



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, OCTOBER 15, 2024

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

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

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

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

1. Invocation and Pledge of Allegiance: Commissioner Monica Hotelling

JOINT PUBLIC HEARINGS

2. Conditional Use Permit **CU24-41** (Bull Lion Ranch Winery) - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Anthony C. Tordiglione requesting a conditional use permit to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (wine only) and outdoor dining in conjunction with a winery. The subject property is located at 150 West College Street, Suite 318 and is currently zoned “CBD”, Central Business District.
3. Conditional Use Permit **CU24-39** (Club Carwash) and a **Final Plat** of Block 1, Lots 14R-1R1 & 14R-1R2, Towne Center Addition No. 2 - 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 CU07-35 (Ordinance 2007-66) for a planned commercial center to revise the building elevations and building footprint to allow a medical office and professional office. This request is specifically to construct a 5,030 square foot drive-thru car wash with full-service and self-service options with dual lanes. The subject property is located at 901 Ira E Woods Avenue and is currently zoned “CC”, Community Commercial District.
4. Zoning Change Application **Z24-07**, Planned Development Overlay **PD24-06** and Historic Landmark District **HL24-01** (717 East Worth Street) - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Neal Cooper requesting to rezone 0.407 acre from “R-MF-2”, Multifamily District to “R-7.5”, Single-Family District to construct two single-family lots. The applicant is also requesting a planned development overlay to deviate from but not limited to minimum lot width and front yard setback

requirements from Section 15 of the Comprehensive Zoning Ordinance, No. 82-73. The applicant is also requesting designation as a Historical Landmark sub-district. Such sub-district may include buildings, land, areas, or districts of historical, architectural, archaeological or cultural importance or value that merit protection, enhancement, and preservation in the interest of the culture, prosperity, education, and welfare of the people. The subject property is located at 717 East Worth Street.

5. Zoning Change Application **Z24-08** (416 East College Street) and a **Final Plat** of Block 1, Lots 1-5, Grapevine College Heritage Addition - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ridinger Associates, Inc. requesting to rezone 1.314 acres from “GV”, Grapevine Vintage District to “R-7.5”, Single-Family District to construct four single-family homes. The subject property is located at 416 East College Street.

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

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

CITIZEN COMMENTS

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

PRESENTATIONS

7. Mayor Tate to present a proclamation recognizing the Monarch Pledge.

NEW BUSINESS

8. Consider **Resolution No. 2024-017** authorizing the acceptance of funds for the State of Texas, Office of the Governor, Crimes Against Women Formula Grant Program for Fiscal Year 2024-2025 and **Ordinance No. 2024-091** appropriating the funds. This is a three (3) year grant, renewable each year by the end of its cycle (September 30th) and take any necessary action.
9. Consider an agreement between the City of Grapevine and the City of Euless for temporary animal shelter services 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.

10. Consider the purchase of boat slip rentals for both Fire Department boats and a jet ski from Scott's Landing Marinas at Lake Grapevine. Fire Chief recommends approval.
11. Consider the purchase of golf carts from Metro Golf Cart/Yamaha. Golf Director recommends approval.
12. Consider the renewal of annual contracts for horticulture chemicals and fertilizers with BWI Companies, Inc., Helena Chemical Company, Simplot and Innovative Turf Supply. Golf Director recommends approval.
13. Consider the purchase of a Toro Procore 648 aerifier from Professional Turf Products. Golf Director recommends approval.
14. Consider the renewal of an annual contract for post 65 health insurance with Retiree First. Human Resources Director recommends approval.
15. Consider the renewal of an annual subscription for NewsBank services with NewsBank, Inc. Library Director recommends approval.
16. Consider the renewal of an annual database subscription package with EBSCO Industries. Library Director recommends approval.
17. Consider the purchase of a drone light show for the City of Grapevine drone show from Sky Elements, LLC. Parks and Recreation Director recommends approval.
18. Consider the renewal an annual contract for law enforcement body cameras, supplies, services, licenses and equipment with Axon Enterprises, Inc. Police Chief recommends approval.
19. Consider the renewal of an annual contract for Pest Control Services with Versacor Pest Solutions. Public Works Director recommends approval.
20. Consider the purchase of electronic message boards from American Signal Company. Public Works Director recommends approval.
21. Consider the purchase of a submersible pump for the Kimball Lift Station from Xylem Water Solutions, Inc. Public Works Director recommends approval.

22. Consider the purchase of a submersible pump for the Opryland Lift Station from Xylem Water Solutions, Inc. Public Works Director recommends approval.
23. Consider the ratification of the emergency purchase of two Flygt submersible pumps from Xylem Water Solutions USA, Inc. Public Works Director recommends approval.
24. Consider the purchase for vehicle service repairs for fleet vehicles with Holt Cat, Sam Packs Five Star Ford, BMW Motorcycles of North Dallas, Bruckner Mack, Industrial Power, Classic Chevrolet, Siddons-Martin, Inland Truck Part Company, TLR Hydraulics, Eules Wrecker Services, Grapevine Ford and Stewart Stevens. Public Works Director recommends approval.
25. Consider the minutes of the October 1, 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.

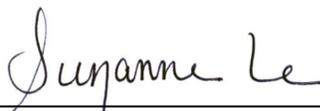
PLANNING AND ZONING COMMISSION RECOMMENDATIONS

26. Conditional Use Permit **CU24-41** (Bull Lion Ranch Winery) - Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-092**, if applicable, and take any necessary action.
27. Conditional Use Permit **CU24-39** (Club Carwash) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-093**, if applicable, and take any necessary action.
28. **Final Plat** of Block 1, Lots 14R-1R1 & 14R-1R2, Towne Center Addition No. 2. - Consider the recommendation of the Planning and Zoning Commission, if applicable, and take any necessary action.
29. Zoning Change Application **Z24-07** (717 East Worth Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-094**, if applicable, and take any necessary action.
30. Planned Development Overlay **PD24-06** (717 East Worth Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-095**, if applicable, and take any necessary action.
31. Historic Landmark District **HL24-01** (717 East Worth Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-096**, if applicable, and take any necessary action.

32. Zoning Change Application **Z24-08** (416 East College Street) - Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-097**, if applicable, and take any necessary action.
33. **Final Plat** of Block 1, Lots 1-5, Grapevine College Heritage Addition – Consider the recommendation of the Planning and Zoning Commission, 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 October 11, 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, OCTOBER 15, 2024

GRAPEVINE CITY HALL, COUNCIL CHAMBERS
200 SOUTH MAIN STREET
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JOINT MEETING WITH CITY COUNCIL

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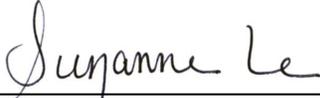
NEW BUSINESS

7. Conditional Use Permit **CU24-41** (Bull Lion Ranch Winery) - Consider the application and make a recommendation to City Council.
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- 12. Historic Landmark District **HL24-01** (717 East Worth Street) - Consider the application and make a recommendation to City Council.
- 13. Zoning Change Application **Z24-08** (416 East College Street) - Consider the application and make a recommendation to City Council.
- 14. **Final Plat** of Block 1, Lots 1-5, Grapevine College Heritage Addition - Consider the application and make a recommendation to City Council.
- 15. Hold a discussion to provide staff direction on current regulations and potential amendments for secondary structures in single-family residential districts and take any necessary action.
- 16. Hold a discussion to provide staff direction on current regulations and potential amendments for electric vehicle (EV) charging stations in non-residential districts and take any necessary action.
- 17. Consider the minutes of the September 17, 2024, regular meeting, and September 18, 2024, special meeting.

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 October 11, 2024, by 5:00 p.m.



Suzanne Le
Assistant to the City Secretary



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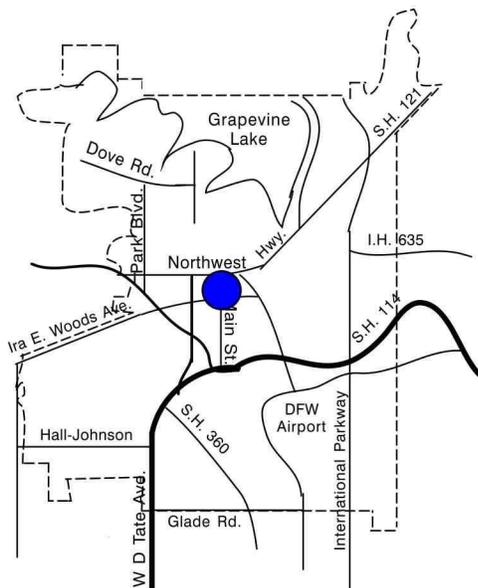
This meeting can be adjourned and reconvened, if necessary, the following regular business day.

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: OCTOBER 15, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU24-41; BULL LION RANCH WINERY



APPLICANT: Anthony C. Tordiglione

PROPERTY LOCATION AND SIZE:

The subject property is located at 150 West College Street, Suite 318 and platted as Block 4, Lot 2R, Original Town of Grapevine. The site contains 0.741 acre and has approximately 72 feet of frontage on West College Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

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

The subject site was developed in 1975 as a 17,000-square-foot single-story, multi-tenant building. The applicant is requesting to open a wine-tasting facility in the existing 1,150 square foot suite. The floor plan includes an open concept wine-tasting room with a wine bar to the east of the main entryway, a 212 square foot private wine-tasting room at the back of the suite for a private wine club experience, and an approximately 108 square foot outdoor dining deck over 3 existing parking spaces, which requires the removal of three parking spaces adjacent to the south of the existing building. The total proposed number of seats is 45: 37 inside of the winery and 8 on the outdoor deck area.

The total number of parking for all 12 tenants is 156 spaces. Twenty (20) parking spaces are required for this request. The multi-tenant building has a total of 44 parking spaces

onsite shared among the 12 tenants occupying the existing building and the tenant in the building directly to the east of the site. According to the parking analysis shown on sheet three of the plan set, there are a total of 545 parking spaces in 12 public parking lots surrounding South Main Street. No other changes are being proposed with this request.

Removal of Existing Parking:

City staff advised the applicant not to eliminate any existing parking spaces to accommodate an outdoor dining deck due to a lack of parking onsite.

PRESENT ZONING AND USE:

The property is currently zoned “CBD”, Central Business District and is an existing multi-tenant building with office, retail, and restaurants.

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 “CBD”, Central Business District.

- On October 20, 1992, City Council approved HL92-03 (Ord. 1992-67) to designate the properties located within the 100-400 block of South Main Street a Historic Landmark sub-district.
- On March 20, 2012, City Council approved conditional use permit CU12-08 (Ord. 2012-10) to allow the possession, storage, retail sale of on and off premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant (Jake’s Hamburgers).
- On July 17, 2012, City Council approved conditional use permit CU12-29 (Ord. 2012-33) to allow food service (shaved ice and beverages) in conjunction with a retail store.
- On August 7, 2012, the Historic Preservation Commission (HPC) approved certificate of appropriateness CA12-41 for “Jake’s est. 1985” signage with 16” letters on the exterior building elevation.
- On October 16, 2012, City Council approved conditional use permit CU12-21 (Ord. 2012-54) to allow the possession, storage, retail sale of on and off premise consumption of alcoholic beverages (beer and wine only) in conjunction with a convenience store with the condition that the hours of operation are 5 a.m. to 2 a.m. and during festivals the store shall operate the same hours as the festival and not sell alcoholic beverages.
- On November 20, 2012, City Council approved special use permit SU12-03 (Ord. 2012-64) to allow a massage services in suite 108 (Peace, Bliss, and Joy Massage Therapy).

- On December 19, 2012, the HPC approved certificate of appropriateness CA12-84 for brick veneer, doors, and window façade detail for storefronts with the condition that all exterior materials, stone, windows, doors, and paint colors be approved through separate certificate of appropriateness.
- On February 19, 2013, City Council denied conditional use permit CU12-51 to allow the possession, storage, retail sale of on and off premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant (Pizza Snob).
- On November 20, 2013, the HPC approved certificate of appropriateness CA13-91 to demolish the existing structure at 520 South Main Street complex on West College Street for the construction of a new residential condominium building and parking garage.
- On May 17, 2016, City Council approved conditional use permit CU16-12 (Ord. 2016-37) to allow the operation of a commercial bakery with retail sales and limited indoor seating (Judy Pie).
- On November 30, 2017, City staff changed the suite addresses with frontage off West College from 520 South Main Street to 150 West College Street.
- On June 18, 2019, the HPC approved certificate of appropriateness CA19-64 to allow a painted metal projecting sign supported on metal brackets, mounted on the corner of South Main Street and West College Street and the tenant space.
- On May 11, 2021, the HPC approved certificate of appropriateness CA21-26, to allow the installation of a new 24” wide by 36” tall portable sandwich board sign for the existing tenant.
- On May 31, 2022, the HPC approved certificate of appropriateness CA22-28 to allow a new 144” wide by 30” tall new aluminum sign on the front exterior wall for a new tenant, “Laura Kellerman Studio”.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: “CBD”, Central Business District – Willhoite’s Restaurant

SOUTH: “CBD”, Central Business District – Blagg Tire & Auto Service

EAST: “CBD”, Central Business District – Nomad Outfitters and J.E. Foust & Son Funeral Home

WEST: “CBD”, Central Business District – Multitenant office building; Lipscomb Davis & Company, Vic Darrough Insurance Agency,

Chandler Real Estate Investments, and Yvette Hunt Designs

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.

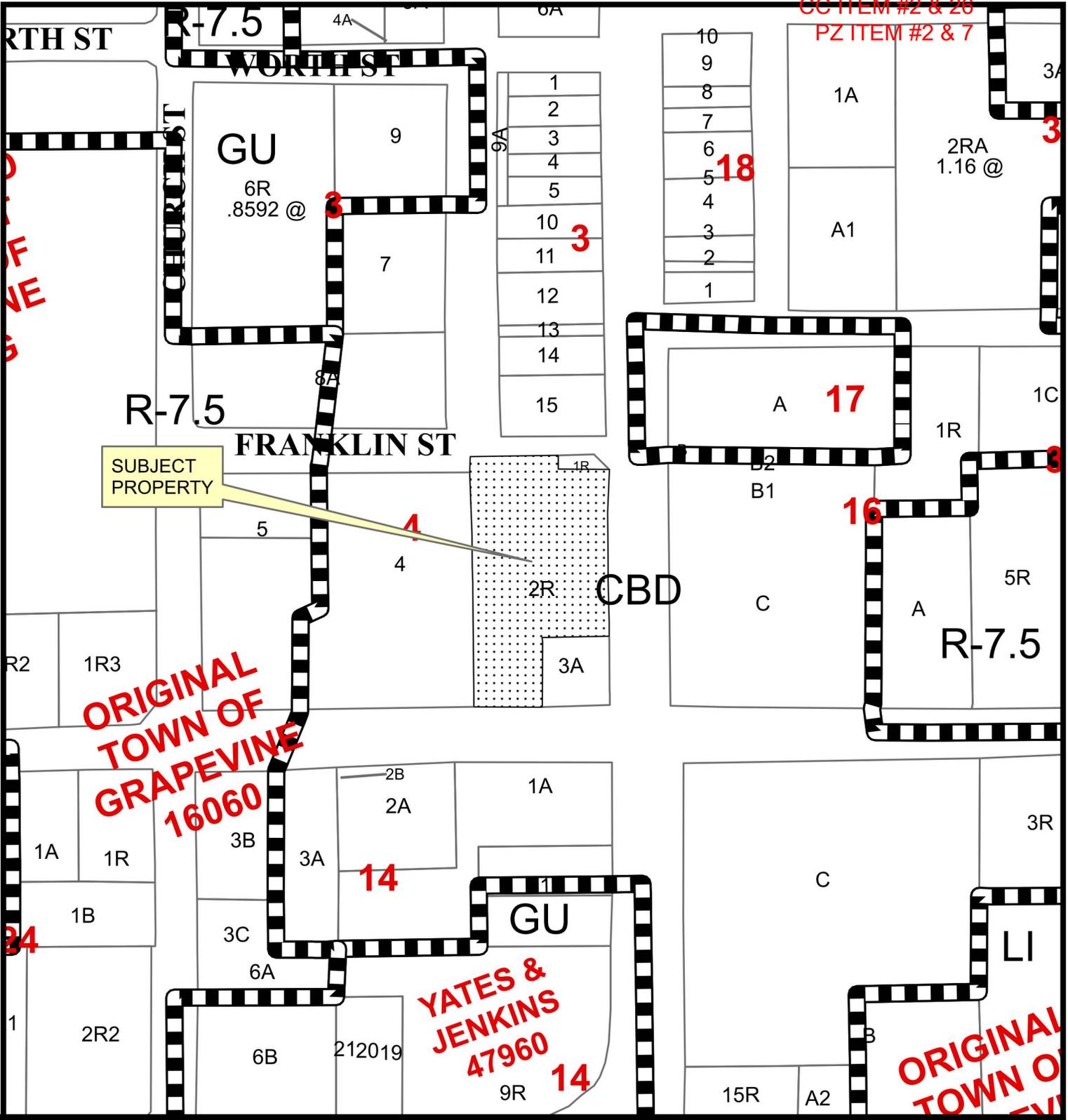
MASTER PLAN APPLICATION:

Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as a Central Business (CB) 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 College Street.

/ng



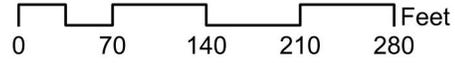
CC ITEM #2 & 26
PZ ITEM #2 & 7

SUBJECT
PROPERTY

**ORIGINAL
TOWN OF
GRAPEVINE
16060**

**YATES &
JENKINS
47960**

**ORIGINAL
TOWN OF
EV**



**CU24-41; Bull Lion Ranch Winery
150 West College Street, Suite 318**

Date Prepared: 10/1/2024

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

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

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

City of Grapevine B1K4 Lot 2R

Street frontage & distance to nearest cross street

Proposed Zoning

Future Land Use Designation

CB

Gross area of parcel (to nearest tenth of
acre)

.74

Describe the Proposed Use

CBD

Existing Zoning

Subject Property Address

150W College 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 NANDAKUMAR MADIREDDI Owner Phone Number 817-528-3888

Company BIATWIC LLC

Address 1230 LAKEWAY DRIVE

City SOUTHLAKE

State TX

Zip Code 76092

Email [REDACTED]

RECEIVED

SEP 03 2024

CU24-41

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate ANTHONY C. TORDIALONE (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.

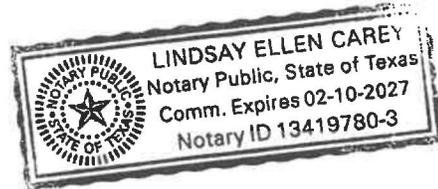
Property Owner's Signature [Signature] Date 9/3/24

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Nandakumar Madireddi (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 3rd day of September, 2024

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



SEP 03 2024

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name ANTHONY C. TORDIGLIONE Company AMORE WINES OF TEX, LLC

Address 178 SAMO LANE

City ALEDD State TX Zip Code 76008

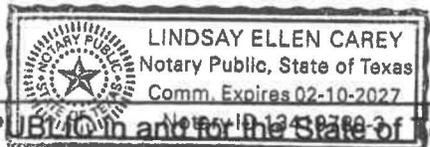
Phone 817 996 9170 Email [REDACTED]

Applicant's Signature [Signature] Date 9/3/2024

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Anthony Tordiglione
(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 3 day of
September, 20 24



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

RECEIVED
SEP 03 2024

C424-41

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

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

PLATTING VERIFICATION:

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

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

Address of subject property X 150 W College St

Legal description of subject property
X LOT 2B, BLOCK 4, ORIGINAL TOWN OF GRAPEVINE

Justin Durner 9/3/2024
Public Works Department Date

CU24-41

To the City of Grapevine

The Bull Lion Ranch Winery in Grapevine is seeking approval to move locations from Main Street to next door at 150 W. College Street. We have been at our current location for over 3 years, and it has served us very well in helping establish a great Grapevine following.

Unfortunately, our lease has expired, and probably for the best as it is time for us to expand. Our current location has never served us well during the hot summer months or the very cold winter months as the majority of our seating is outdoors. Our expansion plans for our new location include indoor seating to accommodate more guests during inclement weather conditions. As well as an outdoor deck that will accommodate those that wish to be outside during the nice weather months.

Our plans are to move our current model into our new location, decorated with even more of our Italian Rat Pack Theme to go along with our locally crafted Texas Italian wines. Our wine bar will be crafted oak with granite tops, and we will even have a custom Vegas style booth for seating and photo ops. We believe our new location will be a special addition attraction for our town of Grapevine.

Our wines will continue to be made from 100% Texas grapes, made by the Tordiglione Family on the ranch just outside of Stephenville. Our Grapevine winery will serve wine tastings, wine by the glass, as well as wine by the bottle.

Our food will also remain the same as in the past with cheese, salami, olive, and cracker trays. Including also, flat bread pizza and desserts. All are prepackaged goods to be prepared in a simple toaster oven or microwave. We are considered by our health department as a "Snack Bar," and we will continue to operate in this same manor. All toasters, microwaves and wash stations will remain the same as previously approved by our health department.

Please feel free to call me if you have any questions regarding our plans for this relocation.

That's Amore,

A.C. "Chuck" Tordiglione

Bull Lion Ranch & Vineyards

Chalk Mountain, Texas

www.BullLionRanch.com

President-Cross Timbers Wine & Vineyard Association

www.crosstimberswinetrail.com

Cell 817-996-9170

ORDINANCE NO. 2024-092

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-41 TO ALLOW THE POSSESSION, STORAGE, RETAIL SALE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE ONLY) AND OUTDOOR DINING IN CONJUNCTION WITH A WINERY FOR BLOCK 4, LOT 2R, ORIGINAL TOWN OF GRAPEVINE (150 WEST COLLEGE STREET, SUITE 318) IN A DISTRICT ZONED "CBD", CENTRAL BUSINESS 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 CU24-41 to allow the possession, storage, retail sale and off-premise consumption of alcoholic beverages (wine only) and outdoor dining in conjunction with a winery in a district zoned "CBD", Central Business District within the following described property: Block 4, Lot 2R, Original Town of Grapevine (150 West College Street, Suite 318) 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 15th day of October 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney



ARCHITECT

VLK Architects, Inc.
1320 Hemphill Street, Suite 400
Fort Worth, Texas 76104
Main Phone: 817.633.1600
www.vlkarchitects.com

BULL LION RANCH WINERY
150 W. COLLEGE ST., SUITE 318, GRAPEVINE, TX

FOR APPROVAL ONLY - NOT FOR CONSTRUCTION OR PERMITTING



10/04/2024

ISSUED: Oct. 4, 2024

REVISIONS

Revision No. Revision Date

PROJECT NO.
24-082.00

SHEET TITLE

SITE PLAN

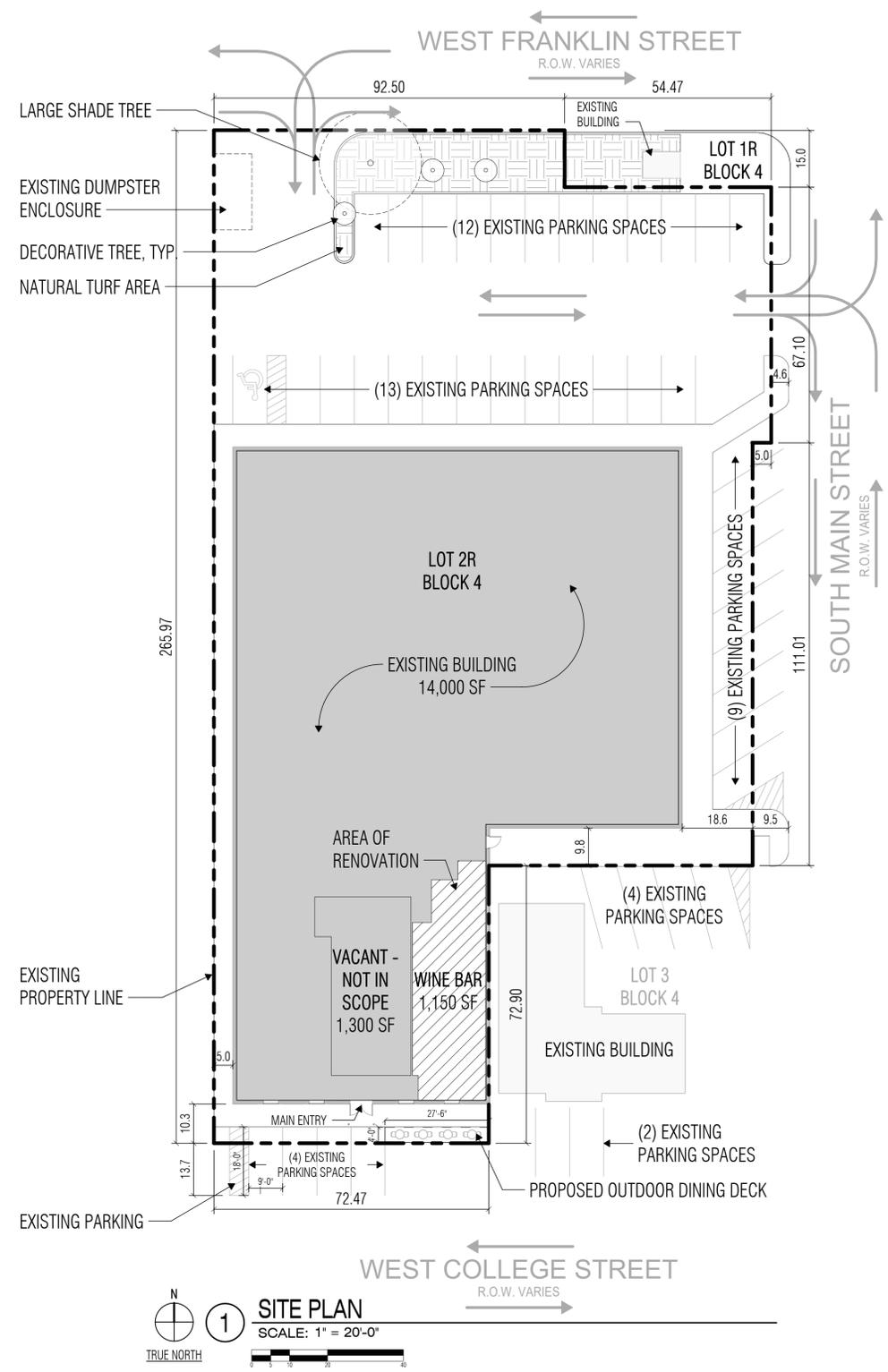
SHEET NO.

A1.00

150 W. COLLEGE ST.
GRAPEVINE, TX 76051



VICINITY MAP
SCALE: NOT TO SCALE



1 SITE PLAN
SCALE: 1" = 20'-0"
TRUE NORTH

TENANT MIX TABLE

Suite	Tenant	Use	Area (SF)	Prkg. Ratio	Prkg. Req.
108	Beyond the Word	Massage Therapy	475	5 + 1/200 SF	8
200/311	Judy Pie	Eating / No Auto	1,600	1/3 occ. (45)	15
301	Storkvision	Medical	200	5 + 1/150 SF	7
201/202	Jake's Hamburger	Eating / No Auto	2,900	1/3 occ. (96)	32
203/204/312	Beford Farmer's Market	Retail	2,400	5 + 1/200 SF	17
205	Hip Pop	Eating / Carry-Out Only	460	1/100 SF	5
206	Natural Crystals	Retail	510	5 + 1/200 SF	8
207	Rubea Adventure Prises	Retail	460	5 + 1/200 SF	8
208	Barbera's Glam	Beauty Shop	960	1/100 SF	10
315	Laura Kellerman Studio	Studio	1,200	1/150 SF	8
316	Vacant - Not in Scope	Potential Retail	1,300	5 + 1/200 SF	12
318/319	Bull Lion Ranch Winery & Retail	Wine Tasting	1,150	1/3 occ. (48)	20
313	Biatwic LLC	Office	240	5 + 1/300 SF	6
TOTAL PARKING REQUIRED					156
Total Existing Spaces					44

SITE PLAN DATA SUMMARY TABLE

Item	Existing	Proposed
General Site Data		
Zoning (from zoning map)	CBD	CBD
Land Use (from Zoning Ordinance)	Retail, Dining	Retail, Dining, Winery
Total Lot Area (sq. ft. / acres)	0.74	0.74
Total Building Area (sq. ft.)	16,185 sq. ft.	1,150 sq. ft.
Building Height (ft. / # of stories)	14 ft. / 1	14 ft. / 1
Parking		
Parking Ratio (Wine Tasting: 1/3 occs, Outdoor Dining: 1/3 seats)	44	16+4= 20 SPACES REQ.
Accessible Parking (# of spaces)	1	1

CASE NAME: Bull Lion Ranch Winery
CASE NUMBER: CU24-41
LOCATION: 150 W. College St, Suite 318

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING SERVICES
CHAIRMAN _____

DATE: _____
SHEET: 1 OF 3

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

The purpose of CU24-41 is to allow the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (wine only) and outdoor dining in conjunction with a winery.

SITE PLAN / SURVEY for BULL LION WINERY LOT 2R, BLOCK 4, ORIGINAL TOWN OF GRAPEVINE
Doc. No. D214082867
City of Grapevine, Tarrant County, Texas
2,446 sq. ft.
Zone: "CBD" Central Business District
Date of Preparation: August 30, 2024



ARCHITECT

VLK Architects, Inc.
1320 Hemphill Street, Suite 400
Fort Worth, Texas 76104
Main Phone: 817.633.1600
www.vlkarchitects.com

BULL LION RANCH WINERY
150 W. COLLEGE ST., SUITE 318, GRAPEVINE, TX

FOR APPROVAL ONLY - NOT FOR CONSTRUCTION OR PERMITTING



10/04/2024

ISSUED: Oct. 4, 2024

REVISIONS

Revision No. Revision Date

Director: _____
Approver: _____
Designer: _____
Proj. Arch. Checker: _____
Drawn By: _____
Author: _____
Quality Control: _____

PROJECT NO.

24-082.00

SHEET TITLE

FLOOR PLAN, & ELEVATIONS

SHEET NO.

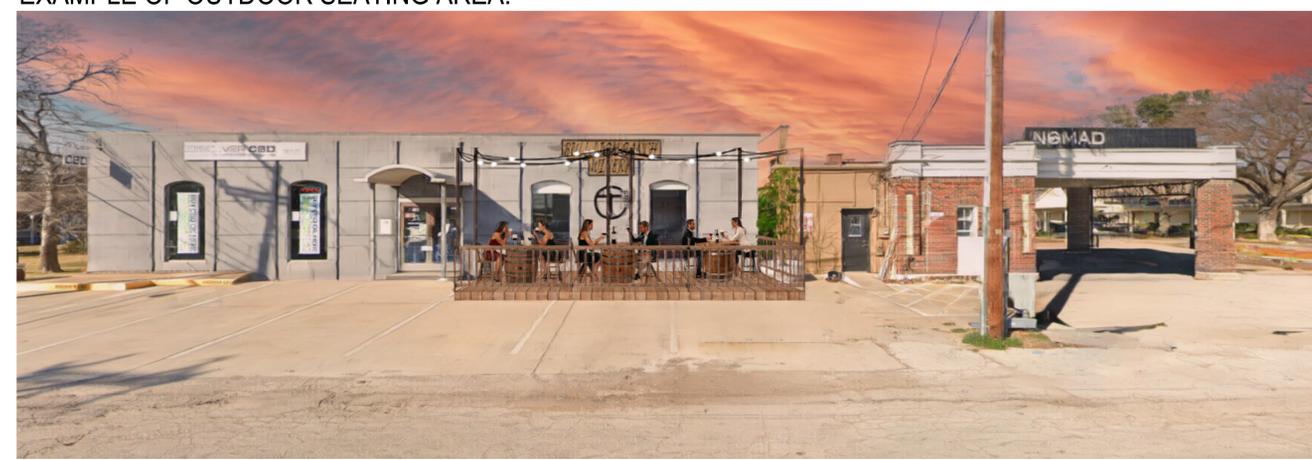
A1.01

OCCUPANCY & SEATING CHART			
Occupancy Tabulation (2021 IBC Table 1004.5)			
Room	Area	Occ. Factor	Occ. Load
Wine Bar (Assembly, Unconcentrated)	454 sq. ft.	15 sf gross	31
Serving (Kitchen)	127 sq. ft.	200 sf gross	1
Hall (Circulation)	78 sq. ft.	0 sf gross	0
Wine Club Room (Assembly, Unconcentrated)	212 sq. ft.	15 sf gross	15
Kitchen / Store Room (Kitchen)	188 sq. ft.	200 sf gross	1
TOTAL OCCUPANCY OF WINE TASTING FACILITY			48
Seating			
Indoor Seating - Wine Bar			
Table Seats			9
Bar Seats			20
Indoor Seating - Wine Club Room			8
Outdoor Seating			8
TOTAL NUMBER OF SEATS			45

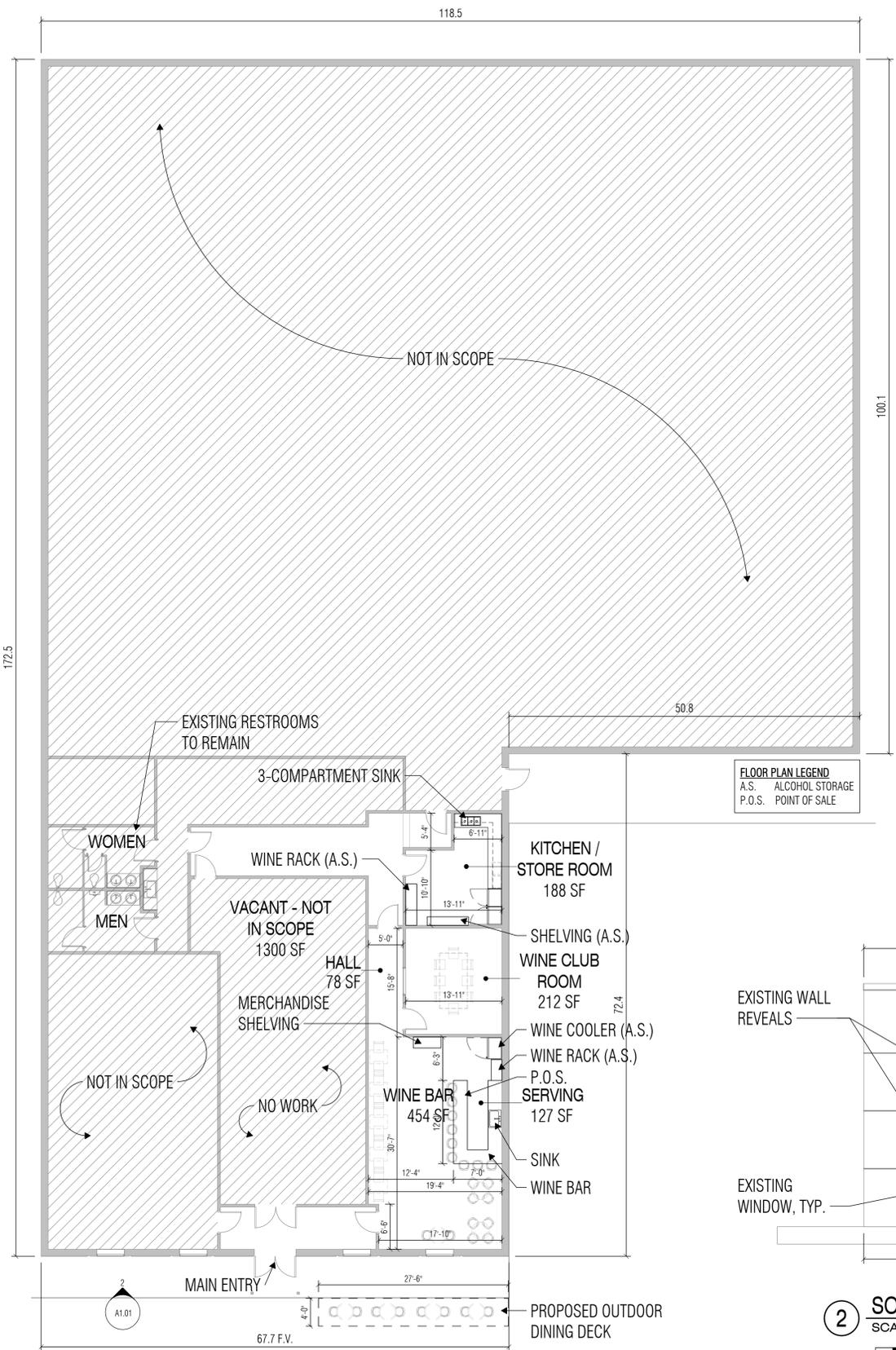
EXAMPLE OF OUTDOOR FURNITURE:



EXAMPLE OF OUTDOOR SEATING AREA:

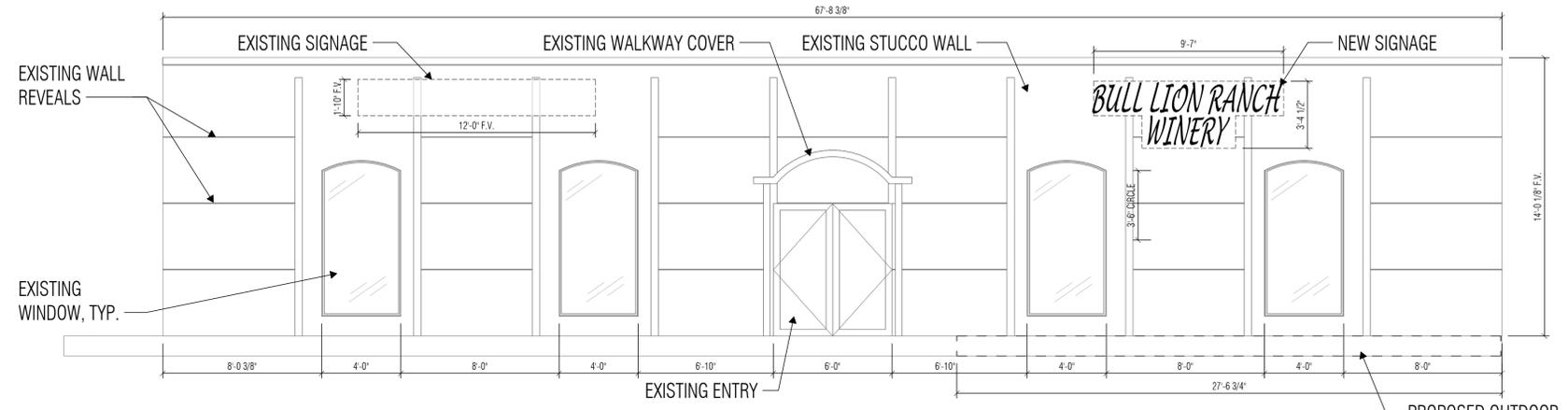


*Original Concept with 8'-0" deep deck shown. It's an example of how an Outdoor Seating Area can transform the facade to be more inviting. Deck is planned to be 4'-0" deep.



1 FLOOR PLAN - LEVEL ONE
SCALE: 1" = 10'-0"
TRUE NORTH

FLOOR PLAN LEGEND
A.S. ALCOHOL STORAGE
P.O.S. POINT OF SALE



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

CASE NAME: Bull Lion Ranch Winery
CASE NUMBER: CU24-41
LOCATION: 150 W. College St. Suite 318

MAYOR: _____ SECRETARY: _____
DATE: _____

PLANNING SERVICES
CHAIRMAN: _____

DATE: _____
SHEET: 2 OF 3

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

The purpose of CU24-41 is to allow the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (wine only) and outdoor dining in conjunction with a winery.

FLOOR PLAN / BUILDING ELEVATION
for
BULL LION RANCH WINERY
LOT 2R, BLOCK 4, ORIGINAL TOWN OF GRAPEVINE
Doc. No. D214062867
City of Grapevine, Tarrant County, Texas
2,446 sq. ft.
Zone: "CBD" Central Business District
Date of Preparation: August 30, 2024



ARCHITECT

VLK Architects, Inc.
1320 Hemphill Street, Suite 400
Fort Worth, Texas 76104
Main Phone: 817.633.1600
www.vlkarchitects.com

BULL LION RANCH WINERY
150 W. COLLEGE ST., SUITE 318, GRAPEVINE, TX

FOR APPROVAL
ONLY - NOT FOR
CONSTRUCTION OR
PERMITTING



10/04/2024

ISSUED: Oct. 4, 2024

REVISIONS

Revision No. Revision Date

Director: SSH
Design: NDS
Proj. Arch: NDS
Drawn By: FAH
Quality Control: NDS

PROJECT NO.

24-082.00

SHEET TITLE

PARKING PLAN & ANALYSIS

SHEET NO.

