidation involving TENANT. For purposes of this Agreement, a "Contract Affiliate" is defined as: (a) any entity controlling, controlled by or under common control with TENANT; (b) any entity acquiring substantially all of the assets of TENANT; or (c) any entity that is authorized to sell telecommunications products or services under the "Verizon" brand name or any successor brand name(s) or other brand name(s) used or Licensed by TENANT's parent corporation.

If TENANT assigns this Lease to a third party that is not a Contract Affiliate, if such third party agrees in a legal instrument to undertake all of TENANT's obligations under this Lease and has the legal ability to fulfill all such obligations, then TENANT shall be released from its obligations to GCISD AND GRAPEVINE under this Lease, and GCISD AND GRAPEVINE shall have the right to look to the third party for the full performance of this Lease, provided that GCISD and GRAPEVINE (i) are provided with at least sixty (60) days' advance notice and (ii) consent in writing to the assignment.

B. No consent by GCISD AND GRAPEVINE to any sublease by TENANT shall relieve TENANT of any obligation to be performed by TENANT under this Lease, whether arising before or after the sublease. The consent by GCISD AND GRAPEVINE to any assignment or sublease required under this Lease shall not relieve TENANT from the obligation to obtain GCISD AND GRAPEVINE's express written consent to any other assignment or sublease required under this Lease.

6. EQUIPMENT AVAILABILITY

A. If GCISD AND GRAPEVINE need to temporarily remove any equipment or facilities belonging to TENANT in order to maintain the Water Tower or the Leased Site, GCISD OR GRAPEVINE will give TENANT 60 days' prior written notice of the need to remove its equipment or facilities. If the need to temporarily remove TENANT's facilities or equipment is due to an Emergency, GCISD AND GRAPEVINE will so notify TENANT as soon as reasonably possible and TENANT will remove its equipment and facilities as soon as reasonably possible, under the circumstances, but within no more than ten (10) calendar days. Reattachment of TENANT'S facilities or equipment shall be by TENANT following notice from GCISD AND

GRAPEVINE or Grapevine that the maintenance or Emergency situation which necessitated the equipment or facilities removal has been completed or resolved.

B. TENANT must notify GCISD AND GRAPEVINE prior to entering into the Leased Site by contacting the GCISD Director of Facility Use at 817-251-5936 or the GCISD Department of Facility Services at 817-251-5600 and 817-410-3134 Monday through Friday from 8 a.m. to 5 p.m., or Police Non-Emergency Dispatch after hours at 817-410-8127. GCISD AND GRAPEVINE agree to maintain personnel on-call who can be reached (or such other phone number as GCISD AND GRAPEVINE may provide TENANT from time to time) on a 24 hours per day, seven days per week basis to ensure that TENANT will be able to access the Leased Site. Notwithstanding anything contained herein to the contrary, in the event of an Emergency, if TENANT is unable to reach GCISD AND GRAPEVINE at any of the foregoing numbers, TENANT shall be permitted to access the Leased Site, provided that TENANT will provide GCISD AND GRAPEVINE with notice of any such Emergency access as soon as reasonably practicable thereafter.

B. During any period of GCISD AND GRAPEVINE's maintenance or an Emergency situation that requires the removal of TENANT'S equipment or facilities from the Leased Site, GCISD AND GRAPEVINE shall allow TENANT to place a portable mounted antenna, a.k.a. "Cell On Wheels" (COW), on the Property in order for TENANT to provide continuous wireless telecommunications service. There shall be no additional fee or rental due GCISD AND GRAPEVINE for this temporary placement. A Special Use Permit will be required to place this temporary equipment on this site. All associated expenses will be paid by TENANT.

C. Only qualified and adequately insured agents, contractors or other persons under TENANT'S direct supervision will be permitted to climb or scale the Water Tower or to install or remove TENANT'S equipment or facilities from same. GCISD AND GRAPEVINE retains the right to permit its own employees and agents and employees and agents of subsequent users of the Water Tower, to climb or scale same for all purposes that do not interfere with TENANT'S use of the Water Tower.

7. ACCESS TO SITE & CRIMINAL HISTORY

A. TENANT recognizes that GCISD students walking to and from GCISD's campuses in proximity to the Leased Site will walk by the Leased Site and may have direct contact with TENANT employees and/or TENANT'S subcontractors who will be on and around the Leased Site as they make the modifications described in Exhibits A and B and, from time to time, as they maintain TENANT'S improvements on the Leased Site. TENANT further recognizes that Section 22.0834 of the Texas Education Code requires GCISD contractors to obtain state and national criminal history record information on these employees and subcontractors of TENANT through the criminal history clearinghouse as provided by Section 411.0845, Texas Government Code (Department of Public Safety's criminal history clearing house). To the extent allowed by Texas and federal laws, TENANT will obtain all criminal record information on any of its employees or subcontractors who will be on or around the Leased Site at any time during the Lease term through the criminal history clearing house and supply to GCISD the certification required by Section 22.0834(d), Subchapter C, Chapter 22, Texas Education Code, prior to TENANT'S employees or subcontractors working on or around the Leased Site. TENANT acknowledges that Section 22.0834(e) of the Texas Education Code allows the GCISD to obtain a copy of Tenant's employees' and subcontractors' criminal history record information through the criminal history clearing house. If TENANT is unable to perform the criminal history check that complies with Texas Education Code Section 22.0834, TENANT will require its employees and subcontractors to provide GCISD an executed consent form from each employee and subcontractor who will be on or around the Leased Site so GCISD can perform the criminal history check. GCISD will provide TENANT a form to be completed by Tenant's employees and subcontractors and Tenant will provide GCISD's Human Resources Department with the completed form(s) so GCISD can subscribe to the criminal history and receive a satisfactory report, all prior to TENANT'S employees and subcontractors being on or around the Leased Site. TENANT shall reimburse GCISD for GCISD's costs incurred in obtaining this criminal history information.

B. In this connection with 7.A. and throughout the Lease term, Tenant will coordinate with GCISD's Director of Facility Use or Director of Facility Services prior to any of Tenant's employees or subcontractors coming on or around the Leased Site.

8. INDEMNIFICATION AND INSURANCE

A. TENANT hereby agrees to indemnify and hold GCISD AND GRAPEVINE, its officials, employees, and agents harmless from and against any and all claims of liability for death, personal injury, bodily injury, or property damage to the extent that they result from or arise out of: (i) the acts or omissions of TENANT, its agents or employees in, on or about the Leased Site, except to the extent that such claims or damages may be due to or caused solely by the negligence or willful misconduct of GCISD AND GRAPEVINE, its employees or agents; and (ii) TENANT's breach of any term or condition of this Lease on TENANT's part to be observed or performed.

B. TENANT shall provide GCISD and GRAPEVINE with a certificate of insurance issued by an insurance company licensed, authorized or permitted to do business in Texas indicating that TENANT carries commercial general liability/ insurance with limits of liability of \$5,000,000.00 per occurrence for bodily injury (including death) and property damage and \$5,000,000 general aggregate including personal and advertising injury, and contractual liability, including GCISD and GRAPEVINE as additional named insureds as their interest may appear under this Lease with respect to the Leased Site. TENANT will provide GCISD and GRAPEVINE with a renewal certificate within ten (10) business days of GCISD and GRAPEVINE's written request for such certificate. Any insurance required to be provided by TENANT under this Paragraph 8 may be provided by a blanket insurance policy covering the Leased Site and other locations of TENANT, provided such blanket insurance policy complies with all of the other requirements of this Lease with respect to the type and amount of insurance required.