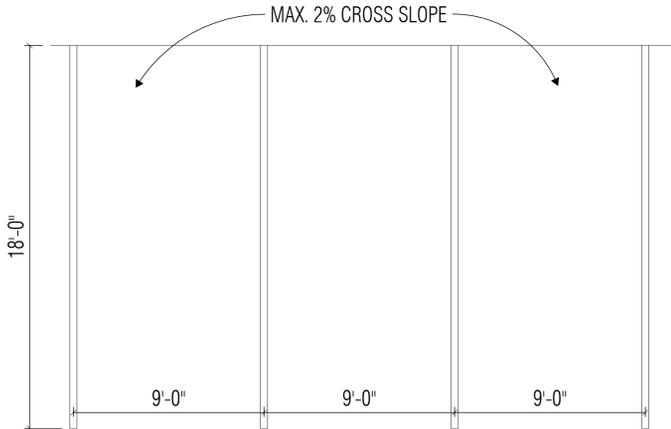
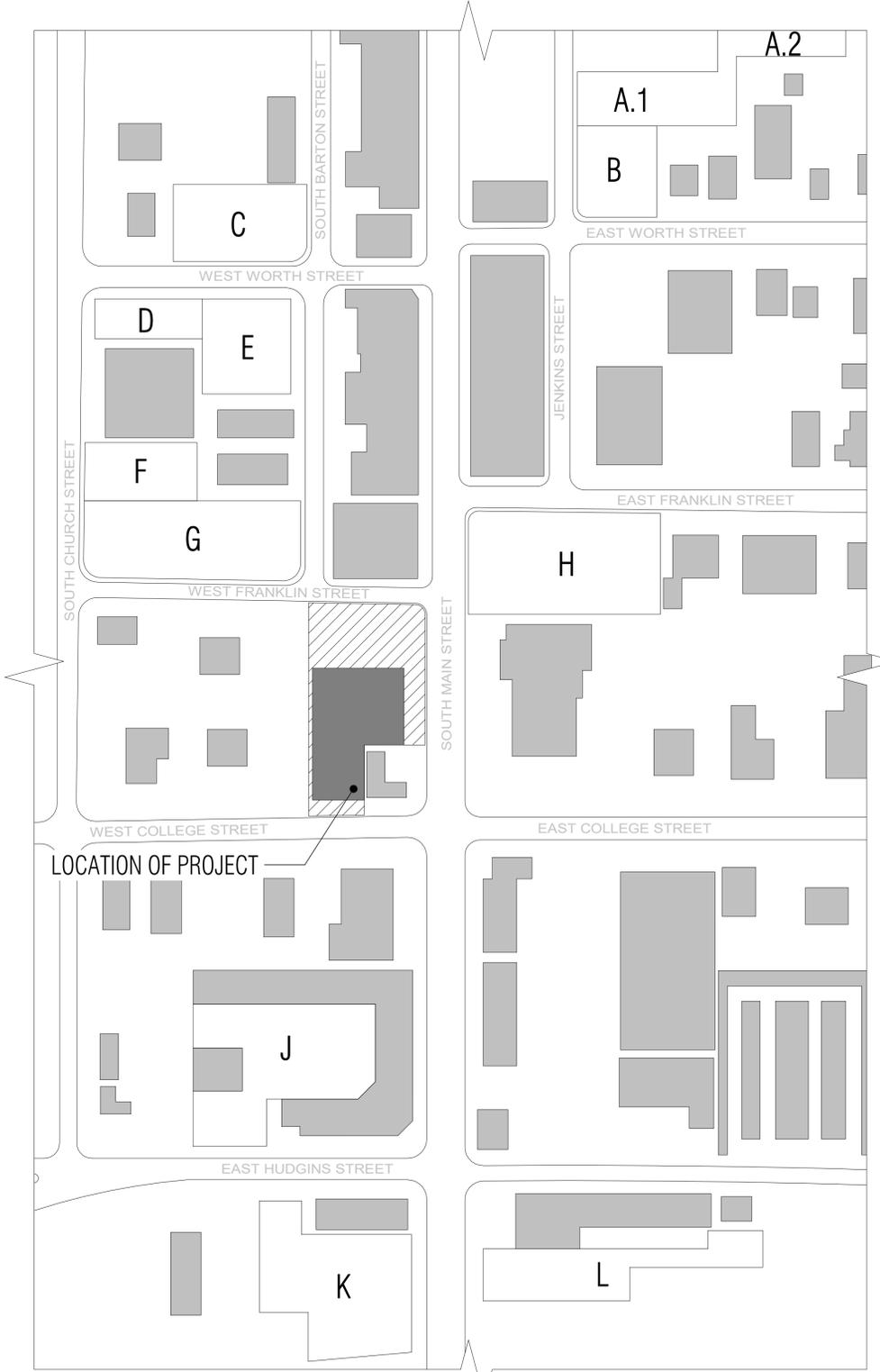
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PARKING ANALYSIS CHART

Parking Lot	Amount of Parking	Address of Parking
A.1	22 General Public Parking	325 Jenkins Street
A.2	49 General Public Parking	212 East Texas Street
B	32 General Public Parking	115 East Worth Street
C	46 General Public Parking	200 West Worth Street
D	19 General Public Parking	225 West Worth Street
E	28 General Public Parking	402 South Barton Street
F	27 General Public Parking	225 West Worth Street
G	53 General Public Parking	501 Church Street
H	75 General Public Parking	523 South Main Street
J	64 General Public Parking	636 South Main Street
K	66 General Public Parking	213 West Hudgins Street
L	64 General Public Parking	705 South Main Street
ON-SITE	44 On-Site Parking	150 West College Street
	589	PARKING PROVIDED WITHIN 1000' RADIUS

*PROVIDED PARKING COUNT DOES NOT ACCOUNT FOR THE PROVIDED STREET PARKING WITHIN THE 1000' RADIUS, ONLY OFF-STREET PARKING



② TYP. PARKING SPACES
SCALE: 1/4" = 1'-0"

① PARKING PLAN
SCALE: 1" = 100'-0"
TRUE NORTH

CASE NAME: Bull Lion Ranch Winery
CASE NUMBER: CU24-41
LOCATION: 150 W. College St, Suite 318

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING SERVICES
CHAIRMAN _____

DATE: _____
SHEET: 3 OF 3

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

The purpose of CU24-41 is to allow the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (wine only) and outdoor dining in conjunction with a winery.

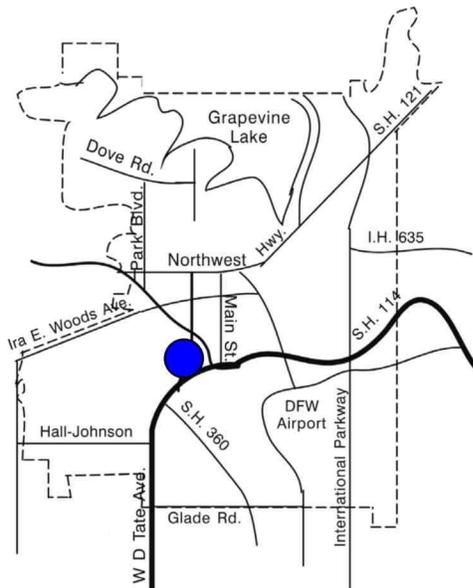
PARKING PLAN & ANALYSIS
for
BULL LION WINERY
LOT 2R, BLOCK 4, ORIGINAL TOWN OF GRAPEVINE
Doc. No. D214082867
City of Grapevine, Tarrant County, Texas
2,446 sq. ft.
Zone: "CBD" Central Business District
Date of Preparation: August 30, 2024

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: OCTOBER 15, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU24-39; CLUB CARWASH



APPLICANT: Clay Cristy – Clay Moore Engineering

PROPERTY LOCATION AND SIZE:

The subject property is located at 901 Ira E. Woods Avenue and is proposed to be platted as Block 1, Lot 14R-1R2 Towne Center Addition No. 2. The lot contains approximately 1.50 acres and has 232 feet of frontage along William D. Tate Avenue.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan CU07-35 (Ord. 2007-66) for a planned commercial center, to revise the building elevations and building footprint to allow a medical office and professional office. This request is specifically to construct a 5,030 square foot drive-thru car wash with full-service and self-service options with dual lanes.

The applicant intends to develop a 136-foot long, 5,030-square-foot, tunnel style, dual lane, drive-thru car wash (Club Carwash) with full-service and self-service options that includes a wash bay, equipment room, restrooms, a patron lobby, employee office, cashier and storage. Shade structures for customer convenience vacuuming are proposed atop 22-parking spaces. There will be four points of access; two access points off of William D. Tate Avenue at the northeast and southeast corner of the site, and the other two through existing access easements at the northwest and northeast corners of the subject site. The total number of parking spaces required is 24. The provided number of parking spaces is 29.

Traffic Circulation Plan:

Public Works has identified concern about vehicle stacking blocking customers from accessing and leaving Quick Trip (QT) to the north and Chase Bank to the south. Stacking on-site during peak weekday and weekends hours may cause entry and exit problems at the driveway on southbound William D. Tate Avenue. While the applicant's engineer stated there may be staff on site to direct traffic, if queuing occurs in the common access easement (they are showing cars stacked bumper to bumper to fit on their site), the location of the existing entry drive and the location of the proposed car wash entry point may create stacking that could potentially lead to blocking access to the QT and the Chase Bank from the William D. Tate Avenue. Additionally, customers from the QT are likely to use the carwash, creating a stacking line towards the QT and an additional line out towards William D. Tate Avenue for customers turning in from the street.

PRESENT ZONING AND USE:

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

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was rezoned in the 1984 City-wide Rezoning from "C-C", Community Business to "PCD", Planned Commerce Development District.

- On December 15, 1992, City Council approved Z92-09 (Ord. 1992-85) to rezone the subject site from "PCD", Planned Commerce Development District to "CC", Community Commercial District, and CU92-23 (Ord. 1992-85) to allow a Planned Commercial Center on 57.9165 acres.
- On November 18, 2008, City Council approved CU08-29 (Ord. 2007-06) to allow a 25-foot landscape setback for all parcel adjacent to Ira E. Woods and William D. Tate Avenue, Block 1, Lots 1, 2R, 3R, 4R1,5, 6R, 7-10, 11R, 12R1, 13R, 14R, 15R, 16, 17, Towne Center Addition No.2, and Block 1, Lots 1R2, and 3R1 Towne Center Addition.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "CC", Community Commercial District – Quick Trip convenience store

SOUTH: "CC", Community Commercial District – Chase Bank

EAST: "CC", Community Commercial District – Frost Bank and a Multi-tenant office building

WEST: "CC", Community Commercial District – City of Grapevine Public

Safety Building

AIRPORT IMPACT:

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

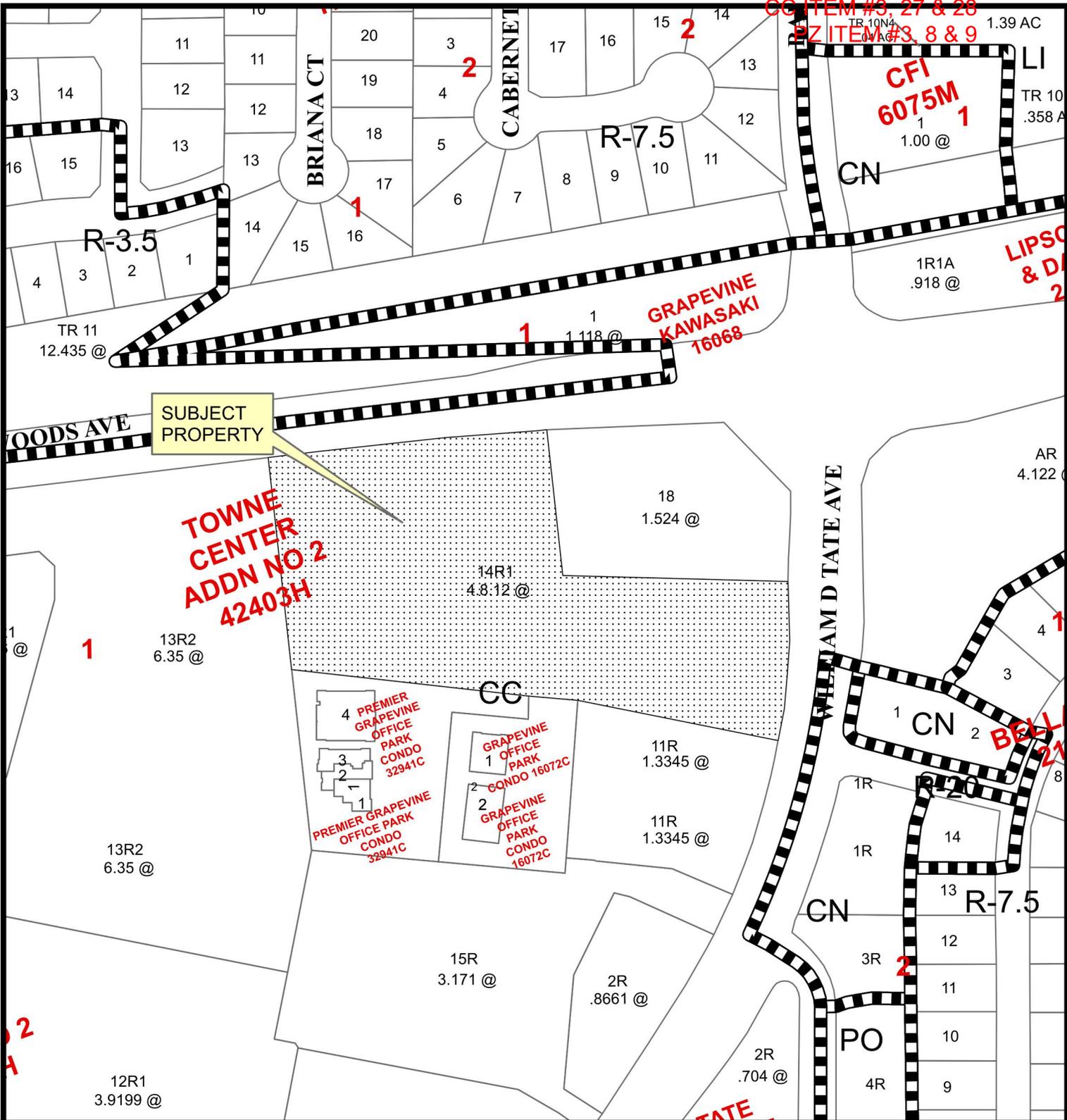
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine’s Thoroughfare Plan designates this portion of William D. Tate Avenue as a Type C, Minor Arterial thoroughfare with a minimum 80-foot right-of-way developed as four with a turn lane.

/at



CU24-39; Club Carwash 901 Ira E Woods Avenue

Date Prepared: 10/1/2024

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

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

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

Lot 14R-1 Towne Center Addition No. 2

Gross area of parcel (to nearest tenth of
acre)

1.5 ac

Street frontage & distance to nearest cross street

220' south from William D Tate and Ira E Woods

Describe the Proposed Use

Carwash

Proposed Zoning

CC

Existing Zoning

CC

Future Land Use Designation

Commercial

Subject Property Address

901 Ira E Woods

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 Grapevine/Tate Joint Venture Owner Phone Number 214.720.3613

Company Weitzman - Jennifer Chandler

Address 3102 Maple Ave. Ste. 500

City Dallas State TX Zip Code 75201

Email [REDACTED]

RECEIVED

SEP 03 2024

CU24-39

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Clay Cristy - ClayMoore Engineering (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.

A Property Owner's Signature _____ Date _____

STATE OF: Texas
COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 29th day of August, 2024
Maria I. Reyes

A Grapevine/Tate Joint Venture,
a Texas joint venture
By: Weitzman Management Corporation
Its Agent

NOTARY PUBLIC in and for the State of Texas



Jennifer Chandler
Jennifer Chandler
Senior Vice President

Date 8.29.2024

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CU24-39

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name CLAY CRISTY Company CLAYMOORE ENGINEERING

Address 1903 CENTRAL DR. STE. 406

City BEDFORD State TX Zip Code 76021

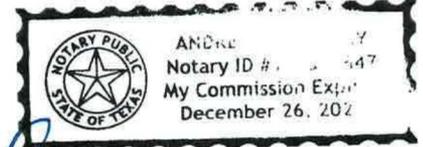
Phone 817.281.0572 Email [REDACTED]

Applicant's Signature [Signature] Date 9/3/2024

STATE OF: TEXAS
COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared Clay Cristy
(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 3 day of
September, 2024



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

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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

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

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

**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 901 IRA E. WOOD AVE.

Legal description of subject property
LOTS 14R - 1R2, BLOCK 1, TOWN CENTER ADDITION

Custan S. Owen
Public Works Department

9/3/2024
Date

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CU24-39

Being a 1.50 acre tract of land out of the Heirs of Ambrose Foster Survey, Abstract Number 518, situated in the City of Grapevine, Tarrant County, Texas, being a portion of Lot 14R-1, Block 1, Towne Center Addition No. 2, a subdivision of record in Document Number D209156019 of the Plat Records of Tarrant County, Texas, also being a portion of that certain tract of land conveyed to Grapevine/Tate Joint Venture by deed of record in Volume 10764, Page 733 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at an X-cut in concrete found in the West right-of-way line of William D. Tate Avenue (right-of-way varies), being the Northeast corner of Lot 11R, Block 1, Towne Center Addition No. 2, a subdivision of record in Cabinet, A, Slide 5852 of said Plat Records, also being the Southeast corner of said Lot 14R-1 and hereof;

THENCE, leaving the West right-of-way line of William D. Tate Avenue, along the South line of said Lot 14R-1, being in part, the common North line of said Lot 11R and in part, the common North line of Lot 16, Block 1 of Towne Center Addition No. 2, a subdivision of record in Cabinet A, Slide 11685 of said Plat Records, the following two (2) courses and distances:

1. N78°36'57"W, a distance of 292.97 feet to an X-cut in concrete found at the common North corner of said Lot 11R and said Lot 16;
2. N85°23'37"W, a distance of 20.97 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southwest corner hereof;

THENCE, N02°15'36"E, leaving the North line of said Lot 16, over and across said Lot 14R-1, a distance of 176.29 feet to an X-cut in concrete found at the Southwest corner of Lot 18 of said Block 1, Towne Center Addition No. 2 of record in Document Number D209156019, being the common North line of said Lot 14R-1, for the Northwest corner hereof;

THENCE, S88°59'48"E, along the South line of said Lot 18, being the common North line of said Lot 14R-1, a distance of 323.81 feet to an X-cut in concrete found in the curving West right-of-way line of William D. Tate Avenue, being the Southeast corner of said Lot 18, also being the Northeast corner of said Lot 14R-1 and hereof;

THENCE, along the curving West right-of-way line of William D. Tate Avenue, being the common East line of said Lot 14R-1, the following three (3) courses and distances:

1. Along a non-tangent curve to the left, having a radius of 1162.06 feet, a chord bearing of S00°15'09"W, a chord length of 16.70 feet, a delta angle of 00°49'23", an arc length of 16.70 feet to an X-cut in concrete set at the point of curvature of a reverse curve to the right;
2. Along said reverse curve to the right, having a radius of 1049.00 feet, a chord bearing of S04°18'58"W, a chord length of 163.71 feet, a delta angle of 08°57'03", an arc length of 163.88 feet to a 1/2 inch iron rod with yellow plastic

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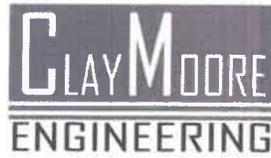
C424-39

cap stamped "BURY + PARTNERS" found at the point of curvature of a compound curve to the right;

3. Along said compound curve to the right, having a radius of 1382.40 feet, a chord bearing of S11°31'27"W, a chord length of 51.09 feet, a delta angle of 02°07'03", an arc length of 51.09 feet to the **POINT OF BEGINNING** and containing an area of 1.50 Acres, or (65,340 Square Feet) of land, more or less.

Ownership Entity Information.

Filing Number:	6494510	Entity Type:	Domestic Limited Partnership (LP)
Original Date of Filing:	August 14, 1992	Entity Status:	In existence
Formation Date:	N/A		
Tax ID:	32036461534	FEIN:	
Duration:	Perpetual		
Name:	GRAPEVINE/TATE INVESTORS, LTD.		
Address:	3102 Maple Avenue, Suite 500 Dallas, TX 75201 USA		



September 3, 2024

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

Re: CUP Submittal – Club Carwash Grapevine
Letter of Intent

To whom it may concern,

Please let this letter serve as the Letter of Intent for the CUP request associated with the proposed carwash for the Club Carwash development located at 901 E Ira E Woods Blvd in Grapevine, TX. The CUP is associated with an approximate 5,030 square foot carwash, located on a tract of land of approximately 1.50 acres. The current zoning is Community Commercial. The project will not cause substantial harm to the surrounding neighbors with the proposed development as the proposed site is located within a commercial corridor. The surrounding properties have all been developed with commercial uses and the nearest residential property is located approximately 380' from the proposed building. This use will add an amenity to the surrounding area and fit within the context of the surrounding area.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink, appearing to read "Clay Cristy".

Clay Cristy, P.E.

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To: City of Grapevine

From: Clay Cristy, P.E. – ClayMoore Engineering, Inc.

Date: September 3, 2024

Club Carwash – Traffic Memo

Summary

ClayMoore Engineering, PLLC, conducted a stacking analysis for the proposed commercial development, Grapevine Club Car Wash, located southwest of the 901 Ira E Woods, in Grapevine, Texas. This stacking analysis was conducted to support the review for the Conditional Use Permit. The project is planned to be completed in one phase. This study evaluated the impact that the proposed development will have on the surrounding roadway network and provides recommended mitigation measures needed to maintain acceptable roadway conditions.

Project Description.

The project site is located at 901 Ira E Woods in Grapevine Texas. The site is zoned Community Commercial and is currently vacant. Proposed Construction would be anticipated in late 2024. The project will contain a carwash with one tunnel; for TIA purposes and to grow the existing volumes for one year, the building year for the carwash is assumed to be 2024.

Development Program:

Automated Car Wash – 1 Tunnel – 5,030 SF.

Stacking Observations of Similar Size Developments.

Queue observations have been conducted for similar car wash developments. The peak queue observed outside of the tunnel was 10 vehicles, as summarized in Table 1.

Table 1. Car Wash Queue Observation Summary

Day	Date	Location	Hours	Max Observed Total Queue (Vehicles)		
				85 th %	95 th %	Max
Wednesday	October 5, 2022	Coit Road, Plano	4:00 PM - 7:00 PM	6	7	10
Friday	October 7, 2022	Coit Road, Plano	11:00 AM - 2:00 PM	5	6	7
Sunday	October 30, 2022	Coit Road, Plano	11:20 AM - 1:30 PM	6	6	6
Saturday	November 5, 2022	Coit Road, Plano	11:25 AM - 1:35 PM	5	7	9
Saturday	November 5, 2022	Keller Parkway, Keller	10:00 AM - 11:45 AM	4	6	6
Saturday	November 5, 2022	Sonoma Lane, Fort Worth	12:30 PM - 2:15 PM	4	5	7
Sunday	November 6, 2022	Arapaho Road, Garland	2:15 PM - 4:05 PM	5	7	7
Sunday	November 6, 2022	Coit Road, Plano	2:05 PM - 3:55 PM	8	10	10

Queue Demand.

- Project Peak Demand = Observation plus 25% = 13 Vehicles
- Available Stacking Per Site Plan = 16 Vehicles
- Surplus of an additional 3 Cars Anticipated per the

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Therefore, based on the observations, the provided 16 spaces will be more than adequate to serve the site without vehicles backing onto the proposed fire lane. Based on observations, there is projected to be a surplus of 3 stacking spaces compared to the observed maximum demand. While not anticipated, in the event that the queuing does back up to unforeseen lengths, the site plan can accommodate an additional 10 stacking spaces before the queuing would back out onto William D Tate Ave and impact the traffic on a public street providing additional protection to the public Right-of-way.

Final Recommendation

Club Carwash staff is involved on site and will monitor traffic flow. If needed, staff will ensure vehicles are using two queue lines during peak times and that vehicles are pulling close together.

Thank you and please call if you have any comments or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clay Cristy".

Clay Cristy, P.E.

ORDINANCE NO. 2024-093

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-39 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU07-35 (ORD. 2007-66) FOR A PLANNED COMMERCIAL CENTER SPECIFICALLY TO CONSTRUCT A 5,030 SQUARE FOOT DRIVE-THRU CAR WASH (CLUB CARWASH) WITH FULL-SERVICE AND SELF-SERVICE OPTIONS WITH DUAL LANES, FOR BLOCK 1, LOT 14R-1R2, TOWNE CENTER ADDITION NO. 2 (901 IRA E. WOODS AVENUE) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

location of ingress and egress points for parking and off-street locating spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; the effect on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU24-39 to amend the previously approved site plan for a planned commercial center CU07-35 (Ord. 2007-66), specifically to construct a 5,030 square-foot drive-thru car wash (Club Carwash) with full-service and self-service options with dual lanes in a district zoned "CC", Community Commercial District within the following described property: Block 1, Lot 14R-1R2, Towne Center Addition No. 2 (901 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 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 15th day of October, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE OCTOBER 15, 2024

SUBJECT: FINAL PLAT APPLICATION
LOTS 14R-1R1 & 14R-1R2, BLOCK 1, TOWNE CENTER ADDITION
NO.2
(BEING A REPLAT OF LOT 14R-1, BLOCK 1, TOWNE CENTER
ADDITION)

PLAT APPLICATION FILING DATE.....October 8, 2024
APPLICANTClay Christy, Clay Moore Engineering
REASON FOR APPLICATION..... Subdividing one (1) lot into two (2) lots
PROPERTY LOCATION 901 Ira E Woods Avenue
ACREAGE..... 4.812
ZONING CC: Community Commercial
NUMBER OF LOTS Two (2)
PREVIOUS PLATTING 2009
CONCEPT PLANNo
SITE PLAN..... CU24-39
OPEN SPACE REQUIREMENTNo
AVIGATION RELEASE Yes
PUBLIC HEARING REQUIRED Yes

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 14R-1R1 & 14R-1R2, BLOCK 1, TOWNE CENTER ADDITION NO.2
(BEING A REPLAT OF LOT 14R-1, BLOCK 1, TOWNE CENTER ADDITION)**

I. GENERAL:

- The applicant, Clay Christy, Clay Moore Engineering replatting 4.812 acres into two (2) lots from one (1) commercial lot. Property is located at 901 Ira E Woods Avenue.

II. STREET SYSTEM:

- The development has access to Ira E. Woods and William D. Tate.
- Abutting roads: is on the City Thoroughfare Plan:
Ira E Woods and William D. Tate Avenues
 are not on the City Thoroughfare Plan:
- Curb, Gutter & Sidewalk: Developer required to build curb, gutter and

Curb, gutter and sidewalk exist across the frontage of proposed lot 14R-1R2

Periphery Street Fees are due as follows:

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

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The site drains east into the existing storm system in William D. Tate Avenue.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for:
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lots 14R-1R1 & 14R-1R2, Block 1, Towne Center Addition No.2
 - Single Family Residential (\$ 2,388/ Lot)
 - Multifamily (\$ 1,049/ Unit)
 - Hotel (\$ 43,606/ Acre)
 - Corporate Office (\$ 20,572/ Acre)
 - Government (\$ 4,426/ Acre)
 - Commercial / Industrial (\$ 5,670/ Acre)

- Open Space Fees are not required for: Lots 14R-1R1 & 14R-1R2, Block 1, Towne Center Addition No. 2

- Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for:
 - R-5.0, R-TH, Zero Lot District (\$ 1,416.00 / Lot)
 - R-7.5, Single Family District (\$ 1,146.00 / Lot)
 - R-12.5, Single Family District (\$ 1,071.00 / Lot)
 - R-20.0, Single Family District (\$ 807.00 / Lot)

- Public Hearing Only

- Variances were required on the following items:
 - Front & Rear building lines
 - Allowing a setback of 3 feet for the rear property line for an accessory building
 - Lot width & depth;
 - Max. Impervious Area
 - Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.

- The following items associated with this plat are not in accordance with the current subdivision standards:
 - 50' ROW dedication not met:
 - Length of cul-de-sac street exceeds the 600-foot limit:
 - Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the following manner:

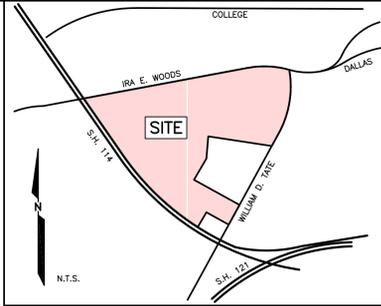
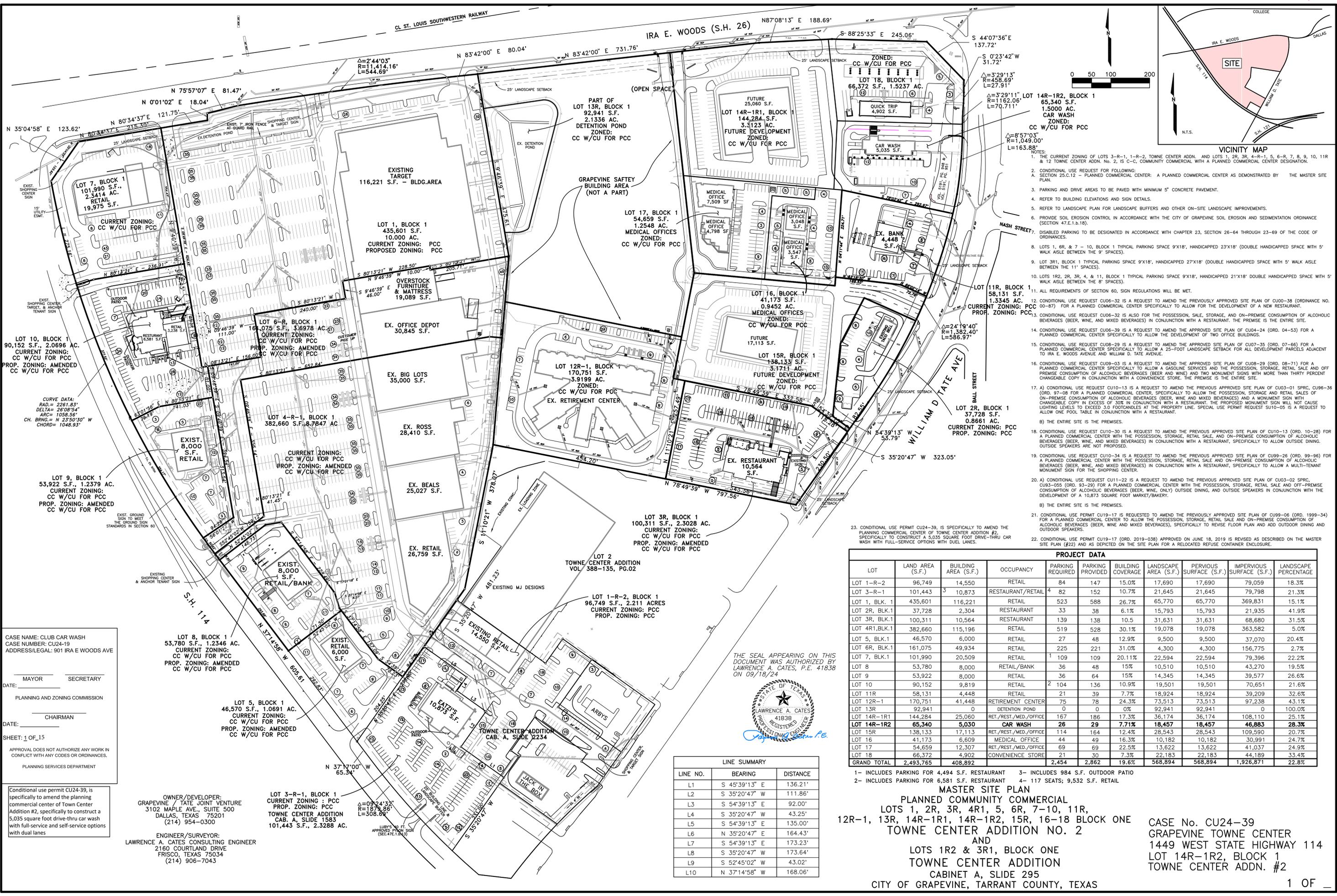
- The right-of-way provides for future widening of public streets that will serve the development of this site.
- The onsite utility easements provide for a utility network to serve the development of this site.
- The onsite drainage easements provide for a drainage network to serve the development of this site.
- The onsite access easements provide cross access capabilities to this site and surrounding property.
- The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:

- The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.
- The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.
- The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.
- The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.
- The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.
- All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 14R-1R1 and 14R-1R2, Block 1, Towne Center Addition No. 2"



- NOTES:**
- THE CURRENT ZONING OF LOTS 3-R-1, 1-R-2, TOWNE CENTER ADDN. AND LOTS 1, 2R, 3R, 4R-1, 5, 6-R, 7, 8, 9, 10, 11R & 12 TOWNE CENTER ADDN. NO. 2, IS C-C, COMMUNITY COMMERCIAL WITH A PLANNED COMMERCIAL CENTER DESIGNATION.
 - CONDITIONAL USE REQUEST FOR FOLLOWING: A SECTION 25C.12 - PLANNED COMMERCIAL CENTER: A PLANNED COMMERCIAL CENTER AS DEMONSTRATED BY THE MASTER SITE PLAN.
 - PARKING AND DRIVE AREAS TO BE PAVED WITH MINIMUM 5" CONCRETE PAVEMENT.
 - REFER TO BUILDING ELEVATIONS AND SIGN DETAILS.
 - REFER TO LANDSCAPE PLAN FOR LANDSCAPE BUFFERS AND OTHER ON-SITE LANDSCAPE IMPROVEMENTS.
 - PROVIDE SOIL EROSION CONTROL IN ACCORDANCE WITH THE CITY OF GRAPEVINE SOIL EROSION AND SEDIMENTATION ORDINANCE (SECTION 47.9.1.b.18).
 - DISABLED PARKING TO BE DESIGNATED IN ACCORDANCE WITH CHAPTER 23, SECTION 26-64 THROUGH 23-69 OF THE CODE OF ORDINANCES.
 - LOTS 1, 6R, & 7 - 10, BLOCK 1 TYPICAL PARKING SPACE 9'X18', HANDICAPPED 23'X18" (DOUBLE HANDICAPPED SPACE WITH 5' WALK AISLE BETWEEN THE 9' SPACES).
 - LOT 3R1, BLOCK 1 TYPICAL PARKING SPACE 9'X18', HANDICAPPED 27'X18" (DOUBLE HANDICAPPED SPACE WITH 5' WALK AISLE BETWEEN THE 11' SPACES).
 - LOTS 1R2, 2R, 3R, 4, & 11, BLOCK 1 TYPICAL PARKING SPACE 9'X18', HANDICAPPED 21'X18" DOUBLE HANDICAPPED SPACE WITH 5' WALK AISLE BETWEEN THE 8' SPACES.
 - ALL REQUIREMENTS OF SECTION 60, SIGN REGULATIONS WILL BE MET.
 - CONDITIONAL USE REQUEST CU06-32 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU00-38 (ORDINANCE NO. 00-87) FOR A PLANNED COMMERCIAL CENTER SPECIFICALLY TO ALLOW FOR THE DEVELOPMENT OF A NEW RESTAURANT.
 - CONDITIONAL USE REQUEST CU06-32 IS ALSO FOR THE POSSESSION, SALE, STORAGE, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT. THE PREMISE IS THE ENTIRE SITE.
 - CONDITIONAL USE REQUEST CU06-39 IS A REQUEST TO AMEND THE APPROVED SITE PLAN OF CU04-24 (ORD. 04-53) FOR A PLANNED COMMERCIAL CENTER SPECIFICALLY TO ALLOW THE DEVELOPMENT OF TWO OFFICE BUILDINGS.
 - CONDITIONAL USE REQUEST CU08-29 IS A REQUEST TO AMEND THE APPROVED SITE PLAN OF CU07-35 (ORD. 07-66) FOR A PLANNED COMMERCIAL CENTER SPECIFICALLY TO ALLOW A 25-FOOT LANDSCAPE SETBACK FOR ALL DEVELOPMENT PARCELS ADJACENT TO IRA E. WOODS AVENUE AND WILLIAM D. TATE AVENUE.
 - CONDITIONAL USE REQUEST CU09-03 IS A REQUEST TO AMEND THE APPROVED SITE PLAN OF CU08-29 (ORD. 08-71) FOR A PLANNED COMMERCIAL CENTER SPECIFICALLY TO ALLOW A GASOLINE SERVICES AND THE POSSESSION, STORAGE, RETAIL SALE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE) AND TWO MONUMENT SIGNS WITH MORE THAN THIRTY PERCENT CHANGEABLE COPY IN CONJUNCTION WITH A CONVENIENCE STORE. THE PREMISE IS THE ENTIRE SITE.
 - A) CONDITIONAL USE REQUEST CU10-13 IS A REQUEST TO AMEND THE PREVIOUS APPROVED SITE PLAN OF CU03-01 SPRC, CU96-36 (ORD. 97-08 FOR A PLANNED COMMERCIAL CENTER, SPECIFICALLY TO ALLOW THE POSSESSION, STORAGE AND RETAIL SALES OF ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) AND A MONUMENT SIGN WITH CHANGEABLE COPY IN EXCESS OF 30% IN CONJUNCTION WITH A RESTAURANT. THE PROPOSED MONUMENT SIGN WILL NOT CAUSE LIGHTING LEVELS TO EXCEED 3.0 FOOT-CANDELES AT THE PROPERTY LINE. SPECIAL USE PERMIT REQUEST SU10-05 IS A REQUEST TO ALLOW ONE POOL TABLE IN CONJUNCTION WITH A RESTAURANT.
B) THE ENTIRE SITE IS THE PREMISES.
 - CONDITIONAL USE REQUEST CU10-30 IS A REQUEST TO AMEND THE PREVIOUS APPROVED SITE PLAN OF CU10-13 (ORD. 10-28) FOR A PLANNED COMMERCIAL CENTER WITH THE POSSESSION, STORAGE, RETAIL SALE, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT, SPECIFICALLY TO ALLOW OUTSIDE DINING. OUTSIDE SPEAKERS ARE NOT PROPOSED.
 - CONDITIONAL USE REQUEST CU10-34 IS A REQUEST TO AMEND THE PREVIOUS APPROVED SITE PLAN OF CU09-26 (ORD. 99-96) FOR A PLANNED COMMERCIAL CENTER WITH THE POSSESSION, STORAGE, RETAIL SALE AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT, SPECIFICALLY TO ALLOW A MULTI-TENANT MONUMENT SIGN FOR THE SHOPPING CENTER.
 - A) CONDITIONAL USE REQUEST CU11-22 IS A REQUEST TO AMEND THE PREVIOUS APPROVED SITE PLAN OF CU03-02 SPRC, CU93-29 (ORD. 93-29) FOR A PLANNED COMMERCIAL CENTER WITH THE POSSESSION, STORAGE, RETAIL SALE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, ONLY) OUTSIDE DINING, AND OUTSIDE SPEAKERS IN CONJUNCTION WITH THE DEVELOPMENT OF A 10,873 SQUARE FOOT MARKET/BAKERY.
B) THE ENTIRE SITE IS THE PREMISES.
 - CONDITIONAL USE PERMIT CU19-17 IS REQUESTED TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU09-06 (ORD. 1999-34) 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 REVISE FLOOR PLAN AND ADD OUTDOOR DINING AND OUTDOOR SPEAKERS.
 - CONDITIONAL USE PERMIT CU19-17 (ORD. 2019-038) APPROVED ON JUNE 18, 2019 IS REVISED AS DESCRIBED ON THE MASTER SITE PLAN (#2) AND AS PERTINENT ON THE SITE PLAN FOR A RELOCATED REFUSE CONTAINER ENCLOSURE.

PROJECT DATA										
LOT	LAND AREA (S.F.)	BUILDING AREA (S.F.)	OCCUPANCY	PARKING REQUIRED	PARKING PROVIDED	BUILDING COVERAGE	LANDSCAPE AREA (S.F.)	PERVIOUS SURFACE (S.F.)	IMPERVIOUS SURFACE (S.F.)	LANDSCAPE PERCENTAGE
LOT 1-R-2	96,749	14,550	RETAIL	84	147	15.0%	17,690	17,690	79,059	18.3%
LOT 3-R-1	101,443	10,873	RESTAURANT/RETAIL	82	152	10.7%	21,645	21,645	79,798	21.3%
LOT 1, BLK. 1	435,601	116,221	RETAIL	523	588	26.7%	65,770	65,770	369,831	15.1%
LOT 2R, BLK. 1	37,728	2,304	RESTAURANT	33	38	6.1%	15,793	15,793	21,935	41.9%
LOT 3R, BLK. 1	100,311	10,564	RESTAURANT	139	138	10.5	31,631	31,631	68,680	31.5%
LOT 4R1, BLK. 1	382,660	115,196	RETAIL	519	528	30.1%	19,078	19,078	363,582	5.0%
LOT 5, BLK. 1	46,570	6,000	RETAIL	27	48	12.9%	9,500	9,500	37,070	20.4%
LOT 6R, BLK. 1	161,075	49,934	RETAIL	225	221	31.0%	4,300	4,300	156,775	2.7%
LOT 7, BLK. 1	101,990	20,509	RETAIL	109	109	20.11%	22,594	22,594	79,396	22.2%
LOT 8	53,780	8,000	RETAIL/BANK	36	48	15%	10,510	10,510	43,270	19.5%
LOT 9	53,922	8,000	RETAIL	36	64	15%	14,345	14,345	39,577	26.6%
LOT 10	90,152	9,819	RETAIL	2	104	10.9%	19,501	19,501	70,651	21.6%
LOT 11R	58,131	4,448	RETAIL	21	39	7.7%	18,924	18,924	39,209	32.6%
LOT 12R-1	170,751	41,448	RETIREMENT CENTER	75	78	24.3%	73,513	73,513	97,238	43.1%
LOT 13R	92,941	0	DETENTION POND	0	0	0%	92,941	92,941	0	100.0%
LOT 14R-1R1	144,284	25,060	RET./REST./MED./OFFICE	167	186	17.3%	36,174	36,174	108,110	25.1%
LOT 14R-1R2	65,340	5,030	CAR WASH	26	29	7.71%	18,457	18,457	46,883	28.3%
LOT 15R	138,133	17,113	RET./REST./MED./OFFICE	114	164	12.4%	28,543	28,543	109,590	20.7%
LOT 16	41,173	6,609	MEDICAL OFFICE	44	49	16.3%	10,182	10,182	30,991	24.7%
LOT 17	54,659	12,307	RET./REST./MED./OFFICE	69	69	22.5%	13,622	13,622	41,037	24.9%
LOT 18	66,372	4,902	CONVENIENCE STORE	21	30	7.3%	22,183	22,183	44,189	33.4%
GRAND TOTAL	2,493,765	408,892		2,454	2,862	19.6%	568,894	568,894	1,926,871	22.8%

1- INCLUDES PARKING FOR 4,494 S.F. RESTAURANT 3- INCLUDES 984 S.F. OUTDOOR PATIO
2- INCLUDES PARKING FOR 6,581 S.F. RESTAURANT 4- 117 SEATS; 9,532 S.F. RETAIL

MASTER SITE PLAN
PLANNED COMMUNITY COMMERCIAL
LOTS 1, 2R, 3R, 4R1, 5, 6R, 7-10, 11R, 12R-1, 13R, 14R-1R1, 14R-1R2, 15R, 16-18 BLOCK ONE TOWNE CENTER ADDITION NO. 2 AND LOTS 1R2 & 3R1, BLOCK ONE TOWNE CENTER ADDITION CABINET A, SLIDE 295 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

CASE No. CU24-39
GRAPEVINE TOWNE CENTER
1449 WEST STATE HIGHWAY 114
LOT 14R-1R2, BLOCK 1
TOWNE CENTER ADDN. #2

LINE SUMMARY		
LINE NO.	BEARING	DISTANCE
L1	S 45°39'13" E	136.21'
L2	S 35°20'47" W	111.86'
L3	S 54°39'13" E	92.00'
L4	S 35°20'47" W	43.25'
L5	S 54°39'13" E	135.00'
L6	N 35°20'47" E	164.43'
L7	S 54°39'13" E	173.23'
L8	S 35°20'47" W	173.64'
L9	S 52°45'02" W	43.02'
L10	N 37°14'58" W	168.06'

CASE NAME: CLUB CAR WASH
CASE NUMBER: CU24-19
ADDRESS/LEGAL: 901 IRA E WOODS AVE

MAYOR _____ SECRETARY _____
DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE: _____

SHEET: 1 OF 15

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

PLANNING SERVICES DEPARTMENT

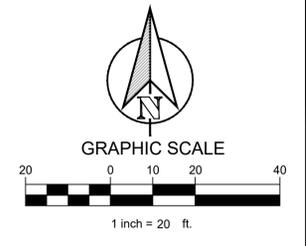
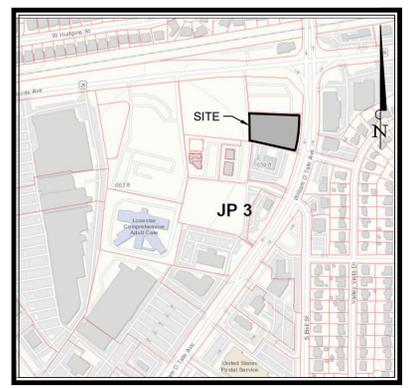
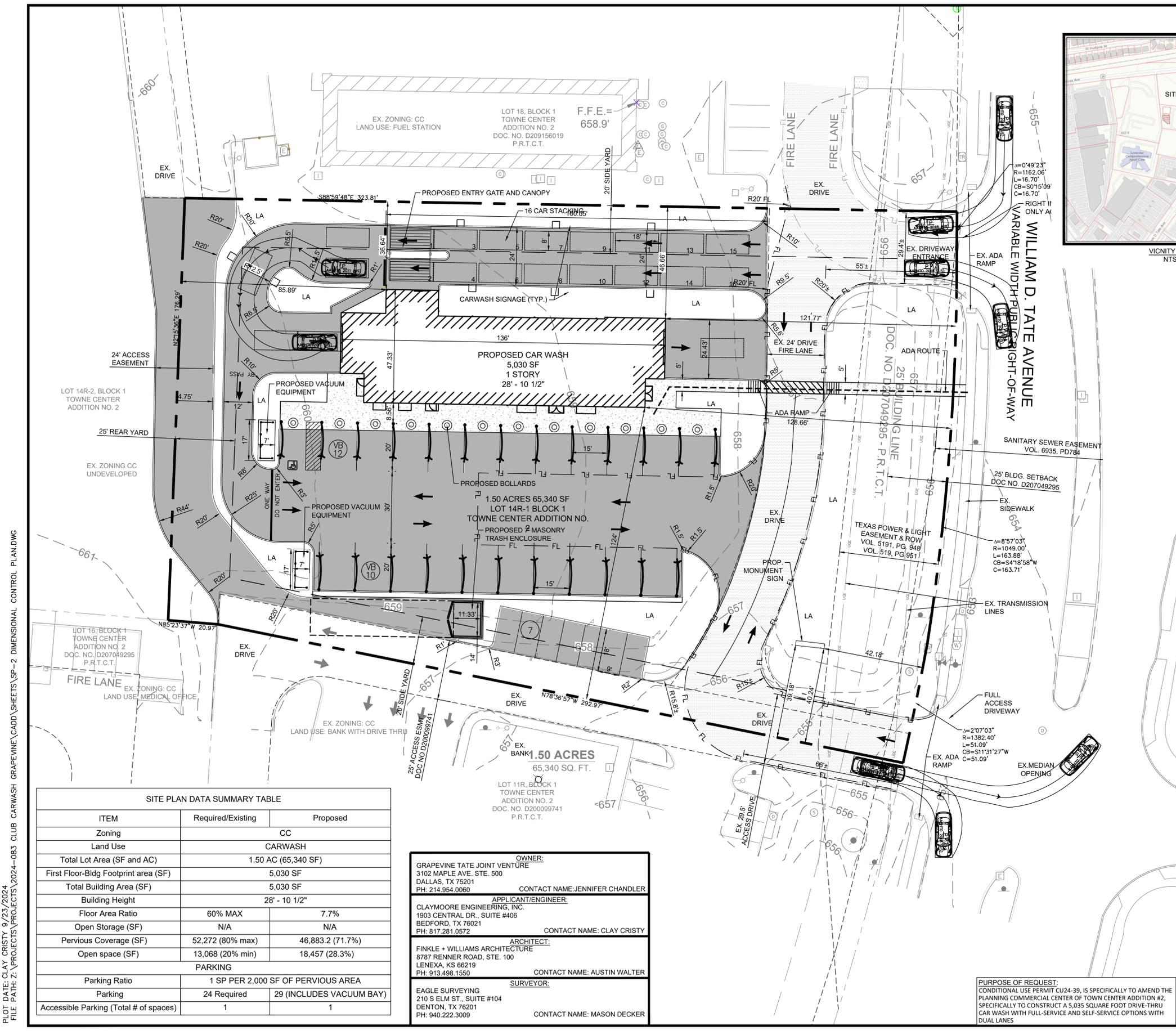
Conditional use permit CU24-39, is specifically to amend the planning commercial center of Towne Center Addition #2, specifically to construct a 5,035 square foot drive-thru car wash with full-service and self-service options with dual lanes.