C. TENANT shall also carry commercial automobile liability insurance in an amount of \$2,000,000 combined single limit each accident for bodily injury and property damage covering all owned, non-owned and hired vehicles.

9. UTILITIES

TENANT shall be responsible directly to the serving entities for all utilities required by TENANT's use of the Leased Site, however, GCISD and GRAPEVINE agrees to cooperate with TENANT in its efforts to obtain utilities from any location provided by the GCISD and GRAPEVINE or the servicing utility. TENANT will install an electric meter for its utility services and TENANT shall pay all costs related to said electric service.

10. RIGHTS TO EQUIPMENT; CONDITION ON SURRENDER

A. Subject to GCISD AND GRAPEVINE's statutory lien for failure to pay Rent and except for the Water Tower, TENANT's antennas and equipment shall remain personal to and the property of TENANT. TENANT shall remove its antennas and/or equipment within sixty (60) calendar days of the expiration or any earlier termination of this Lease (the "Removal Period"). TENANT (1) shall repair any damage caused by such removal, and (ii) shall otherwise surrender the Leased Site at the expiration of the term (as the same may have been extended or the earlier termination thereof) in good condition and as nearly as is reasonably possible to the surrounding condition at the time of termination, ordinary wear and tear excepted. At the end of this Lease, TENANT may, but is not obligated to, offer to sell its antennas and/or equipment to GCISD AND GRAPEVINE, provided, however, GCISD AND GRAPEVINE shall not have an obligation to purchase TENANT'S antennas and/or equipment.

11. TENANT DEFAULTS

A. The occurrence of any one or more of the following events shall constitute an "Event of Default" hereunder:

(1) The failure by TENANT to make any payment of rent or any other payment required to be made by TENANT hereunder, as and when due, where such failure shall continue for a period of 10 days after written notice thereof is received by TENANT from GCISD AND GRAPEVINE; provided, however, that if during the Initial Term or any Extension Period, GCISD AND GRAPEVINE has already given TENANT three written notices of TENANT's failure to timely make payments hereunder, no further notice will be required for the remaining portion of the Initial Term, or that Extension Period, as the case may be.

(2) The failure of TENANT to maintain the insurance in at least the required minimums and and/or to provide GCISD AND GRAPEVINE with the certificates required by Paragraph 8(B) above shall be considered an Event of Default that is immediately effective without any notice requirement.

(3) The failure by TENANT to observe or perform any of the covenants or provisions of this Lease to be observed or performed by TENANT, other than as specified in Paragraph 11.A.(1), where such failure shall continue for a period of 30 days after written notice thereof is received by TENANT from GCISD AND GRAPEVINE; provided, however, that it shall not be deemed an Event of Default by TENANT if such failure cannot be cured within 30 days and TENANT shall commence to cure such failure within said 30 day period and thereafter diligently prosecutes such cure to completion.

(4) The failure by GCISD AND/OR GRAPEVINE to observe or perform any of the covenants or provisions of this Lease to be observed or performed by GCISD AND GRAPEVINE, where such failure shall continue for a period of 30 days after written notice thereof is received from TENANT; provided, however, that it shall not be deemed an Event of Default by GCISD AND GRAPEVINE if such failure cannot be cured within 30 days and GCISD AND GRAPEVINE shall commence to cure such failure within said 30 day period and thereafter diligently prosecutes such cure to completion.

B. If there occurs an Event of Default by any party to this Lease, and the Event of Default cannot be cured within the time periods described in Subparagraph 11(A) above, then in addition to any other remedies available to the non-defaulting party at law or in equity, the non-defaulting party shall have the option to terminate this Lease and all rights of the defaulting party hereunder.

C. If there occurs an Event of Default by TENANT, GCISD and GRAPEVINE shall have the right, following the expiration of the Removal Period, to remove persons or property from the Leased Site of the Tower, provided that GCISD and GRAPEVINE comply with applicable judicial process. Additionally, if TENANT is in Default, any monetary default must be cured before TENANT may access the site to remove its equipment.

12. NOTICES

All notices hereunder must be in writing and, unless otherwise provided herein, shall be deemed validly given if sent by certified mail, return receipt requested, addressed as follows (or to any other mailing address which the party to be notified may designate to the other party by such notice). Notice by any other method (whether by hand-delivery, overnight delivery service, or otherwise) shall only be deemed effective upon receipt by the intended recipient. Should GCISD AND GRAPEVINE or TENANT have a change of address, the other party shall immediately-be notified as provided in this Paragraph of such change. Unless GCISD AND GRAPEVINE otherwise specifies in writing, rent checks from TENANT shall be sent to the person listed below to whom notices are sent.

TENANT:

Cellco Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

With a copy to:

Basking Ridge Mail Hub
Attn: Legal Intake
One Verizon Way
Basking Ridge, NJ 07920

GCISD:

Grapevine-Colleyville Independent School District
Attn: Superintendent
Address: 3051 Ira E. Woods Ave.
Grapevine, Texas 76051-3897
Telephone Number: (817) 251-5501

AND

Grapevine-Colleyville Independent School District
Attn: Chief Operations Officer
Address: 3051 Ira E. Woods Ave.
Grapevine, Texas 76051-3897
Telephone Number: (817) 251-5501

With a copy to:

Leasor Crass P.C.
302 W Broad St
Mansfield, TX 76063

CITY OF GRAPEVINE

City Manager's Office
P.O. Box 95140
Grapevine, Texas 76099

With a copy to:

Boyle & Lowery
4201 Wingren, Suite 108
Irving, Texas 75062

13. SALE OR TRANSFER BY GCISD OR GRAPEVINE

Should GCISD or GRAPEVINE, at any time during the term of this Lease, sell, lease, transfer, or otherwise convey all or the leased part of the Property to any transferee other than TENANT, then such transfer shall be under and subject to this Lease and all of TENANT's right hereunder to the extent possible. In the event of any such transfer, TENANT's remedies are limited to termination of this Lease.

14. HAZARDOUS SUBSTANCES

A. To the best of GCISD AND GRAPEVINE's knowledge, neither GCISD AND GRAPEVINE nor any third party has used, generated, stored or disposed of, or permitted the use, generation, storage or disposal of any Hazardous Material (as defined in Paragraph 14.B.) on, under, about or within the Leased Site in violation of any law or regulation. TENANT, acknowledging that it has been in possession of the Leased Site for the past twenty-five years, hereby states that, to the best of TENANT's knowledge, neither TENANT nor any third party has used, generated, stored or disposed of, or permitted the use, generation, storage or disposal of any Hazardous Material (as defined in Paragraph 14.B.) on, under, about or within the Leased Site in violation of any law or regulation. GCISD AND GRAPEVINE and TENANT each agree that they will not use, generate, store or dispose of any Hazardous Material (as defined in Paragraph 14.B.) on, under,

about or within the Property and the Leased Site in violation of any applicable law or regulation. TENANT agrees that it will conduct all of its operations and activities on the Leased Site in compliance with all applicable environmental laws.

B. TENANT agrees to defend and indemnify GCISD AND GRAPEVINE, its trustees, agents and employees against any and all losses, liabilities, claims and/or costs (including reasonable attorneys' fees and costs) arising from any breach of any warranty or agreement of TENANT contained in Paragraph 14.A. As used in Paragraph 14.A. "Hazardous Material" shall mean any substance, chemical or waste identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation (including petroleum and asbestos).