OWNER/DEVELOPER:
GRAPEVINE / TATE JOINT VENTURE
3102 MAPLE AVE., SUITE 500
DALLAS, TEXAS 75201
(214) 954-0300

ENGINEER/SURVEYOR:
LAWRENCE A. CATES CONSULTING ENGINEER
2160 COURTLAND DRIVE
FRISCO, TEXAS 75034
(214) 906-7043

LOT 3-R-1, BLOCK 1
CURRENT ZONING: PCC
PROP. ZONING: PCC
TOWNE CENTER ADDITION
CAB. A, SLIDE 1583
101,443 S.F., 2.3288 AC.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LAWRENCE A. CATES, P.E. 41838 ON 09/18/24



LEGEND	
[Symbol]	CONCRETE PAVEMENT
[Symbol]	SIDEWALK PAVING
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PROPERTY LINE
[Symbol]	FIRE LANE
[Symbol]	EASEMENT LINE
[Symbol]	PARKING COUNT
[Symbol]	LANDSCAPE AREA

CASE NAME: CLUB CARWASH GRAPEVINE
CASE NUMBER: CU 24-39
LOCATION: 901 IRA E WOODS

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE _____

SHEET: 2 of 15

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

PLANNING SERVICES DEPARTMENT

- 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 ON-SITE 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.
 - LIGHT FIXTURES INCLUDING THE BASE MAY NOT EXCEED 30-FEET OR THE HEIGHT, OR THE BUILDING, HEIGHT WHICHEVER IS LESS.
 - ALL LIGHT FIXTURES SHALL BE RECESSED TO PREVENT GLARE.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADI ARE 3' UNLESS OTHERWISE BATED.
 - ALL LIGHT FIXTURES SHALL BE RECESSED TO PREVENT GLARE.

SITE PLAN DATA SUMMARY TABLE		
ITEM	Required/Existing	Proposed
Zoning		CC
Land Use		CARWASH
Total Lot Area (SF and AC)		1.50 AC (65,340 SF)
First Floor-Bldg Footprint area (SF)		5,030 SF
Total Building Area (SF)		5,030 SF
Building Height		28' - 10 1/2"
Floor Area Ratio	60% MAX	7.7%
Open Storage (SF)	N/A	N/A
Pervious Coverage (SF)	52,272 (80% max)	46,883.2 (71.7%)
Open space (SF)	13,068 (20% min)	18,457 (28.3%)
PARKING		
Parking Ratio	1 SP PER 2,000 SF OF PERVIOUS AREA	
Parking	24 Required	29 (INCLUDES VACUUM BAY)
Accessible Parking (Total # of spaces)	1	1

OWNER:
GRAPEVINE TATE JOINT VENTURE
3102 MAPLE AVE. STE. 500
DALLAS, TX 75201
PH: 214.954.0060
CONTACT NAME: JENNIFER CHANDLER

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

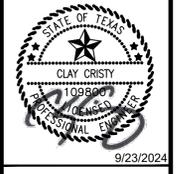
ARCHITECT:
FINKLE + WILLIAMS ARCHITECTURE
8787 RENNER ROAD, STE. 100
LENEXA, KS 66219
PH: 913.498.1550
CONTACT NAME: AUSTIN WALTER

SURVEYOR:
EAGLE SURVEYING
210 S ELM ST., SUITE #104
DENTON, TX 76201
PH: 940.222.3009
CONTACT NAME: MASON DECKER

PURPOSE OF REQUEST:
CONDITIONAL USE PERMIT CU24-39, IS SPECIFICALLY TO AMEND THE PLANNING COMMERCIAL CENTER OF TOWN CENTER ADDITION #2, SPECIFICALLY TO CONSTRUCT A 5,035 SQUARE FOOT DRIVE-THRU CAR WASH WITH FULL-SERVICE AND SELF-SERVICE OPTIONS WITH DUAL LANES

DIMENSIONAL CONTROL SITE PLAN

FOR
CLUB CARWASH
LOT 14R-1, BLOCK 1 TOWNE CENTER ADDITION NO. 2
HEIRS OF AMBROSE FOSTER SURVEY, ABSTRACT NO 518
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.50 ACRES, 65,340 SQ. FT.
ZONED: CC, COMMUNITY COMMERCIAL
DATE OF PREPARATION: 9/23/2024



CLUB CARWASH
901 IRA E WOODS
GRAPEVINE, TX

NO.	DATE	REVISION	BY

DIMENSIONAL CONTROL SITE PLAN

FOR
CLUB CARWASH
LOT 14R-1, BLOCK 1 TOWNE CENTER ADDITION NO. 2
HEIRS OF AMBROSE FOSTER SURVEY, ABSTRACT NO 518
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
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ZONED: CC, COMMUNITY COMMERCIAL
DATE OF PREPARATION: 9/23/2024

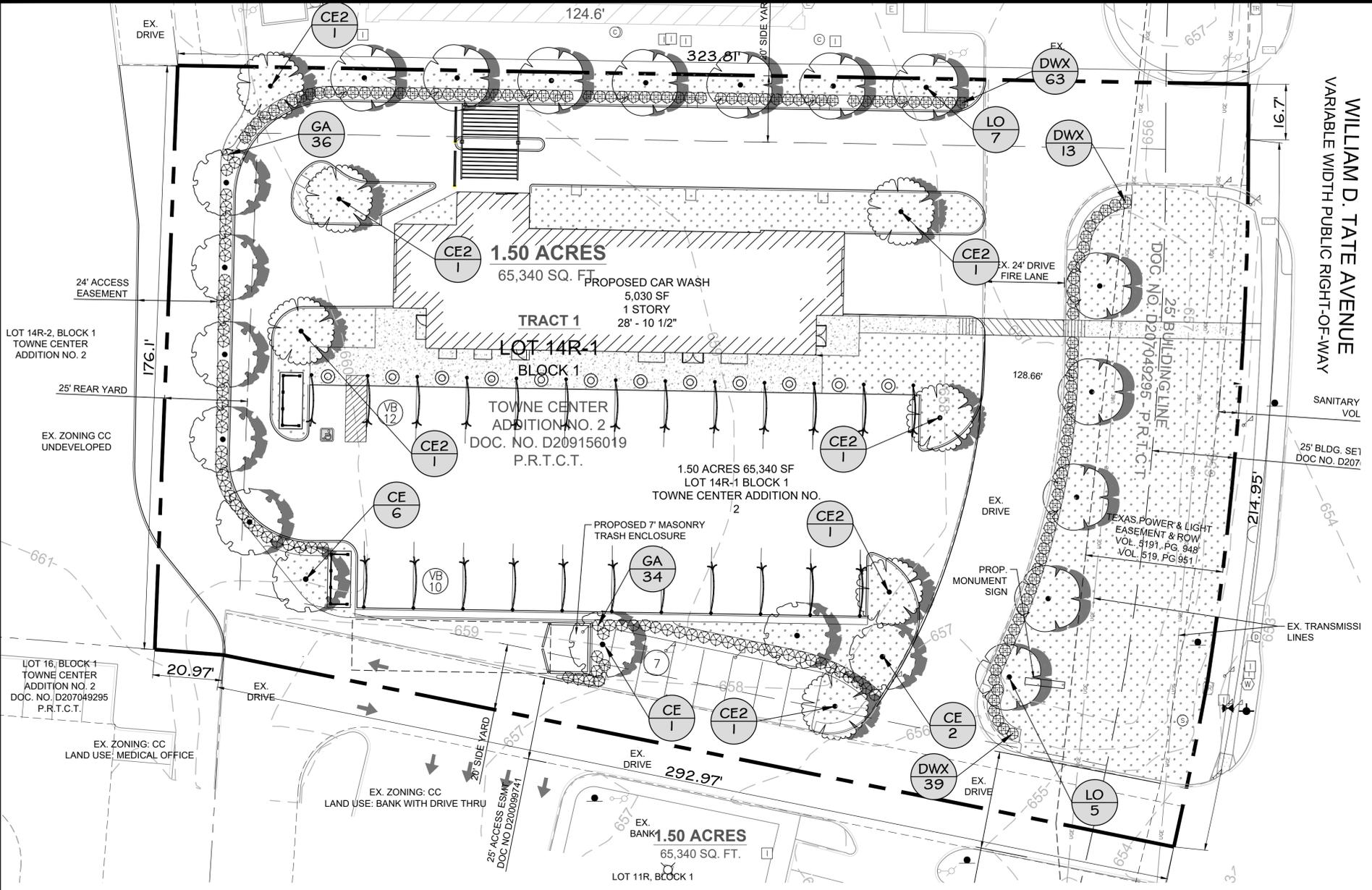
DESIGN: SD
DRAWN: SD
CHECKED: CLC
DATE: 9/23/2024

SHEET
SP-2

File No. 2024-083

PLOT DATE: CLAY CRISTY 9/23/2024
FILE PATH: Z:\PROJECTS\PROJECTS\2024-083 CLUB CARWASH GRAPEVINE\CADD\SHEETS\SP-2 DIMENSIONAL CONTROL PLAN.DWG

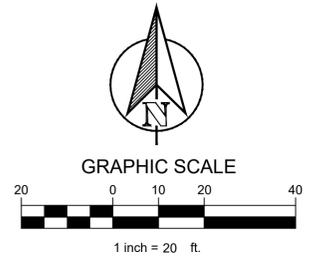
PLOTTED BY: DANIEL REECE
 PLOT DATE: 9/23/2024 10:37 AM
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 LAST SAVED: 9/23/2024 9:28 AM



PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	LO	Live Oak / Quercus virginiana min. 12' ht.; buffer tree		CONT. 3"Cal	12
	CE	Cedar Elm / Ulmus crassifolia min. 12' ht.; buffer tree		CONT. 3"Cal	9
	CE2	Cedar Elm / Ulmus crassifolia min. 12' ht.; parking lot/site tree		CONT. 3"Cal	7
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	GA	Glossy Abelia / Abelia grandiflora 36" o.c	5 gal	70	
	DWX	Dwarf Wax Myrtle / Myrica pusilla 36" o.c.	5 gal	115	
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	CD	Bermuda Grass / Cynodon dactylon 'tif 419'	sod	15,200 sf	

- ### CITY OF GRAPEVINE 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.



CASE NAME: CLUB CARWASH GRAPEVINE
 CASE NUMBER: CU 24-XX
 LOCATION: 901 IRA E WOODS

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE _____

SHEET: 3 of 15

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

PLANNING SERVICES DEPARTMENT

Conditional use permit CU24-39, is specifically to amend the planning commercial center of Town Center Addition #2, specifically to construct a 5,035 square foot drive-thru car wash with full-service and self-service options with dual lanes

Landscape Plan Data Summary Table

Item	Required	Proposed
Landscape Area		
Landscape Perimeter Area (SF)	10,450	13,762
Interior Landscape Area - Parking Lot Landscaping (SF)	192	475
Other Landscape Area within the lot (SF)	2,406	4,220
Total Landscape Area	13,048	18,457
Impervious Area		
Building Footprint Area (SF)		5,034
Area of sidewalks, Pavement & other impervious Flatwork (SF)		41,849
Other Impervious Area		
Total Open Space (SF & percentage)	13,068 SF (20%)	18,457 SF (28%)
Total Impervious Area (SF & percentage)	52,272 SF (80%)	46,883 SF (72%)

SITE PLAN DATA SUMMARY TABLE

ITEM	Required/Existing	Proposed
Zoning		CC
Land Use		CARWASH
Total Lot Area (SF and AC)	1.50 AC (65,340 SF)	
First Floor-Bldg Footprint area (SF)	5,030 SF	
Total Building Area (SF)	5,030 SF	
Building Height	28' - 10 1/2"	
Floor Area Ratio	60% MAX	7.7%
Open Storage (SF)	N/A	N/A
Impervious Coverage (SF)	52,272 (80% max)	46,883.2 (71.7%)
Open space (SF)	13,068 (20% min)	18,457 (28.3%)
PARKING		
Parking Ratio	1 SP PER 2,000 SF OF PERVIOUS AREA	
Parking	24 Required	29 (INCLUDES VACUUM BAY)
Accessible Parking (Total # of spaces)	1	1

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	65,340 SF (1.5 AC)
ZONING:	CC (COMMUNITY COMMERCIAL DISTRICT)
OVERALL LANDSCAPE AREA REQUIRED:	13,068 SF (20% OF SITE AREA)
TOTAL LANDSCAPE AREA PROVIDED:	18,457 SF (28% OF SITE AREA)
NON-VEHICULAR OPEN SPACE PROVIDED:	13,999 SF (21% OF SITE AREA)
LANDSCAPE AREA REQUIRED IN FRONT YARD:	6,524 SF (50% OF REQUIRED LANDSCAPE)
LANDSCAPE AREA PROVIDED IN FRONT YARD:	7,048 SF (51% OF REQUIRED LANDSCAPE)
TOTAL TREES REQUIRED:	28 TREES
TOTAL TREES PROVIDED:	28 TREES PROPOSED
TOTAL PERIMETER:	1,045 LINEAR FEET
TOTAL TREES REQUIRED:	21 (1 TREE PER 50 LINEAR FEET)
NORTH - 323 LF	7
TREES REQUIRED:	7
TREES PROVIDED:	7
EAST - 232 LF	5
TREES REQUIRED:	5
TREES PROVIDED:	5
SOUTH - 315 LF	5
TREES REQUIRED:	5
TREES PROVIDED:	5
WEST - 175 LF	4
TREES REQUIRED:	4
TREES PROVIDED:	4
TOTAL TREES PROVIDED:	21
NON-VEHICULAR OPEN SPACE	
TREES REQUIRED IN REQUIRED LANDSCAPE:	6 TREES (1 TREE PER 2500 SF)
TREES PROVIDED:	6 TREES PROPOSED
VEHICULAR USE AREAS	
PARKING SPACES:	7 SPACES
GROSS PARKING AREA:	31,533 SF
LANDSCAPE AREA REQUIRED:	3,153 SF (10% OF VUA)
LANDSCAPE AREA PROVIDED:	4,650 SF
TREES PROVIDED IN INTERIOR PARKING AREAS:	1 TREES (1 PER 400 SF REQD. LANDSCAPE)
TREES PROVIDED IN INTERIOR PARKING AREAS:	1 TREES PROPOSED
PERIMETER HEDGE PROVIDED:	CONTINUOUS 30" HEIGHT AT PLANTING AS REQUIRED
TREES PROVIDED IN PERIMETER PARKING AREAS:	21 TREES (1 PER 50 LF - 1.045 LF)
TREES PROVIDED IN PERIMETER PARKING AREAS:	21 TREES PROPOSED



OWNER:
 GRAPEVINE TATE JOINT VENTURE
 3102 MAPLE AVE. STE. 500
 DALLAS, TX 75201
 PH: XX CONTACT NAME: XX

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

ARCHITECT:
 FINKLE + WILLIAMS ARCHITECTURE
 8787 RENNER ROAD, STE. 100
 LENEXA, KS 66219
 PH: 913.498.1550 CONTACT NAME: AUSTIN WALTER

SURVEYOR:
 EAGLE SURVEYING
 210 S ELM ST., SUITE #104
 DENTON, TX 76201
 PH: 940.222.3009 CONTACT NAME: MASON DECKER

LANDSCAPE PLAN
 FOR
 CLUB CARWASH
 LOT 14R-1, BLOCK 1 TOWNE CENTER ADDITION NO. 2
 HEIRS OF AMBROSE FOSTER SURVEY, ABSTRACT NO 518
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 1.50 ACRES, 65,340 SQ. FT.
 ZONED: CC, COMMUNITY COMMERCIAL
 DATE OF PREPARATION: 9/23/2024

GLAY MOORE ENGINEERING
 REGISTERED LANDSCAPE ARCHITECT
 DANIEL REECE
 STATE OF TEXAS
 9-23-24

CLUB CARWASH
 901 IRA E WOODS
 GRAPEVINE, TX

No.	DATE	REVISION	BY

LANDSCAPE PLANTING

DESIGN: BJR
 DRAWN: BJR
 CHECKED: CLC
 DATE: 2/14/2024

SHEET
LP-1
 File No. 2024-027

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR THEIR QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK**
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.**
- B. CONTAINER AND BALLED-AND-BURLAPPED:**
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS SUN SCALD, INJURIES, ABRASIONS AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POD-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL ON THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.**
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.**
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.**
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.**
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL TESTING LABORATORY. PRE-EMERGENT HERBICIDES THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.**
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS. FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.**
- I. TREE STAKING AND GUYING:**
1. STAKES: 6" LONG GREEN METAL T-POSTS
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER
 3. STRAP CHAINING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- J. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.**
- K. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.**

METHODS

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

B. SUBMITTALS

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING**
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TRENCHING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER, WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

- D. TREE PLANTING**
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZES THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE FOR CONTAINERS AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS. THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES, JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 2. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 3. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 4. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HIGH WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES BEYOND THE MINIMUMS LISTED BELOW WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES: TWO STAKES PER TREE
 - b. 2-1/2"-4" TREES: THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER: GUY AS NEEDED
 - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE.
 5. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS). UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PLACE MULCH WITHIN 6" OF THE TRUNK.

- E. SHRUB, PERENNIAL, AND GROUND COVER PLANTING**
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANTS ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING AREAS (EXCEPT FOR SODDED AND SEEDDED AREAS), LEAVING NO EXPOSED GROUND.

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

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

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

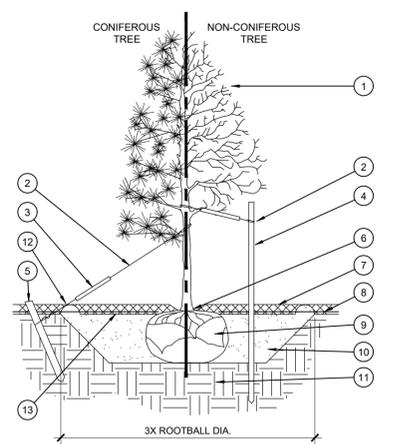
- I. CLEAN UP**
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

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

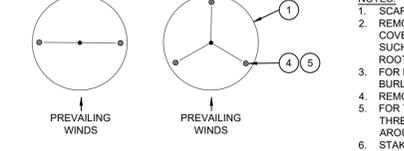
- K. LANDSCAPE MAINTENANCE**
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE):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

- L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS**
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

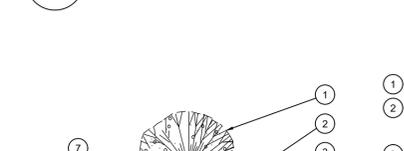
NOTE:
 An automatic irrigation system will be provided for all landscaping, and "Required landscaping must be permanently maintained in a healthy growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning and other permanent maintenance of all plantings, as needed."



A. TREE PLANTING
 SCALE: NOT TO SCALE



B. SHRUB AND PERENNIAL PLANTING
 SCALE: NTS



C. HEDGE PLANTING AT PARKING AREA
 SCALE: NOT TO SCALE

PLANT SPACING

PLANT SPACING	AREA DIVIDER TO DETERMINE NO. OF PLANTS
6"	0.25
8"	0.45
10"	0.69
12"	1
15"	1.56
18"	2.25
24"	4
30"	6.25
36"	9

E. PLANT SPACING
 SCALE: NTS

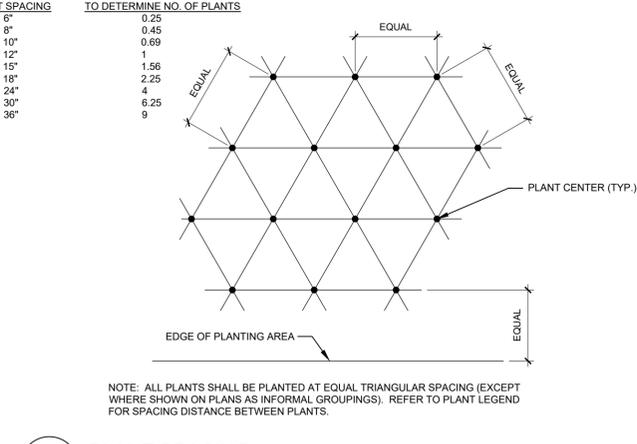
- NOTES:**
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-3" ABOVE FINISH GRADE.
 3. FOR BALLED-AND-BURLAPPED TREES, REMOVE WIRE BASKET AND BURLAP BEFORE BACKFILLING.
 4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
 5. FOR TREES OVER 3" CALIPER AND TREES 36" BOX AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
 6. STAKES SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

D. STEEL EDGING
 SCALE: NOT TO SCALE

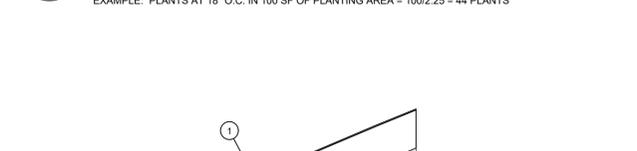
1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

D. STEEL EDGING
 SCALE: NOT TO SCALE

- NOTES:**
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.



E. PLANT SPACING
 SCALE: NTS



D. STEEL EDGING
 SCALE: NOT TO SCALE

1. STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

D. STEEL EDGING
 SCALE: NOT TO SCALE

- NOTES:**
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

CASE NAME: CLUB CARWASH GRAPEVINE
 CASE NUMBER: CU 24-39
 LOCATION: 901 IRA E WOODS

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE _____

SHEET: 4 of 15

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

Conditional use permit CU24-39, is specifically to amend the planning commercial center of Town Center Addition #2, specifically to construct a 5,035 square foot drive-thru car wash with full-service and self-service options with dual lanes



OWNER:
 GRAPEVINE TATE JOINT VENTURE
 3102 MAPLE AVE. STE. 500
 DALLAS, TX 75201
 PH: XX CONTACT NAME: XX

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

ARCHITECT:
 FINKLE + WILLIAMS ARCHITECTURE
 8787 RENNER ROAD, STE. 100
 LENEXA, KS 66219
 PH: 913.498.1550 CONTACT NAME: AUSTIN WALTER

SURVEYOR:
 EAGLE SURVEYING
 210 S ELM ST., SUITE #104
 DENTON, TX 76201
 PH: 940.222.3009 CONTACT NAME: MASON DECKER

LANDSCAPE PLAN FOR CLUB CARWASH LOT 14R-1, BLOCK 1 TOWN CENTER ADDITION NO. 2 HEIRS OF AMBROSE FOSTER SURVEY, ABSTRACT NO 518 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS 1.50 ACRES, 65,340 SQ. FT. ZONED: CC, COMMUNITY COMMERCIAL DATE OF PREPARATION: 9/23/2024

DESIGN: BJK
 DRAWN: BJK
 CHECKED: CLC
 DATE: 2/14/2024

SHEET
LP-2

PLOTTED BY: DANIEL REECE
 PLOT DATE: 9/23/2024 9:29 AM
 LOCATION: Z:\SHARED\PROJECTS\2024\CLUB CAR WASH - GRAPEVINE TX - IRA E WOODS\CW GRAPEVINE TX LP 2024-9-23.DWG
 LAST SAVED: 9/23/2024 9:28 AM



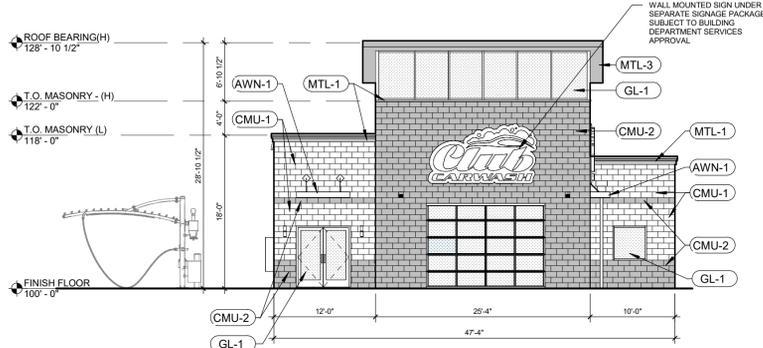
9-23-24

CLUB CARWASH
 901 IRA E WOODS
 GRAPEVINE, TX

No.	DATE	REVISION	BY

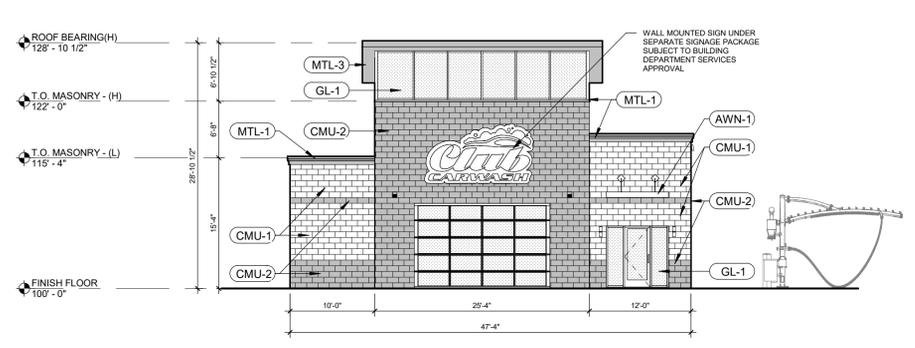
LANDSCAPE DETAILS & SPECIFICATIONS

MATERIAL CALCULATIONS		
MATERIAL	SF.	%
MASONRY	691 SF.	62%
GLASS	353 SF.	31%
METAL	72 SF.	7%
TOTAL	1,126 SF.	100%



3 | EAST ELEVATION
1" = 10'-0"

MATERIAL CALCULATIONS		
MATERIAL	SF.	%
MASONRY	691 SF.	61%
GLASS	383 SF.	32%
METAL	72 SF.	7%
TOTAL	1,126 SF.	100%

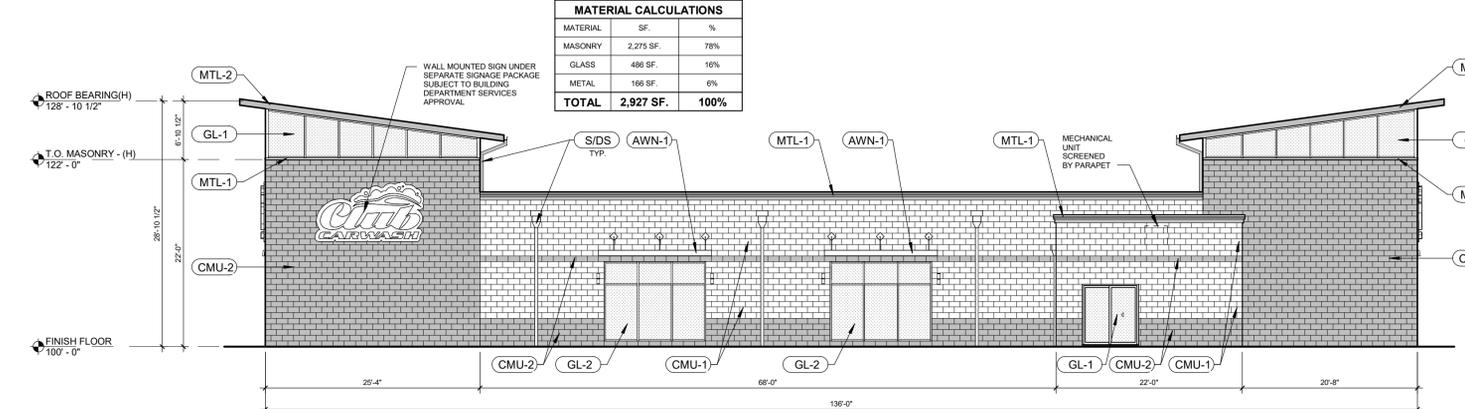


6 | WEST ELEVATION
1" = 10'-0"

EXTERIOR MATERIALS LEGEND & REFERENCE MATERIAL PHOTOS

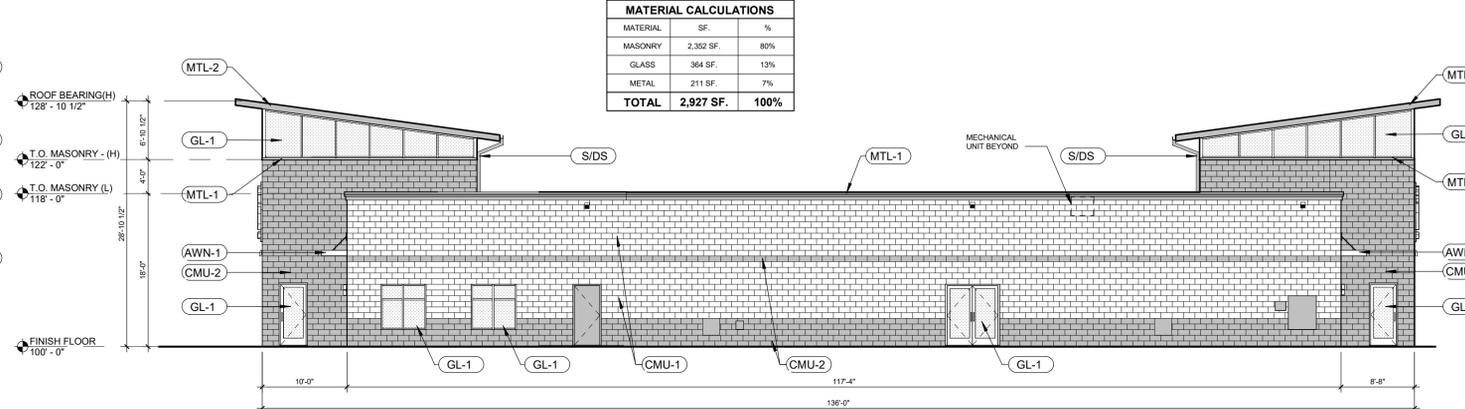
CMU-1 ARCHITECTURAL 8" SMOOTH STANDARD BLOCK (8" x 8" x 16") COLOR: Paint SW7009 Pearly White	GL-2 ALUMINUM STOREFRONT GLAZING SYSTEM Exterior Glazed System in Black Anodized Aluminum, w/ 1/4" LOW E SPANDREL GLASS	MTL-1 KYNAR COATED METAL COPING COLOR: Matte Black
CMU-2 ARCHITECTURAL 8" SPLIT FACE STANDARD BLOCK (8" x 8" x 16") COLOR: Paint SW6990 Caviar	AWN-1 PREFABRICATED FLAT METAL AWNING COLOR: Red	MTL-2 STANDING SEAM METAL ROOF COLOR: Matte Black
GL-1 ALUMINUM STOREFRONT GLAZING SYSTEM 2" x 4 1/2" Thermal Storefront Framing in Black Anodized Aluminum, w/ 1" Insulated LOW-E Tinted Glazing Unit	S/D/S PREFINISHED KYNAR SHEET METAL GUTTER/ SCUPPER/ DOWNSPOUTS COLOR: Matte Black	MTL-3 FLUSH LOCK METAL SOFFIT PANEL COLOR: Matte Black

MATERIAL CALCULATIONS		
MATERIAL	SF.	%
MASONRY	2,275 SF.	78%
GLASS	498 SF.	16%
METAL	166 SF.	6%
TOTAL	2,927 SF.	100%

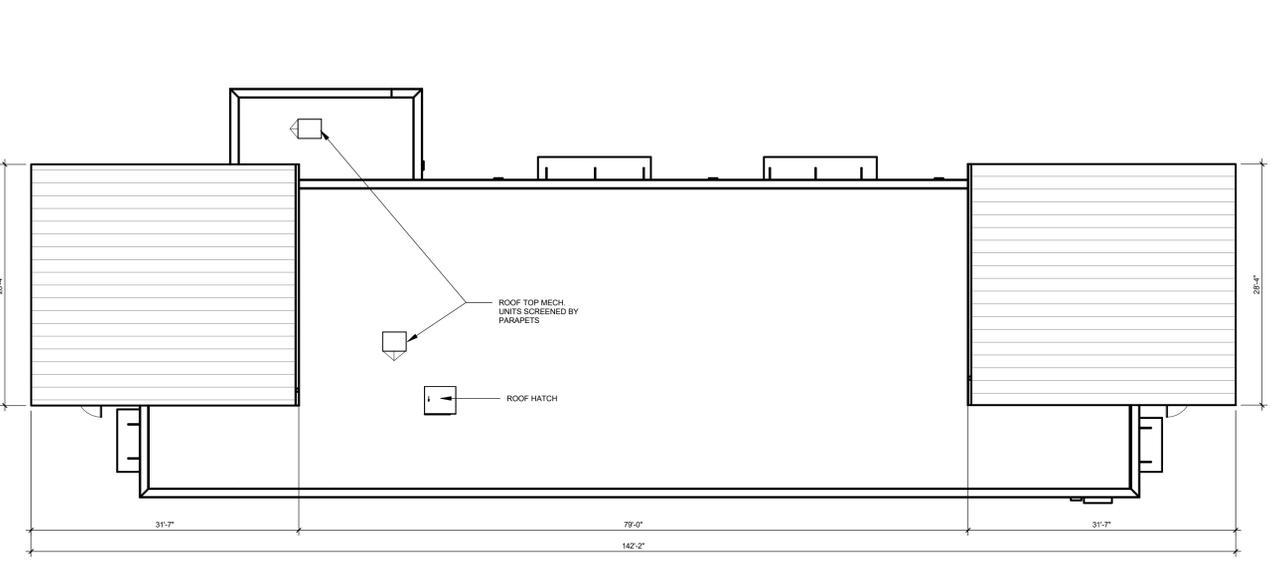


4 | NORTH ELEVATION
1" = 10'-0"

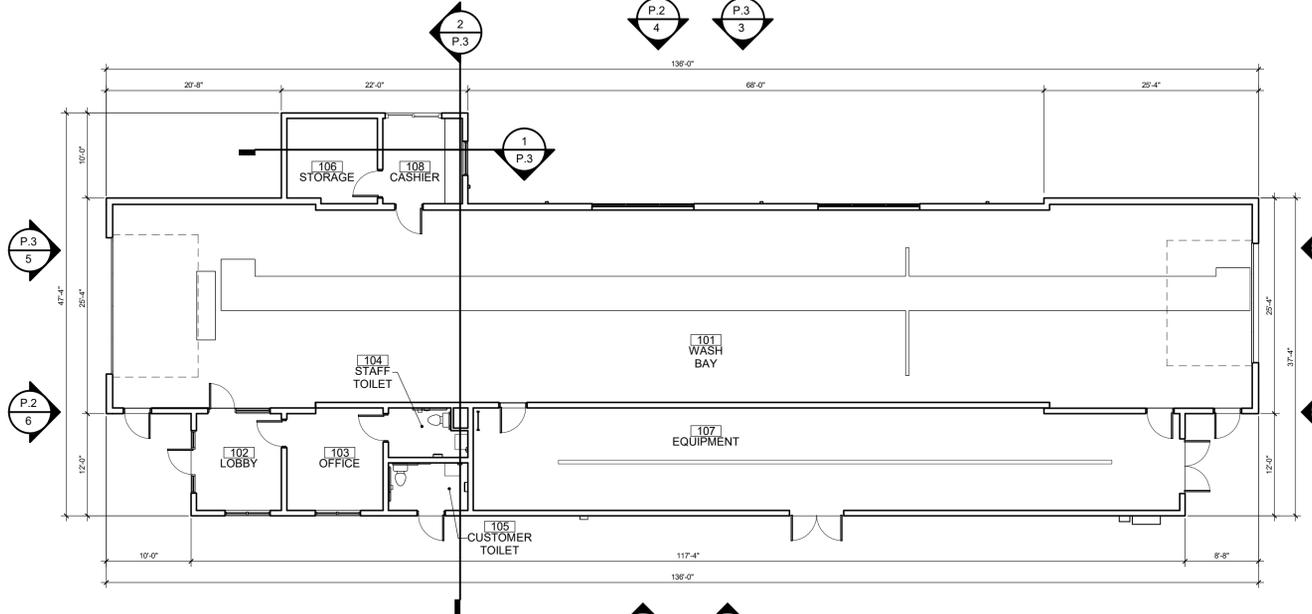
MATERIAL CALCULATIONS		
MATERIAL	SF.	%
MASONRY	2,352 SF.	80%
GLASS	364 SF.	13%
METAL	211 SF.	7%
TOTAL	2,927 SF.	100%



5 | SOUTH ELEVATION
1" = 10'-0"



2 | ROOF PLAN
1" = 10'-0"



1 | FLOOR PLAN
1" = 10'-0"

Conditional use permit CU24-39, is specifically to amend the planning commercial center of Town Center Addition #2, specifically to construct a 5,035 square foot drive-thru car wash with full-service and self-service options with dual lanes

CASE NAME: CLUB CARWASH GRAPEVINE
CASE NUMBER: CU 24-39
LOCATION: 901 IRA E WOODS

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

SHEET: 5 OF 15

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

ARCHITECT:
DAVID ALAN WILLIAMS
DATE SEALED:
09.20.2024



Site Plan/Landscape Plan/Building Elevations/Photometric Plan
Club Car Wash
Lot 14R-1, Block 1, Towne Center Addition No. 2
Ab. No. 518
City of Grapevine, Tarrant County, Texas
1.5 acres or 65,340 sq. ft.
Zone: "CC" Community Commercial
Date of Preparation: August 30, 2024

PURPOSE OF REQUEST:

Conditional use permit CU24-39, is specifically to amend the planning commercial center of Town Center Addition # 2, specifically to construct a 5,035 square foot drive-thru car wash with full-service and self-service options with dual lanes.