C. The Parties recognize that TENANT is only leasing a small portion of the Property and that TENANT shall not be responsible for any environmental condition or issue except to the extent resulting from TENANT's specific activities and responsibilities. GCISD AND GRAPEVINE will be responsible for addressing any environmental condition except to the extent the condition is caused by TENANT.

15. CONDEMNATION/CASUALTY

A. In the event the whole of the Property, including without limitation the Leased Site and the Water Tower, shall be taken or condemned, either temporarily or permanently, for public purposes, or sold to a condemning authority under threat of condemnation to prevent taking, then this Lease shall forthwith automatically cease and terminate.

B. GCISD AND GRAPEVINE shall receive the entire condemnation award for the Property, the Water Tower and for improvements as are paid for by GCISD AND GRAPEVINE, and TENANT hereby expressly assigns to GCISD AND GRAPEVINE any and all right, title and interest of TENANT now or hereafter arising in and to any such award. TENANT shall have the right to recover from such authority, but not from GCISD AND GRAPEVINE, any compensation as may be awarded to TENANT on account of the leasehold interest, moving and relocation expenses, and depreciation to and removal of the personal property and fixtures of TENANT.

C. In the event that all of the Property, including without limitation, the Leased Site and the Water Tower, shall be totally destroyed or damaged beyond repair by casualty, this Lease shall automatically cease and terminate effective on the date of the casualty. In the event that only a portion of the Property including the Leased Site and the Water Tower shall be partially condemned or taken permanently or temporarily, or sold to a condemning authority in lieu of condemnation, or shall be partially destroyed or damaged and neither party elects to terminate this Lease as permitted pursuant to this paragraph, this Lease shall continue but rental payments shall abate proportionately as to the portion of the Leased Site or the Water Tower not then usable by TENANT, and GCISD AND GRAPEVINE shall make all necessary repairs and alterations to restore the Leased Site and/or the Water Tower to as near their former condition as circumstances will permit (at a cost not to exceed GCISD AND GRAPEVINE's proceeds from any condemnation or insurance covering said casualty loss). If the Leased Site or the Water Tower is partially damaged by casualty in the last year of the Initial Term or the last year of an Extension Period, either party may elect to terminate this lease by delivery of a written notice of termination within thirty (30) days after the date of such partial damage, provided, however, that TENANT shall be permitted to place a portable mounted antenna, a.k.a. "Cell On Wheels" (COW), on the Property (in a location reasonably approved by GCISD AND GRAPEVINE) for a period of up to two (2) years in order for TENANT to provide continuous wireless telecommunications service while it identifies and relocates to a replacement site. During such time, TENANT shall continue to pay the Annual Rent.

16. LIENS

At GCISD and GRAPEVINE's option, this Lease shall be subordinate to any mortgage by GCISD AND GRAPEVINE which from time to time may encumber all or part of the Leased Site or attached right of way;

provided however, every such mortgage shall recognize the validity of this Lease in the event of a foreclosure of GCISD AND GRAPEVINE's interest and also TENANT'S right to remain in occupancy of and have access to the Leased Site as long as TENANT is not in default of this Lease. TENANT shall execute whatever instruments may reasonably be required to evidence this subordinate clause. In the event the Leased Site is encumbered by a mortgage, GCISD AND GRAPEVINE will obtain and furnish to TENANT a non-disturbance instrument for each such mortgage in recordable form.

17. TAXES

A. TENANT shall be liable for and shall pay to the applicable taxing authority, if billed directly to TENANT, or to GCISD AND GRAPEVINE if billed to GCISD AND GRAPEVINE, upon thirty (30) days prior written notice from GCISD AND GRAPEVINE, any and all taxes and assessments levied against any personal property placed by TENANT in the Leased Site.

B. TENANT shall pay separate from the rent any increases in real property taxes levied against GCISD AND GRAPEVINE's Property, including the Water Tower, as a result of the improvements constructed or made by TENANT on the Leased Site or this Lease. TENANT will not be responsible for any increases in real property taxes which are a result of reassessment of the Property due to any sale or transfer of ownership thereof. As a condition of TENANT's obligation to pay such tax increases, GCISD AND GRAPEVINE shall provide TENANT documentation from the taxing authority representing the amount owed.

C. To the extent required by law, GCISD AND GRAPEVINE shall be solely responsible for paying, at its expense and except as set forth herein, all real estate taxes, if any, levied upon or assessed against GCISD AND GRAPEVINE'S portion of the Property and for payment of any business or personal property taxes on GCISD AND GRAPEVINE'S equipment or facilities at the Property.

18. QUIET ENJOYMENT AND NON-INTERFERENCE

GCISD AND GRAPEVINE warrants and agrees that TENANT, upon paying the rent and performing the covenants herein provided, shall peaceably and quietly have and enjoy the Leased Site.

19. BROKERS

GCISD AND GRAPEVINE and TENANT represent to each other that they have not negotiated with any real estate broker in connection with this Lease. GCISD AND GRAPEVINE and TENANT agree that should any claim be made against the other for a real estate broker's commission, finder's fee or the like by reason of the acts of such party, the party upon whose acts such claim is predicated shall indemnify, to the extent allowed by law, and hold the other party free and harmless from all losses, costs, damages, claims, liabilities and expenses in connection therewith (including, but not limited to, reasonable attorneys' fees) and shall defend such action by legal counsel reasonably acceptable to the indemnified other party.

20. ESTOPPEL CERTIFICATES

A. TENANT, at the request of GCISD AND GRAPEVINE, shall provide GCISD AND GRAPEVINE with a certificate stating: (i) that this Lease is unmodified and in full force and effect (or, if there has been any modification, that the same is in full force and effect as modified and stating the modification); (ii) whether or not, to TENANT's knowledge, there are then existing any set-offs, or defenses against the enforcement by GCISD AND GRAPEVINE of any of TENANT's agreements, terms, covenants or conditions hereof (and, if so specifying the same); and (iii) the dates, if any, to which the rent has been paid in advance.

B. GCISD AND GRAPEVINE, at the request of TENANT, shall provide TENANT with a certificate stating: (i) whether GCISD AND GRAPEVINE has any claim against TENANT and if so, stating the nature of such claim; (ii) that subject to the terms of this Lease, GCISD AND GRAPEVINE recognizes TENANT's right to TENANT's antennas, equipment and other property; (iii) that subject to the terms of this Lease, TENANT has the right to remove TENANT's equipment and other property from the Leased Site notwithstanding that same may be considered a fixture under local law; and (iv) that GCISD AND GRAPEVINE has no interest in and disclaims any interest to TENANT's equipment and other property.

21. MISCELLANEOUS PROVISIONS

A. GCISD AND GRAPEVINE warrant that GCISD AND GRAPEVINE is seized of good and sufficient title to and interest in the Leased Site and has full authority to enter into and execute this Lease and that there are no undisclosed liens, judgments or impediments of title on the Property that would affect this Lease.

B. This Lease, including the attached Exhibits which are hereby incorporated by reference, incorporates all agreements and understandings between GCISD AND GRAPEVINE and TENANT, and no verbal agreements or understandings shall be binding upon either GCISD AND GRAPEVINE or TENANT, and any addition, variation or modification to this Lease shall be ineffective unless made in writing and signed by the parties.

C. TENANT agrees that any improvements constructed by TENANT will at all times during this Lease comply with all building, life/safety, disability and other laws, codes and regulations of any applicable governmental or quasi-governmental authority. All such compliance shall be accomplished at TENANT's sole cost and expense.

D. This Lease and the performance hereof shall be governed, interpreted, construed and regulated by the laws of the State of Texas.

E. This Lease, and each and every covenant and condition herein, is intended to benefit the Leased Site and shall extend to and bind the successors and permitted assigns of the parties.

F. The parties agree that all of the provisions hereof shall be construed as both covenants and conditions, the same as if the words importing such covenants and conditions had been used in each separate paragraph.

G. The parties acknowledge that each has had an opportunity to review and negotiate this Lease and have executed this Lease only after such review and negotiation. The language of each part of this Lease shall be construed simply and according to its fair meaning, and this Lease shall not be construed more strictly in favor or against either party.

H. TENANT at its sole expense, and as directed and approved by GCISD AND GRAPEVINE will continue to maintain the improvements constructed by TENANT pursuant to the previous lease between GCISD, GRAPEVINE and TENANT.

I. If GCISD and GRAPEVINE substantially breaches this Lease in any manner and if GCISD and GRAPEVINE fails to commence to cure such breach within thirty (30) business days after receiving a written notice from TENANT specifying the violation (or GCISD and GRAPEVINE fails thereafter to diligently prosecute the cure to completion), then TENANT may terminate this Lease or pursue any other remedy available to it at law or in equity.

J. In the event that: (i) the Leased Site is encumbered by or subject to any debts and liens; and (ii) GCISD AND GRAPEVINE defaults in the payment and/or performance of said debts and liens, TENANT may, at its option and without obligation, cure or correct GCISD AND GRAPEVINE's defaults, and upon doing so,

TENANT shall be subrogated to any and all rights, superior titles, liens, and equities owned or claimed by the holders of such debts and liens, and TENANT shall be entitled to require GCISD AND GRAPEVINE to reimburse TENANT for its reasonable expenses incurred curing GCISD AND GRAPEVINE's defaults.

K. If any portion of this Lease is declared by a court of competent jurisdiction to be invalid or unenforceable, then such portion shall be deemed modified to the extent necessary in such court's opinion to render such portion enforceable and, as so modified, such portion and the balance of this Lease shall continue in full force and effect, provided, however, that should a court invalidate (1) the compensation to be paid to GRAPEVINE and GCISD, (2) the indemnity provision of this Lease, or (3) the insurance requirements, then the parties hereto shall immediately terminate the Lease or at the sole option of GRAPEVINE and GCISD jointly, the parties may work together in good faith to amend the Lease to update such provisions as necessary.

L. If a dispute arises between the parties relating to this Lease, the parties agree to meet to try to resolve the dispute. Such meeting shall be attended by individuals with decision-making authority to attempt, in good faith, to negotiate a resolution of the dispute prior to pursuing other available remedies. Venue for any dispute arising out of this Lease shall be in Tarrant County, Texas. If either party institutes any action or proceeding in court to enforce any provision hereof, or any action for damages for any alleged breach of any provision hereof, each party shall bear their respective attorneys' fees, court costs, and other reasonable litigation expenses incurred as a result of such action or proceeding.

M. In addition to the other remedies provided for in this Lease, GCISD AND GRAPEVINE and TENANT shall be entitled to immediate restraint by injunction of any violation of any of the covenants, conditions or provisions of this Lease.

N. The captions of the paragraphs of this Lease are for convenience of reference only and shall not affect the interpretation of this Lease.

O. TENANT shall not file this Lease, or any instrument asserting any property rights to the Property in the Tarrant County deed records or any other deed records. Any attempt to record ownership rights to the Property shall result in the immediate termination of this Lease.

P. TENANT hereby represents that it has full right, power and authority to make this Lease for the term aforesaid without the consent or joinder of any other party, and the person signing on behalf of TENANT hereby represents that he/she is authorized to bind TENANT to the terms of this Lease.

Q. GCISD AND GRAPEVINE and TENANT agree that this Lease replaces (1) that certain Ground and Lease Tower Agreement dated November 8, 1998, and referenced by TENANT as Contract #25483 and (2) that certain Ground and Lease Tower Agreement dated November 19, 1998, and referenced by TENANT as Contract #25482, by and between GCISD AND GRAPEVINE and TENANT (together, and as each may have been amended or otherwise modified as of the date hereof, the "Terminated Agreements"). GCISD AND GRAPEVINE and TENANT acknowledge that notwithstanding the termination of the Terminated Agreements and the commencement of this Lease, TENANT may continue to make, and GCISD AND GRAPEVINE may continue to receive, rental and other payments pursuant to the Terminated Agreements. In such event, any rental or other payments made pursuant to the Terminated Agreements after its termination shall be applied and credited against any rentals or other payments due under this Lease.

22. CIVIL ORDER 5281

A. GCISD AND GRAPEVINE and TENANT further agree that the following restrictions shall in all things be observed, followed, and complied with:

(1) The Leased Site, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which discriminates against any person because of his race, color, or national origin, regardless of whether such discrimination be effected by design or otherwise.

(2) The Leased Site, or any part thereof, shall not be used in the operation of, or in conjunction with, any school nor other institution of learning, study or instruction which creates, maintains, reinforces, renews, or encourages, or which tends to create, maintain, reinforce, renew or encourage a dual school system.

(3) These restrictions and conditions shall be binding upon TENANT, its successors and assigns, for the entire period of time this Lease is in effect.

B. The foregoing restrictions and other covenants hereafter set out are covenants running with the land, and each and every parcel thereof, and shall be fully binding upon any person, firm, partnership, corporation, trust, church, club, governmental body, or other organization or entity whatever (whether private or governmental in nature), without limitation, hereafter acquiring any estate, title, interest or property in the Leased Site, whether by descent, devise, purchase or otherwise; and no act or omission upon the part of GCISD AND GRAPEVINE, its successors and assigns, shall be a waiver of the operation or enforcement of such restrictions; but neither restriction shall be construed to be a condition subsequent or special limitation on the estate thereby conveyed.

C. It is further covenanted, that third party beneficiaries of the restrictions set forth above shall be as follows:

(1) As to the restrictions set out in A (1) above, any person prejudiced by its violation;

(2) As to the restriction set out in A (2) above, any public school district or any person prejudiced by its violation; and

(3) As to either or both of the restrictions set out in A (1) and A (2) above, the United States of America, as plaintiff, and the American G.I. Forum, the League of United Latin American Citizens (LULAC), and the National Association for the Advancement of Colored People (NAACP), as intervenors, in U.S. v. Texas, Civil Action No. 5281, Tyler Division, U.S. District Court, Eastern District of Texas; reported in U.S. v. Texas, 321 F.Supp. 1043 (E.D. Tex. 1970); U.S. v. Texas, 330 F.Supp. 235 (E.D. Tex. 1971); aff'd with modifications sub nom, U.S. v. State of Texas and J.W. Edgar, et al., 447 F.2d 441 (5th Cir. 1971); stay den, sub nom, Edgar v. U.S., 404 U.S. 1206 (1971); cert den. 404 U.S. 1016 (1972).