PROJECT NAME	CLUB CAR WASH - GRAPEVINE, TX
PROJECT NO.	20015.127
DATE	09/20/2024
PROJECT ADDRESS	901 IRA E WOODS AVE TARRANT COUNTY, GRAPEVINE, TX 76051
GROSS ACERAGE	SEE CIVIL DRAWINGS
LOT NUMBER & SURVEY NAME	SEE CIVIL DRAWINGS

PLANS & ELEVATIONS



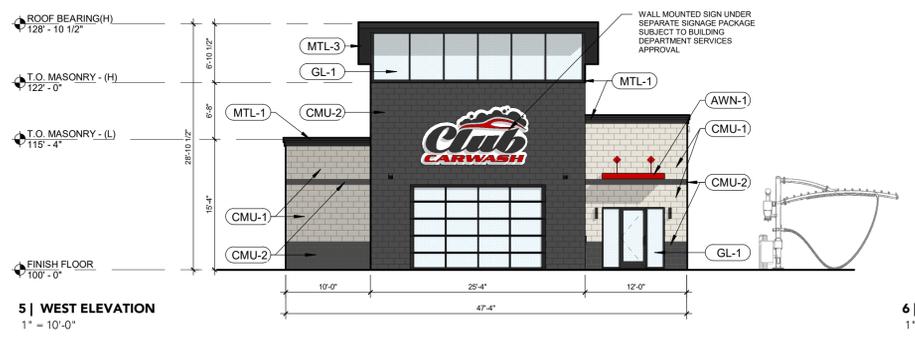
EXTERIOR MATERIALS LEGEND & REFERENCE MATERIAL PHOTOS

CMU-1	ARCHITECTURAL 8" SMOOTH STANDARD BLOCK (8" x 8" x 16") COLOR: Paint SW7009 Pearly White	GL-2	ALUMINUM STOREFRONT GLAZING SYSTEM Exterior Glazed System in Black Anodized Aluminum, w/ 1/4" LOW E SPANDREL GLASS	MTL-1	KYNAR COATED METAL COPING COLOR: Matte Black
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GL-1	ALUMINUM STOREFRONT GLAZING SYSTEM 2" x 4 1/2" Thermal Storefront Framing in Black Anodized Aluminum, w/ 1" Insulated LOW-E Tinted Glazing Unit	S/DS	PREFINISHED KYNAR SHEET METAL GUTTER/ SCUPPER/ DOWNSPOUTS COLOR: Matte Black	MTL-3	FLUSH LOCK METAL SOFFIT PANEL COLOR: Matte Black



MATERIAL CALCULATIONS

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TOTAL	1,126 SF.	100%



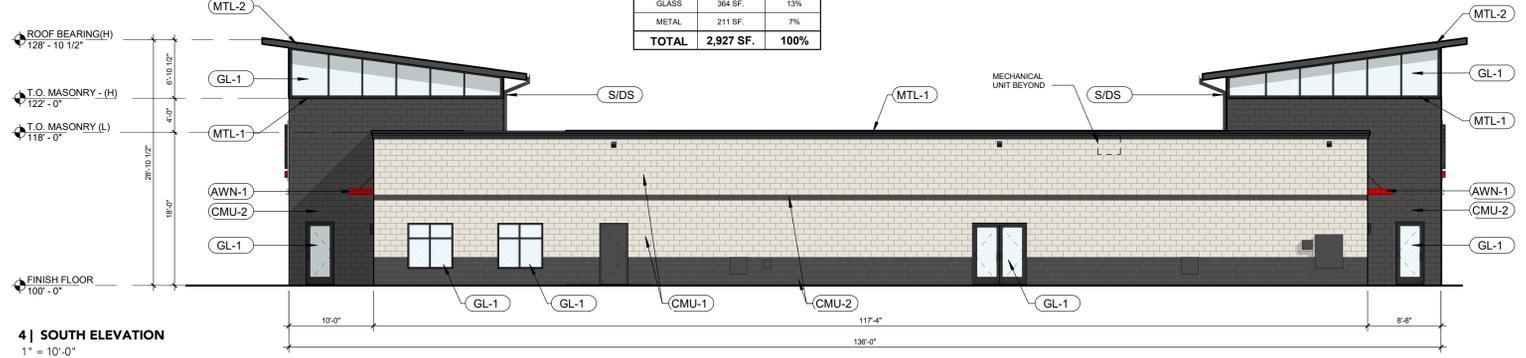
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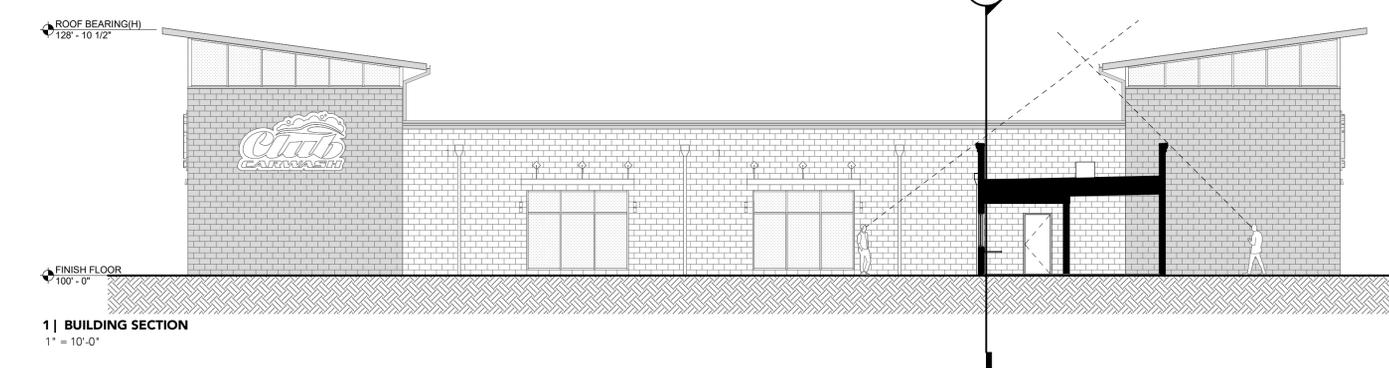


MATERIAL CALCULATIONS

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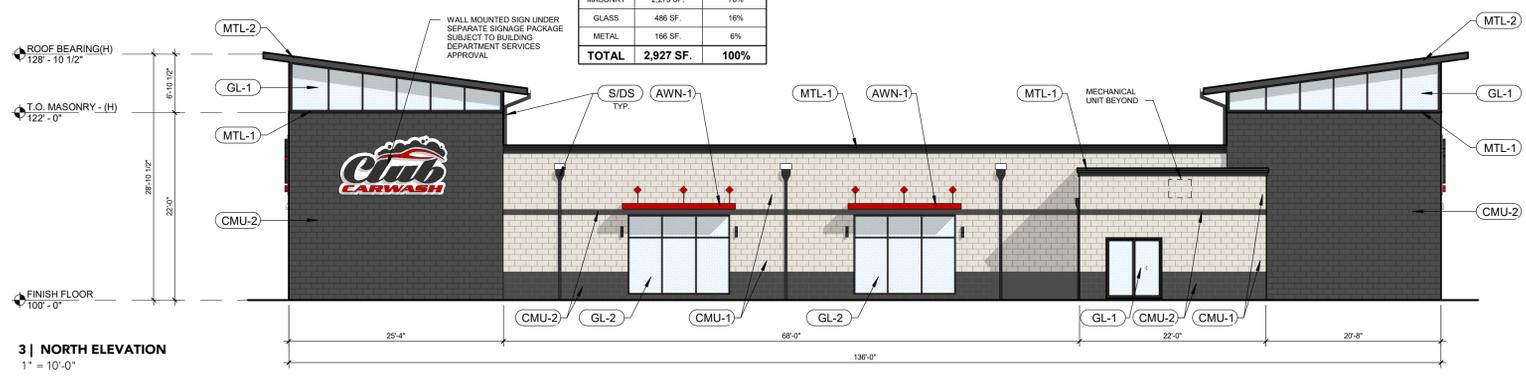


- GENERAL NOTES:**
- MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTIES. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
 - PARAPET HEIGHTS BLOCK VIEW OF ROOFTOP MECHANICAL EQUIPMENT FROM PROPERTY LINES.
 - MECHANICAL EQUIPMENT ON UPPER ROOF IS ALSO SCREENED BY TOWERS FROM EAST/WEST DIRECTION, AS WELL AS PARAPETS.



MATERIAL CALCULATIONS

MATERIAL	SF.	%
MASONRY	2,275 SF.	78%
GLASS	486 SF.	16%
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- GENERAL NOTES:**
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Conditional use permit CU24-39, is specifically to amend the planning commercial center of Town Center Addition #2, specifically to construct a 5,035 square foot drive-thru car wash with full-service and self-service options with dual lanes

CASE NAME: CLUB CARWASH GRAPEVINE
CASE NUMBER: CU 24-39
LOCATION: 901 IRA E WOODS

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

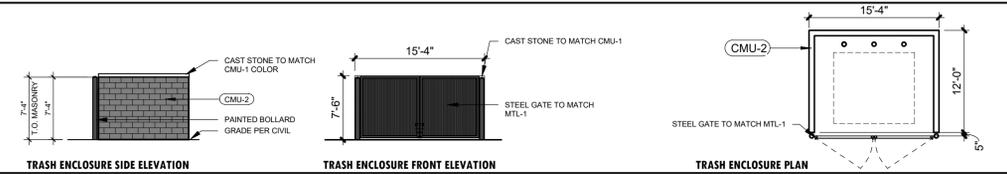
CHAIRMAN _____

DATE: _____

SHEET: 6 OF 15

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

PLANNING SERVICES DEPARTMENT



ARCHITECT:
DAVID ALAN WILLIAMS

DATE SEALED:
09.20.2024

Site Plan/Landscape Plan/Building Elevations/Photometric Plan
Club Car Wash
Lot 14R-1, Block 1, Towne Center Addition No. 2
Ab. No. 518
City of Grapevine, Tarrant County, Texas
1.5 acres or 65,340 sq. ft.
Zone: "CC" Community Commercial
Date of Preparation: August 30, 2024

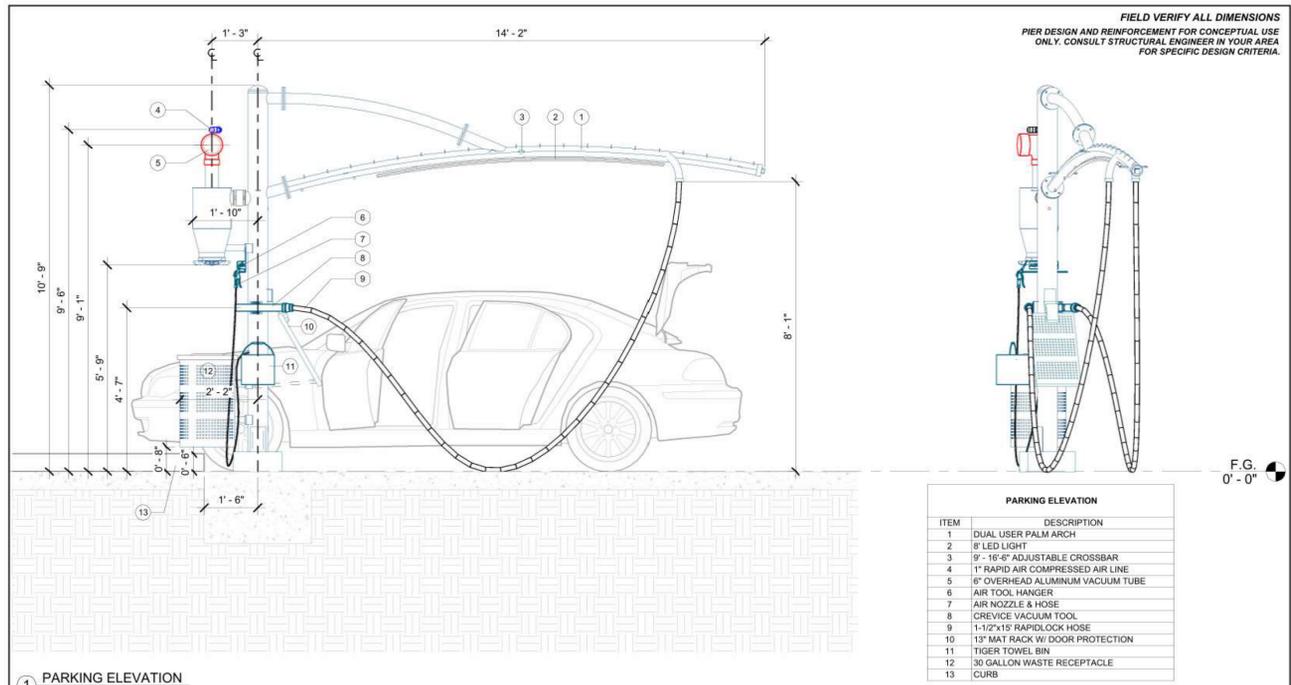
PURPOSE OF REQUEST:

Conditional use permit CU24-39, is specifically to amend the planning commercial center of Town Center Addition # 2, specifically to construct a 5,035 square foot drive-thru car wash with full-service and self-service options with dual lanes.

PROJECT NAME	CLUB CAR WASH - GRAPEVINE, TX
PROJECT NO.	20015.127
DATE	09/20/2024
PROJECT ADDRESS	901 IRA E WOODS AVE TARRANT COUNTY, GRAPEVINE, TX 76051
GROSS ACERAGE	SEE CIVIL DRAWINGS
LOT NUMBER & SURVEY NAME	SEE CIVIL DRAWINGS

COLORED ELEVATIONS & MATERIAL GUIDE

FINKLE + WILLIAMS
ARCHITECTURE
FINKLE + WILLIAMS © 2024



ITEM	DESCRIPTION
1	DUAL USER PALM ARCH
2	6" LED LIGHT
3	9' - 16'-6" ADJUSTABLE CROSSBAR
4	1" RAPID AIR COMPRESSED AIR LINE
5	8" OVERHEAD ALUMINUM VACUUM TUBE
6	AIR TOOL HANGER
7	AIR NOZZLE & HOSE
8	CREVICE VACUUM TOOL
9	11'-12" X 15' RAPIDLOCK HOSE
10	13" MAT RACK W/ DOOR PROTECTION
11	TIGER TOWEL BIN
12	30 GALLON WASTE RECEPTACLE
13	CURB

1 PARKING ELEVATION

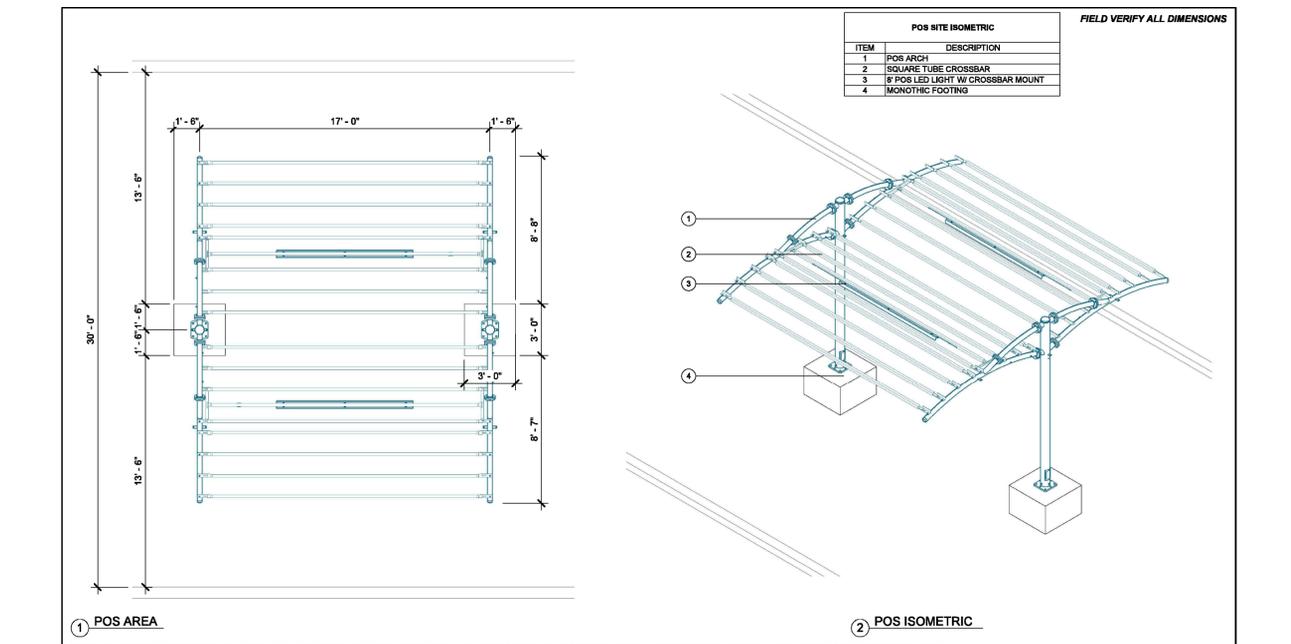
THIS PRELIMINARY DRAWING IS THE PROPERTY OF VACUTECH AND IS NOT TO BE USED FOR CONSTRUCTION OR INSTALLATION WITHOUT WRITTEN CONSENT. WRITTEN CONSENT MAY NOT BE PROVIDED BY ANY PERSON, AGENCY, OR DEALER NOT AUTHORIZED BY VACUTECH.

VACUTECH CLUB CARWASH
AN NCS COMPANY
1300 H6-TECH DRIVE
SHERIDAN, WY 82801
PHONE: (307) 675-1962
EMAIL: vacinfo@ncswash.com
WEB: www.vacutec.com

#	Revision	By	Chk	Date

PARKING ELEVATION
Project Number: 257161
Date: _____
Drawn By: T.J.
Checked By: M.L.

V301



ITEM	DESCRIPTION
1	POS ARCH
2	SQUARE TUBE CROSSBAR
3	6" POS LED LIGHT W/ CROSSBAR MOUNT
4	MONOTYPIC FOOTING

1 POS AREA

THIS PRELIMINARY DRAWING IS THE PROPERTY OF VACUTECH AND IS NOT TO BE USED FOR CONSTRUCTION OR INSTALLATION WITHOUT WRITTEN CONSENT. WRITTEN CONSENT MAY NOT BE PROVIDED BY ANY PERSON, AGENCY, OR DEALER NOT AUTHORIZED BY VACUTECH.

VACUTECH CLUB CARWASH
AN NCS COMPANY
1300 H6-TECH DRIVE
SHERIDAN, WY 82801
PHONE: (307) 675-1962
EMAIL: vacinfo@ncswash.com
WEB: www.vacutec.com

#	Revision	By	Chk	Date

POS DETAILS
Project Number: _____
Date: _____
Drawn By: T.J.
Checked By: A.V.

V501

Conditional use permit CU24-39, is specifically to amend the planning commercial center of Town Center Addition #2, specifically to construct a 5,035 square foot drive-thru car wash with full-service and self-service options with dual lanes.

CASE NAME: CLUB CARWASH GRAPEVINE
CASE NUMBER: CU 24-39
LOCATION: 901 IRA E WOODS

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 7 OF 15

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

PLANNING SERVICES DEPARTMENT

ARCHITECT:
DAVID ALAN WILLIAMS

DATE SEALED:
09.20.2024

Site Plan/Landscape Plan/Building Elevations/Photometric Plan
Club Car Wash
Lot 14R-1, Block 1, Towne Center Addition No. 2
Ab. No. 518
City of Grapevine, Tarrant County, Texas
1.5 acres or 65,340 sq. ft.
Zone: "CC" Community Commercial
Date of Preparation: August 30, 2024

PURPOSE OF REQUEST:

Conditional use permit CU24-39, is specifically to amend the planning commercial center of Town Center Addition # 2, specifically to construct a 5,035 square foot drive-thru car wash with full-service and self-service options with dual lanes.

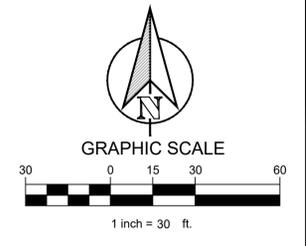
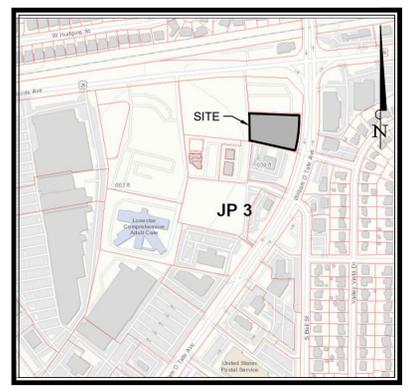
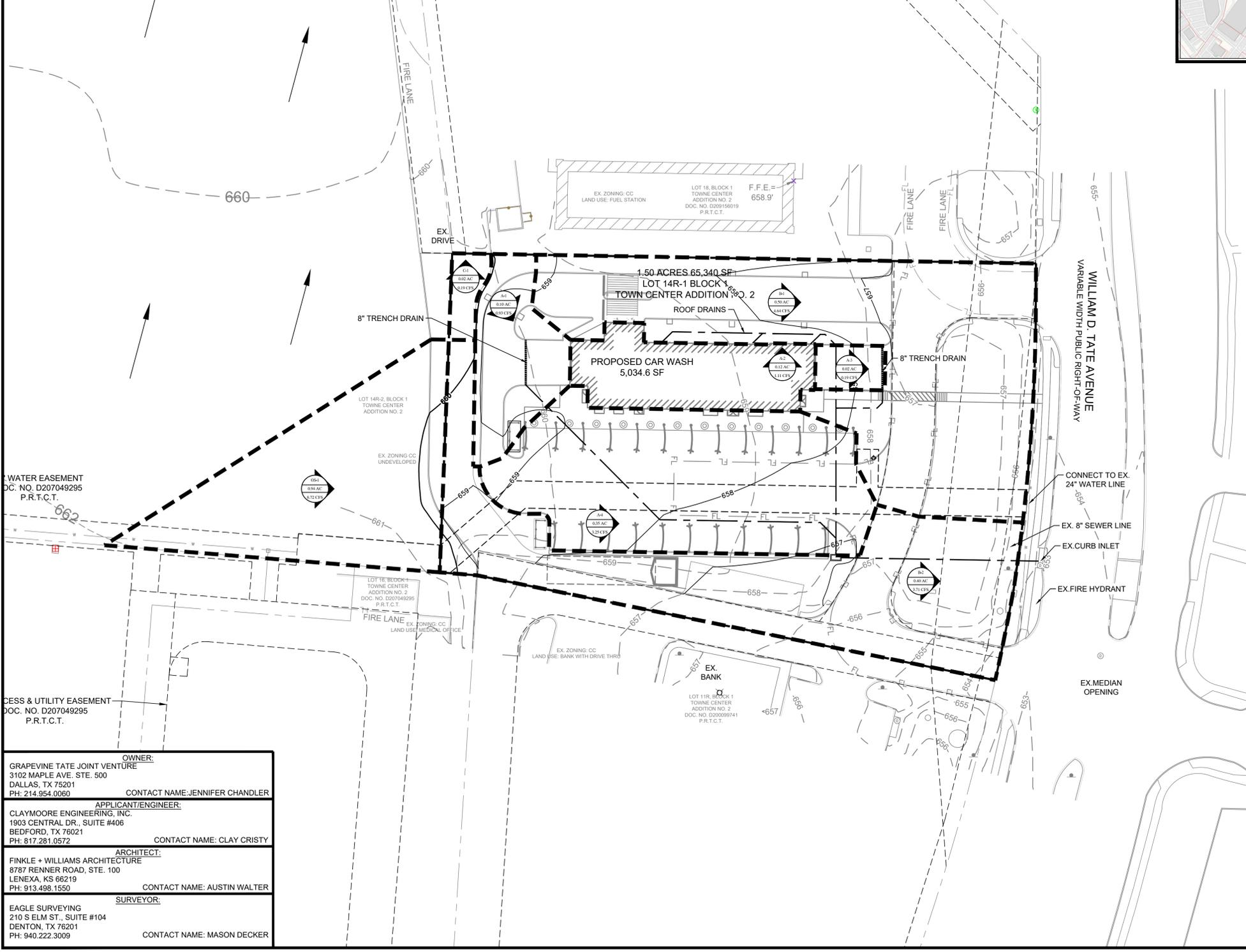
PROJECT NAME	CLUB CAR WASH - GRAPEVINE, TX
PROJECT NO.	20015.127
DATE	09/20/2024
PROJECT ADDRESS	901 IRA E WOODS AVE TARRANT COUNTY, GRAPEVINE, TX 76051
GROSS ACERAGE	SEE CIVIL DRAWINGS
LOT NUMBER & SURVEY NAME	SEE CIVIL DRAWINGS

VACUUM DRAWINGS

FINKLE + WILLIAMS
ARCHITECTURE
FINKLE + WILLIAMS © 2024

HYDROLOGIC CALCULATIONS - POST DEVELOPMENT

DRAINAGE AREA	AREA (AC.)	TC (MIN)	C	I ₁₀₀ (IN/HR)	Q ₁₀₀ (CFS)	COLLECTION POINT
EX-1	0.87	10.0	0.80	11.60	8.07	OFFSITE AREA DRAINS THROUGH PROPOSED DRIVE TO INLET IN WILLIAM D TATE
A-1	0.10	10.0	0.80	11.60	0.93	DRAINS TO PROPOSED TRENCH DRAIN
A-2	0.12	10.0	0.80	11.60	1.11	ROOF DRAINS
A-3	0.02	10.0	0.80	11.60	0.19	DRAINS TO PROPOSED TRENCH DRAIN
A-4	0.35	10.0	0.80	11.60	3.25	DRAINS TO PROPOSED CURB INLET
B-1	0.50	10.0	0.80	11.60	4.64	DRAINS THROUGH NORTHERN ACCESS DRIVE TO INLET IN WILLIAM D TATE
B-2	0.40	10.0	0.80	11.60	3.71	DRAINS THROUGH SOUTHERN ACCESS DRIVE TO INLET IN WILLIAM D TATE
C-1	0.02	10.0	0.80	11.60	0.19	DRAINS TO QUIK TRIP PARKING LOT TO NORTH
TOTAL DRAINAGE	2.38				22.09	



LEGEND

	DRAINAGE AREA LABEL
	DRAINAGE AREA (AC)
	FLOW QUANTITY (CFS)
	DIRECTION OF FLOW
	DRAINAGE AREA BOUNDARY
	PROPOSED STORM DRAIN
	PROPOSED CURB INLET

FLOODPLAIN NOTE
 ACCORDING TO MAP NO. 484390115K, DATED 9/25/2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF TARRANT COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN NON-SHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CASE NAME: CLUB CARWASH GRAPEVINE
 CASE NUMBER: CU 24-39
 LOCATION : 901 IRA E WOODS

MAYOR _____ SECRETARY _____
 DATE _____

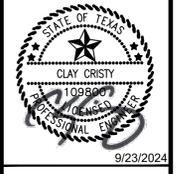
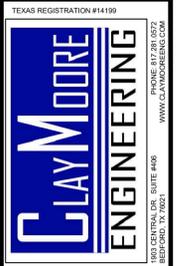
PLANNING AND ZONING COMMISSION
 CHAIRMAN _____
 DATE _____

SHEET: 9 of 15

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

PURPOSE OF REQUEST:
 CONDITIONAL USE PERMIT CU24-39, IS SPECIFICALLY TO AMEND THE PLANNING COMMERCIAL CENTER OF TOWN CENTER ADDITION #2, SPECIFICALLY TO CONSTRUCT A 5,035 SQUARE FOOT DRIVE-THRU CAR WASH WITH FULL-SERVICE AND SELF-SERVICE OPTIONS WITH DUAL LANES

PRELIMINARY DRAINAGE PLAN
 FOR
 CLUB CARWASH
 LOT 14R-1, BLOCK 1 TOWN CENTER ADDITION NO. 2
 HEIRS OF AMBROSE FOSTER SURVEY, ABSTRACT NO 518
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 1.50 ACRES, 65,340 SQ. FT.
 ZONED: CC, COMMUNITY COMMERCIAL
 DATE OF PREPARATION: 9/23/2024



CLUB CARWASH
901 IRA E WOODS
GRAPEVINE, TX

NO.	DATE	REVISION	BY

PRELIMINARY DRAINAGE PLAN

DESIGN: SD
 DRAWN: SD
 CHECKED: CLC
 DATE: 9/23/2024

SHEET
SP-4

File No. 2024-083

PLOT DATE: CLAY CRISTY, 9/23/2024
 FILE PATH: Z:\PROJECTS\PROJECTS\2024-083 CLUB CARWASH GRAPEVINE\CADD\SHEETS\SP-4 PRELIMINARY DRAINAGE PLAN.DWG

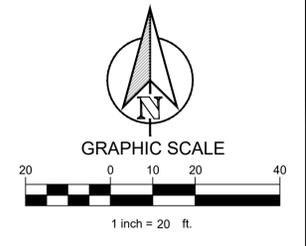
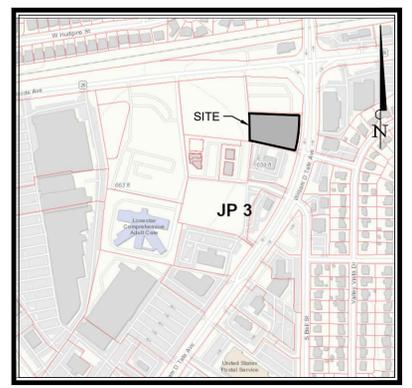
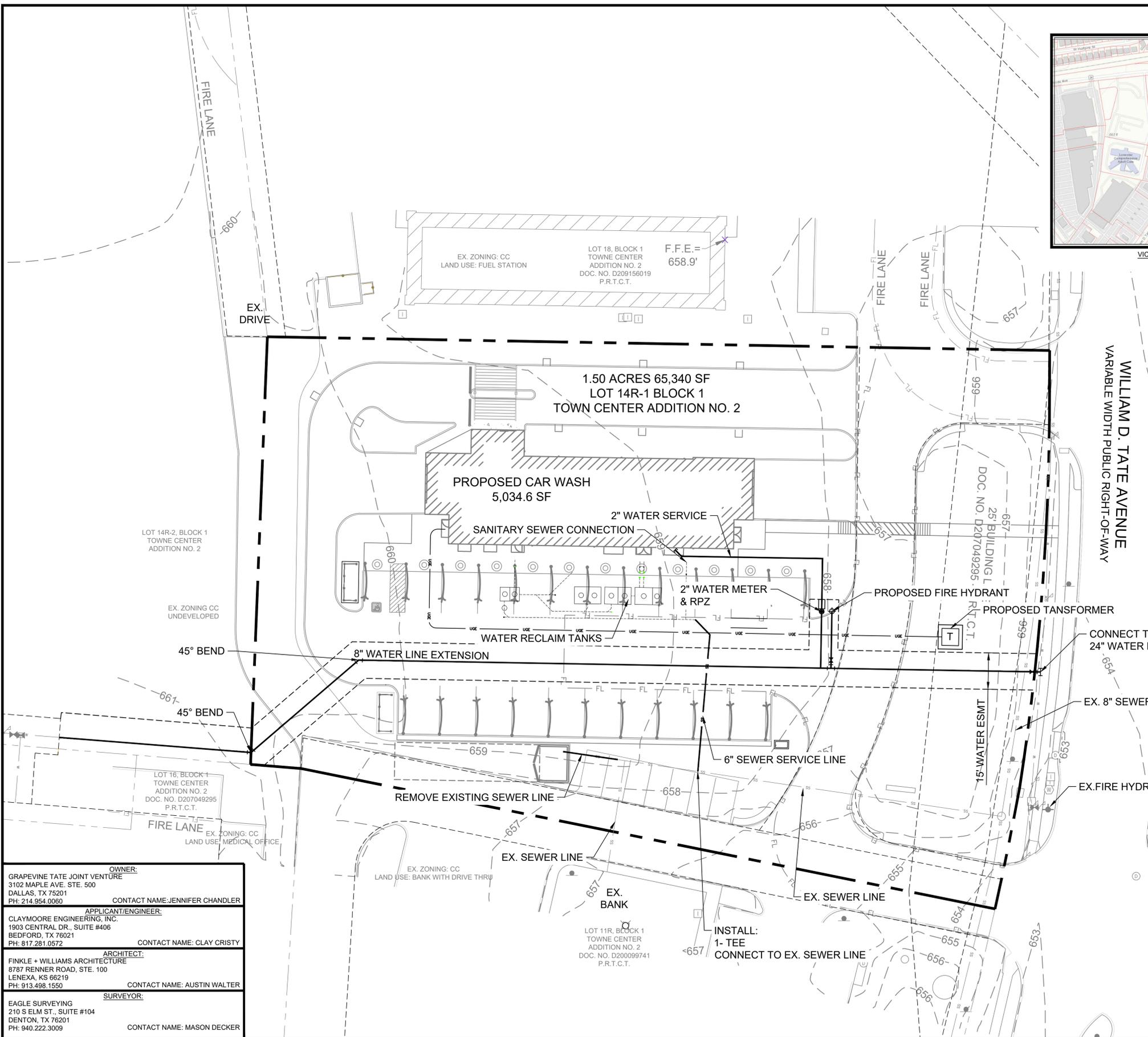
OWNER:
 GRAPEVINE TATE JOINT VENTURE
 3102 MAPLE AVE. STE. 500
 DALLAS, TX 75201
 PH: 214.954.0060
 CONTACT NAME: JENNIFER CHANDLER

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

ARCHITECT:
 FINKLE + WILLIAMS ARCHITECTURE
 8787 RENNER ROAD, STE. 100
 LENEXA, KS 66219
 PH: 913.498.1550
 CONTACT NAME: AUSTIN WALTER

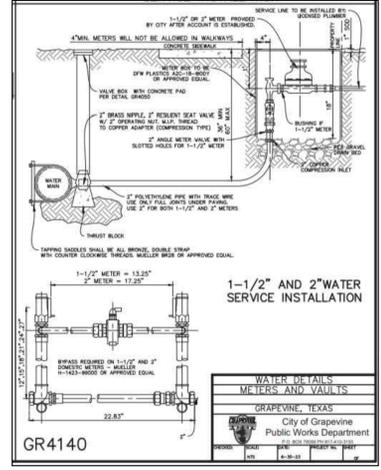
SURVEYOR:
 EAGLE SURVEYING
 210 S ELM ST., SUITE #104
 DENTON, TX 76201
 PH: 940.222.3009
 CONTACT NAME: MASON DECKER

PLOT DATE: CLAY CRISTY, 9/23/2024
FILE PATH: Z:\PROJECTS\PROJECTS\2024-083 CLUB CARWASH GRAPEVINE\CADD\SHEETS\SP-5 PRELIMINARY UTILITY PLAN.DWG



LEGEND

SS	EX. SEWER LINE
SS	PROPOSED SEWER LINE
W	EX. WATER LINE
W	PROPOSED WATER LINE



CASE NAME: CLUB CARWASH GRAPEVINE
CASE NUMBER: CU 24-39
LOCATION: 901 IRA E WOODS

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE _____

SHEET: 10 of 15

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

PURPOSE OF REQUEST:
CONDITIONAL USE PERMIT CU24-39, IS SPECIFICALLY TO AMEND THE PLANNING COMMERCIAL CENTER OF TOWNE CENTER ADDITION #2, SPECIFICALLY TO CONSTRUCT A 5,035 SQUARE FOOT DRIVE-THRU CAR WASH WITH FULL-SERVICE AND SELF-SERVICE OPTIONS WITH DUAL LANES

PRELIMINARY UTILITY PLAN

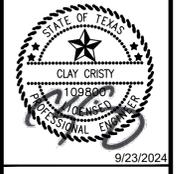
FOR
CLUB CARWASH
LOT 14R-1, BLOCK 1 TOWNE CENTER ADDITION NO. 2
HEIRS OF AMBROSE FOSTER SURVEY, ABSTRACT NO 518
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.50 ACRES, 65,340 SQ. FT.
ZONED: CC, COMMUNITY COMMERCIAL
DATE OF PREPARATION: 9/23/2024

OWNER:
GRAPEVINE TATE JOINT VENTURE
3102 MAPLE AVE. STE. 500
DALLAS, TX 75201
PH: 214.954.0060
CONTACT NAME: JENNIFER CHANDLER

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

ARCHITECT:
FINKLE + WILLIAMS ARCHITECTURE
8787 RENNER ROAD, STE. 100
LENEXA, KS 66219
PH: 913.498.1550
CONTACT NAME: AUSTIN WALTER

SURVEYOR:
EAGLE SURVEYING
210 S ELM ST., SUITE #104
DENTON, TX 76201
PH: 940.222.3009
CONTACT NAME: MASON DECKER



CLUB CARWASH
901 IRA E WOODS
GRAPEVINE, TX

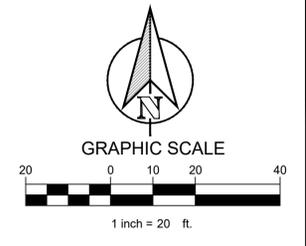
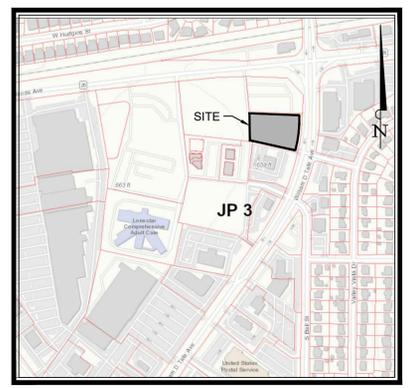
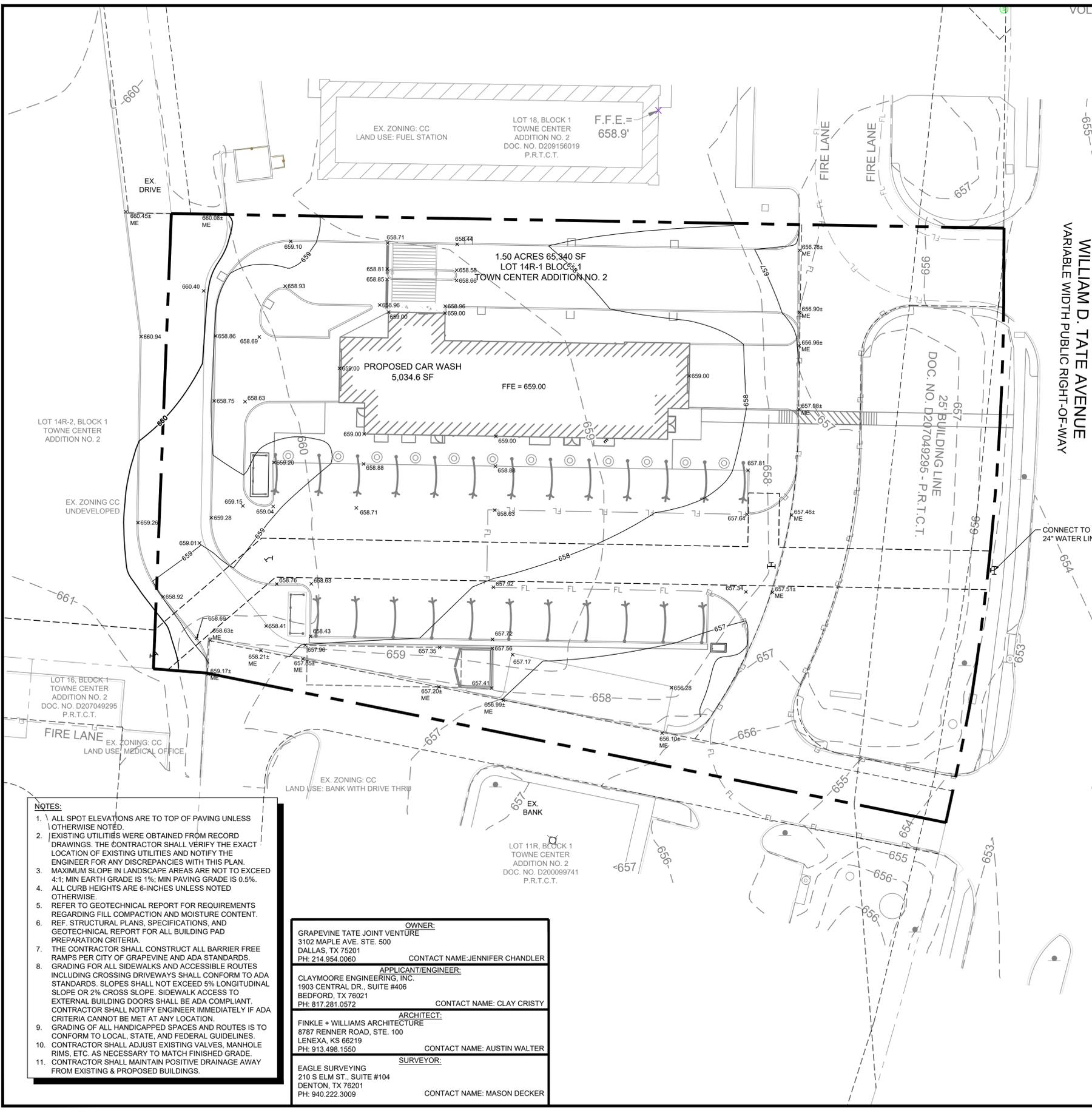
NO.	DATE	REVISION	BY

PRELIMINARY UTILITY PLAN

DESIGN:	SD
DRAWN:	SD
CHECKED:	CLC
DATE:	9/23/2024
SHEET	
SP-5	

File No. 2024-083

PLOT DATE: CLAY CRISTY, 9/23/2024
FILE PATH: Z:\PROJECTS\PROJECTS\2024-083 CLUB CARWASH GRAPEVINE\CADD\SHEETS\SP-6 PRELIMINARY GRADING PLAN.DWG



LEGEND	
---655---	EXISTING CONTOUR
---	PROPOSED CONTOUR
x699.50	PROPOSED GRADE (TOP OF PAVEMENT)
ME	MATCH EXISTING
TR	TOP OF RAMP
BC	BACK OF CURB
[Shaded Area]	ADA ACCESSIBLE PATH
->	FLOW PATH

- NOTES:**
- ALL SPOT ELEVATIONS ARE TO TOP OF PAVING UNLESS OTHERWISE NOTED.
 - EXISTING UTILITIES WERE OBTAINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND NOTIFY THE ENGINEER FOR ANY DISCREPANCIES WITH THIS PLAN.
 - MAXIMUM SLOPE IN LANDSCAPE AREAS ARE NOT TO EXCEED 4:1; MIN EARTH GRADE IS 1%; MIN PAVING GRADE IS 0.5%.
 - ALL CURB HEIGHTS ARE 6-INCHES UNLESS NOTED OTHERWISE.
 - REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT. REF. STRUCTURAL PLANS, SPECIFICATIONS, AND GEOTECHNICAL REPORT FOR ALL BUILDING PAD PREPARATION CRITERIA.
 - THE CONTRACTOR SHALL CONSTRUCT ALL BARRIER FREE RAMPS PER CITY OF GRAPEVINE AND ADA STANDARDS.
 - GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
 - GRADING OF ALL HANDICAPPED SPACES AND ROUTES IS TO CONFORM TO LOCAL, STATE, AND FEDERAL GUIDELINES.
 - CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
 - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM EXISTING & PROPOSED BUILDINGS.

OWNER:	
GRAPEVINE TATE JOINT VENTURE 3102 MAPLE AVE, STE. 500 DALLAS, TX 75201 PH: 214.954.0060	
CONTACT NAME: JENNIFER CHANDLER	
APPLICANT/ENGINEER:	
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DR., SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	
CONTACT NAME: CLAY CRISTY	
ARCHITECT:	
FINKLE + WILLIAMS ARCHITECTURE 8787 RENNER ROAD, STE. 100 LENEXA, KS 66219 PH: 913.498.1550	
CONTACT NAME: AUSTIN WALTER	
SURVEYOR:	
EAGLE SURVEYING 210 S ELM ST., SUITE #104 DENTON, TX 76201 PH: 940.222.3009	
CONTACT NAME: MASON DECKER	

CASE NAME: CLUB CARWASH GRAPEVINE
CASE NUMBER: CU 24-39
LOCATION: 901 IRA E WOODS

____ MAYOR _____ SECRETARY

DATE _____

____ PLANNING AND ZONING COMMISSION

____ CHAIRMAN

DATE _____

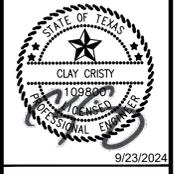
SHEET: 11 of 15

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

PURPOSE OF REQUEST:
CONDITIONAL USE PERMIT CU24-39, IS SPECIFICALLY TO AMEND THE PLANNING COMMERCIAL CENTER OF TOWN CENTER ADDITION #2, SPECIFICALLY TO CONSTRUCT A 5,035 SQUARE FOOT DRIVE-THRU CAR WASH WITH FULL-SERVICE AND SELF-SERVICE OPTIONS WITH DUAL LANES

PRELIMINARY GRADING PLAN

FOR
CLUB CARWASH
LOT 14R-1, BLOCK 1 TOWNE CENTER ADDITION NO. 2
HEIRS OF AMBROSE FOSTER SURVEY, ABSTRACT NO 518
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.50 ACRES, 65,340 SQ. FT.
ZONED: CC, COMMUNITY COMMERCIAL
DATE OF PREPARATION: 9/23/2024



CLUB CARWASH
901 IRA E WOODS
GRAPEVINE, TX

NO.	DATE	REVISION	BY

PRELIMINARY GRADING PLAN

DESIGN: SD
DRAWN: SD
CHECKED: CLC
DATE: 9/23/2024

SHEET
SP-6

File No. 2024-083

5 | WEST ELEVATION
1" = 10'-0"

6 | EAST ELEVATION
1" = 10'-0"

3 | NORTH ELEVATION
1" = 10'-0"

4 | SOUTH ELEVATION
1" = 10'-0"

VICINITY MAP
NTS

GRAPHIC SCALE
1 inch = 20 ft.