D. It is further covenanted, that in case of a violation of either or both of the above restrictions, any of the third-party beneficiaries above alluded to is authorized and empowered to prosecute proceedings at law or in equity against any person, firm, partnership, corporation, trust, church, club, governmental body or other organization or entity whatever (whether private or governmental in nature), without limitation:

(1) To enforce either or both of such restrictions relating to the use of the above-described property;

(2) To abate or prevent violations of either or both of such restrictions; and

(3) To recover damages for a breach of either or both of such restrictions.

E. It is further covenanted, that if any third-party beneficiary referred to above shall prosecute proceedings at law or in equity for the aforesaid purposes, such third-party beneficiary may recover reasonable attorney's fees from the violator or violators of either or both of such restrictions, if the Court finds that the proceedings were necessary to bring about compliance therewith.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, GCISD AND GRAPEVINE and TENANT have duly executed this Lease as of the date first above written.

CELLCO PARTNERSHIP d/b/a Verizon Wireless

By: _____

Name: _____

Title: _____

Date: _____

GRAPEVINE COLLEYVILLE INDEPENDENT SCHOOL DISTRICT

By: _____

Name: Shannon Braun

Title: President, GCISD Board of Trustees

Date: August 26, 2024

CITY OF GRAPEVINE

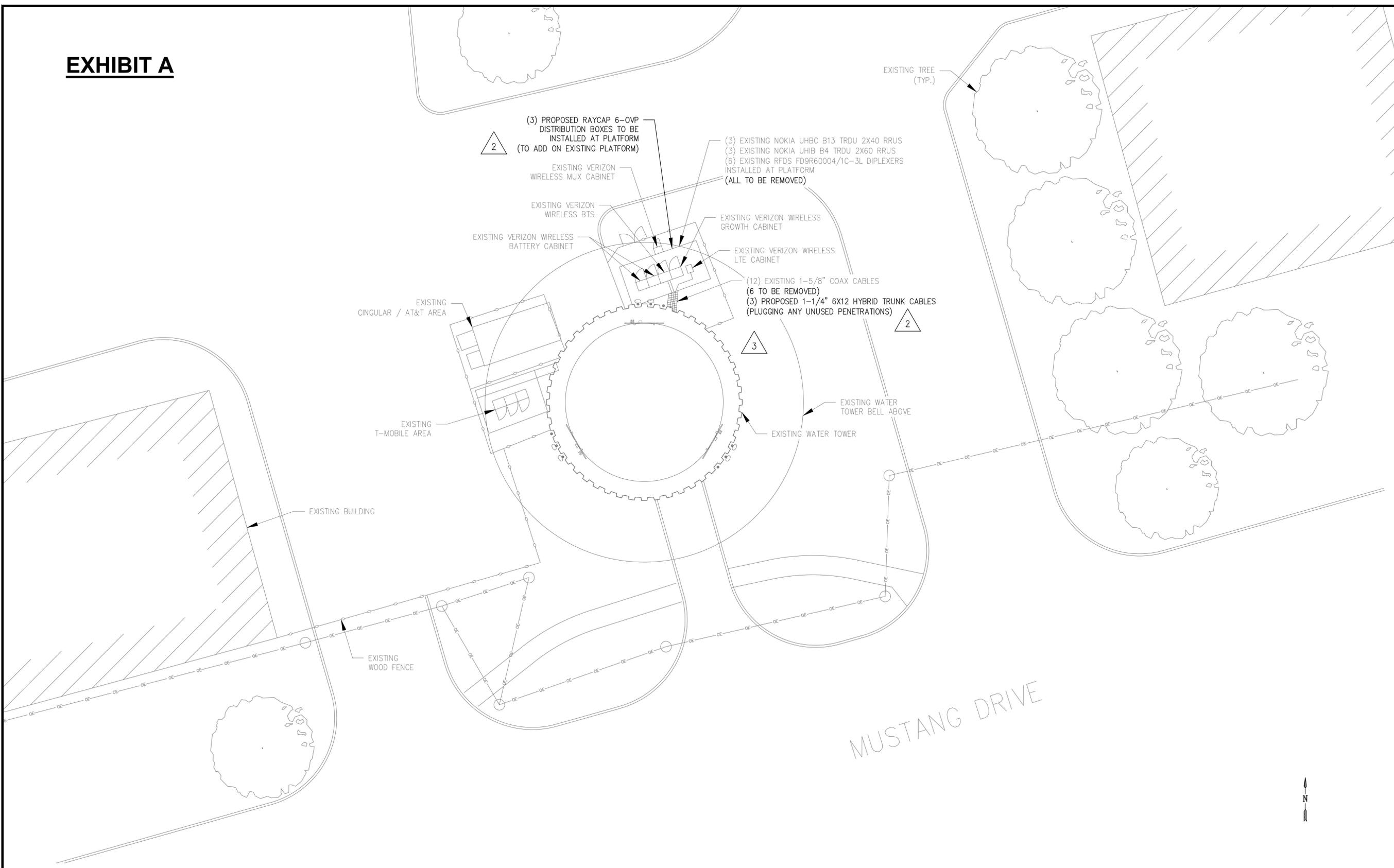
By: _____

Name: _____

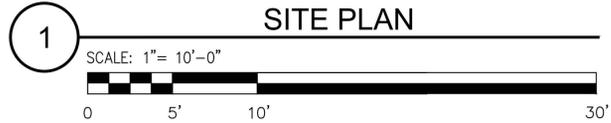
Title: _____

Date: _____

EXHIBIT A



THIS SITE PLAN WAS DRAWN WITHOUT THE BENEFIT OF A CIVIL SURVEY; THEREFORE, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, QUANTITIES AND DIMENSIONS BEFORE STARTING ANY WORK. NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK.



KGI

KGI WIRELESS, INC. ENGINEERING
805 LAS CHAS. PKWY.
BUILDING THREE, SUITE 370
AUSTIN, TX 78746
512.345.9595

verizon
THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

LOCATION CODE: **104771**
SITE NAME: **MUSTANG_STADIUM_WT**
SITE ADDRESS: **3051 IRA E. WOODS AVENUE GRAPEVINE, TX 76051**



05/24/2021
KGI WIRELESS, INC. TEXAS FIRM NO. F-15992
FIRM REGISTRATION RENEWAL: 03/01/2021
PE LICENSE RENEWAL: 03/29/2022

ISSUED FOR:	DATE:
PERMITTING REV 1	02/26/2021
PERMITTING REV 2	03/10/2021
PERMITTING REV 3	05/24/2021

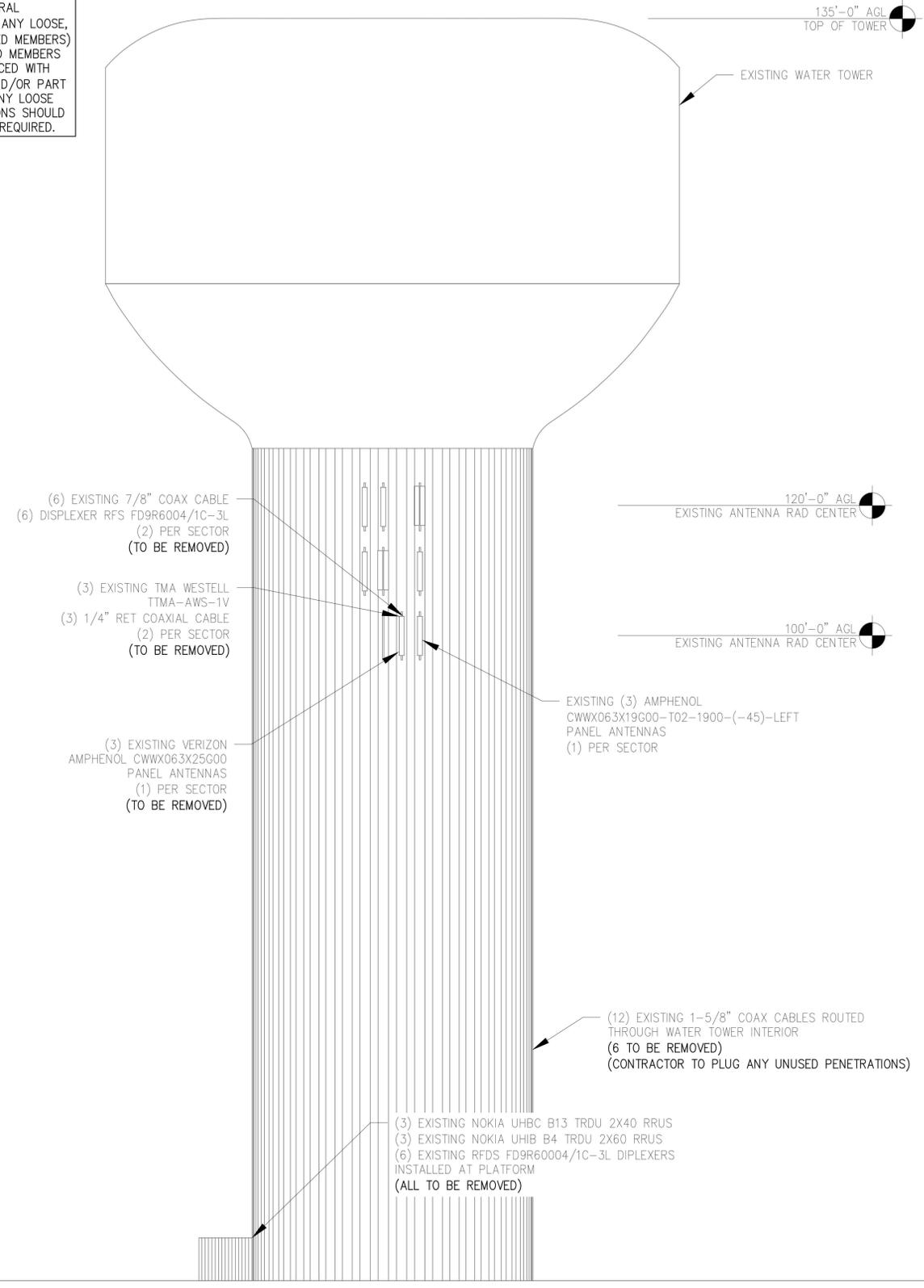
NO	DESCRIPTION	BY	DATE
1	AL		03/10/21
2	AL		03/10/21
3	IP		05/24/21

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1

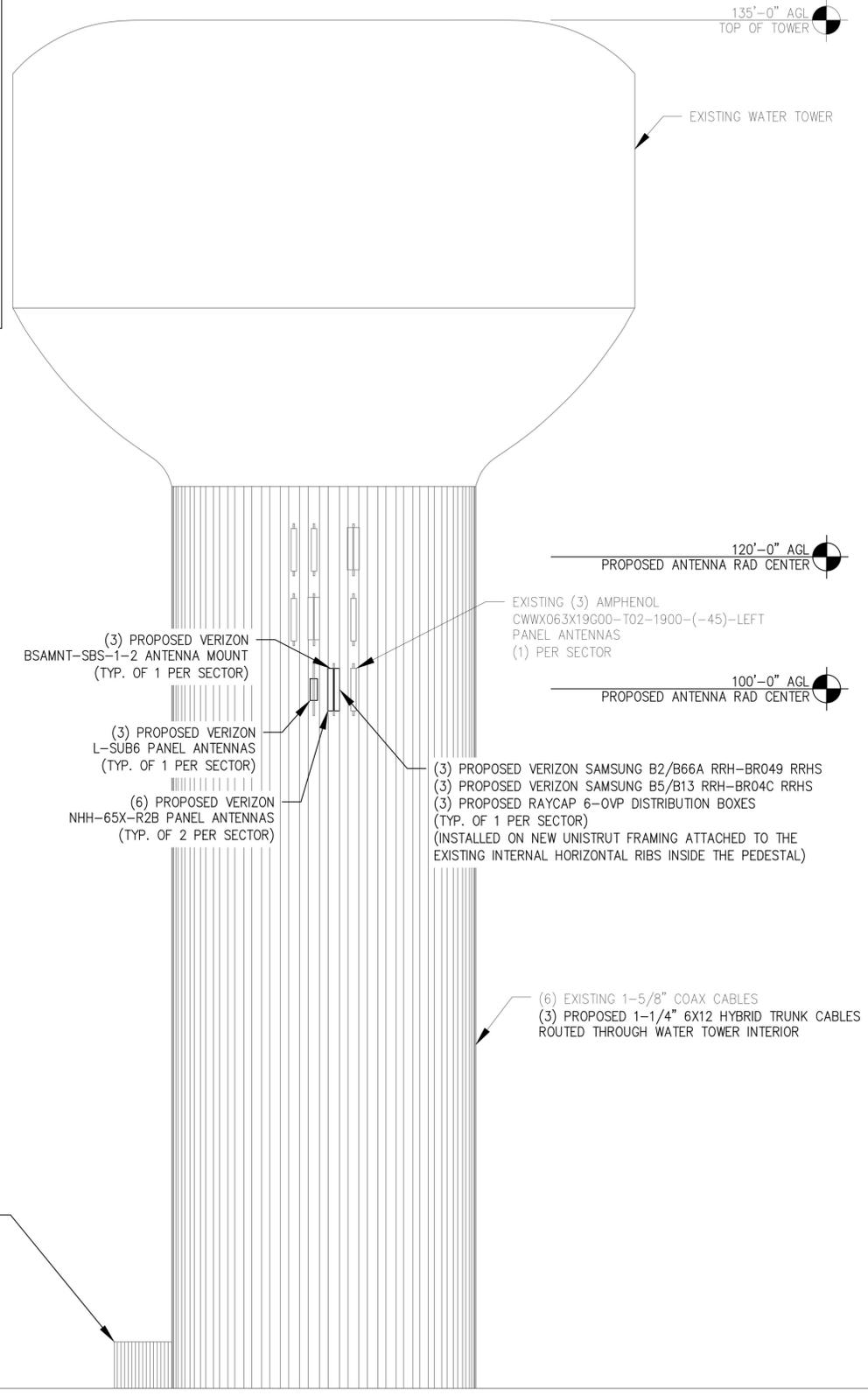
NOTE:
 1. CONTRACTOR SHALL VERIFY THE MOUNT MODEL AND EXISTING CONFIGURATIONS, CONNECTIONS AND STRUCTURE WITH THIS DRAWING AND STOP ANY WORK AND NOTIFY THE STRUCTURAL ENGINEER IN CASE OF ANY DISCREPANCIES.
 2. ALL EXISTING PIPE MOUNTS, BRACKETS AND ALL CONNECTIONS BE INSPECTED FOR ANY STRUCTURAL DEFICIENCIES, (I.E. ANY LOOSE, BENT AND DAMAGED MEMBERS) AND ANY DAMAGED MEMBERS SHOULD BE REPLACED WITH EQUAL MEMBER AND/OR PART OR BETTER AND ANY LOOSE BOLTED CONNECTIONS SHOULD BE TIGHTENED AS REQUIRED.