TEXAS REGISTRATION #14199
CLAY MOORE ENGINEERING
PHONE: 817.261.0077
1903 CENTRAL DR., SUITE 400
IRVING, TX 75038
WWW.CLAYMOOREENGINEERING.COM

STATE OF TEXAS
CLAY CRISTY
Professional Engineer
9/23/2024

CLUB CARWASH
901 IRA E WOODS
GRAPEVINE, TX

Aetna SIGN GROUP
2436 FREEDOM DRIVE SAN ANTONIO, TX 78217 PH: 210.626.2600
FAX: 210.477.2323 WWW.AETNASIGN.COM FOLLOW US ON

CLIENT: Club Carwash	DRAWN BY: 8033.1	CITY: Grapevine, TX	DESIGNER: Arnie V
ADDRESS: 901 Ira E Woods	SUBMITTED BY: Jeanette M	DATE: 09-23-24	CLIENT APPROVAL:
COMPUTER FILE: ART1DRWG\MISC_8033_club carwash_grapevine	TSCL # 18370	Unpublished Work, Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use, however, it shall at all times remain the property of Aetna Sign Group, LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD, but not otherwise. © 2024 Aetna Sign Group, LTD.	

12'-6"

6'-10"

3'-1"

9"

2'-4"

Front View - Scale: 3/8"=1'-0"

Night View - NTS

Specifications:
Manufacture and install (3) new set of ch lit Letters/Logos as shown.
alum construction, 5" returns to match color of faces
1" trimcap to match color of faces
3/16" white acrylic faces w applied 3M vinyl colors
shown, Black only to have perforated vinyl
internally illuminated by White LEDs
.125 alum. 2" bubble backer pan ptd white
mounted to wall. (no exposed wires) block added by GC

Standard Club Carwash Colors:
PMS 803 C CMYK: 100, 0, 1, 0 RGB: 170, 44, 45 Hex code: #8B2323
PMS 803 Bk C CMYK: 40, 42, 38, 4 RGB: 26, 107, 161 Hex code: #1A669E
PMS CMYK: 0, 0, 0, 100 RGB: 0, 0, 0 Hex code: #000000

Standard Vinyl Colors:
PMS CMYK: 0, 0, 0, 0 RGB: 255, 255, 255 Hex code: #FFFFFF
3m 3730-331 Red
3m 3630-22 Black

1" Trimcap
3/16" plexi faces
Ltr. to Ltr. Jump
LEDs
Wedge hole
Pan backer panel
Power Supply

(Typ) Side View - N.T.S.

Aetna SIGN GROUP
2436 FREEDOM DRIVE SAN ANTONIO, TX 78217 PH: 210.626.2600
FAX: 210.477.2323 WWW.AETNASIGN.COM FOLLOW US ON

CLIENT: Club Carwash	DRAWN BY: 8033.2	CITY: Grapevine, TX	DESIGNER: Arnie V
ADDRESS: 901 Ira E Woods	SUBMITTED BY: Jeanette M	DATE: 09-23-24	CLIENT APPROVAL:
COMPUTER FILE: ART1DRWG\MISC_8033_club carwash_grapevine	TSCL # 18370	Unpublished Work, Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use, however, it shall at all times remain the property of Aetna Sign Group, LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD, but not otherwise. © 2024 Aetna Sign Group, LTD.	

PURPOSE OF REQUEST:
CONDITIONAL USE PERMIT CU24-39, IS SPECIFICALLY TO AMEND THE PLANNING COMMERCIAL CENTER OF TOWNE CENTER ADDITION #2, SPECIFICALLY TO CONSTRUCT A 5,035 SQUARE FOOT DRIVE-THRU CAR WASH WITH FULL-SERVICE AND SELF-SERVICE OPTIONS WITH DUAL LANES

CASE NAME: CLUB CARWASH GRAPEVINE
CASE NUMBER: CU 24-39 LOCATION : 901 IRA E WOODS

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE _____

SHEET: 13 of 15

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

DIMENSIONAL CONTROL SITE PLAN

FOR
CLUB CARWASH
LOT 14R-1, BLOCK 1 TOWNE CENTER ADDITION NO. 2
HEIRS OF AMBROSE FOSTER SURVEY, ABSTRACT NO 518
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.50 ACRES, 65,340 SQ. FT.
ZONED: CC, COMMUNITY COMMERCIAL
DATE OF PREPARATION: 9/23/2024

No.	DATE	REVISION	BY

SIGNAGE PLAN

DESIGN: SD
DRAWN: SD
CHECKED: CLC
DATE: 9/23/2024

SHEET
SP-2

File No. 2024-083

PLOT DATE: CLAY CRISTY, 9/23/2024
FILE PATH: Z:\PROJECTS\PROJECTS\2024-083 CLUB CARWASH GRAPEVINE\CADD\SHEETS\SP-100 SIGNAGE.DWG

A4

15'-5"
4'-0"
1'-11"
1'-0"

**Club
CARWASH**

SQFT PROPOSED: 62. SQFT

Front View - Scale: 3/8"=1'-0"

Specifications:
Manufacture and install (1) new set of ch lit Letters/Logo as shown.
alum construction, 5" returns to match color of faces
1" trimcap to match color of faces
3/16" white acrylic faces w applied 3M vinyl colors
shown. Black only to have perforated vinyl
internally illuminated by White LEDs
.125 alum. 2" bubble backer pan ptd white
mounted to wall. (no exposed wires) block added by GC

Standard Club Carwash Colors:

- PMS: 385 C
CMYK: 0, 100, 91, 3
RGB: 176, 41, 42
Hex code: #B22222
- PMS: Cool Gray 8 C
CMYK: 45, 43, 26, 4
RGB: 106, 107, 100
Hex code: #6A7082
- PMS: CMYK: 60, 60, 60, 100
RGB: 0, 0, 0
Hex code: #000000
- PMS: CMYK: 0, 0, 0, 0
RGB: 255, 255, 255
Hex code: #FFFFFF

Standard Vinyl Colors:

- 3m 3730-231 Red
- 3m 3630-22 Black

MOUNTING REQUIRED
Masonry Lag Bolt Mounting.

1" Trimcap
3/16" plexi faces
Ltr. to Ltr. Jump
LEDs
Weep holes
Pan backer panel
Power Supply

(TYP) Side View - N.T.S.

2438 FREEDOM DRIVE SAN ANTONIO, TX 78217 PH: 210.826.2800
FAX: 210.477.2323 WWW.AETNASIGN.COM FOLLOW US ON

CLIENT: Club Carwash	DRAWN: 8033.3	CITY: Grapevine, TX	DESIGNER: Arnie V
ADDRESS: 901 Ira E Woods	SALES REP: Jeanette M	DATE: 09-23-24	CLIENT APPROVAL:
COMPUTER FILE: ART\DRWG\MISC_8033_club carwash_grapevine	TSCALE: 1/8"=1'-0"	Unpublished Work. Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however, it shall at all times remain the property of Aetna Sign Group, LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD., but not otherwise. © 2023 Aetna Sign Group, LTD.	

GRAPHIC SCALE
1 inch = 20 ft.

VICINITY MAP
NTS

TEXAS REGISTRATION #14199

**CLAY MOORE
ENGINEERING**

PHONE: 817.261.0077
WWW.CLAYMOORE.COM

STATE OF TEXAS
PLANNING AND ZONING COMMISSION

9/23/2024

**CLUB CARWASH
901 IRA E WOODS
GRAPEVINE, TX**

No.	DATE	REVISION	BY

PURPOSE OF REQUEST:
CONDITIONAL USE PERMIT CU24-39, IS SPECIFICALLY TO AMEND THE PLANNING COMMERCIAL CENTER OF TOWNE CENTER ADDITION #2, SPECIFICALLY TO CONSTRUCT A 5,035 SQUARE FOOT DRIVE-THRU CAR WASH WITH FULL-SERVICE AND SELF-SERVICE OPTIONS WITH DUAL LANES

CASE NAME: CLUB CARWASH GRAPEVINE
CASE NUMBER: CU 24-39
LOCATION: 901 IRA E WOODS

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE _____

SHEET: 14 of 15

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

**DIMENSIONAL CONTROL
SITE PLAN**

FOR
CLUB CARWASH
LOT 14R-1, BLOCK 1 TOWNE CENTER ADDITION NO. 2
HEIRS OF AMBROSE FOSTER SURVEY, ABSTRACT NO 518
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.50 ACRES, 65,340 SQ. FT.
ZONED: CC, COMMUNITY COMMERCIAL
DATE OF PREPARATION: 9/23/2024

SIGNAGE PLAN

DESIGN: SD
DRAWN: SD
CHECKED: CLC
DATE: 9/23/2024

SHEET
SP-2

B1 7'-6" WIDE

B2 7'-6" WIDE

B3 13'-6" WIDE

B4 13'-6" WIDE

Canopy Section

3/4" arms with yoke ends

2"x2"x1/8" aluminum tube strut at each arm. Strut to have 2"x1/4" flange welded on each side for lag attachment and welded tab for arm attachment

2"x8" extruded aluminum self mating deck

3/8" lag with lag shield into masonry

24"

3'

8"

Drain holes at front corner

24"

3'

2"x2" strut with tab for arm

8"

2"x8" self mating decking

Mfg. & Install (4) total Metal Awnings
Decking 2" x 8" extruded aluminum projecting 36"
Perimeters 8" extruded aluminum with internal gutter
Canopies to have drain hole at corners
Hangar rods to be 3/2" with yoke ends
Support rods are adjustable to correct for pitch.
Canopies to be powder coated red - closest to match Sherwin Williams A-100 satin red
Note: Customer to provide suitable wall for installation/blocking

PHOTO EXAMPLE

2438 FREEDOM DRIVE SAN ANTONIO, TX 78217 PH: 210.826.2800
FAX: 210.477.2323 WWW.AETNASIGN.COM FOLLOW US ON

CLIENT: Club Carwash	DRAWN: 8033.4	CITY: Grapevine, TX	DESIGNER: Arnie V
ADDRESS: 901 Ira E Woods	SALES REP: Jeanette M	DATE: 09-23-24	CLIENT APPROVAL:
COMPUTER FILE: ART\DRWG\MISC_8033_club carwash_grapevine	TSCALE: 1/8"=1'-0"	Unpublished Work. Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however, it shall at all times remain the property of Aetna Sign Group, LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD., but not otherwise. © 2023 Aetna Sign Group, LTD.	

PLOT DATE: CLAY CRISTY 9/23/2024
FILE PATH: Z:\PROJECTS\PROJECTS\2024-083 CLUB CARWASH GRAPEVINE\CADD\SHEETS\SP-100 SIGNAGE.DWG

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

Specifications:

- Manufacture and install one (1) new D/F Monument sign as shown.
- ch lit logo & letters: alum construction, 5" returns, to match faces color
- 1" trimcap, colors to match faces,
- 3/16" white acrylic faces w applied 3m vinyl colors shown, Black only to have perforated vinyl internally illuminated by LEDs - white LEDs
- alum cabinet, faces painted white, sides of cabinet painted black
- alum pole cover black, 3m white vinyl address numbers

Standard Club Carwash Colors:	Standard Vinyl Colors:
PMS: 185 C CMYK: 0, 100, 0, 3 RGB: 255, 0, 0 Hex code: #FF0000	3m 3730-335 Red
PMS: Cool Gray 8 C CMYK: 45, 45, 50, 4 RGB: 204, 204, 204 Hex code: #CCCCCC	3m 3630-22 Black
PMS: CMYK: 60, 60, 60, 100 RGB: 0, 0, 0 Hex code: #000000	
PMS: CMYK: 0, 0, 0, 0 RGB: 255, 255, 255 Hex code: #FFFFFF	

CLIENT: Club Carwash	DRAWN: 8033.5	CITY: Grapevine, TX	DESIGNER: Amie V
ADDRESS: 901 Ira E Woods	SALES REP: Jeanette M	DATE: 09-23-24	CLIENT APPROVAL:
COMPUTER FILE: ART\DRWG\MISC_8033_club carwash_grapevine	TSD# 18370	Unpublished Work, Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however, it shall at all times remain the property of Aetna Sign Group, LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD., but not otherwise. © 2024 Aetna Sign Group, LTD.	

GRAPHIC SCALE
1 inch = 20 ft.

VICINITY MAP
NTS

TEXAS REGISTRATION #14199

CLAY MOORE
ENGINEERING

PHONE: 817.261.0077
WWW.CLAYMOORE.COM

1903 CENTRAL DR., SUITE #408
IRVING, TX 75038

STATE OF TEXAS
CLAY CRISTY
COUNTY CLERK
9/23/2024

CLUB CARWASH
901 IRA E WOODS
GRAPEVINE, TX

aetna
SIGN GROUP

2438 FREEDOM DRIVE SAN ANTONIO, TX 78217 PH: 210.826.2800
FAX: 210.477.2323 WWW.AETNASIGN.COM FOLLOW US ON

Just a Person
9/23/2024

CLIENT: Club Carwash	DRAWN: 8033.6	CITY: Grapevine, TX	DESIGNER: Amie V
ADDRESS: 901 Ira E Woods	SALES REP: Jeanette M	DATE: 09-23-24	CLIENT APPROVAL:
COMPUTER FILE: ART\DRWG\MISC_8033_club carwash_grapevine	TSD# 18370	Unpublished Work, Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however, it shall at all times remain the property of Aetna Sign Group, LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD., but not otherwise. © 2024 Aetna Sign Group, LTD.	

PURPOSE OF REQUEST:
CONDITIONAL USE PERMIT CU24-39, IS SPECIFICALLY TO AMEND THE PLANNING COMMERCIAL CENTER OF TOWN CENTER ADDITION #2, SPECIFICALLY TO CONSTRUCT A 5,035 SQUARE FOOT DRIVE-THRU CAR WASH WITH FULL-SERVICE AND SELF-SERVICE OPTIONS WITH DUAL LANES

CASE NAME: CLUB CARWASH GRAPEVINE
CASE NUMBER: CU 24-39
LOCATION: 901 IRA E WOODS

MAYOR _____ SECRETARY _____
DATE _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE _____
SHEET: 14 of 15
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPARTMENT

**DIMENSIONAL CONTROL
SITE PLAN**

FOR
CLUB CARWASH
LOT 14R-1, BLOCK 1 TOWNE CENTER ADDITION NO. 2
HEIRS OF AMBROSE FOSTER SURVEY, ABSTRACT NO 518
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.50 ACRES, 65,340 SQ. FT.
ZONED: CC, COMMUNITY COMMERCIAL
DATE OF PREPARATION: 9/23/2024

No.	DATE	REVISION	BY

SIGNAGE PLAN

DESIGN:	SD
DRAWN:	SD
CHECKED:	CLC
DATE:	9/23/2024
SHEET	
SP-2	

File No. 2024-083

PLOT DATE: CLAY CRISTY 9/23/2024
FILE PATH: Z:\PROJECTS\PROJECTS\2024-083 CLUB CARWASH GRAPEVINE\CADD\SHEETS\SP-100 SIGNAGE.DWG

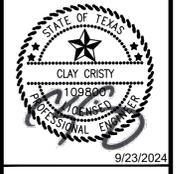
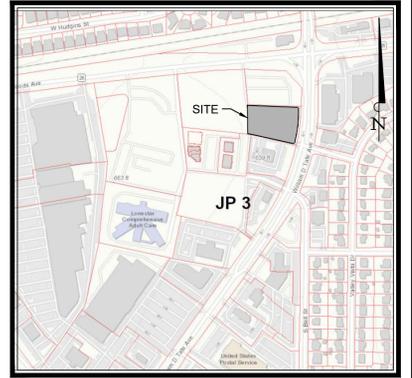
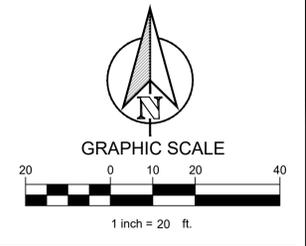
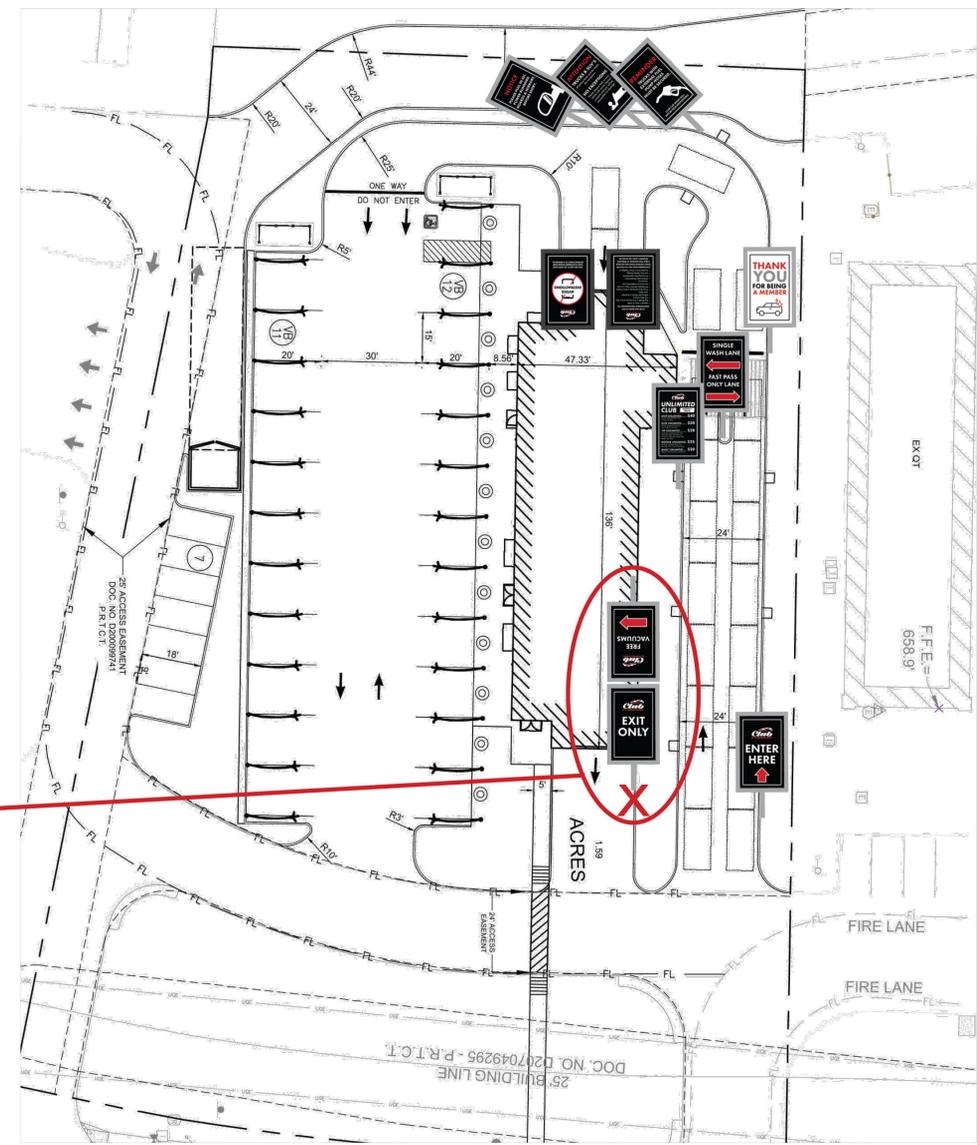
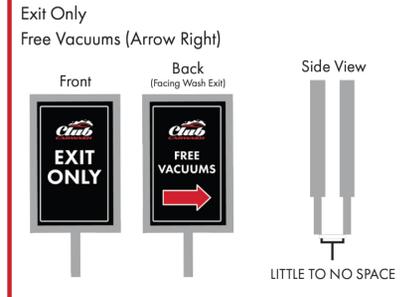


- Wind Signs**
- Damage Claim
 - Avoid Distractions
 - Enter Here (Arrow Up)
 - Pricing Menu
 - Single Wash Lane (Arrow Left) & Fast Pass Lane (Arrow Right)
 - Thank You For Being a Member
 - Attention Trucks
 - Notice Power Mirrors
 - Reminder Fuel Pump

Notice Damage Claim Sign
Must Be Attached to Wait and Go Pole at Exit

Notice Tip Sign and QR Code
Must Be Attached to Tip Box at Entrance

Back-To-Back Wind Signs



CLUB CARWASH
901 IRA E WOODS
GRAPEVINE, TX

PURPOSE OF REQUEST:
CONDITIONAL USE PERMIT CU24-39, IS SPECIFICALLY TO AMEND THE PLANNING COMMERCIAL CENTER OF TOWNE CENTER ADDITION #2, SPECIFICALLY TO CONSTRUCT A 5,035 SQUARE FOOT DRIVE-THRU CAR WASH WITH FULL-SERVICE AND SELF-SERVICE OPTIONS WITH DUAL LANES

CASE NAME: CLUB CARWASH GRAPEVINE
CASE NUMBER: CU 24-39
LOCATION: 901 IRA E WOODS

MAYOR _____ SECRETARY _____
DATE _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE _____
SHEET: 15 of 15
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPARTMENT

DIMENSIONAL CONTROL SITE PLAN

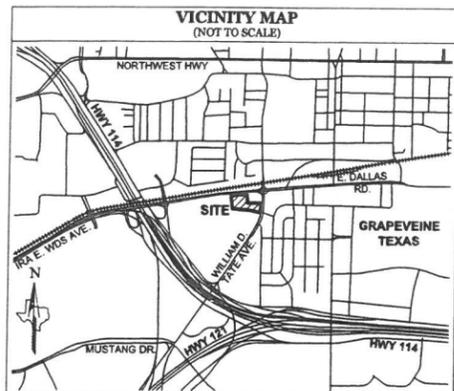
FOR
CLUB CARWASH
LOT 14R-1, BLOCK 1 TOWNE CENTER ADDITION NO. 2
HEIRS OF AMBROSE FOSTER SURVEY, ABSTRACT NO 518
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.50 ACRES, 65,340 SQ. FT.
ZONED: CC, COMMUNITY COMMERCIAL
DATE OF PREPARATION: 9/23/2024

No.	DATE	REVISION	BY

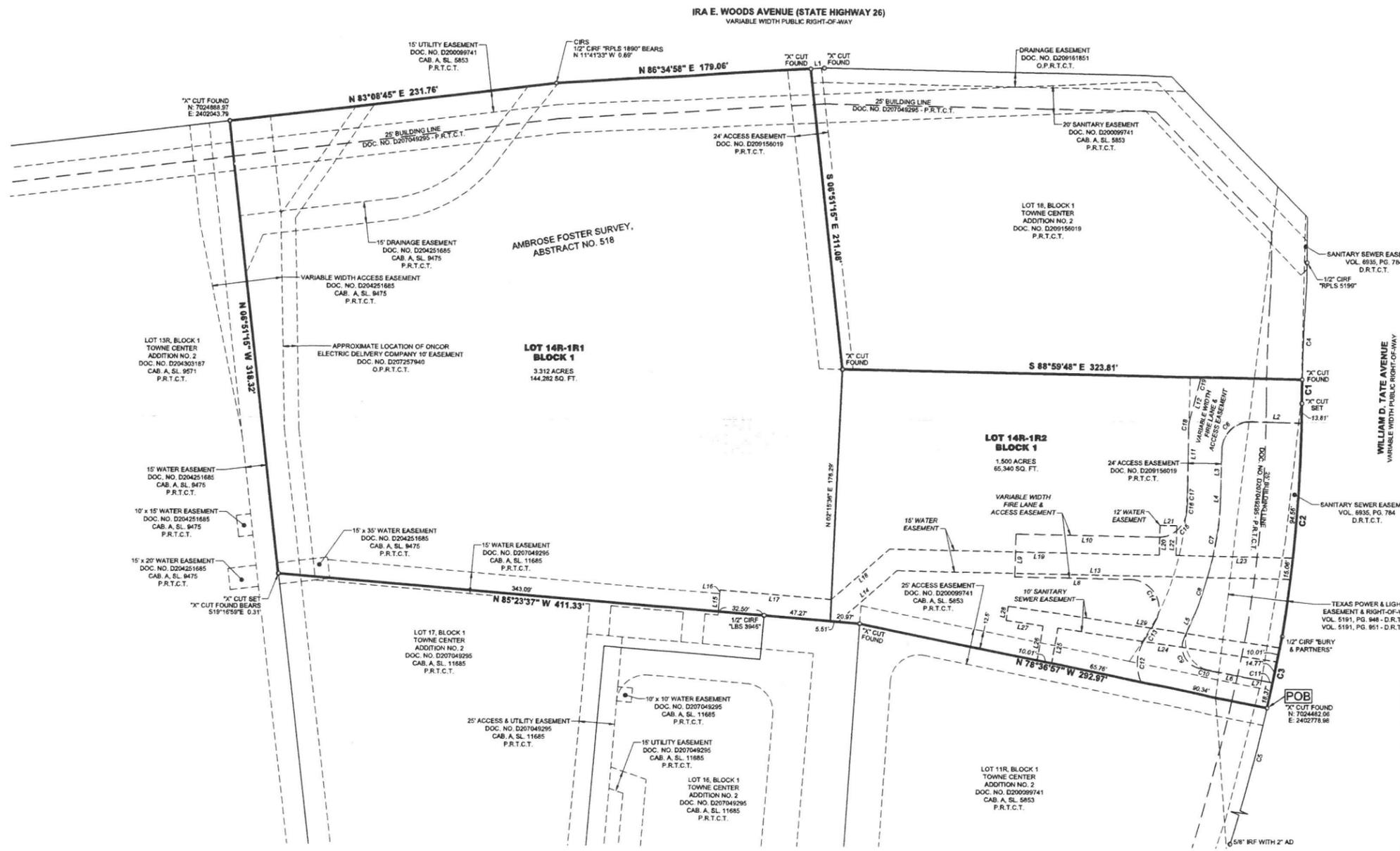
SIGNAGE PLAN

DESIGN: SD
DRAWN: SD
CHECKED: CLC
DATE: 9/23/2024

SHEET
SP-2



- GENERAL NOTES**
- The purpose of this replat is to subdivide an existing lot of record into two (2) lots of record.
 - This property is located in Non-shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 and is located in Community Number 480596 as shown on Map Number 48439C0115K. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, contact 1-(877) FEMA MAP.
 - The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone (4202).
 - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - For metes and bounds of previous easements see D209156019, Cab. A, Page 9475, Cab. A, Page 5853 and Cab. A, Page 11685.



RECEIVED
OCT 10 2024

PLANNING & ZONING COMMISSION

Date Approved: _____

Chairman: _____

Secretary: _____

GRAPEVINE CITY COUNCIL

Date Approved: _____

Mayor: _____

City Secretary: _____

**FINAL PLAT OF
TOWNE CENTER ADDITION NO. 2
LOTS 14R-1R1 & 14R-1R2, BLOCK 1
4.812 ACRES
ZONING DISTRICT:
"CC", COMMUNITY COMMERCIAL DISTRICT**

(BEING A REPLAT OF LOT 14R-1, BLOCK 1, TOWNE CENTER ADDITION NO. 2 RECORDED IN DOCUMENT NO. D209156019, P.R.T.C.T.)
AMBROSE FOSTER SURVEY, ABSTRACT NO. 518
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DATE OF PLAT: OCTOBER 2024
2 LOTS

LEGEND

PG. = PAGE
CAB. = CABINET
VOL. = VOLUME
SL. = SLIDE
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS

PLAT AREAS

Total Platted Area = 209,622 Sq. Ft. - 4.812 Acres
Platted Areas:
Lot 14R-1R1 = 144,282 Sq. Ft. - 3.312 Acres
Lot 14R-1R2 = 65,340 Sq. Ft. - 1.500 Acres
Right-of-Way Dedication = 0.00
Easement Dedication = 0.417 Acres

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1162.06'	16.70'	0°49'23"	S 00°15'09" W	16.70'
C2	1049.00'	163.88'	8°57'03"	S 04°18'58" W	163.71'
C3	1382.40'	51.09'	2°07'03"	S 11°31'27" W	51.09'
C4	1162.06'	54.01'	2°39'48"	N 01°59'45" E	54.01'
C5	1382.40'	223.72'	9°16'20"	S 17°30'3" W	223.47'
C6	19.90'	31.68'	92°04'01"	S 44°56'06" W	28.65'
C7	202.01'	53.43'	15°09'12"	S 09°35'13" W	53.27'
C8	233.43'	22.27'	5°28'01"	S 19°00'34" W	22.26'
C9	15.29'	29.39'	110°09'03"	S 28°20'00" E	25.07'
C10	27.25'	7.47'	15°42'54"	S 78°09'28" E	7.45'
C11	21.46'	3.75'	10°00'15"	S 84°10'41" E	3.74'
C12	30.00'	30.33'	57°55'27"	N 03°15'52" E	29.05'
C13	180.18'	15.20'	4°49'58"	N 29°48'37" E	15.19'
C14	20.00'	41.05'	117°36'05"	N 30°11'56" W	34.21'
C15	20.00'	30.55'	87°31'03"	N 47°14'30" E	27.66'
C16	176.08'	5.01'	1°37'46"	N 03°28'58" E	5.01'
C17	195.10'	11.31'	3°19'22"	N 01°02'47" E	11.31'
C18	20.00'	5.16'	14°46'39"	N 07°36'40" E	5.14'
C19	20.00'	2.80'	8°01'04"	N 10°59'28" E	2.80'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°34'58" E	9.63'
L2	N 88°29'03" W	35.16'
L3	S 01°05'03" W	30.67'
L4	S 00°49'29" W	6.64'
L5	S 24°13'20" W	21.53'
L6	S 78°53'06" E	29.82'
L7	S 79°15'36" E	10.43'
L8	N 88°59'58" W	82.03'
L9	N 01°00'02" E	30.00'
L10	S 88°59'58" E	100.14'
L11	N 00°13'21" E	41.69'
L12	N 15°00'00" E	28.31'
L13	N 88°59'58" W	276.28'
L14	S 49°29'09" W	55.25'
L15	N 04°08'49" E	12.50'
L16	N 06°54'11" E	2.50'
L17	S 85°23'37" E	79.04'
L18	N 49°29'09" E	54.70'
L19	S 88°59'58" E	189.04'
L20	N 01°00'02" E	20.82'
L21	S 88°59'58" E	12.00'
L22	S 01°00'02" W	20.82'
L23	S 88°59'58" E	82.28'

JOB NUMBER
2406.011-03
DATE
08/30/2024
REVISION
09/30/2024
DRAWN BY
DJJ

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering
Contact: Clay Cristy
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
Grapevine/Tate Joint Venture
3102 Maple Avenue, Suite: 500
Dallas, Texas 75201
(214) 954-0300

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, GRAPEVINE/TATE JOINT VENTURE, is the owners of a 4.812 acre tract of land out of the Ambrose Foster Survey, Abstract No. 518, situated in the City of Grapevine, Tarrant County, Texas, and being all of Lot 14R-1, Block 1 of Towne Center Addition No. 2, a subdivision of record in Document Number D209156019 of the Plat Records of Tarrant County, Texas, also being a portion of that certain tract of land conveyed to Grapevine/Tate Joint Venture by deed of record in Volume 10764, Page 733 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at an X-cut in concrete found in the West right-of-way line of William D. Tate Avenue (right-of-way varies), being the Northeast corner of Lot 11R, Block 1, Towne Center Addition No. 2, a subdivision of record in Cabinet A, Slide 5852 of said Plat Records, also being the Southeast corner of said Lot 14R-1;

THENCE, leaving the West right-of-way line of William D. Tate Avenue, along the South line of said Lot 14R-1, being in part, the common North line of said Lot 11R and in part, the common North line of Lots 16 and 17, Block 1 of Towne Center Addition No. 2, a subdivision of record in Cabinet A, Slide 11685 of said Plat Records, the following two (2) courses and distances:

1. N78°36'57"W, a distance of 292.97 feet to an X-cut in concrete found at the common North corner of said Lot 11R and said Lot 16;

2. N85°23'37"W, passing a 1/2-inch iron rod with a yellow plastic cap stamped "LBS 3946" found for the Northerly Northwest corner of said Lot 16, also being the Northeast corner of said Lot 17 at a distance of 68.24 feet, and continuing along said course for a total distance of 411.33 feet to an X-cut in concrete set in the East line of Lot 13R, Block 1, Towne Center Addition No. 2, a subdivision of record in Cabinet A, Slide 9571 of said Plat Records, being the Southwest corner of said Lot 14R-1, also being the Northwest corner of said Lot 17, from which an X-cut in concrete found bears S19°16'59"E, a distance of 0.31 feet;

THENCE, N06°51'15"W, along the West line of said Lot 14R-1, being the common East line of said Lot 13R, a distance of 318.32 feet to an X-cut in concrete found in the South right-of-way line of Ira E. Woods Avenue (State Highway 26, right-of-way varies), being the Northwest corner of said Lot 14R-1, also being the Northeast corner of said Lot 13R;

THENCE, along the South right-of-way line of Ira E. Woods Avenue, being the common North line of said Lot 14R-1, the following two (2) courses and distances:

1. N83°08'45"E, a distance of 231.76 feet to a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set, from which a 1/2-inch iron rod with a red plastic cap stamped "RPLS 1880" bears N11°41'33"W, a distance of 0.69 feet;

2. N86°34'58"E, a distance of 179.06 feet to an X-cut in concrete found, being the Northerly Northeast corner of said Lot 14R-1, also being the Northwest corner of Lot 18, Block 1 of said Towne Center Addition No. 2 (D209156019), from which an X-cut in concrete found bears N86°34'58"E, a distance of 9.63 feet;

THENCE, S06°51'15"E, departing the South right-of-way line of Ira E. Woods Avenue, along the West line of said Lot 18, being the common East line of said Lot 14R-1, a distance of 211.08 feet to an X-cut in concrete found for a re-entrant corner of said Lot 14R-1, being the Southwest corner of said Lot 18;

THENCE, S88°59'48"E, along the South line of said Lot 18, being the common North line of said Lot 14R-1, a distance of 323.81 feet to an X-cut in concrete found in the curving West right-of-way line of William D. Tate Avenue, being the Southeast corner of said Lot 18, also being the Northeast corner of said Lot 14R-1 and hereof;

THENCE, along the curving West right-of-way line of William D. Tate Avenue, being the common East line of said Lot 14R-1, the following three (3) courses and distances:

1. Along a non-tangent curve to the left, having a radius of 1162.06 feet, a chord bearing of S00°15'09"W, a chord length of 16.70 feet, a delta angle of 00°49'23", an arc length of 16.70 feet to an X-cut in concrete set at the point of curvature of a reverse curve to the right;

2. Along said reverse curve to the right, having a radius of 1049.00 feet, a chord bearing of S04°18'58"W, a chord length of 163.71 feet, a delta angle of 08°57'03", an arc length of 163.88 feet to a 1/2 inch iron rod with yellow plastic cap stamped "BURY + PARTNERS" found at the point of curvature of a compound curve to the right;

3. Along said compound curve to the right, having a radius of 1382.40 feet, a chord bearing of S11°31'27"W, a chord length of 51.09 feet, a delta angle of 02°07'03", an arc length of 51.09 feet to the **POINT OF BEGINNING** and containing an area of 4.812 Acres, or (209,622 Square Feet) of land, more or less

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT GRAPEVINE/TATE JOINT VENTURE, does hereby adopt this plat of TOWNE CENTER ADDITION NO. 2, LOTS 14R-1R1 AND 14R-1R2, BLOCK 1, an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City 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 franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

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

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

WITNESS MY HAND this _____ day of _____, 2024.

BY: GRAPEVINE/TATE JOINT VENTURE

1. _____
Signature Printed Name & Title

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of _____

WITNESS MY HAND this _____ day of _____, 2024.

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF TARRANT §

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

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

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

EXECUTED at _____, Texas, this _____ day of _____, 2024.

1. _____
(SIGNATORY)

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public, in and for the State of _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Grapevine, Tarrant County, Texas.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. #6402 _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

FINAL PLAT OF
TOWNE CENTER ADDITION NO. 2
LOTS 14R-1R1 & 14R-1R2, BLOCK 1
4.812 ACRES
ZONING DISTRICT:
"CC", COMMUNITY COMMERCIAL DISTRICT

(BEING A REPLAT OF LOT 14R-1, BLOCK 1, TOWNE CENTER ADDITION NO. 2
RECORDED IN DOCUMENT NO. D209156019, P.R.T.C.T.)
AMBROSE FOSTER SURVEY, ABSTRACT NO. 518
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DATE OF PLAT: OCTOBER 2024
2 LOTS

Table with 2 columns: JOB NUMBER, DATE, REVISION, DRAWN BY. Values include 2406.011-03, 08/30/2024, 09/30/2024, DJJ.



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymore Engineering
Contact: Clay Cristy
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

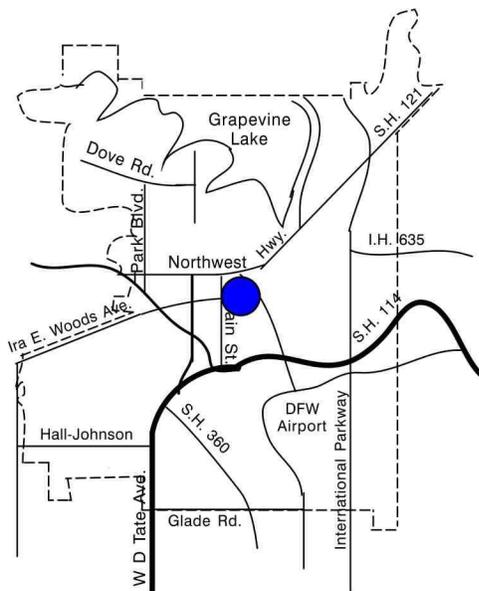
OWNER
Grapevine/Tate Joint Venture
3102 Maple Avenue, Suite: 500
Dallas, Texas 75201
(214) 854-0300

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: OCTOBER 15, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF ZONE
CHANGE APPLICATION Z24-07, PLANNED DEVELOPMENT
OVERLAY APPLICATION PD24-07, AND HISTORIC LANDMARK
DESIGNATION HL24-01; 717 EAST WORTH STREET



APPLICANT: Neal Cooper

PROPERTY LOCATION AND SIZE:

The subject property is located at 717 East Worth Street and is proposed to be platted as Block 109, Lots 12A and 13A, College Heights Addition. The site contains approximately 17,712 square feet (0.407 acre) and has approximately 129 feet of frontage along East Worth Street.

REQUESTED ZONE CHANGE, PLANNED DEVELOPMENT OVERLAY, AND HISTORICAL LANDMARK COMMENTS:

The applicant requests a zone change to rezone 0.407 acre from "R-MF-2", Multifamily District to "R-7.5", Single-Family District to construct two single-family lots and a planned development overlay to deviate from but not limited to minimum lot width and front yard setback requirements from Section 15 of the Comprehensive Zoning Ordinance, No. 82-73. The applicant is also requesting that the subject site be designated as a Historical Landmark sub-district.

The subject property was originally platted in 1921 as two separate lots. The existing apartment complex was later developed in 1963 over the internal lot line of the two lots. The applicant intends to adjust the internal lot line to more evenly divide the two lots and to demolish the existing multi-family apartment complex to build two single-family lots, each measuring approximately 0.203 acres.

Planned Development Overlay:

The applicant is seeking approval of a planned development overlay to deviate from the required minimum lot width of 65-feet and 30-foot required front yard setback. The proposed lots will have a width of 64.73 feet and have a 25-foot front yard setback. The proposed 25-foot front yard setback will be consistent with the existing setback along the north 500 and 600 blocks of East Worth Street. The lots will meet all other requirements in Section 15, "R-7.5", Single Family District.

SECTION	REGULATION	PROPOSED DEVIATION	+/-
15, R-7.5	Front Yard Setback 30-feet	Front Yard Setback 25-feet	-5 feet
15, R-7.5	Lot Width 65-feet	Lot Width 64.73-feet	-0.27 feet

Historic preservation staff is working with a design consultant, Architexas, to create a pattern book that represents the main architectural styles found in the historic township. This pattern book will be used to regulate the improvement, expansion, and infill residential development, replacing the current standards in Appendix G. The proposed changes may require more flexibility within the "R-7.5", "R-12.5", and "R-20", Single-family Districts in terms of lot size, dimensions, and primary and secondary building setbacks to align with the goals of the historic district.

Historic Landmark Sub-district:

The property is situated in the College Heights Addition within the boundary of the Grapevine Historic Township. The College Heights Addition, established in the 1920s, holds historical significance as part of the early development and expansion of the town in the mid-20th century.

PRESENT ZONING AND USE:

The property is currently zoned "R-MF-2", Multi-family District and is developed as the Ticknor Terrace Apartments.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was zoned "R-3", Multi-family Dwelling District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to "R-MF-2", Multi-family District.

- On June 26, 2024, the Historic Preservation Commission (HPC) approved certificate of appropriateness CA24-31 to demolish the existing one-story apartment building, courtyard, and driveway, and redevelop the property into two single-family residential lots with the following conditions:

1. HL24-01 is approved by the HPC,
 2. A zone change and replat is approved by City Council and Planning and Zoning Commission, and
 3. A permit is issued by the Building Services department, and the proposed dwellings follow the historic design guidelines.
- On June 26, 2024, the HPC approved HL24-01 to designate the subject property a Historic Landmark sub-district.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "R-MF-2", Multi-family District – Ticknor Terrace Apartments

SOUTH: "R-7.5", Single-Family District – Grapevine Faith Christian School

EAST: "R-12.5", Single-Family District – D.E. Box Addition; Single-Family Residential lots

WEST: "R-MF-2", Multi-family District – Ticknor Terrace Apartments

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:

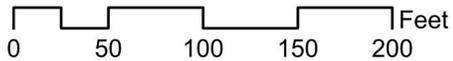
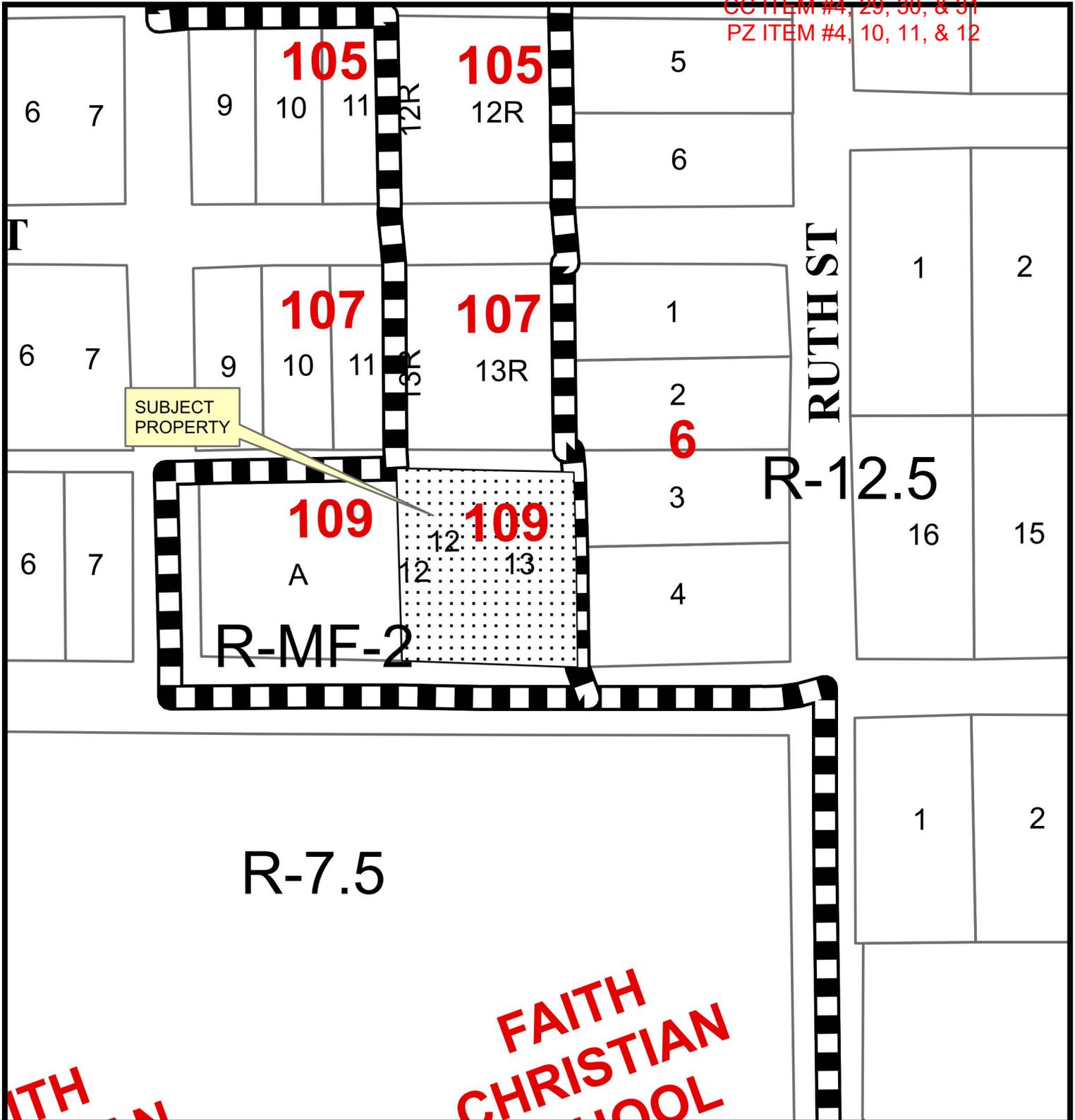
Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as (RL) Residential Low Intensity. The applicant's proposal is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan does not designate East Worth Street.