EXHIBIT B



1 EXISTING TOWER ELEVATION
SCALE: N.T.S.

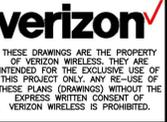
NOTE:
 1. TOWER STRUCTURAL ANALYSIS WAS PERFORMED BY ARCH COM, LLC DATED 01/25/2021. RESULTS AND CONCLUSIONS CONTAINED THEREIN ARE THE RESPONSIBILITY OF THAT ENGINEER.
 2. MOUNT STRUCTURAL ANALYSIS WAS PERFORMED BY ARCH COM, LLC DATED 01/25/2021. RESULTS AND CONCLUSIONS CONTAINED THEREIN ARE THE RESPONSIBILITY OF THAT ENGINEER.
 3. INSTALLED EQUIPMENT MUST HAVE A MATCHING APPLICATION AND STRUCTURAL ANALYSIS.
 4. VERIFY AZIMUTHS WITH RFDS.
 5. PRIOR TO ATTACHING ANTENNAS AND MOUNTING SECTIONS, (E) TOWER AND TOWER FOUNDATION MUST BE ANALYZED BY A LICENSED STRUCTURAL ENGINEER TO VERIFY TOWER IS CAPABLE OF SUPPORTING THE PROPOSED LOADS. REFER TO STRUCTURAL ANALYSIS BY OTHERS.
 6. PROPOSED ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION TO AVOID ANY INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS. IF INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION, PLEASE CONTACT KGI WIRELESS FOR DESIGN REVISION PRIOR TO ANY NEW ANTENNA INSTALLATION.



2 PROPOSED TOWER ELEVATION
SCALE: N.T.S.

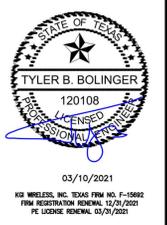


KGI WIRELESS, INC. ENGINEERING
 800 LAS COMAS PKWY
 BUILDING THREE, SUITE 370
 AUSTIN, TX 78746
 512.345.9595



THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

LOCATION CODE: 104771
 SITE NAME: MUSTANG_STADIUM_WT
 SITE ADDRESS: 3051 IRA E. WOODS AVENUE GRAPEVINE, TX 76051



ISSUED FOR: PERMITTING REV 1
 DATE: 02/26/2021
 PERMITTING REV 2
 DATE: 03/10/2021

NO	DESCRIPTION	BY	DATE

SHEET TITLE: TOWER ELEVATION
 SHEET NUMBER: C2

EXHIBIT "C"

Request Form for Like for Like Modifications

*****THIS REQUEST IS BEING SUBMITTED FOR EXPEDITED REVIEW*****

Date: _____

RE: That certain Ground and Tower Lease Agreement dated _____, 2024 (the "Agreement"), by and between Grapevine-Colleyville Independent School District ("GCISD"), the City of Grapevine ("GRAPEVINE"), and Cellco Partnership, a Delaware general partnership d/b/a Verizon Wireless ("TENANT")

Pursuant to Paragraph 3(A) of the Agreement, TENANT is submitting this request for expedited review of the following Like for Like Modifications:

(1) Removal of the following equipment:

[Insert the quantity, make/model, dimensions, and weight of each piece of equipment to be removed]

(2) Installation of the following equipment:

[Insert the quantity, make/model, dimensions, and weight of each piece of equipment to be installed]

(3) Purpose of the Like for Like Modifications:

[Insert brief summary of purpose]

GRAPEVINE and GCISD acknowledges that they have received and reviewed TENANT's construction drawings for the Like for Like Modifications detailed above (a copy of such drawings is enclosed with this request). Accordingly, as evidenced by their respective signatures below, GRAPEVINE and GCISD hereby approve of said Like for Like Modifications in accordance with the Agreement.

AGREED TO AND ACCEPTED BY:

CELLCO PARTNERSHIP d/b/a Verizon Wireless

GRAPEVINE COLLEYVILLE INDEPENDENT SCHOOL DISTRICT

By: _____
Name: _____
Its: _____
Date: _____

By: _____
Name: _____
Its: _____
Date: _____

CITY OF GRAPEVINE

By: _____
Name: _____
Its: _____
Date: _____

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 3rd day of September 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
Duff O'Dell	Council Member
Paul Slechta	Council Member
Leon Leal	Council Member
Chris Coy	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
Suzanne Le	Asst. to the City Secretary

Call to Order

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers.

Item 1. Invocation

Dr. Doug Page, Pastor at First Baptist Grapevine gave invocation

Item 2. Posting of the Colors and Pledges of Allegiance

Troop 7 posted the Colors and led the Pledges of Allegiance.

Item 3. Citizen Comments

Sayedya Syed, 6705 Sapphire Circle North, Colleyville, Tx spoke about the TAD Board vote.

Council did not take any action on this item.

PRESENTATIONS

Item 4. Mayor Tate to present a proclamation to the Captain Molly Corbin Chapter National Society Daughters of the American Revolution declaring the week of September 17 through 23 "Constitution Week".

Mayor Tate presented the proclamation recognizing the week of September 17 through September 23 as “Constitution Week”. Members of the National Society of Daughter’s of the American Revolution took a picture with the Mayor and Chapter Regent Georgianna Braden thanked the Mayor and Council for recognizing the importance of our National Constitution.

Council did not take any action on this item.

Item 5. GrapeFest Co-Chairs, Steve Felton and Linda McNair-Felton, to present information regarding the 38th Annual GrapeFest – A Texas Wine Experience presented by the Bank of the West that will take place September 12, 13, 14, and 15, 2024.

Co-Chairs, Steve Felton and Linda McNair-Felton presented this item and updated Council on the events that will take place during the 38th Annual GrapeFest.

Council did not take any action on this item.

NEW BUSINESS

Item 6. Consider enhancements for the Concourse/Pro Shop with Fransen Pittman and Ordinance No. 2024-076 appropriating the funds, and take any necessary actions.

Convention and Visitors Bureau Director Paul McCallum presented this item and Council made comments. The enhancements of the Concourse and Pro Shop are not to exceed \$4,728.427.

Motion was made to approve the consent agenda as presented.

Motion: Coy

Second: Slechta

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

Nays: None

Approved: 6-0

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.

Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

7. Consider Ordinance 2024-074 amending Ordinance No. 98-127 adopted on October 20, 1998, which provided for current investment committee and designated officials.

Chief Financial Officer Jeff Strawn recommended amending Ordinance No. 98-127 adopted on October 20, 1998, which provided for current investment committee and designated officials.

Motion was made to approve the consent agenda as presented.

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

8. Consider **Resolution 2024-014** authorizing the City Investment Policy pursuant to the provisions of the Public Funds Investment Act, Chapter 2256, Texas Government Code.

Chief Financial Officer Jeff Strawn recommended a Resolution approving the City's Investment Policy.

Motion was made to approve the consent agenda as presented.