/ng

CC ITEM #4, 29, 30, & 31
PZ ITEM #4, 10, 11, & 12



Z24-07/ PD24-06/ HL24-01; 717 East Worth Street

Date Prepared: 10/1/2024

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

ZONE CHANGE APPLICATION AND CHECKLIST - Residential

Subject Property Information

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

MAGNOLIA PROJECTS ADDITION

Gross area of parcel (to nearest tenth of acre)

0.40 ACRE

Street frontage & distance to nearest cross street

124.23' 170' TO RUTH ST

Describe the Proposed Use

SINGLE FAMILY RESIDENTIAL

Proposed Zoning

R PD BASED ON R7.5

Existing Zoning

R-MF-2

Future Land Use Designation

SINGLE FAMILY RESIDENTIAL

Subject Property Address

717 E WORTH ST

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 MAGNOLIA PROJECTS LTD / BILL TICKNER

Company _____

Address 844 E WALNUT ST

City GRAPEVINE State TX Zip Code 76051

Phone 817-917-6163 Email _____

RECEIVED
SEP 03 2024

224-07 / PD24-00

ZONE CHANGE APPLICATION AND CHECKLIST - Residential

Project Representation (check one):

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

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

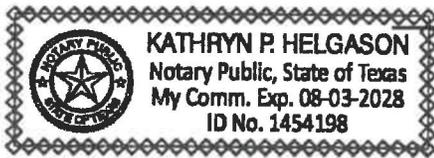
Property Owner's Signature [Signature] Date 8-8-24

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Billie J. Ticknor (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 8th day of August, 2024

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



RECEIVED
SEP 03 2024

224-07 / PD24-04

ZONE CHANGE APPLICATION AND CHECKLIST - Residential

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

I hereby certify that I am the property owner of the property located at (street address) 717 E WORTH ST GRAPEVINE, TX 76051
and platted/legally described as LOTS 12 & 13, BLOCK 109 COLLIER HEIGHTS ADDITION

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

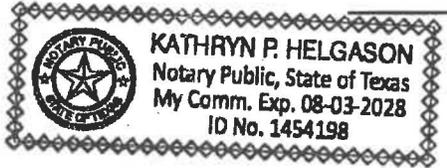
Property Owner's Signature [Signature] Date 8-8-24

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Billie J. Ticknor
(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 8th day of August,
20 24

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



RECEIVED
SEP 03 2024

224-07 / PD24-06

ZONE CHANGE APPLICATION AND CHECKLIST - Residential

Project Representative Information (complete if designated by owner)

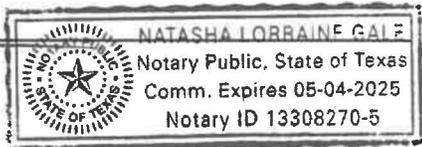
Engineer Purchaser Tenant Preparer Other (specify) _____
Name NEAL COOPER Company TW BARN LLC

Address 404 E WALL ST

City GRAPEVINE State TX Zip Code 76051

Phone 214-435-4502 Email [REDACTED]

Applicant's Signature [Signature] Date _____



STATE OF: Texas
COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared Alan Neal Cooper
(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 12 day of
August, 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: _____

Provide a most recent public information report that includes:

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

RECEIVED
SEP 03 2024

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

224-07 / PD24-06

ZONE CHANGE APPLICATION AND CHECKLIST - Residential

PLATTING VERIFICATION:

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

- AMENDED**
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 717 E WALL ST

Legal description of subject property
LOTS 12+13 Block 109 COLLEGE HEIGHTS ADDITION

Cristin O'Rourke 9/3/24
Public Works Department Date

Z24-07 / PD24-06

RECEIVED
SEP 03 2024

PLANNED DEVELOPMENT OVERLAY APPLICATION
AND SITE PLAN SET CHECKLISTS

Subject Property Information

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

MAGNOLIA PROJECTS ADDITION

Street frontage & distance to nearest cross street

129.3' 170' TO RUTH ST

Proposed Zoning

R-7.5 P.D.

Gross area of parcel (to nearest tenth of acre)

0.40 ACRE

Describe the Proposed Use

SINGLE FAMILY RESIDENTIAL

Existing Zoning

R-MF-2

Future Land Use Designation

SINGLE FAMILY

Subject Property Address

717 E WORTH

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 MAGNOLIA PROJECTS LTD / BILL TICKNER

Company _____

Address 944 E WALNUT ST

City GRAPEVINE State TX Zip Code 76051

Phone 817-917-6163 Email [REDACTED]

RECEIVED

SEP 03 2024

224-07/PD21-010

PLANNED DEVELOPMENT OVERLAY APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

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

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

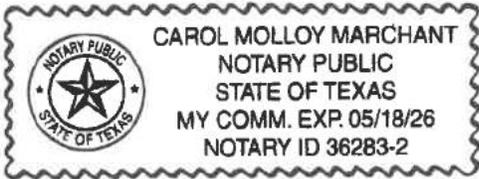
Property Owner's Signature [Signature] Date 9-3-24

STATE OF: Texas
COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 3 day of September, 2024

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



RECEIVED
SEP 03 2024

224-07 / PD24-06
3

PLANNED DEVELOPMENT OVERLAY APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name NEAL COOPER Company TIN BARN LLC

Address 404 E WALL ST

City GRAPEVINE State Tx Zip Code 76051

Phone 214-435-4502 Email [REDACTED]

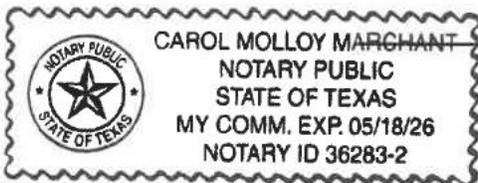
Applicant's Signature [Signature] Date 9/3/2024

STATE OF: Texas

COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Neal Cooper
(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 3 day of
September, 2024



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

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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

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

RECEIVED
SEP 03 2024

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

224-07 / PD24-06

Proposal for the Rezone of 717 E Worth

The purpose of this application is to rezone 717 E Worth St which is currently zoned R-MF-2 and has a multi-unit apartment on the property, back to two Single Family lots facing Worth St that are zoned R-7.5. The zoning will require a PD to accommodate that the lots will be approximately 6" narrow of Section 15 – R7.5 G.4 requirement of a 65' wide lot and will have a front yard setback of 25' instead of the Section 15-R7.5 G.1 requirement of 30'. The lots will comply with Section 15 - R7.5 in all other aspects. The two Single Family lots will have an area of approximately 8850 Square Feet each. These lots were originally two single family lots and had been changed to multi-family in the past. The goal is to restore them back to Single Family lots.

RECEIVED

SEP 03 2024

724-07



A Future With A Past

June 27, 2024

Neal Cooper
Tin Barn LLC
404 East Wall Street
Grapevine, Texas 76051

**RE: HISTORIC PRESERVATION COMMISSION
HISTORIC LANDMARK SUBDISTRICT #HL24-01
717 EAST WORTH STREET, LOTS 12 & 13
GRAPEVINE, TEXAS 76051**

This letter confirms on June 26, 2023 the Historic Preservation Commission approved #HL24-01 Historic Landmark Sub-district for property listed as:

717 East Worth Street, legally described as Block 109, Lots 12 & 13, City of Grapevine, Texas.

Final approval and the ordinance associated with this District must be received from City Council. You will be notified of this public hearing at a later date. A copy of the Historic Preservation Commission meeting minutes will be available after the Chairman has signed the approved minutes at the next scheduled meeting. If you need a copy for your records, please contact me at 817-410-3197 after the next regular meeting of the Historic Preservation Commission.

Thank you,

David Klempin
Historic Preservation Officer

Enclosures

cc: Erica Marohnic, Director of Planning Services
Plans Reviewers
Building Clerks
HL File

wdk

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, JUNE 26, 2024

SUBJECT: HISTORIC LANDMARK OVERLAY #HL24-01
1963 TICKNER RENATAL APARTMENT BUILDING
717 EAST WORTH STREET
GRAPEVINE, TEXAS 76051
MAGNOLIA PROJECTS, LTD, OWNER
NEAL COOPER, TIN BARN CONSTRUCTION COMPANY, APPLICANT

WDL
EM

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve** the proposed Historic Landmark Subdistrict overlay to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for following property addressed as:

717 East Worth Street, legally described as Block 109, Lots 12 & 13, College Heights Addition, City of Grapevine.

BACKGROUND:

On May 31, 2024, Neal Cooper of Tin Barn Construction Company submitted #HL24-01 for a Historic Landmark Overlay application for the property at 717 East Worth Street. The property is located within the College Heights Addition and is within the boundary of the Grapevine Historic Township. The property contains the Tickner Apartment building which was built in 1963 on a slab on grade foundation, containing eight apartments surrounding a central courtyard. The building has a hip and gable roof with wide roof overhangs and is clad in red veneer brick. The building has driveway access from the rear with an asphalt paved roadway. The building is currently deteriorated and the apartment units are not habitable. The building does not lend itself to being adapted to serve as a single family residential structure.

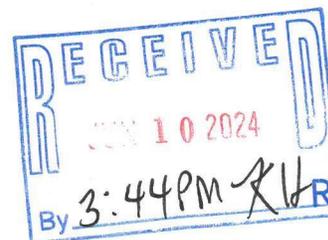
The applicant is requesting to demolish the building and in its place has proposed a two lot development plan to allow for the construction of two period-style homes to follow Design Guidelines established for the property. The alley access way would be incorporated into the length of the two lots, allowing for detached garages at the rear of the lots and accessed from the front of the property from East Worth Street.

Staff recommends approval of the Historic Overlay #HL24-01 to record the history of the property and to allow the Historic Preservation Commission to have input in the future development of the property. A set of the proposed Design Guidelines for the property are attached.

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANTS/AGENT NAME NEAL COOPER
COMPANY NAME TWO BARN LLC
ADDRESS 404 E WALL ST
CITY/STATE/ZIP GRAPEVINE, TX 76051
WORK PHONE 214-435-4502 FAX NUMBER _____
2. APPLICANT'S INTEREST IN SUBJECT PROPERTY _____
AGENT FOR OWNER
3. PROPERTY OWNER(S) NAME MAGNOLIA PROJECTS LTA / BILL TICKNOR
ADDRESS 344 E WALNUT
CITY/STATE/ZIP GRAPEVINE, TX 76051
WORK PHONE 817-917-6163 FAX NUMBER _____
4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION
717 E WORTH ST
LEGAL DESCRIPTION: LOT(S) 12 & 13 BLOCK 109 ADDITION COLLEGE HEIGHTS
SIZE OF SUBJECT PROPERTY .42 ACRES 18,200 SQUARE FEET
METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET
5. PRESENT ZONING CLASSIFICATION R-MF-2
6. PRESENT USE OF PROPERTY MULTI-FAMILY



RECEIVED

JUN 10 2024

7. SIGNATURE TO AUTHORIZE A ZONE CHANGE REQUEST AND PLACING A HISTORICAL LANDMARK SUBDISTRICT REQUEST SIGN ON THE SUBJECT PROPERTY.

THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

APPLICANT (PRINT) NEAL COOPER

APPLICANT SIGNATURE [Signature]

OWNER (PRINT) Billie J. Ticknor

OWNER SIGNATURE [Signature]

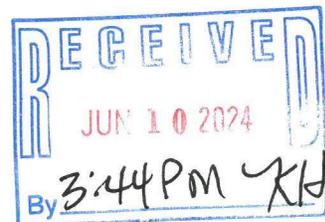
OWNER (PRINT) _____

OWNER SIGNATURE _____

The State of Texas

O:\ZCU\FORMS\APPHIST

www.grapevintexas.com



1/24

RECEIVED

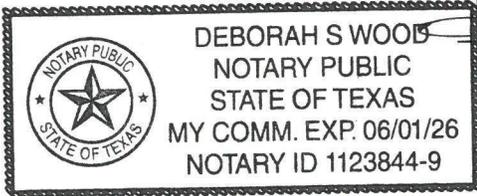
JUN 10 2024

County of Tarrant

Before me Deborah S. Wood on this day personally appeared Neal Cooper known to me (or proved to me on the oath of TEXAS DL (description of identity card or other document) 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 June, A.D. 2024.

SEAL



Deborah S. Wood
Notary Signature

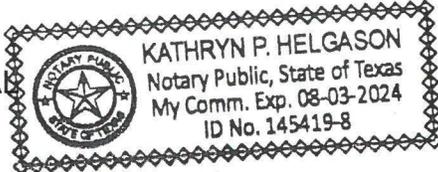
The State of Texas

County of Tarrant

Before me Kathryn P. Helgason on this day personally appeared Billie J. Ticknor known to me (or proved to me on the oath of Texas Driver License (description of identity card or other document) 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 17th day of June, A.D. 2024.

SEAL



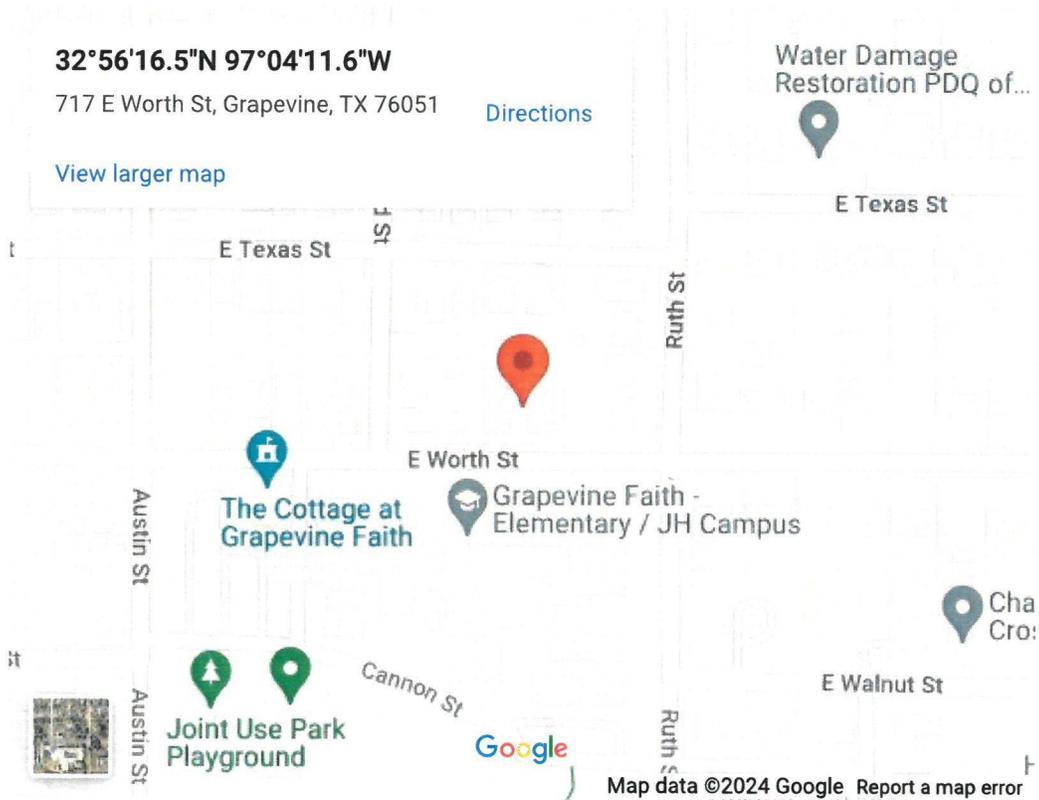
Kathryn P. Helgason
Notary Signature





Account: 00564176
Address: 717 E WORTH ST

Location



This map, content, and location of property is provided by Google Services.

RECEIVED

JUN 03 2024

Address: 717 E WORTH ST
City: GRAPEVINE
Georeference: [7670-109-12](#)
Subdivision: [COLLEGE HEIGHTS ADDITION-GRPVN](#)
Neighborhood Code: [APT-Grapevine/Southlake](#)
Latitude: 32.9379123263
Longitude: -97.0698833235
TAD Map: 2132-460
MAPSCO: TAR-028J

Property Data

Legal Description: COLLEGE HEIGHTS ADDITION-GRPVN Block
109 Lot 12 & 13

Jurisdictions:

- CITY OF GRAPEVINE (011)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- GRAPEVINE-COLLEYVILLE ISD (906)

State Code: BC

Year Built: 1963

Personal Property Account:

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

Site Number: [80308996](#)

Site Name: TICKNOR TERRACE APTS

Site Class: APTIndMtr - Apartment-Individual Meter

Parcels: 6

Primary Building Name: 717 E WORTH ST / 00564176

Primary Building Type: Multi-Family

Gross Building Area⁺⁺⁺: 9,138

Net Leasable Area⁺⁺⁺: 9,138

Percent Complete: 100%

Land Sqft^{*}: 0

Land Acres^{*}: 0.0000

Pool: N

Notice Sent Date: 5/1/2024

Notice Value: \$1,319,436

RECEIVED

JUN 03 2024

Protest Deadline Date: 5/31/2024

CC ITEM #4, 29, 30, & 31
PZ ITEM #4, 10, 11, & 12
11, 21-d

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

Property Documents

Documents

2024 Documents

[Value Notice 2024-05-01](#)

2023 Documents

Show Documents

Owner Information

Current Owner:

MAGNOLIA PROJECTS LTD

Primary Owner Address:

844 E WALNUT ST
GRAPEVINE, TX 76051-6102

Deed Date: 12/29/1995

Deed Volume: 0012273

Deed Page: 0002112

Instrument: 00122730002112

Previous Owners:

Name

TICKNOR TALMADGE

Date

12/31/1900

Instrument

RECEIVED

JUN 03 2024



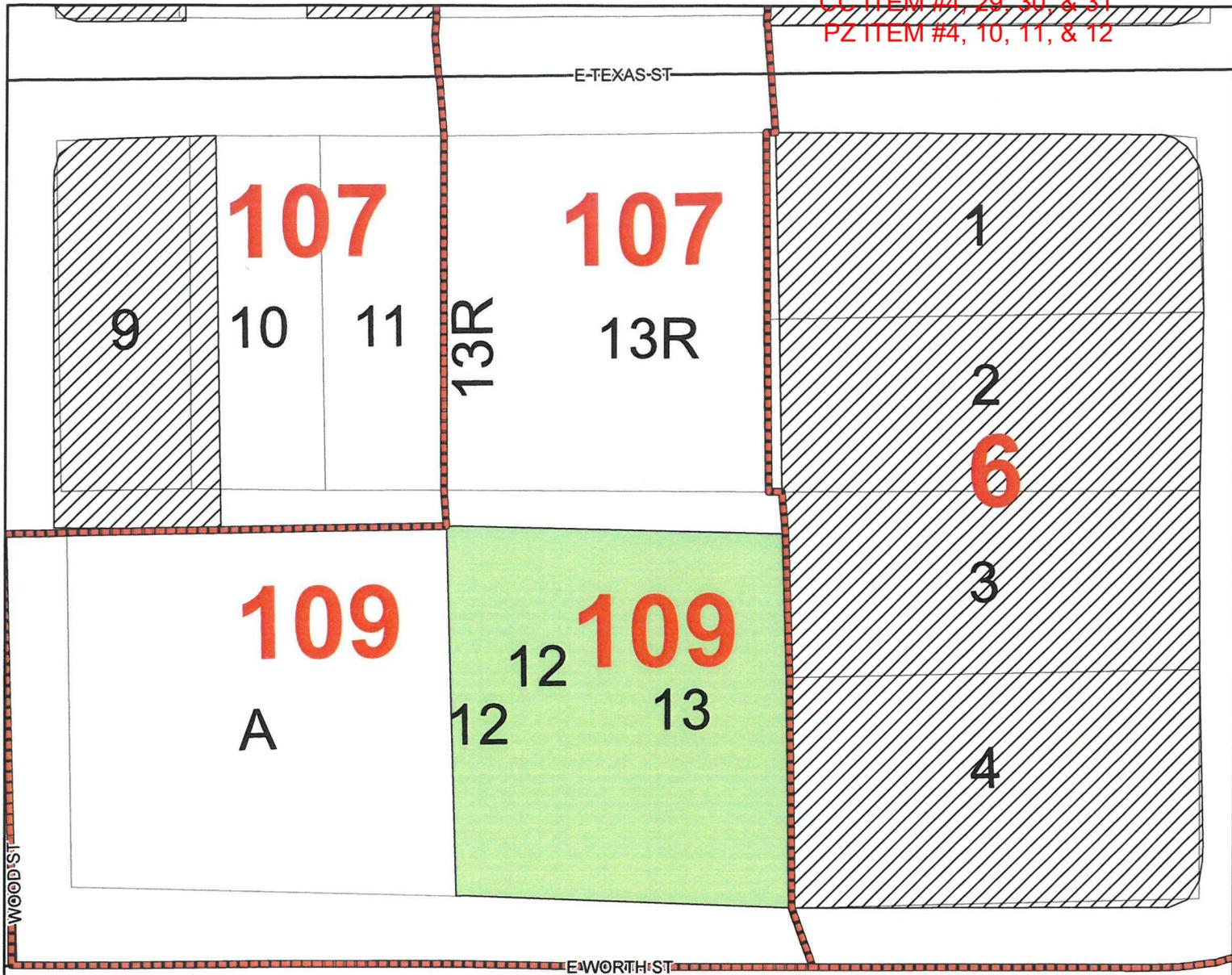
- Zoning
- Parcels
- Grapevine City Limits
- Road Centerlines
- Historic Landmark Subdistricts

#HL24-01 and #CA24-31
717 East Worth Street
 5/31/2024

Copyright nearmap 2015

0 25 50 100
 Feet

1 inch = 60 feet
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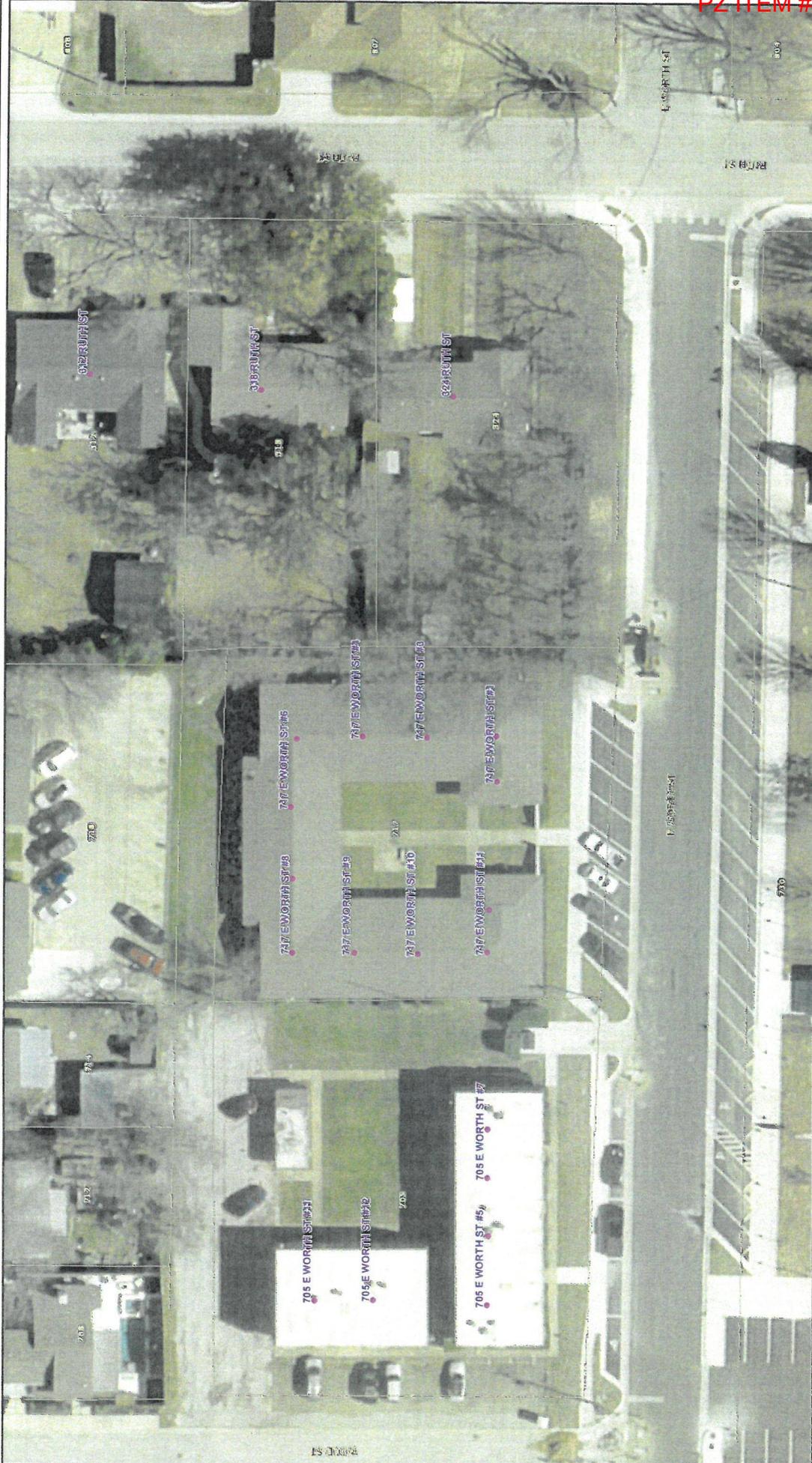
-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

#HL24-01 and #CA24-31
717 East Worth Street
 5/31/2024

0 25 50 100
 Feet
 1 inch = 60 feet
RECEIVED

PW Mapviewer

5/31/2024



0 0 0 0.01 mi

1" = 40'

N

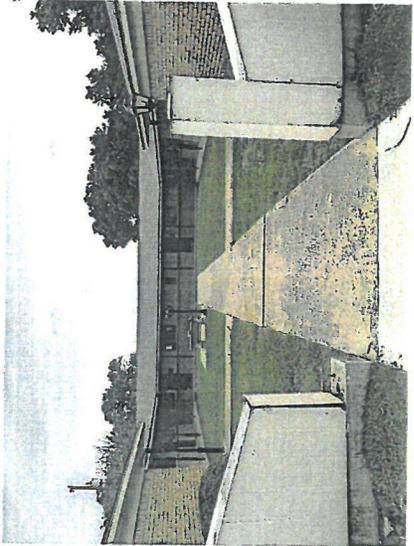
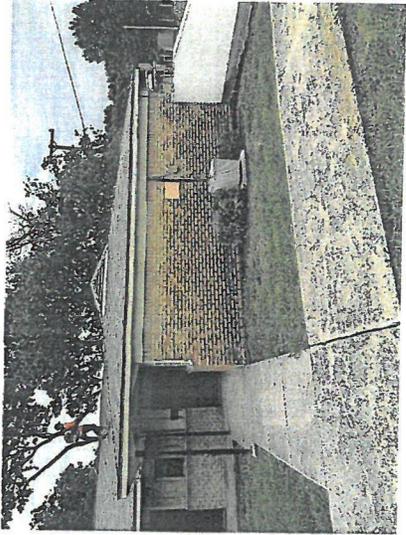
Disclaimer: This product is for informational purposes and may not have been prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

CC ITEM #4, 29, 30 & 31
PZ ITEM #4, 10, 11, & 12

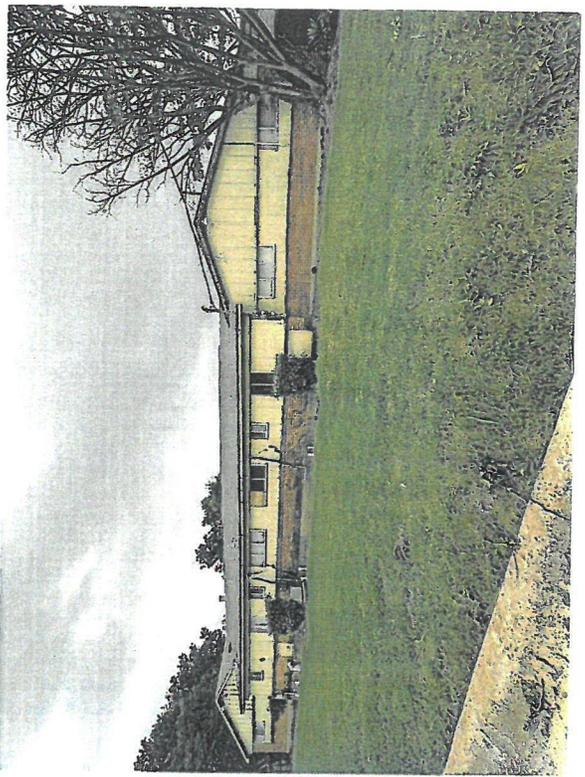
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RECEIVED

JUN 03 2024



Front View

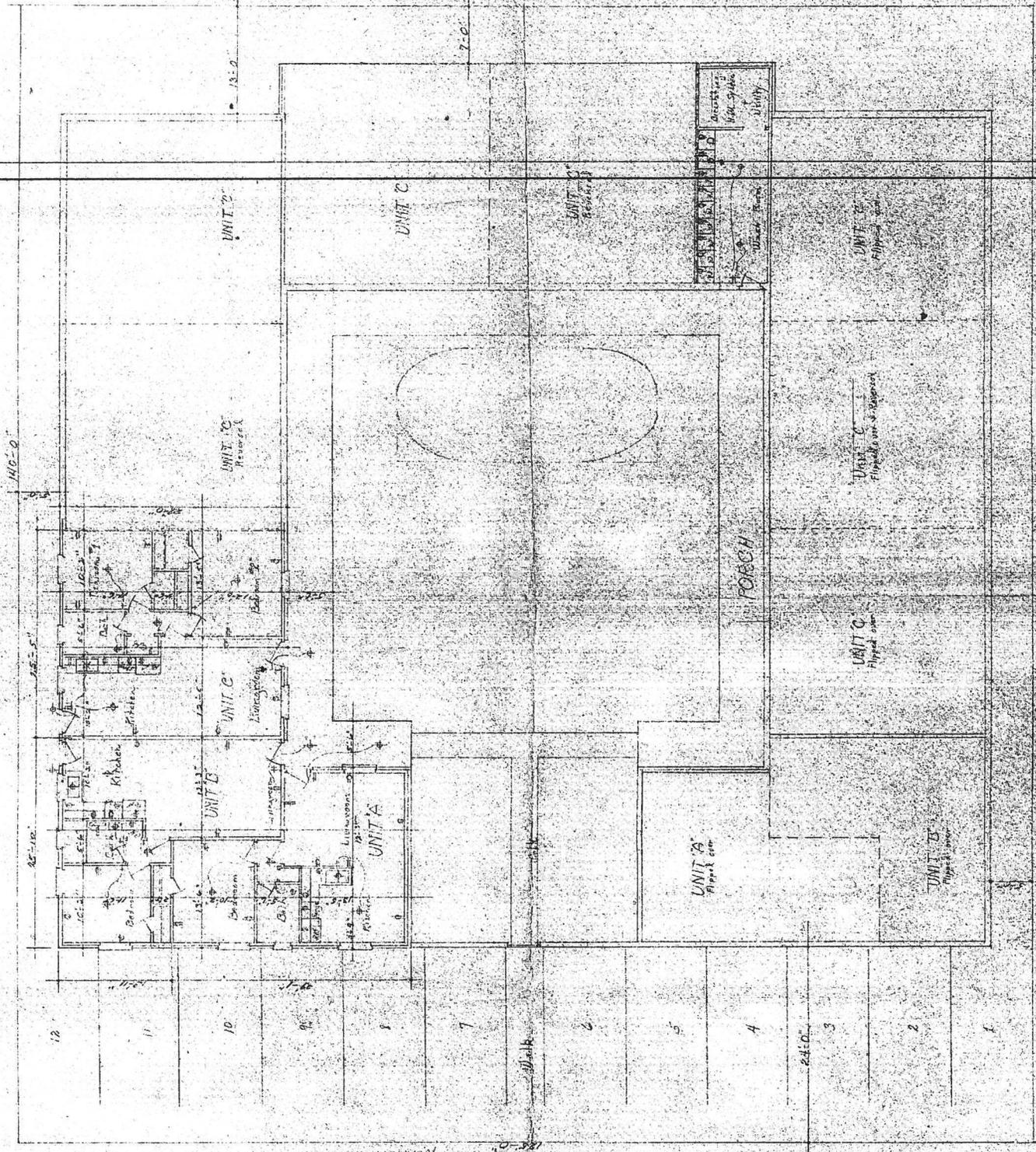


Rear View



East Side View

10-09A29



Support Reserve to C-D as Requested as per Presented to zoning Committee

John P. Stangh

CC ITEM #4, 29, 30, & 31
PZ ITEM #4, 10, 11, & 12
#HL24-0



RECEIVED

JUN 03 2024

**GRAPEVINE HISTORIC PRESERVATION COMMISSION
HISTORIC LANDMARK DESIGNATION FORM**

1. Name

Historic 1963 Tickner Rental Apartment Building
And/or common

2. Location

Address 717 East Worth Street land survey City of Grapevine
Location/neighborhood Block 109, lots 12 & 13, College Heights Addition tract size 18,200 sq. ft.

3. Current zoning

Multi-family

4. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> Agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure		<input type="checkbox"/> work in progress	<input type="checkbox"/> Education	<input checked="" type="checkbox"/> residence
<input type="checkbox"/> site	Accessible		<input type="checkbox"/> Entertainment	<input type="checkbox"/> Religious
	<input checked="" type="checkbox"/> yes: restricted		<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> yes: unrestr.		<input type="checkbox"/> Industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> no		<input type="checkbox"/> Military	<input type="checkbox"/> other

5. Ownership

Current owner: Magnolia Projects, LTD, Bill Tickner phone: 817 917-6163
Address: 844 East Walnut St. city: Grapevine state: TX zip: 76051

6. Form Preparation

Name & title David Klempin organization: City of Grapevine – Historic Preservation Officer
Contact: phone: 817-410-3197

7. Representation on Existing Surveys

Tarrant County Historic Resources National Register of Historic Places
 other _____ Recorded Texas Historic Landmark
 _____ Texas Archaeological Landmark

for office use only

8. Date Rec'd: _____ Survey Verified: Yes No
9. Field Chk date: _____ By: _____
10. Nomination
 Archaeological Structure District
 Site Structure & Site

11. Historic Ownership

original owner Talmadge Tickner

significant later owner(s) Bill Tickner

12. Construction Dates

Original 1963

alterations/additions

13. Architect

original construction Unknown

alterations/additions

14. Site Features

natural

urban design

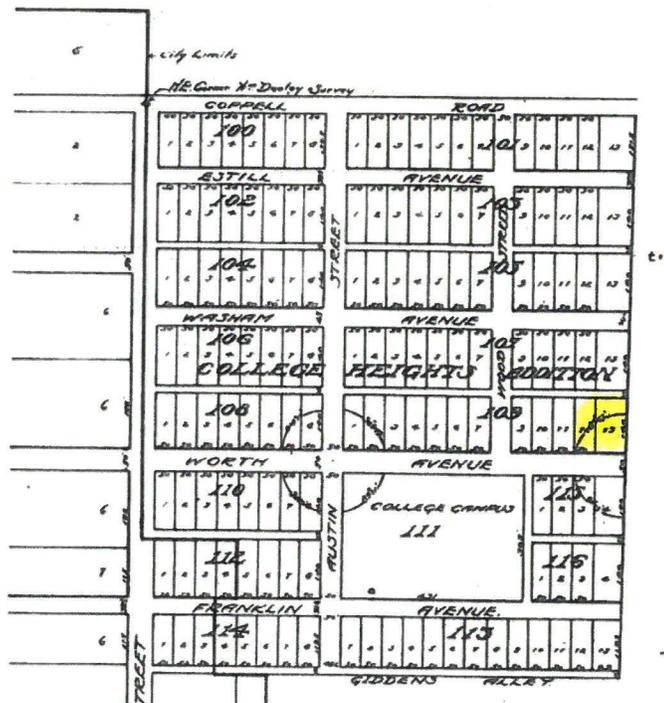
15. Physical Description

Condition
 excellent
 good
 fair

Check One:
 Deteriorated
 Ruins
 Unexposed
 Unaltered
 altered

Check One:
 Original site
 Moved (date: _____)

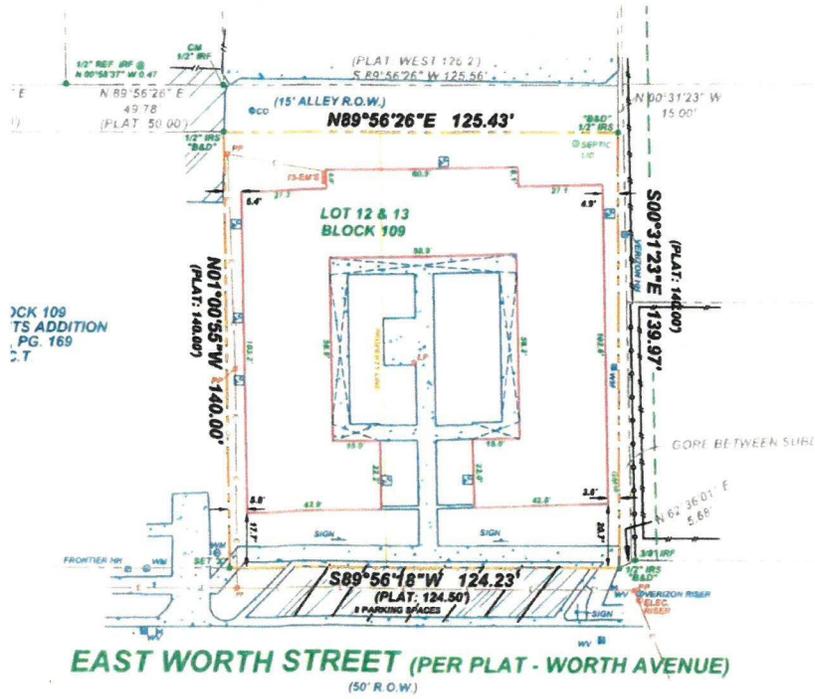
Describe present and original (if known) physical appearance; include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc.). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.



College Height Addition - 1921



Front view



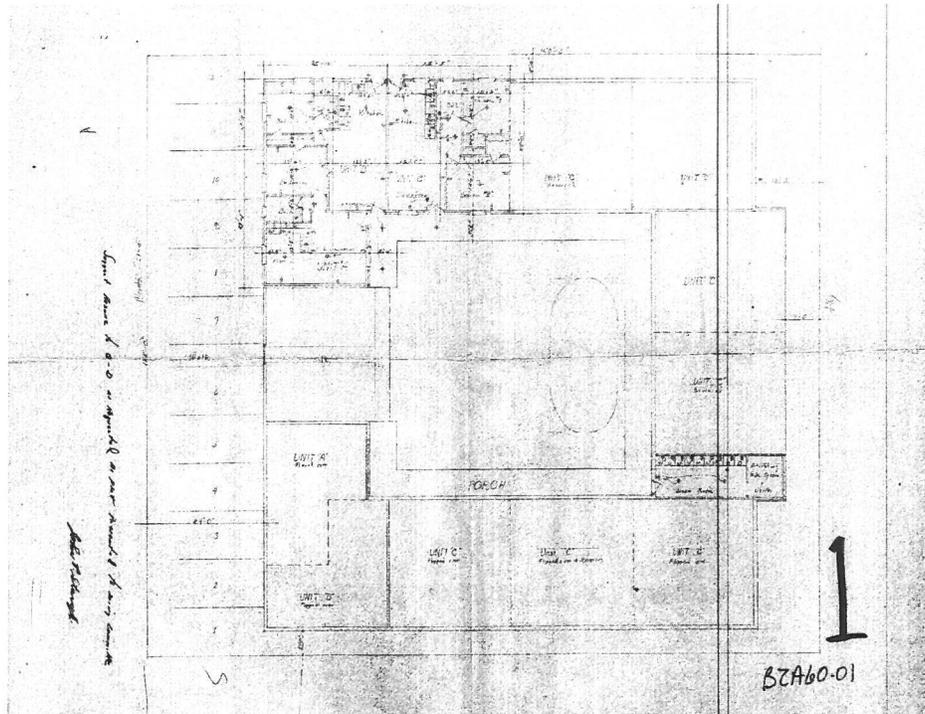
Building Site Plan – Lots 12 & 13



View of the side of the building



View of the west side of the building



Floor Plan of One Story Apartment Building showing detail of Unit A, B and C

The apartment building 717 East Worth Street was built in 1963 and is located on the combined lots 12 & 13 of the 1921 College Heights Addition to the City of Grapevine. The College Heights Addition is a generally cohesive grouping of residential houses, garages, small barns and other outbuildings, originally set in a semi-rural landscape, representing the early twentieth century residential history of Grapevine.

The Post-War minimal traditional style one-story apartment building is symmetrical in design with apartment units arranged around a large central courtyard. The hip and gabled roof creates a smooth appearance to the street and the surrounding homes and buildings of the College Heights Addition. The building was constructed on a slab foundation, with wood stud construction, exterior brick veneer, wood siding and trim and vertical wood siding in the gable ends of the building. The windows on the front of the building are single hung windows with black wood shutters. The windows on the rest of the building are aluminum configured slider window units. Both the original and current roofing material is asphalt shingles.

Inside the building there are three basic apartment unit plan designs: Unit A is a small one bedroom; Unit B is a slightly larger one bedroom and Unit C is a two bedroom unit. The courtyard is surrounded on three sides by a covered loggia walkway leading to each unit. A wood door opens directly from the covered loggia into the living room of each apartment with the kitchen and dining area beyond. A small hallway connects the living area to the hall bath and to the bedrooms. There are small closets in the hall and each bedroom. The interior finishes include manufactured flooring, wood baseboards and trim and wood interior doors. Some apartments have nylon carpeting.



Rear view of the apartment building with three foot high brick veneer wainscoting and vertical wood board and batten siding above and in the gable roof ends



View into the Front Courtyard



Interior of living, dining and kitchen



Interior of typical bathroom



Interior of a typical bedroom with exposed overhead air duct

Historical Significance

Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.

A BZA Zoning case in 1961 allowed for the lots to be combined and the apartment building to be constructed at 717 East Worth Street. The Tickner Family operated the building continuously for many years. They built the building next door at 715 East Worth Street in 1967 and additional apartment buildings on Walnut Street, several blocks southeast of the building. The apartment building has housed many local Grapevine residents through the years.

More recently, structural problems with the foundation on the east side of the building, including separation of the exterior brick veneer and wood siding from the rest of the building and major sewer plumbing issues led to the building being vacant for an extended period of time. The building is in a deteriorated condition.

Proposed plans are for the property to be rezoned back to two, single family zoned lots, lot 12 and 13, and for the construction of two period-style homes following Design Guidelines established for the property.

16. Bibliography

17. Attachments

- District or Site map
- Site Plan
- Photos (historic & current)

- Additional descriptive material
- Footnotes
- Other (_____)

Designation Merit

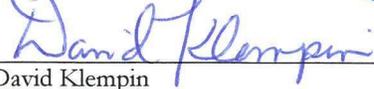
- | | |
|---|--|
| <p>A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Grapevine, State of Texas of the United States. <u> x </u></p> | <p>G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city. <u> </u></p> |
| <p>B. Location as the site of a significant historical event. <u> </u></p> | <p>H. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation. <u> </u></p> |
| <p>C. Identification with a person or persons who significantly contributed to the culture and development of the city. <u> x </u></p> | <p>I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif. <u> x </u></p> |
| <p>D. Exemplification of the cultural, economic, social or historical heritage of the city <u> </u></p> | <p>J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city. <u> x </u></p> |
| <p>E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. <u> </u></p> | <p>K. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value. <u> </u></p> |
| <p>F. Embodiment of distinguishing characteristics of an architectural type or specimen. <u> </u></p> | <p>L. Value as an aspect of community sentiment or public pride. <u> </u></p> |

Recommendation

The Grapevine Township Revitalization Program requests the Grapevine Historic Preservation Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 39, City of Grapevine Comprehensive Zoning Ordinance.

Further, the Grapevine Historic Preservation Commission endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the City of Grapevine Development Services Department.


 Sean Shope, Chair
 Grapevine Historic Preservation Commission


 David Klempin
 Historic Preservation Officer

Erica Marohnic, Director
 Planning Department

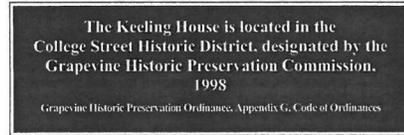
Historical Marker

The Grapevine Historic Preservation Commission and the Grapevine Historical Society have a cooperative marker program for properties that are officially (individually or located within) designated Historic Landmark Sub-districts. Please indicate if you are interested in obtaining one or both markers for your property. There is no fee for either of the markers, however, the Grapevine Historical Society will only fund two (2) of the medallion and text plaque (second option), per year, on a first come, first serve basis.

Check One:

- Yes, I am interested in obtaining a bronze Historic Landmark Plaque for my property from the Historic Preservation Commission. I understand there is no fee for this plaque.
- No, I am not interested in obtaining a marker for my property.
-
- Yes, I am interested in obtaining a bronze Historic Marker (medallion and text plaque) for my property from the Grapevine Historical Society.

Below for office use only



- Historic Preservation Commission's Historic Landmark Plaque.

- Historic Preservation Commission's Historic District Plaque.



- Grapevine Historical Society's Historic Landmark Marker.

Design Guidelines

**717 East Worth Street
Block 109, Lot 12 & 13
College Heights Addition
Grapevine, Texas**

Grapevine Township Revitalization Project, Inc.
City of Grapevine
200 S. Main
Grapevine, Texas 76051

June 26, 2024

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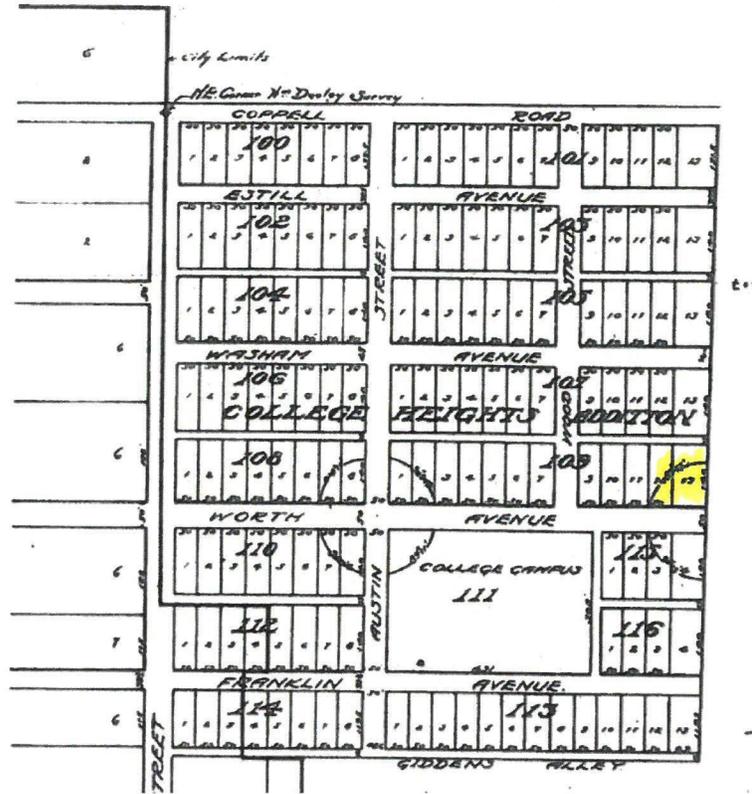
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- Infill
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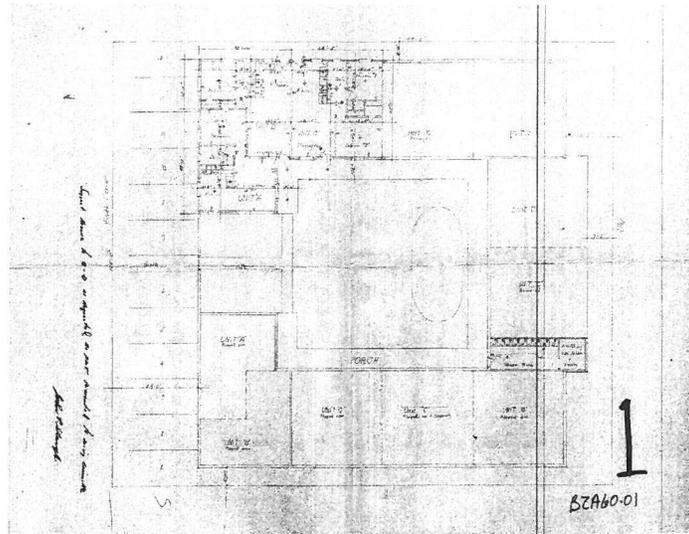
Preface



College Height Addition - 1921



Front View of Apartment Building on Lot 12 & 13, College Heights Addition



Floor Plan of One Story Apartment Building showing detail of Unit A, B and C

The apartment building 717 East Worth Street was built in 1963 and is located on the combined lots 12 & 13 of the 1921 College Heights Addition to the City of Grapevine. The College Heights Addition is a generally cohesive grouping of residential houses, garages, small barns and other outbuildings, originally set in a semi-rural landscape, representing the early twentieth century residential history of Grapevine.

The Post-War minimal traditional style one-story apartment building is symmetrical in design with apartment units arranged around a large central courtyard. The hip and gabled roof creates a smooth appearance to the street and the surrounding homes and buildings of the College Heights Addition. The building was constructed on a slab foundation, with wood stud construction, exterior brick veneer, wood siding and trim and vertical wood siding in the gable ends of the building. The windows on the front of the building are single hung windows with black wood shutters. The windows on the rest of the building are aluminum configured slider window units. Both the original and current roofing material is asphalt shingles.

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Historical Significance

Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.

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More recently, structural problems with the foundation on the east side of the building, including separation of the exterior brick veneer and wood siding from the rest of the building and major sewer plumbing issues led to the building being vacant for an extended period of time. The building is in a deteriorated condition. Proposed plans are for the property to be rezoned back to two, single family zoned lots, lot 12 and 13, and for the construction of two period-style homes following Design Guidelines established for the property.

SITE

Retain the historic relationships between buildings, landscaping features and open space. Avoid rearranging the site by moving or removing buildings and site features, such as walks, drives and fences, that help define the residence's historic value.

SETBACKS

Building setbacks should be consistent with adjacent buildings or with the style of the building. Setbacks are an important ingredient in creating an attractive streetscape. Buildings should be set back to a line that is consistent with their neighbors and land use. For example, a residential setback should retain the setback of adjacent and nearby structures, with landscaping along the street right-of-way.

Residential buildings with a commercial use in residential areas should be set back in a manner consistent with setbacks of neighboring or similar residential structures.

Maintain building orientation pattern, with the front facade facing the street. Maintain spacing patterns between buildings.

DRIVEWAYS, PARKING LOTS AND VACANT SITES

Driveways should be located perpendicular to the street; no circular drives shall be allowed (unless proven with historic documentation) in front or corner side yard, so that the character of the landscaped yard can be reinforced.

New parking lots for commercial uses should not be located adjacent to sidewalks in the district.

Off-street parking lots should not be allowed to interrupt the continuity of landscaped front or corner side yards. This is important to both the preservation of historic character, and to the strengthening of the residential district.

Screen existing parking lots from streets and pedestrian areas in the Historic District. Existing parking lots located adjacent to streets and sidewalks may be screened to the height of car hoods. This will provide a certain level of continuity of the building façade line; it will screen unsightly views; and it will provide a level of security by allowing views to and from the sidewalk.

FENCES

Historically, fences around historic houses defined yards and the boundary around property and gardens. Wood picket fences, wood rail fences and barbed wire or decorative wire fences were the common fence types in Grapevine. Traditionally, picket fences surrounded the front of the house while rail and wire fences surrounded the agricultural portions of the property. Maintain historic fences.

New fences. Simple wood picket fences, wood and wire and wrought iron fences are appropriate. Avoid chain-link fences, privacy fences and concrete block fences for the street sides of property. Wood privacy fences may be allowed when installed in the rear yard and behind the front façade of a property. Utilitarian/privacy fences should not be installed in front of a historic building or beyond the line of the front façade of a historic building.

Replacing fences. If replacement is required due to deterioration, remove only those portions of historic fences that are damaged beyond repair and replace in-kind, matching the original in material, design and placement. If replacement is necessary for non-historic fences, or new fences are proposed, locate and design the fence in such a way that will compliment the historic boundary of the property without concealing the historic character of the property.

SERVICE AND MECHANICAL AREAS

Service and mechanical areas and equipment should be screened from the street and other pedestrian areas.

All garbage and equipment storage areas should be screened from the street.

Mechanical equipment, including satellite dishes, shall not be located in front or corner side yards or should be set back from the edges of roofs, and screened so that they are not visible to pedestrians and do not detract from the historic character of buildings.

BUILDING FABRIC

PRESERVATION

Preserve, stabilize, and restore original building form, ornament and materials.

Any missing or severely deteriorated elements may be replaced with replicas of the original. Ensure that roof, window, porch and cornice treatments are preserved, or when preservation is not possible duplicate the original building element.

When rehabilitating, remove non-historic alterations.

Often, "modern" renovations conceal the original facade details. If not, the original style may be recreated through the use of historic photographs.

Where replication of original elements is not possible, a new design consistent with the original style of the building may be used.

Reconstruction of building elements should reflect the size, scale, material and level of detail of the original design.

Preserve older renovations that have achieved historic significance. Older structures or additions may have, at some time, been renovated with such care and skill that the renovation itself is worthy of preservation. Usually, such renovations may date from before 1940.

EXTERIOR FINISHES

Original wood finishes should be maintained and painted or, when necessary, replaced in kind. Modern synthetic siding materials such as vinyl or metal bear little resemblance to historic siding materials. The application of such modern synthetic materials often involves the removal of original decorative elements such as cornice, corner boards, brackets, window and door trim, etc. New synthetic siding shall not be installed; removal of existing such materials is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original asbestos siding should be maintained and painted, or when necessary, replaced with synthetic siding to match the existing asbestos siding. The removal of asbestos siding over existing

wood siding is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original masonry surfaces should be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting. If the color or texture of replacement brick or stone cannot be matched with existing, painting may be an appropriate treatment.

Paint colors should be complimentary to each other and the overall character of the house. When possible, research the original paint color and finishes of the building's historic period; the right colors respect the historic building.

The Historic Preservation Commission shall adopt, as necessary, a paint palette(s) appropriate to the district's character, which may be proposed and approved through the Minor Exterior Alteration application process. Any colors proposed outside the adopted palette may be reviewed by the Commission in the regular Certificate of Appropriateness process.

WINDOWS

Original window framing and lites (panes of glass) configurations should be preserved and maintained or replaced in kind.

When replacement is necessary, do so within existing historic opening. Replacement of non-original windows should consider the use of historically appropriate wood windows. Use same sash size to avoid filling in or enlarging the original opening. Clear or very slightly tinted window glass may be used. No reflective or heavily tinted glass shall be used.

Should the owner wish to install security bars, they should be installed on the interior of windows and doors.

Storm windows. The use of interior storm windows is encouraged. Storm windows are available which can be installed on the interior of windows. This helps to preserve the exterior historic character of the building.

Should storm windows need to be installed on the exterior of the historic windows, storm windows constructed of wood and configured to match the historic sashes (i.e. one over one sashes) are recommended.

If metal storm windows are installed, paint to blend with surrounding elements.

EMBELLISHMENTS

AWNINGS-CANOPIES

New awnings and canopies should not be installed above windows or doors.

EXTERIOR LIGHTING

Lighting is an important element in residential areas. Fixtures should be consistent with the historic character of the house.

Appropriate incandescent light fixtures to the style of the district should be used.

Avoid exposed lighting of any kind unless part of a historic fixture.

NEW BUILDING CONSTRUCTION

INFILL

The Secretary of the Interior's guidelines for new buildings in historic districts encourage similarity of form and materials, but not actual replication. New construction proposals and the rehabilitation of non-historic buildings will be reviewed based on these Criteria. Judgement will be based on the compatibility of the design within the context of the property's adjacent and nearby historic buildings.

The design of new buildings should have key elements of the building's historic period of significance including massing, scale, fenestration and materials.

Infill buildings should not be absolute reproductions, and appear as clearly contemporary. Only when a previously demolished historic Grapevine building can be accurately replicated may a reproduction be considered.

Infill buildings between historic buildings should be similar in setback, roof form, cornice line and materials, to one of the adjacent buildings. Relate height of new building to the heights of adjacent structures. Avoid new buildings that tower over existing ones.

Horizontal wood siding (novelty, tongue and groove, shiplap or equivalent) and brick are appropriate exterior building finishes for the historic house. Fake brick or stone or gravel aggregate materials shall never be used.

ADDITIONS TO HISTORIC BUILDINGS

Additions to historic buildings should replicate the style of the main building if possible; otherwise they should adhere to the general style with simplified details.

As a minimum, new additions should reflect the massing, roof shape, bay spacing, cornice lines and building materials of the primary structure.

All new wood or metal materials should have a painted finish except on some 20th century buildings where the use of unpainted aluminum or steel was part of the original design and should be maintained.

A new addition should, if at all possible, be located at the rear of the historic building. If this is not possible, the addition may be added to the side if it is recessed at least 18 inches from the historic building facade or a connection is used to separate old from new.

New vertical additions should be set back from primary facades so as not to be readily apparent from the facing street.

When reproducing elements that were originally part of a historic building they should be replicated when evidence of the actual detail has been documented by photographs, drawings, or remaining physical evidence. If no evidence exists, elements typical of the architectural style may be used. Historic photographs can provide information on the original elements of the building.

ORDINANCE NO. 2024-094

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z24-07 PROPOSED TO BE PLATTED AS BLOCK 109, LOTS 12A AND 13A, COLLEGE HEIGHTS ADDITION, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (717 EAST WORTH STREET) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM R-MF-2", MULTIFAMILY DISTRICT TO "R-7.5", SINGLE-FAMILY DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

Section 1. That the City of Grapevine Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, be, and the same is hereby amended and changed by Zoning Application Z24-07 to rezone the following described property to-wit: being a 0.407 acre proposed to be platted as Block 109, Lots 12A and 13A, College Heights Addition, Tarrant County, Texas (717 East Worth Street), more fully and completely described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned "R-MF-2", Multifamily District is hereby changed to "R-7.5", Single-Family District, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of October 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2024-095

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD24-06 TO DEVIATE FROM MINIMUM LOT WIDTH AND FRONT YARD SETBACK REQUIREMENTS, (717 EAST WORTH STREET) 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 PD24-06 to deviate from minimum lot width and front yard setback requirements in Section 15, Subsection G, *Area Regulations* within the following described property, Block 109, Lots 12A and 13A, College Heights Addition (717 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 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 15th day of October, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

Ordinance No. 2024-096

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL24-01 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING THE AREA LEGALLY PLATTED AS BLOCK 109, LOTS 12A AND 13A, COLLEGE HEIGHTS ADDITION (717 EAST WORTH STREET) AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "R-7.5", SINGLE-FAMILY DISTRICT REGULATIONS; PROVIDING FOR THE ADOPTION OF THE 717 EAST WORTH STREET HISTORIC DISTRICT PRESERVATION CRITERIA; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH AN OFFENSE OCCURS OR CONTINUES; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application was made by the Grapevine Historic Preservation Commission requesting a historic landmark subdistrict designation by making application for same with the Planning and Zoning Commission of the City of Grapevine, Texas as required by State statutes and the zoning ordinances of the City of Grapevine, Texas and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas after all legal notices, requirements, conditions and prerequisites having been complied with; and

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

off-street parking facilities, location of ingress and egress points for parking and off-street locating spaces, and protection of public health by surfacing on all parking areas to control dust, effect on the promotion of health and the general welfare, effect on light and air, the effect on the transportation, water sewerage, schools, parks and other facilities; and

WHEREAS, all of the requirements of Section 39 of Appendix "D" of the Code of Ordinances 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;

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

WHEREAS, the City Council of the City of Grapevine, Texas has determined that there is a necessity and need for this historic landmark subdistrict designation 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 historic landmark subdistrict designation 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 designate a historic landmark subdistrict HL22-05 in accordance with Section 39 of Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, in a district zoned "R-7.5", Single-Family District Regulations within the following described property: 717 East Worth Street and platted as Block 109, Lots 12A and 13A, College Heights Addition, more fully and completely described in Exhibit "A", attached hereto and made a part of hereof; and, in addition thereto, the adoption of the 717 East Worth Street Historic District Preservation Guidelines as conditions, regulations and safeguards in connection with the said historic landmark subdistrict, a copy of said criteria being attached hereto and labeled Exhibit "B".

Section 2. That the City Manager is hereby directed to correct the official zoning map of the City of Grapevine, Texas to reflect the “H” zoning designation.

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

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

Section 5. 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 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 15th day of October 2024.

APPROVED:

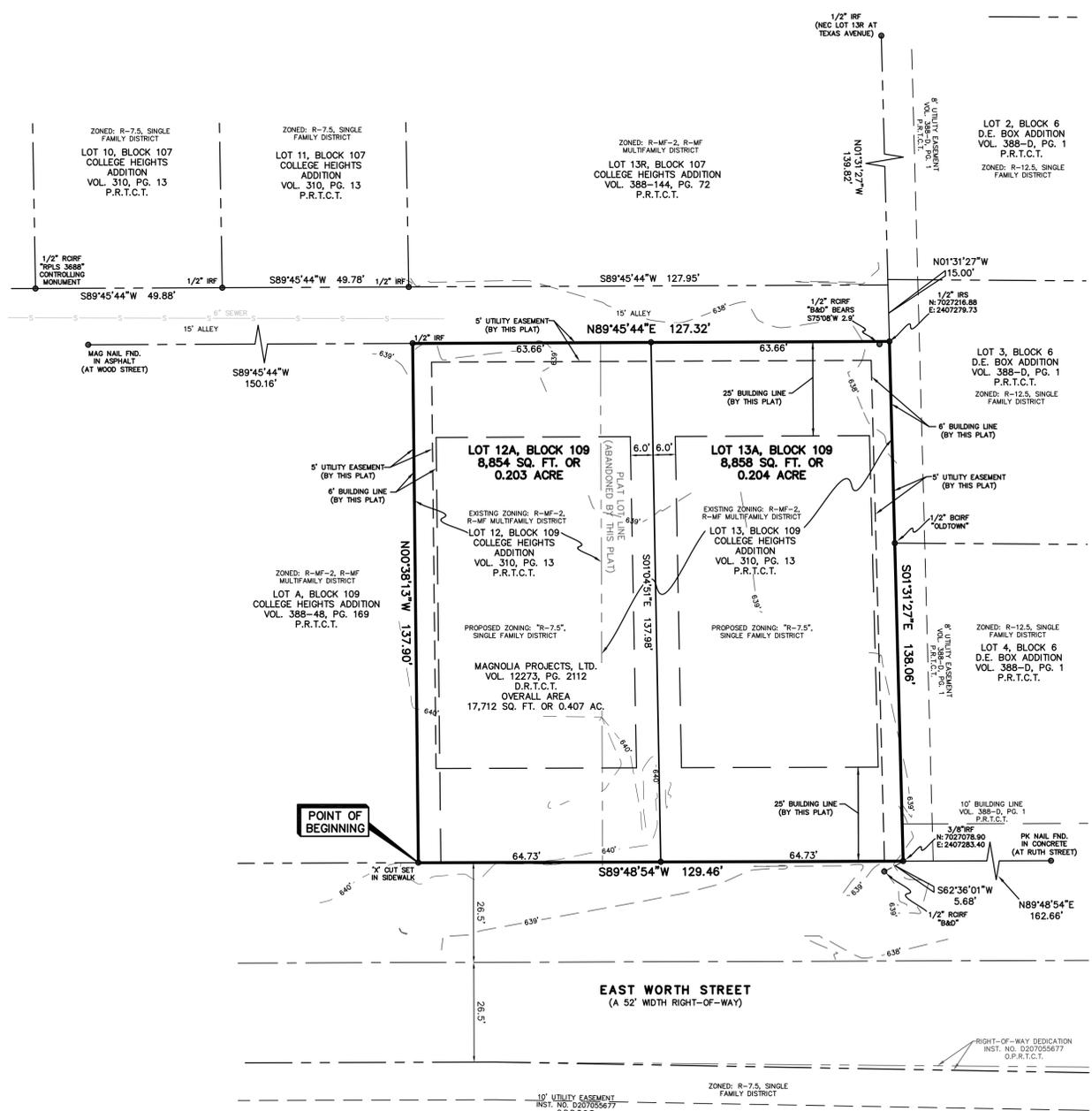
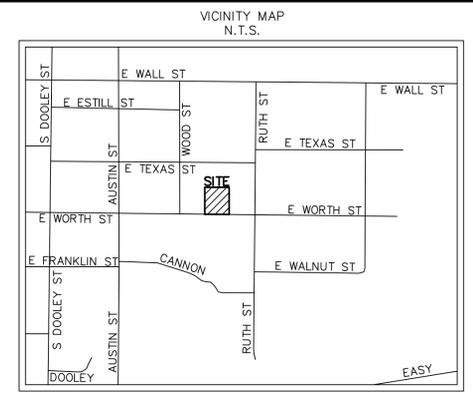
William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney



OWNER'S CERTIFICATE

WHEREAS MAGNOLIA PROJECTS, LTD. is the sole owner of a 0.407 acre tract of land situated in the E. MOORE Survey, Abstract No. 1029, in the City of Grapevine, Tarrant County, Texas, and being all that certain tract of land conveyed to Magnolia Projects, Ltd., a Texas limited partnership, by Warranty Deed with Vendor's Lien recorded in Volume 12273, Page 2112, of the Deed Records of Tarrant County, Texas, and being all of Lots 12 & 13, Block 109, College Heights Addition, an addition to the City of Grapevine, Tarrant County, Texas, recorded in Volume 310, Page 13, Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an 'X' cut set in concrete sidewalk for the southwest corner of said Lot 12, same being the southeast corner of Lot A, Block 109, College Heights Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-48, Page 169, said Plat Records, same being in the north right-of-way line of East Worth Street (a 52 foot right-of-way at this point);

THENCE North 00 deg. 38 min. 13 sec. West, along the common line of said Lot 12, and said Lot A, a distance of 139.70 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 12, same being the northeast corner of said Lot A, same being in the south line of a 15 foot alley, per said College Heights Addition (Vol. 310, Pg. 13);

THENCE North 89 deg. 45 min. 44 sec. East, along the common line of said Lot 12, and said alley, passing the northeast corner of said Lot 12, same being the northwest corner of aforesaid Lot 13, and continuing along the common line of said Lot 13, and said alley, a total distance of 127.32 feet to a 1/2 inch iron rod set with red plastic cap stamped "Peiser & Mankin Surv" for the northeast corner of said Lot 13, same being the southeast corner of said alley, same being in the west line of Lot 3, Block 6, D.E. Box Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-D, Page 1, aforesaid Plat Records;

THENCE South 01 deg. 31 min. 27 sec. East, along the common line of said Lot 13, and said Lot 3, passing a 1/2 inch iron rod found with blue plastic cap stamped "Old Town Surveying" for the southwest corner of said Lot 4, said Block 6, D.E. Box Addition, and continuing along the common line of said Lot 13, and said Lot 4, a total distance of 138.06 feet to a 3/8 inch iron rod found for the southeast corner of said Lot 13, same being the southwest corner of said Lot 4, same being in the north right-of-way line of aforesaid East Worth Street;

THENCE South 89 deg. 48 min. 54 sec. West, along the common line of said Lot 13, and said East Worth Street, passing the southwest corner of said Lot 13, same being the southeast corner of aforesaid Lot 12, and continuing along the common line of said Lot 12, and said East Worth Street, a total distance of 129.46 feet to the POINT OF BEGINNING and containing 17,712 square feet or 0.407 acre of computed land.

NOTES:

1. IRF - Iron Rod Found
2. RCIRF - Iron Rod Found with red plastic cap
3. BCIRF - Iron Rod Found with blue plastic cap
4. Bearings of lines shown herein refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
5. Total Platted Area = 17,712 SQ. FT. OR 0.407 AC.
Right of Way Dedication = 0 SQ. FT.
Easement Dedication = 0 SQ. FT. OR 0 AC.
Net Platted Area = 17,712 SQ. FT. OR 0.407 AC.
6. Coordinates shown herein are grid coordinates, and can be converted to ground coordinates and distances by applying an average Combination Factor of 1.0001516419.
7. P.R.T.C.T. - Plat Records, Tarrant County, Texas
8. D.R.T.C.T. - Deed Records, Tarrant County, Texas
9. O.P.R.T.C.T. - Official Public Records, Tarrant County, Texas

SECTION	REGULATION	PROPOSED DEVIATION	EXPLANATION
15	FRONT YARD SETBACK 30- FEET	FRONT YARD SETBACK 25- FEET	TO ALIGN WITH 500 AND 600 BLOCKS OF NORTH SIDE OF WORTH STREET.
15	LOT WIDTH 65- FEET	LOT WIDTH 64.73- FEET	LOT WIDTH ERRORS DUE TO ORIGINAL SURVEYING.

The purpose of Z24-07/ PD24-06 is to rezone 0.407 acre from "R-MF-2", Multifamily District to "R-7.5", Single-Family District to construct two single-family lots. The planned development overlay is to deviate from but not limited to minimum lot width and front yard setback requirements.

Case Name: 717 East Worth Street
Case Number: Z24-07
0.407 Acres out of the E. Moore Survey, Abstract No. 1029

Mayor _____ Secretary _____

Date: _____

Planning and Zoning Commission

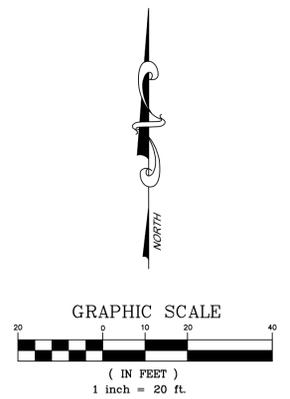
Chairman _____ Date _____

Sheet Number: 1 of 3

Approval does not authorize any work in conflict with any codes or ordinances.
Planning Services Department

ZONING EXHIBIT
LOTS 12A & 13A, BLOCK 109
COLLEGE HEIGHTS ADDITION
BEING IN THE E. MOORE SURVEY, ABSTRACT NO. 1029, IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
BEING AN AMENDMENT OF LOTS 12 & 13, BLOCK 109, COLLEGE HEIGHTS ADDITION
ACREAGE=0.407
2 LOTS
EXISTING ZONING: R-MF-2, R-MF MULTIFAMILY DISTRICT
PROPOSED ZONING: R-7.5, SINGLE FAMILY DISTRICT
JULY 2024

JOB NO.: 24-0602		1612 HART STREET SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		1
DATE: 09/03/2024					OF
FIELD DATE: 08/22/2024	SCALE: 1" = 20'				1
FIELD: J.W.					
DRAWN: J.M.N.					
CHECKED: T.R.M.	tman@peisersurveying.com	FIRM No. 100999-00	Member Since 1977		



LINETYPE TABLE

—	BOUNDARY LINE
- - -	ADJOINER LINE
— · — ·	CONTOUR LINE
- - - S - - -	SEWER LINE
- · - ·	EASEMENT LINE
— · — ·	BUILDING LINE
- - -	STREET CENTERLINE

OWNER:
MAGNOLIA PROJECTS, LTD.
811 LAMAR STREET
SUITE 300
FORT WORTH, TEXAS 76102
CONTACT: BILL TICKNOR, OWNER

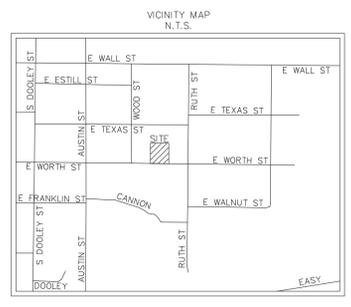


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Buchanan Design Studio
 311 S. Oak St.
 Roanoke TX, 76262
 817-674-7020
 www.buchanandesignstudio.com

Drawings and Specifications as instruments of service are and shall remain the property of the Buchanan Design Studio. This plan is to be used only for the lot and subdivision indicated on this plan, except by agreement in writing and appropriate compensation to Buchanan Design Studio.

The General Contractor is responsible for confirming and correlating dimensions at the job site. Buchanan Design Studio will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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CASE NUMBER: Z24-07/PD24-06 NAME: 717 EAST WORTH STREET ADDRESS: 717 EAST WORTH STREET CURRENT/PROPOSED LEGAL DESCRIPTION: LOTS 12A & 13A, BLOCK 109, COLLEGE HEIGHTS ADDITION			
SECTION	REGULATION	PROPOSED DEVIATION	EXPLANATION
15	FRONT YARD SETBACK 30-FEET	FRONT YARD SETBACK 25- FEET	TO ALIGN WITH 500 AND 600 BLOCKS OF NORTH SIDE OF EAST WORTH ST.
15	LOT WIDTH 65- FEET	LOT WIDTH 64.73- FEET	LOT WIDTH ERRORS DUE TO ORIGINAL SURVEYING

THE PURPOSE OF Z24-07/PD24-06 IS TO REZONE 0.407 ACRE FROM "R-MF-2" MULTIFAMILY DISTRICT TO "R-7.5" SINGLE FAMILY DISTRICT TO CONSTRUCT TWO SINGLE FAMILY LOTS. THE PLAN DEVELOPMENT OVERLAY IS TO DEVIATE FROM BUT NOT LIMITED TO MINIMUM LOT WIDTH AND FRONT YARD SET BACK REQUIREMENTS.

CASE NAME: 717 EAST WORTH ST.
 CASE NUMBER: Z24-07/PD24-06
 LOCATION: 717 EAST WORTH ST.

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

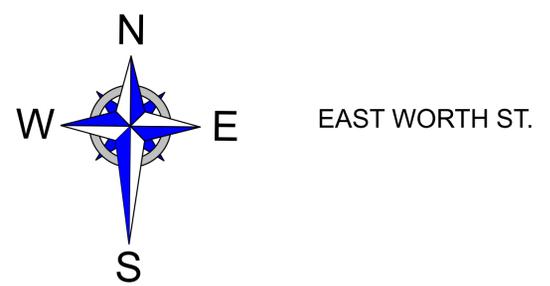
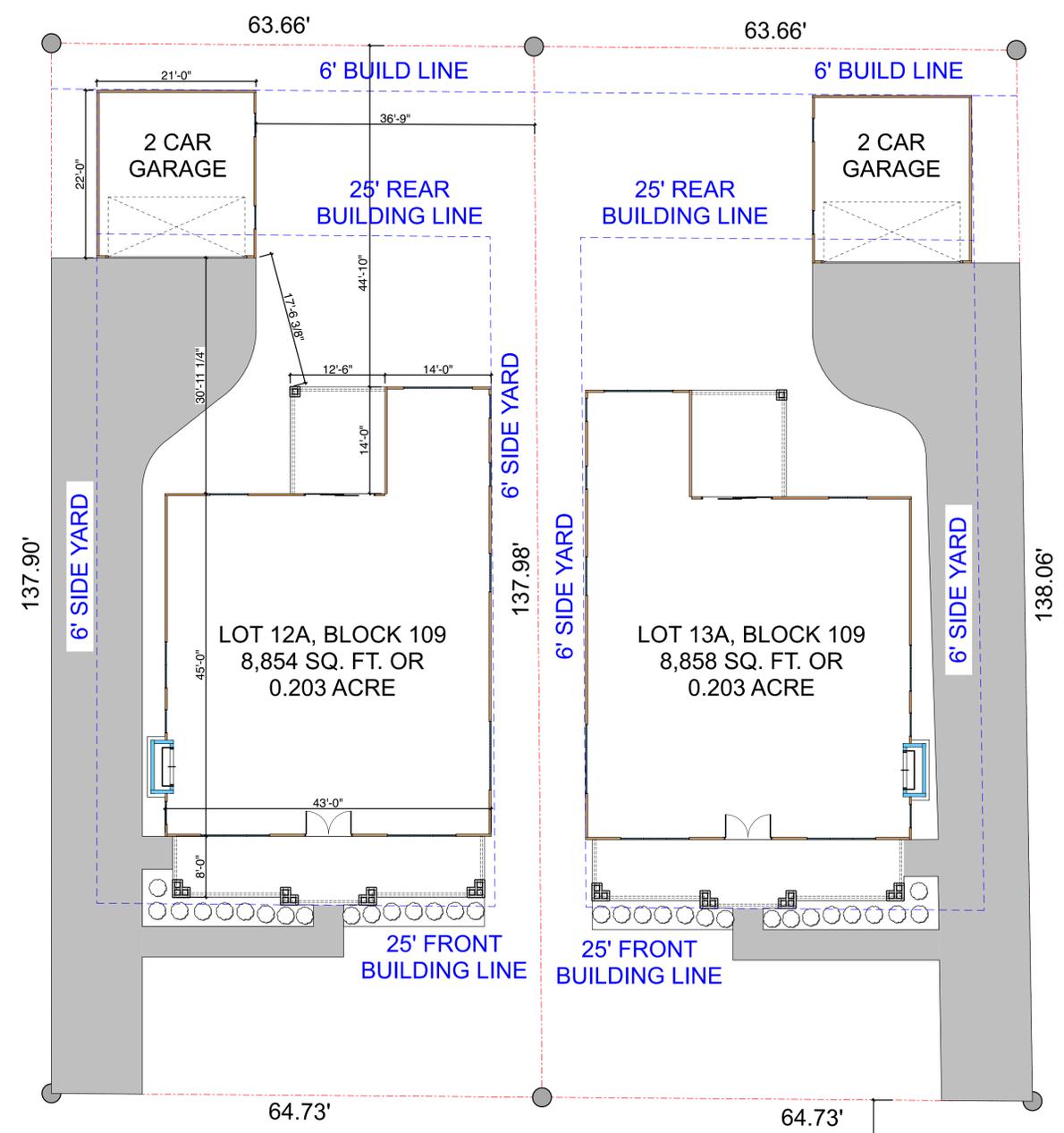
SHEET: 2 OF 3

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

PLANNING SERVICES DEPARTMENT

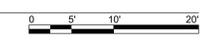
SITE PLAN
 for
717 EAST WORTH ST.
LOTS 12A,13A - BLOCK 109, COLLEGE HEIGHTS ADDITION
 E. MOORE SURVEY ABSTRACT NO.1029
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 17,712 SQ. FT. OR 0.407 ACRE
 ZONE: "R-7.5/PD" SINGLE FAMILY LINE DISTRICT
 DATE OF PREPARATION: SEPTEMBER 2024

Item	Required	Provided
General Site data		
Zoning (from zoning map)	R-7.5	R-7.5
Land Use (from Zoning Ordinance; include all applicable uses)	Single Family	Single Family
Total Lot Area (square feet and acres)	7,500 SQ FT	8,856 SQ FT
First Floor-Building Footprint Area (square feet)		3148
Second Floor-Building Footprint Area (square feet)		1935
Accessory Structure	N/A	0
Total Building Area (square feet)	MIN. 1,200 SQ FT	4066
Building Height (feet# stories) house/accessory building	35-feet/2 Stories	31'-0"
Floor Area Ratio (Ratio x:xx:1)	0.40 or 40%	0.36
Area Regulations		
Front Yard	35 FT/50% impervious min.	25 FT
Rear Yard	25 FT min.	25 FT
Side Yard	6 FT min.	6 FT
Lot Width	65 FT min.	64.73 FT
Lot Depth	100 FT min.	138 FT
Distance Between Buildings	10 FT min.	17 FT
Impervious Area		
Building Footprint Area (square feet)	1200 SQFT min	3148
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	SQFT/60%	1780
Other Impervious Area	SQFT/SQFT	0
Total Open Space (square feet and percentage)	3542 SQFT/40% MIN	3928 SQFT/44%
Total Impervious Area (square feet and percentage)	5314 SQFT/ 60 MAX	4928 SQFT/56%



1
A002

Site Plan
 SCALE: 1" = 10'

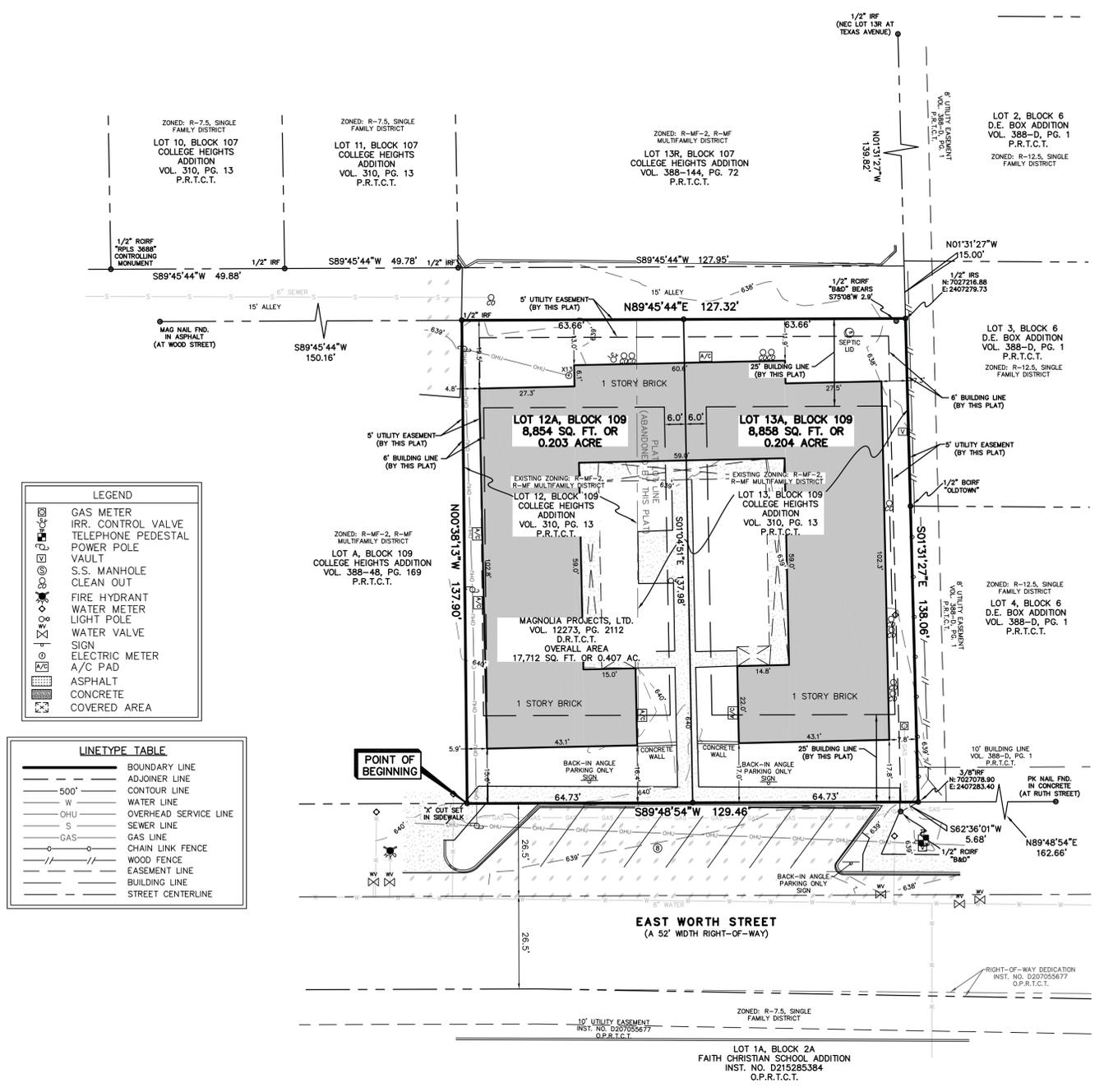
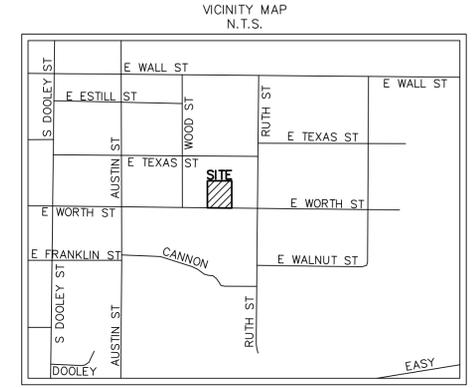


Magnolia Projects Limited
717 E. Worth St. Grapevine TX
76051

Revisions

Survey

A002



LEGEND	
[Symbol]	GAS METER
[Symbol]	IRR. CONTROL VALVE
[Symbol]	TELEPHONE PEDESTAL
[Symbol]	POWER POLE
[Symbol]	VAULT
[Symbol]	S.S. MANHOLE
[Symbol]	CLEAN OUT
[Symbol]	FIRE HYDRANT
[Symbol]	WATER METER
[Symbol]	LIGHT POLE
[Symbol]	WATER VALVE
[Symbol]	SIGN
[Symbol]	ELECTRIC METER
[Symbol]	A/C PAD
[Symbol]	ASPHALT
[Symbol]	CONCRETE
[Symbol]	COVERED AREA

LINE TYPE TABLE	
[Line Style]	BOUNDARY LINE
[Line Style]	ADJOINER LINE
[Line Style]	500' CONTOUR LINE
[Line Style]	WATER LINE
[Line Style]	OHU OVERHEAD SERVICE LINE
[Line Style]	S SEWER LINE
[Line Style]	GAS LINE
[Line Style]	CHAIN LINK FENCE
[Line Style]	WOOD FENCE
[Line Style]	EASEMENT LINE
[Line Style]	BUILDING LINE
[Line Style]	STREET CENTERLINE

**ALL IMPROVEMENTS
TO BE REMOVED**

The purpose of Z24-07/ PD24-06 is to rezone 0.407 acre from "R-MF-2", Multifamily District to "R-7.5", Single-Family District to construct two single-family lots. The planned development overlay is to deviate from but not limited to minimum lot width and front yard setback requirements.

Case Name: 717 East Worth Street
Case Number: Z24-07
0.407 Acres out of the E. Moore Survey, Abstract No. 1029

Mayor _____ Secretary _____

Date: _____

Planning and Zoning Commission

Chairman _____ Date _____

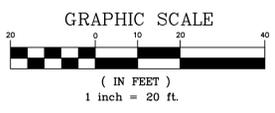
Sheet Number: 3 of 3

Approval does not authorize any work in conflict with any codes or ordinances.
Planning Services Department

OWNER:
MAGNOLIA PROJECTS, LTD.
811 LAMAR STREET
SUITE 300
FORT WORTH, TEXAS 76102
CONTACT: BILL TICKNOR, OWNER

EXISTING CONDITIONS
PROPOSED LOTS 12A & 13A, BLOCK 109
COLLEGE HEIGHTS ADDITION
BEING IN THE E. MOORE SURVEY, ABSTRACT NO. 1029, IN
THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
BEING A REPLAT OF LOTS 12 & 13, BLOCK 109,
COLLEGE HEIGHTS ADDITION
ACREAGE=0.407
2 LOTS
EXISTING ZONING: R-MF-2, R-MF MULTIFAMILY DISTRICT
PROPOSED ZONING: R-7.5, SINGLE FAMILY DISTRICT
JULY 2024

JOB NO.: 24-0602	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
DATE: 7/3/2024	1612 HART STREET SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	1
FIELD DATE: 6/20/2024	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
SCALE: 1" = 20'	1	1
FIELD: J.W.	1	1
DRAWN: J.M.N.	1	1
CHECKED: T.R.M.	1	1



OWNER'S CERTIFICATE

WHEREAS MAGNOLIA PROJECTS, LTD. is the sole owner of a 0.407 acre tract of land situated in the E. MOORE Survey, Abstract No. 1029, in the City of Grapevine, Tarrant County, Texas, and being all that certain tract of land conveyed to Magnolia Projects, Ltd., a Texas limited partnership, by Warranty Deed with Vendor's Lien recorded in Volume 12273, Page 2112, of the Deed Records of Tarrant County, Texas, and being all of Lots 12 & 13, Block 109, College Heights Addition, an addition to the City of Grapevine, Tarrant County, Texas, recorded in Volume 310, Page 13, Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an 'X' out set in concrete sidewalk for the southwest corner of said Lot 12, same being the southeast corner of Lot A, Block 109, College Heights Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-48, Page 169, said Plat Records, same being in the north right-of-way line of East Worth Street (a 52 foot right-of-way at this point);

THENCE North 00 deg. 38 min. 13 sec. West, along the common line of said Lot 12, and said Lot A, a distance of 139.70 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 12, same being the northeast corner of said Lot A, same being in the south line of a 15 foot alley, per said College Heights Addition (Vol. 310, Pg. 13);

THENCE North 89 deg. 45 min. 44 sec. East, along the common line of said Lot 12, and said alley, passing the northeast corner of said Lot 12, same being the northwest corner of aforesaid Lot 13, and continuing along the common line of said Lot 13, and said alley, a total distance of 127.32 feet to a 1/2 inch iron rod set with red plastic cap stamped "Peiser & Mankin Surv" for the northeast corner of said Lot 13, same being the southeast corner of said alley, same being in the west line of Lot 3, Block 6, D.E. Box Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-D, Page 1, aforesaid Plat Records;

THENCE South 01 deg. 31 min. 27 sec. East, along the common line of said Lot 13, and said Lot 3, passing a 1/2 inch iron rod found with blue plastic cap stamped "Old Town Surveying" for the southwest corner of said Lot 3, same being the northwest corner of Lot 4, said Block 6, D.E. Box Addition, and continuing along the common line of said Lot 13, and said Lot 4, a total distance of 138.06 feet to a 3/8 inch iron rod found for the southeast corner of said Lot 13, same being the southwest corner of said Lot 4, same being in the north right-of-way line of aforesaid East Worth Street;

THENCE South 89 deg. 48 min. 54 sec. West, along the common line of said Lot 13, and said East Worth Street, passing the southwest corner of said Lot 13, same being the southeast corner of aforesaid Lot 12, and continuing along the common line of said Lot 12, and said East Worth Street, a total distance of 129.46 feet to the POINT OF BEGINNING and containing 17,712 square feet or 0.407 acre of computed land.

NOTES:

1. IRF - Iron Rod Found
2. RCIRF - Iron Rod Found with red plastic cap
3. BCIRF - Iron Rod Found with blue plastic cap
4. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
5. Total Platted Area = 17,712 SQ. FT. OR 0.407 AC.
Right of Way Dedication = 0 SQ. FT. OR 0 AC.
Easement Dedication = 0 SQ. FT. OR 0 AC.
Net Platted Area = 17,712 SQ. FT. OR 0.407 AC.
6. Coordinates shown hereon are grid coordinates, and can be converted to ground coordinates and distances by applying an average Combination Factor of 1.0001516419.
7. P.R.T.C.T. - Plat Records, Tarrant County, Texas
8. D.R.T.C.T. - Deed Records, Tarrant County, Texas
9. O.P.R.T.C.T. - Official Public Records, Tarrant County, Texas
10. Basis of Elevations: Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.

FLOOD CERTIFICATE

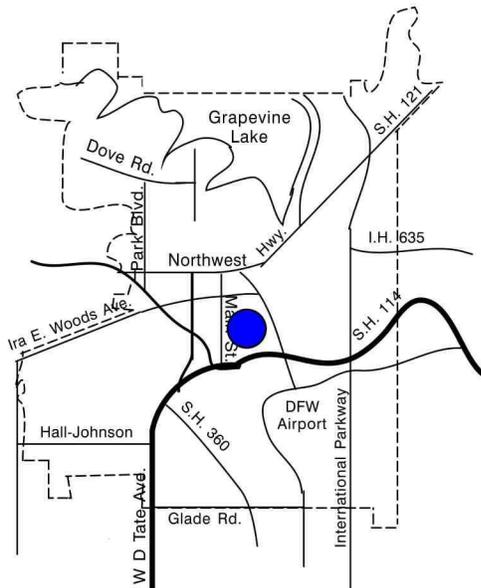
As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/25/09 Community Panel No. 48439C0105K subject lot is located in Zone 'X', if this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

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

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

MEETING DATE: OCTOBER 15, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF ZONE
CHANGE APPLICATION Z24-08; 416 EAST COLLEGE STREET



APPLICANT: Jason Kilpatrick – Ridinger Associates, Inc.

PROPERTY LOCATION AND SIZE:

The subject property is located at 416 East College Street and is proposed to be platted as Block 1, Lots 1-4, Grapevine College Heritage Addition. The site contains approximately 57,256 square feet (1.314 acres) and has approximately 291 feet of frontage along East College Street.

REQUESTED ZONE CHANGE COMMENTS:

The applicant requests a zone change to rezone 1.314 acres from “GV”, Grapevine Vintage District to “R-7.5”, Single-Family District to construct four single-family homes.

The applicant intends to develop four single-family residential lots. The proposed four lots are the northern portion of the 78,385 square foot (1.8 acre) lot formerly La Buena Vida Vineyards with frontage along East College Street. The southern portion (proposed lot 5) will be left for future commercial development and retain its “GV”, Grapevine Vintage District zoning. All four lots will meet minimum lot, block, and dimensional requirements of the “R-7.5”, Single-Family District.

PRESENT ZONING AND USE:

The property is currently zoned “GV”, Grapevine Vintage District and vacant. Formerly La Buena Vida Vineyards.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was zoned "R-3", Multi-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.

- On August 9, 1993, the Historic Preservation Commission (HPC) approved HL93-01 (Ord. 1993-058) to designate the subject property a Historic Landmark sub-district.
- On October 18, 1994, City Council approved Z94-12 (Ord. 1994-91) to rezone 1.8 acres from "R-7.5", Single-Family District to "GV", Grapevine Vintage District and CU94-29 (Ord. 1994-92) to allow on and off premise consumption of alcoholic beverages (wine only) in conjunction with a wine tasting facility.
- On November 14, 1994, Building Board of Appeal approved BBA94-12 a variance for a brick and wrought iron fence exceeding 3-feet in height and less than 50% visibility in the established front yard.
- On August 9, 2006, the HPC approved certificate of appropriateness CA06-57 to replace and repair trellis on existing structure, replace and repair concrete sidewalk, and refurbish one fountain and add a new patio fountain.
- On March 28, 2007, the HPC approved certificate of appropriateness CA07-18 to demolish the existing arbor structure and replace it with a larger arbor per approved drawing and relocation of a new gazebo in the grape vineyard in the rear yard with the conditions that the gazebo have terracotta roof shingles and future plans be submitted to HPC for approval.
- On April 30, 2024, the HPC approved certificate of appropriateness CA24-23 to demolish the existing one-story 2,415 square foot Grapevine Church of Christ School Building, the existing winery outdoor pavilion, brick walls, and existing asphalt paved parking lots in order to subdivide the property into four single-family lots with frontage along East College Street and one commercial lot with frontage along East Hudgins Street with the following conditions:
 1. Request a zone change approval for the four single-family residential lots by City Council and Planning and Zoning Commission,
 2. A replat of the property is approved by City Council and Planning and Zoning Commission,
 3. All plans be approved under a separate certificate of appropriateness, and
 4. Building permits are obtained by the Building Services Department.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "R-7.5", Single-Family District – Original Town of Grapevine; Single-Family Residential lots

SOUTH: "R-7.5", Single-Family District, "GV", Grapevine Vintage District, and "GU", Governmental Use District – Original Town of Grapevine; Single-Family Residential lots, a vacant lot (proposed lot 5), and Historic Station Master's House

EAST: "R-7.5", Single-Family District – Original Town of Grapevine; Single-Family Residential lots

WEST: "R-7.5", Single-Family District – Original Town of Grapevine; Single-Family Residential lots

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 (LC) Low Intensity Commercial. The applicant's proposal is not compliant with the Master Plan; however, the Planning and Zoning Commission has undertaken an exercise to correct inconsistencies between the existing zoning and the property's underlying future land use designation throughout the city and this property has been identified for potential change to its future land use designation.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan does not designate East Worth Street.

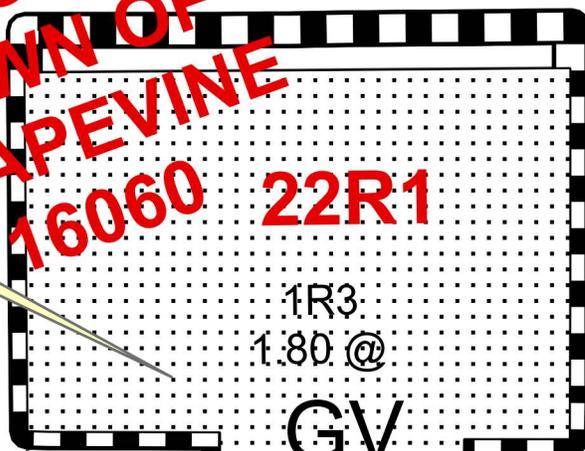
/ng

CC ITEM #5, 32 & 33
PZ ITEM #5, 13 & 14

**WEAVER
ADDN
45487**

**ORIGINAL
TOWN OF
GRAPEVINE
16060**

SUBJECT
PROPERTY



22R1

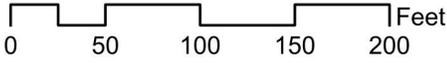
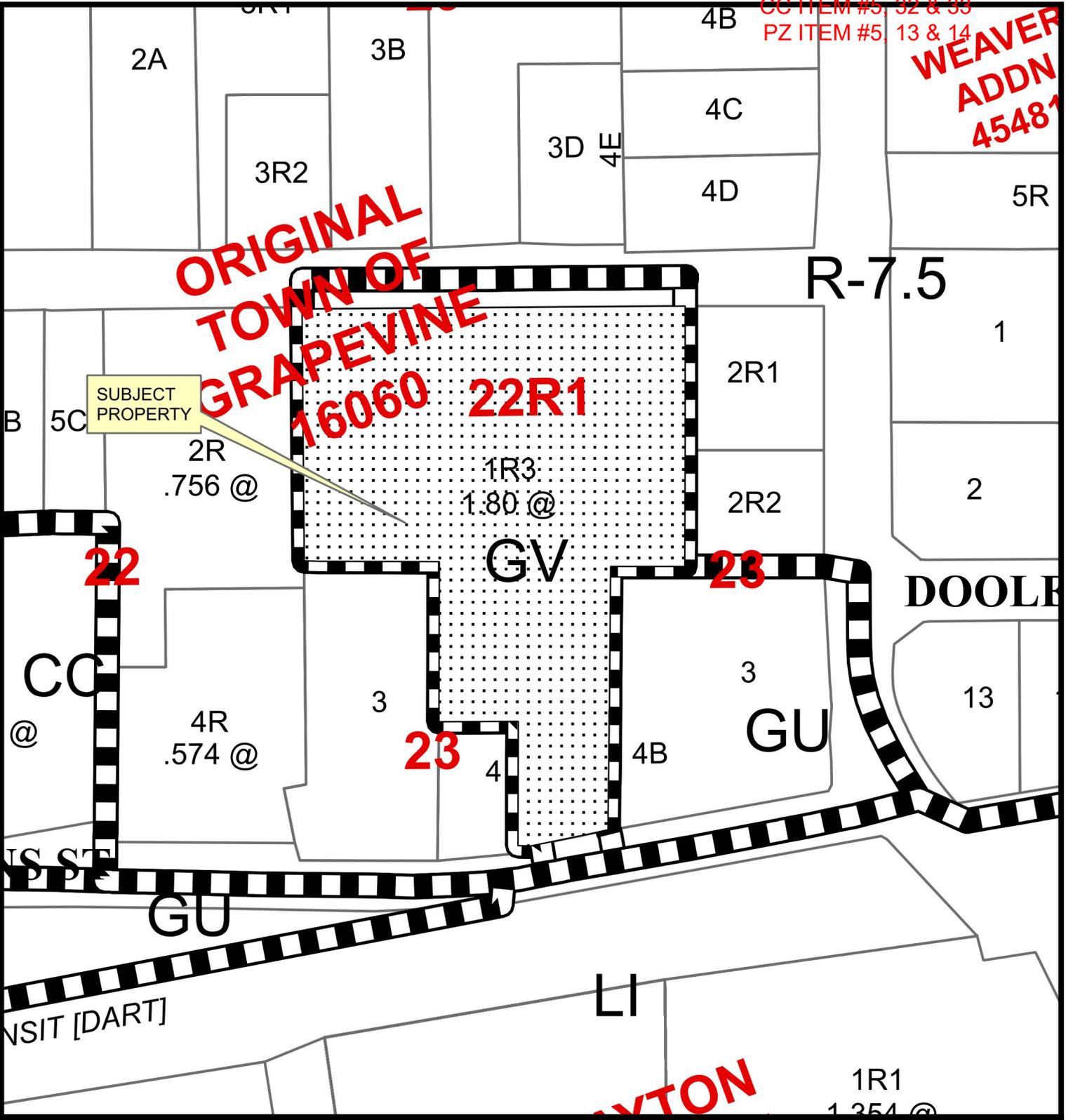
1R3
1.80 @

GV

22

23

23



Z24-08; 416 East College Street

Date Prepared: 10/1/2024

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

ZONE CHANGE APPLICATION AND CHECKLIST - Residential

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) City of Grapevine, Blk 22R1, Lot 1R3	Gross area of parcel (to nearest tenth of acre) 1.8 acres
Street frontage & distance to nearest cross street 291.10' street frontage approximately 105' to Dooley Street	Describe the Proposed Use To develop four large single-family residential lots
Proposed Zoning R-7.5 Single Family District	Existing Zoning GV Grapevine Vintage District
Future Land Use Designation RL-Low Density Residential	Subject Property Address 416 E. College Street

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 Wright 430 Main LLC

Company _____

Address 600 W. Wall St.

City Grapevine State TX Zip Code 76051

Phone 817-481-2594 Email [REDACTED]

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SEP 03 2024

224-08

ZONE CHANGE APPLICATION AND CHECKLIST - Residential

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Jason Kilpatrick, with Ridinger Associates, 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 8/28/2024

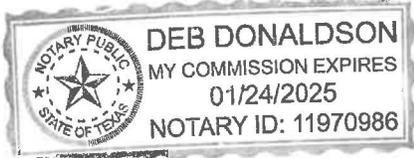
STATE OF: Texas
COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 28th day of August, 2024

[Signature]

NOTARY PUBLIC in and for the State of Texas



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724-08

ZONE CHANGE APPLICATION AND CHECKLIST - Residential

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

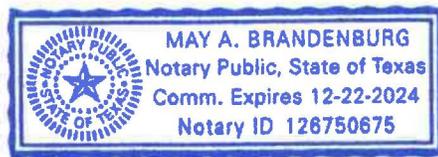
Phone 972-353-8000 Email [REDACTED]

Applicant's Signature [Signature] Date 8/29/24

STATE OF: Texas
 COUNTY OF: Denton

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

SUBSCRIBED AND SWORN TO before me, this the 29 day of
August, 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: WRIGHT #30 MAIN LLC, FILE NUMBER: 803119560

Provide a most recent public information report that includes:

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

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(You may order a copy of a Public Information Report from open.records@cpa.texas.gov 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>)

724-08

ZONE CHANGE APPLICATION AND CHECKLIST - Residential

PLATTING VERIFICATION:

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

Address of subject property 410 E. COLLEGE STREET

Legal description of subject property
LOT 123, BLOCK 22R1, ORIGINAL TOWN OF GRAPEVINE

Sustin G. Turner 8/26/2024
Public Works Department Date

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Legal Description:

Being all that certain 1.314 acre tract of land situated in the William Dooley Survey, Abstract No. 422, City of Grapevine, Tarrant County, Texas, and being a portion of Lot 1R3, Block 22R1, Original Town of Grapevine, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 2239, Deed Records of Tarrant County, Texas, same being a portion of that tract of land conveyed to Wright 430 Main LLC, by Warranty Deed recorded in Instrument Number D223179056, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an 'X' cut found in sidewalk for the northeast corner of said Lot 1R3, same being the northwest corner of Lot 2R1, Block 22, Original Town of Grapevine, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D217275699, Official Public Records, Tarrant County, Texas, same being in the south right-of-way line of East College Street (a variable width right-of-way);

THENCE South 00 deg. 28 min. 09 sec. East, along the common line of said Lot 1R3 and said Lot 2R1, passing at a distance of 108.50 feet, a 1/2 inch iron rod with red plastic cap stamped "Prism" found for the southwest corner of said Lot 2R1, same being the northwest corner of Lot 2R2, said Block 23 (Instrument Number D217275699), and continuing along the common line of said Lot 1R3 and said Lot 2R2, a total distance of 196.09 feet to a 5/8 inch iron rod with yellow plastic cap stamped "W.W. Ward RPLS 2014" found for the southeast corner of the herein described tract, same being the most easterly southeast corner of said Lot 1R3, same being the southwest corner of said Lot 2R2, same being in the north line of Lot 3, Block 23, Original Town of Grapevine, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 309, Page 71, Deed Records of Tarrant County, Texas;

THENCE South 88 deg. 58 min. 39 sec. West, along the common line of said Lot 1R3 and said Lot 3, a distance of 60.93 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RPLS 3963" found for angle point, same being an internal corner of said Lot 1R3;

THENCE South 89 deg. 31 min. 34 sec. West, through the interior of said Lot 1R3, a distance of 130.93 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin

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SURV RPLS 6122” set for angle point, same being an internal corner of said Lot 1R3, same being in the north line of aforesaid Lot 3;

THENCE North 89 deg. 50 min. 53 sec. West, along the common line of said Lot 1R3 and said Lot 3, a distance of 100.00 feet to a 1/2 inch iron rod with red plastic cap stamped “Peiser & Mankin SURV RPLS 6122” set for the southwest corner of the herein described tract, same being the northwest corner of said Lot 3, same being in the east line of Lot 2R, Block 22, Original Town of Grapevine, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D217176670, Official Public Records, Tarrant County, Texas;

THENCE North 00 deg. 14 min. 57 sec. West, along the common line of said Lot 1R3 and said Lot 2R, passing the northeast corner of said Lot 2R, same being the southeast corner of a right-of-way dedication per Instrument Number D217176670, Official Public Records, Tarrant County, Texas, same being in the south right-of-way line of aforesaid East College Street, and continuing along the common line of said Lot 1R3 and said East College Street, a total distance of 195.60 feet to an ‘X’ cut found in sidewalk for the northwest corner of said Lot 1R3;

THENCE North 89 deg. 31 min. 47 sec. East, along the common line of said Lot 1R3 and said East College Street, a distance of 291.10 feet to the POINT OF BEGINNING and containing 57,256 square feet or 1.314 acre of computed land, more or less.

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SEP 03 2024

224-08

Polyline Report

Mon Aug 26 13:27:39 2024

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

7027343.05	2406387.09		
		S 00°28'09" E	196.09
7027146.97	2406388.70		
		S 88°58'39" W	60.93
7027145.88	2406327.78		
		S 89°31'34" W	130.93
7027144.80	2406196.85		
		N 89°50'53" W	100.00
7027145.06	2406096.85		
		N 00°14'57" W	195.60
7027340.66	2406096.00		
		N 89°31'47" E	291.10
7027343.05	2406387.09		

Closure Error Distance > 0.0000

Total Distance > 974.65

Polyline Area: 57256 sq ft, 1.3144 acres

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SEP 03 2024

224-08

September 3, 2024

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

Re : Zoning Change Request
Grapevine College Heritage Addition
416 E. College Street

Dear Mr. Triplett,

Ridinger Associates is requesting a Zoning Change at 416 E. College Street.

The current zoning of GV- Grapevine Vintage allowed the business that formerly occupied the site to operate while surrounded by R-7.5 – Single-Family Residential, a low intensity residential use.

We are requesting a zoning change from GV – Grapevine Vintage to R-7.5 – Single-Family Residential. This request will bring the property to the zoning as the surrounding property now that a commercial business is no longer operating at this location and allow for redevelopment to four residential lots that match neighboring properties along College St between Smith St and S Dooley St.

We appreciate your consideration of these applications.

Thank you,

Ridinger Associates, Inc.



Jason R. Kilpatrick, P.E.

ORDINANCE NO. 2024-097

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z24-08 PROPOSED TO BE PLATTED AS BLOCK 1, LOTS 1-4, GRAPEVINE COLLEGE HERITAGE ADDITION, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (416 EAST COLLEGE STREET) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "GV", GRAPEVINE VINTAGE DISTRICT TO "R-7.5", SINGLE-FAMILY DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

health and the general welfare, effect on light and air, the effect on the transportation, water sewerage, schools, parks and other facilities; and

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

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

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

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

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

Section 1. That the City of Grapevine Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, be, and the same is hereby amended and changed by Zoning Application Z24-08 to rezone the following described property to-wit: being a 1.314 acres proposed to be platted as Block 1, Lots 1-4, Grapevine College Heritage Addition, Tarrant County, Texas (416 East College Street), more fully and completely described in Exhibit "A", attached hereto and made a part hereof, which was

previously zoned “GV”, Grapevine Vintage District is hereby changed to “R-7.5”, Single-Family District, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

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

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of October, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE OCTOBER 15, 2024

SUBJECT: FINAL PLAT APPLICATION
LOTS 1-5, BLOCK 1, GRAPEVINE COLLEGE HERITAGE ADDITION
(BEING A REPLAT OF LOT 1R3, BLOCK 22R1, ORIGINAL TOWN
OF GRAPEVINE)

PLAT APPLICATION FILING DATE.....October 8, 2024
APPLICANT Jason Kilpatrick, Ridinger Associates, Inc.
REASON FOR APPLICATION..... Subdiving one (1) lot into five (5) lots
PROPERTY LOCATION 416 E. College Street
ACREAGE..... 1.813
ZONING R-7.5, Single Family Residential
NUMBER OF LOTS Five (5)
PREVIOUS PLATTING November 1994
CONCEPT PLAN Z24-08
SITE PLAN.....No
OPEN SPACE REQUIREMENT Yes
AVIGATION RELEASE Yes
PUBLIC HEARING REQUIRED Yes

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 1-5, BLOCK 1, GRAPEVINE COLLEGE HERITAGE ADDITION
(BEING A REPLAT OF LOT 1R3, BLOCK 22R1, ORIGINAL TOWN OF GRAPEVINE)**

I. GENERAL:

- The applicant, Jason Kilpatrick, Ridinger Associates, Inc. replatting 1.813 acres into five (5) single family residential lots located at 416 E. College Street.

II. STREET SYSTEM:

- The development has access to College and Hudgins Streets.
- Abutting roads: is on the City Thoroughfare Plan:
 are not on the City Thoroughfare Plan:
- Curb, Gutter & Sidewalk: Developer required to build curb, gutter and sidewalk

Curb, gutter and sidewalk exist across the frontage of proposed lots 1-4

Periphery Street Fees are due as follows:

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

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

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

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

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

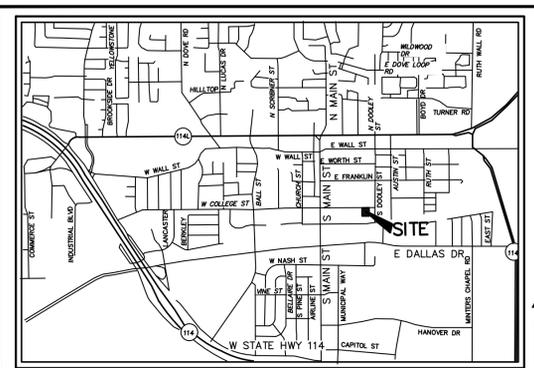
- Open Space Fees are not required for:
- Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for: Lots 1-5, Block 1, Grapevine College Heritage Addition
 - R-5.0, R-TH, Zero Lot District (\$ 1,416.00 / Lot)
 - R-7.5, Single Family District (\$ 1,146.00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

VII. STATEMENT OF FINDINGS:

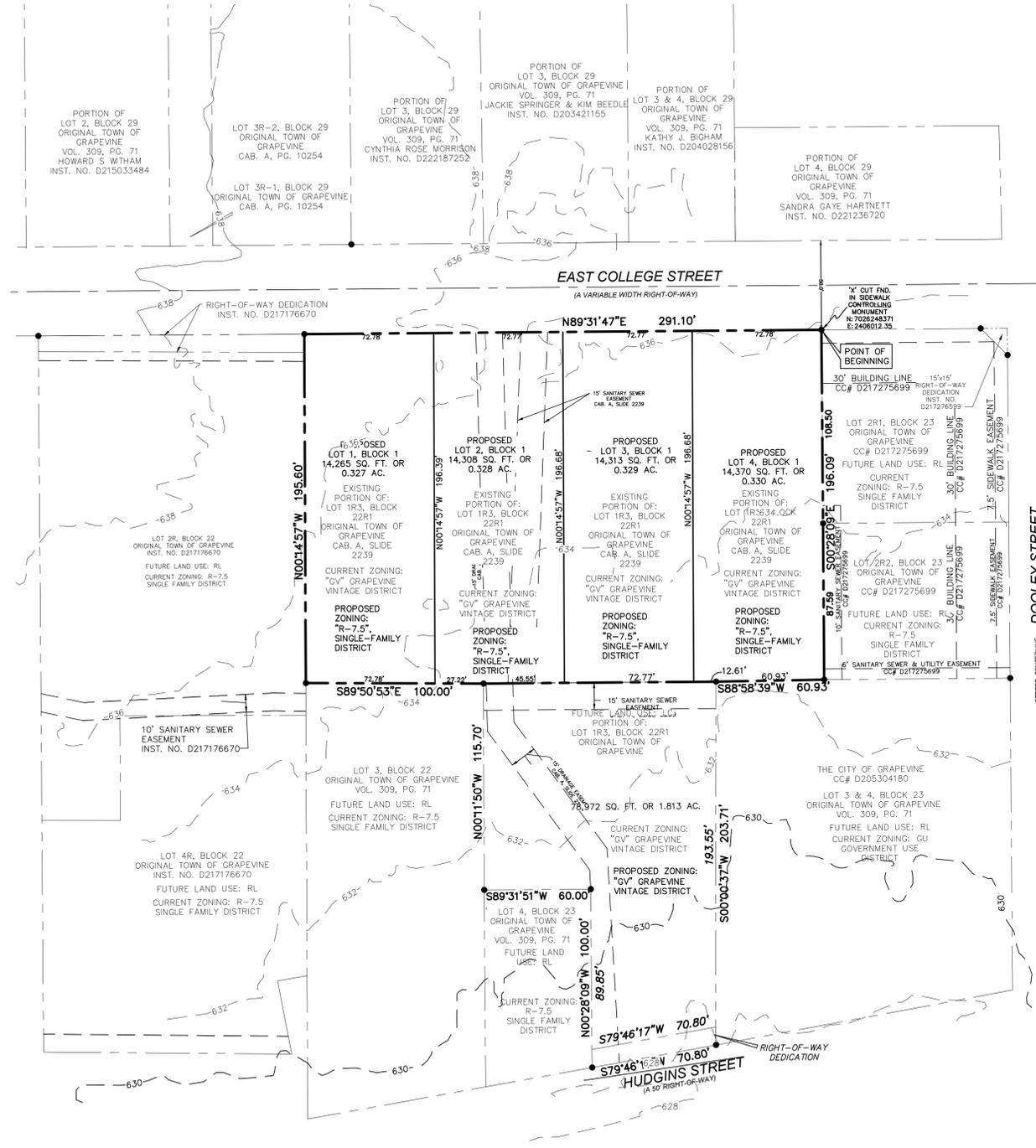
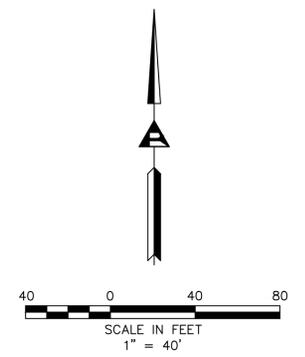
- A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the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

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 1-5, Block 1, Grapevine College Heritage Addition"



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION:

Being all that certain 1.314 acre tract of land situated in the William Dooley Survey, Abstract No. 422, City of Grapevine, Tarrant County, Texas, and being a portion of Lot 1R3, Block 22R1, Original Town of Grapevine, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 2239, Deed Records of Tarrant County, Texas, same being a portion of that tract of land conveyed to Wright 430 Main LLC, by Warranty Deed recorded in Instrument Number D223179056, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an 'X' cut found in sidewalk for the northeast corner of said Lot 1R3, same being the northwest corner of Lot 2R1, Block 22, Original Town of Grapevine, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D217275699, Official Public Records, Tarrant County, Texas, same being in the south right-of-way line of East College Street (a variable width right-of-way);

THENCE South 00 deg. 28 min. 09 sec. East, along the common line of said Lot 1R3 and said Lot 2R1, passing at a distance of 108.50 feet, a 1/2 inch iron rod with red plastic cap stamped "Prism" found for the southwest corner of said Lot 2R1, same being the northwest corner of Lot 2R2, said Block 23 (Instrument Number D217275699), and continuing along the common line of said Lot 1R3 and said Lot 2R2, a total distance of 196.09 feet to a 5/8 inch iron rod with yellow plastic cap stamped "W.W. Ward RPLS 2014" found for the southeast corner of the herein described tract, same being the most easterly southeast corner of said Lot 1R3, same being the southwest corner of said Lot 2R2, same being in the north line of Lot 3, Block 23, Original Town of Grapevine, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 309, Page 71, Deed Records of Tarrant County, Texas;

THENCE South 88 deg. 58 min. 39 sec. West, along the common line of said Lot 1R3 and said Lot 3, a distance of 60.93 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RPLS 3963" found for angle point, same being an internal corner of said Lot 1R3;

THENCE South 89 deg. 31 min. 34 sec. West, through the interior of said Lot 1R3, a distance of 130.93 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV RPLS 6122" set for angle point, same being an internal corner of said Lot 1R3, same being in the north line of aforesaid Lot 3;

THENCE North 89 deg. 50 min. 53 sec. West, along the common line of said Lot 1R3 and said Lot 3, a distance of 100.00 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV RPLS 6122" set for the southwest corner of the herein described tract, same being the northwest corner of said Lot 3, same being in the east line of Lot 2R, Block 22, Original Town of Grapevine, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D217176670, Official Public Records, Tarrant County, Texas;

THENCE North 00 deg. 14 min. 57 sec. West, along the common line of said Lot 1R3 and said Lot 2R, passing the northeast corner of said Lot 2R, same being the southeast corner of a right-of-way dedication per Instrument Number D217176670, Official Public Records, Tarrant County, Texas, same being in the south right-of-way line of aforesaid East College Street, and continuing along the common line of said Lot 1R3 and said East College Street, a total distance of 195.60 feet to an 'X' cut found in sidewalk for the northwest corner of said Lot 1R3;

THENCE North 89 deg. 31 min. 47 sec. East, along the common line of said Lot 1R3 and said East College Street, a distance of 291.10 feet to the POINT OF BEGINNING and containing 57,256 square feet or 1.314 acre of computed land, more or less.

"THE PURPOSE OF Z24-08 IS TO REZONE 1.314 ACRES FROM "GV", GRAPEVINE VINTAGE DISTRICT TO "R-7.5" SINGLE FAMILY DISTRICT TO DEVELOP FOUR SINGLE-FAMILY DETACHED RESIDENTIAL LOTS."

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

OWNER:
WRIGHT 430 MAIN LLC
LEMOINE WRIGHT
600 W. WALL ST.
GRAPEVINE, TEXAS 76051
TEL. 817-481-2594

CASE NAME: 416 E. COLLEGE STREET
CASE NUMBER: Z24-08
ADDRESS/LEGAL: 416 E. COLLEGE STREET
CITY OF GRAPEVINE, BLK 22R1, LOT 1R3

MAYOR _____ SECRETARY _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 1 OF 2

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

PLANNING SERVICES DEPARTMENT

ZONING EXHIBIT PREPARED BY:
JASON R. KILPATRICK P.E.

ZONING EXHIBIT FOR:
416 E. COLLEGE STREET
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
PROPOSED LOTS 1-4, BLOCK 1
ZONING CASE NO. Z24-08
1.314 ACRES, 57,256 SQ. FT.
ZONING: EXISTING: "GV", GRAPEVINE VINTAGE DISTRICT
PROPOSED: "R-7.5" SINGLE FAMILY DISTRICT
DATE OF PREPARATION: SEPTEMBER 27, 2024

No.	Date	Revisions	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



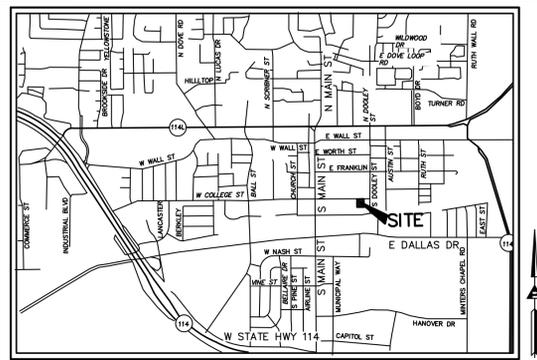
**416 E. COLLEGE STREET
GRAPEVINE, TEXAS**

ZONING EXHIBIT

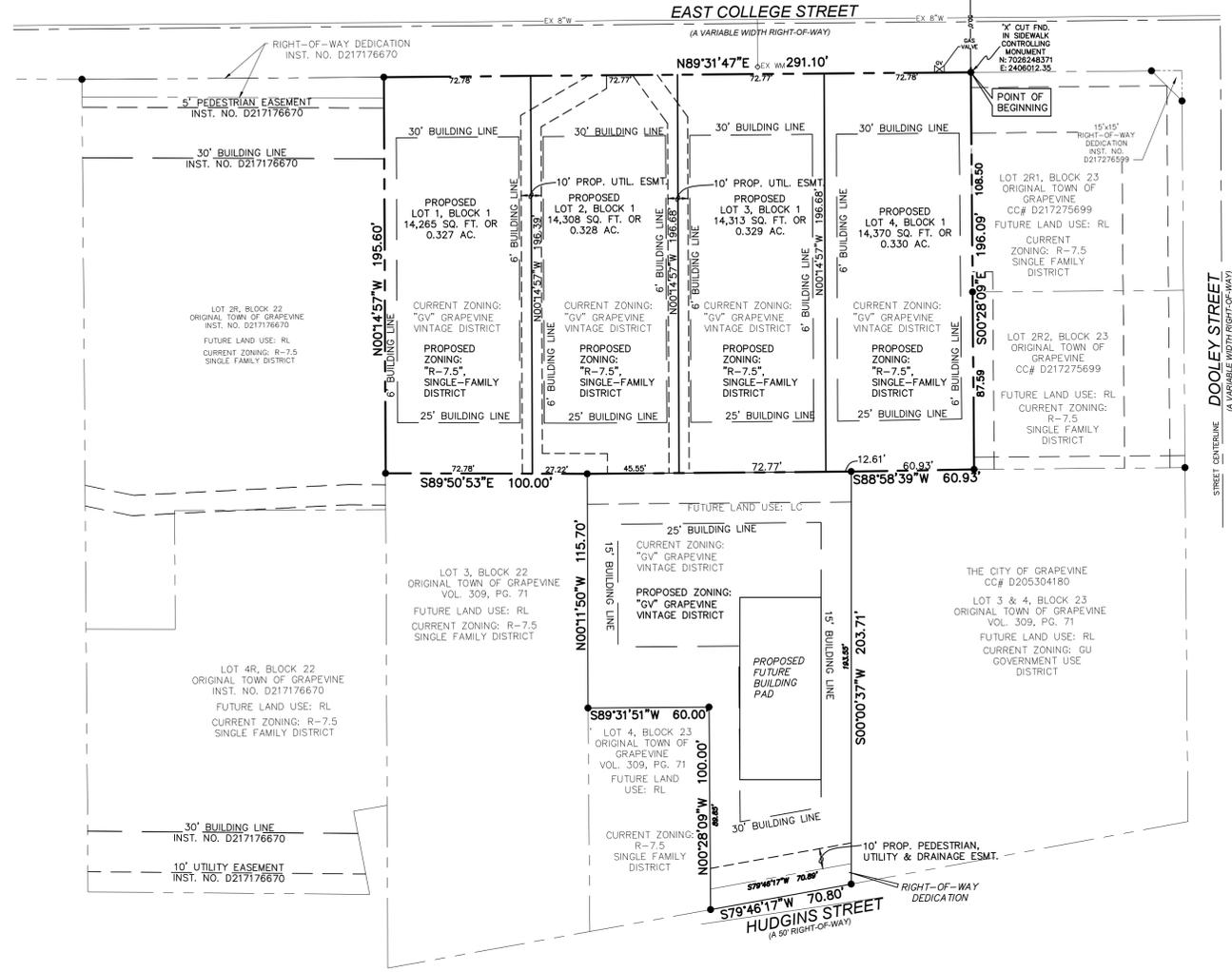
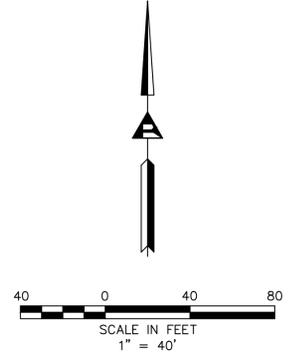
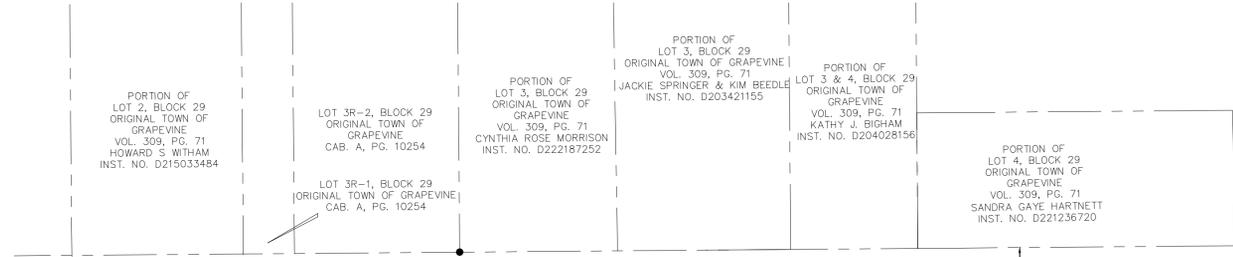
Scale: 1" = 40'

Designed by: LDR	Project No. 005-017
Drawn by: LDR	
Checked by: JRK	
Date: SEPTEMBER 27, 2024	

SHEET
1 OF 2



VICINITY MAP
 NOT TO SCALE



"THE PURPOSE OF Z24-08 IS TO REZONE 1.314 ACRES FROM "GV", GRAPEVINE VINTAGE DISTRICT TO "R-7.5" SINGLE FAMILY DISTRICT TO DEVELOP FOUR SINGLE-FAMILY DETACHED RESIDENTIAL LOTS."

CASE NAME: 416 E. COLLEGE STREET
 CASE NUMBER: Z24-08
 ADDRESS/LEGAL: 416 E. COLLEGE STREET
 CITY OF GRAPEVINE, BLK 22R1, LOT 1R3

MAYOR _____ SECRETARY _____
 PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____
 SHEET: 2 OF 2

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

PLANNING SERVICES DEPARTMENT

ZONING EXHIBIT PREPARED BY:
 JASON R. KILPATRICK P.E.

CONCEPT PLAN FOR 416 E. COLLEGE STREET, CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS. PROPOSED LOTS 1-4, BLOCK 1. ZONING CASE NO: Z24-08. 1.314 ACRES, 57,256 SQ. FT. ZONING: EXISTING: "GV", GRAPEVINE VINTAGE DISTRICT. PROPOSED: "R-7.5" SINGLE FAMILY DISTRICT. DATE OF PREPARATION: SEPTEMBER 27, 2024

No.	Date	Revisions	App.

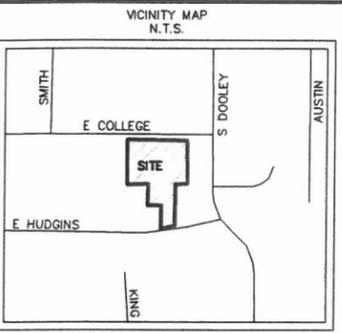