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

9. Consider the renewal of an annual contract for outside audit services with Forvis Mazars, LLP.

Chief Financial Officer Jeff Strawn recommended approval to renew the annual contract for outside audit services with Forvis Mazars, LLP for an estimated amount of \$130,000.

Motion was made to approve the consent agenda as presented.

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

10. Consider the purchase for the mailing of the GO magazine from Community Impact Newspaper (JG Media).

Parks and Recreation Director Chris Smith recommended approval of the purchase for the mailing of the GO magazine from Community Impact Newspaper (JG Media) in an amount not to exceed \$28,771.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Rogers

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

11. Consider **Ordinance 2024-075** amending Chapter 25, Utilities and Services, Article III. Solid Waste Disposal.

Public Works Director Bryan Beck recommended an Ordinance amending Chapter 25, Utilities and Services, Article III. Solid Waste Disposal.

Motion was made to approve the consent agenda as presented.

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

12. Consider changing the start time of the October 1, 2024, City Council meeting to 5:30 p.m. to allow the City Council to attend neighborhood National Night Out events.

City Secretary recommended approval of changing the start time of the October 1, 2024, City Council meeting to 5:30 p.m. to allow the City Council to attend neighborhood National Night Out events.

Motion was made to approve the consent agenda as presented.

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

13. Consider the minutes of the August 20, 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: Rogers
Ayes: Tate, Coy, Slechta, O'Dell, Rogers and Leal
Nays: None
Approved: 6-0

ADJOURNMENT

Motion was made to adjourn the meeting at 8:09 p.m.

Motion: O'Dell
Second: Rogers

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

Passed and approved by the City Council of the City of Grapevine, Texas on this the 17th day of September, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Suzanne Le
Assistant to the City Secretary



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

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

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 20TH 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
Beth Tiggelaar	Member
Traci Hutton	Member
Jason Parker	Member
Justin Roberts	Member
Kirby Kercheval	Member
Mark Assaad	Alternate
Wayne Johnson	Alternate

With no members 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
Lindsay Carey	Planning Technician

JOINT MEETING WITH CITY COUNCIL: 7:31 p.m. – City Council Chambers

1. Invocation and Pledge of Allegiance: Commissioner Traci Hutton

JOINT PUBLIC HEARINGS

2. 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 City Council August 20, 2024 Page 2 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.

The Commission and Council received a report from staff and held the public hearing.

Motion was made to **approve** the request to withdraw **CU24-12** and **PD24-04** (3200 Grapevine Mills Parkway):

Motion: Parker

Second: Hutton

Ayes: Tiggelaar, Oliver, Roberts, Hotelling, Kercheval

Nays: None

Approved: 7 – 0

3. 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.

The Commission and Council received a report from staff and held the public hearing. Applicant, Drew Donosky, presented and answered questions.

4. 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.

The Commission and Council received a report from staff and held the public hearing. Applicant, Drew Donosky, presented and answered questions.

5. 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.

The Commission and Council received a report from staff and held the public hearing. Applicants, Luke McElwain and Matthew Rose, presented and answered questions.

6. **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 City Council August 20, 2024 Page 3 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.

The Commission and Council received a report from staff and held the public hearing.

7. **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.

The Commission and Council received a report from staff and held the public hearing.

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

REGULAR SESSION: *(Immediately following the Joint Public Hearings)* Planning and Zoning Conference Room

Chairman Oliver called the regular session to order at **8:20 p.m.**

8. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

9. **Final Plat** of Lot 1, Block 1, Los Amigos Addition – Consider the application submitted by Arturo Gutierrez to final plat the existing building.

The Commission discussed this item.

Motion was made to **approve** final plat of Lots 1, Block 1, Los Amigos Addition (202 East Northwest Highway):

Motion: Hutton
Second: Hotelling
Ayes: Tiggelaar, Parker, Oliver, Roberts, Kercheval
Nays: None
Approved: 7 – 0

10. Conditional Use request CU24-21 (Freeman GMC Grapevine) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-21** (501 West State Highway 114):

Motion: Hotelling
Second: Tiggelaar
Ayes: Hutton, Oliver, Roberts, Kercheval, Parker
Nays: None
Approved: 7 – 0

11. Conditional Use request CU24-27 (Cinemark Tinseltown) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-27** (911 West State Highway 114):

Motion: Tiggelaar
Second: Parker
Ayes: Hutton, Hotelling, Oliver, Roberts, Kercheval
Nays: None
Approved: 7 – 0

12. Conditional Use application **CU24-31** (Padel) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-31** (4550 Merlot Avenue):

Motion: Parker
Second: Hutton
Ayes: Tiggelaar, Oliver, Hotelling, Roberts, Kercheval
Nays: None
Approved: 7 – 0

13. Text amendment AM23-02A (Electric Vehicle Charging Stations) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** the proposed amendments as they relate to electric vehicle charging stations:

Motion: Hutton
Second: Kercheval
Ayes: Roberts, Hotelling, Tiggelaar, Parkers, Oliver
Nays: None
Approved: 7 – 0

14. Text amendment AM24-01 (Residential Standby Generators) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to approve the proposed amendments as they relate to residential standby generators with the amendment to the definition to include “permanently installed”:

Motion: Tiggelaar
Second: Hutton
Ayes: Hotelling, Parker, Oliver, Roberts, Kercheval
Nays: None
Approved: 7 – 0

15. Consider the minutes of the July 16, 2024 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the July 16, 2024 Planning and Zoning Commission meeting.

Motion: Hotelling
Second: Hutton
Ayes: Oliver, Tiggelaar
Nays: None
Abstained: Parker, Roberts, Kercheval
Approved: 4 – 0 – 3

16. Consider the minutes of the August 7, 2024 Planning and Zoning Commission special meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the August 7, 2024 Planning and Zoning Commission special meeting.

Motion: Hutton
Second: Parker
Ayes: Oliver, Kercheval, Hotelling, Roberts
Nays: None
Abstained: Tiggelaar
Approved: 6 – 0 – 1

Adjournment

Motion was made to adjourn the meeting at **8:36 p.m.**

Motion: Kercheval
Second: Hotelling
Ayes: Hutton, Parker, Oliver, Roberts, Tiggelaar
Nays: None

Approved: 7 - 0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS THE 17TH DAY OF SEPTEMBER 2024.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN



CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
WEDNESDAY, SEPTEMBER 4, 2024

GRAPEVINE CITY HALL, PLANNING AND ZONING COMMISSION
CONFERENCE ROOM
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

5:30 PM Special Meeting

The Planning and Zoning Subcommittee of the City of Grapevine, Texas met in Session on this the 4th day of September 2024 in the City Council Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Monica Hotelling	Vice-Chair
Beth Tiggelaar	Member
Traci Hutton	Member
Jason Parker	Member
Justin Roberts	Member
Kirby Kercheval	Member
Mark Assaad	Alternate
Wayne Johnson	Alternate

With no members absent. Sharron Rogers was present as Council representative. The following City Staff were present:

Erica Marohnic	Planning Services Director
Betsi Chatham	GIS Manager
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. Planning and Zoning Commission's Comprehensive Master Plan Subcommittee to consider updates to Map 2: Land Use Plan of the Comprehensive Master Plan (Future Land Use Map).

The Planning and Zoning Subcommittee reviewed the proposed changes and directed staff to make any additional amendments.

Adjournment: 6:59 p.m.

Meeting was adjourned.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 17TH DAY OF SEPTEMBER 2024.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN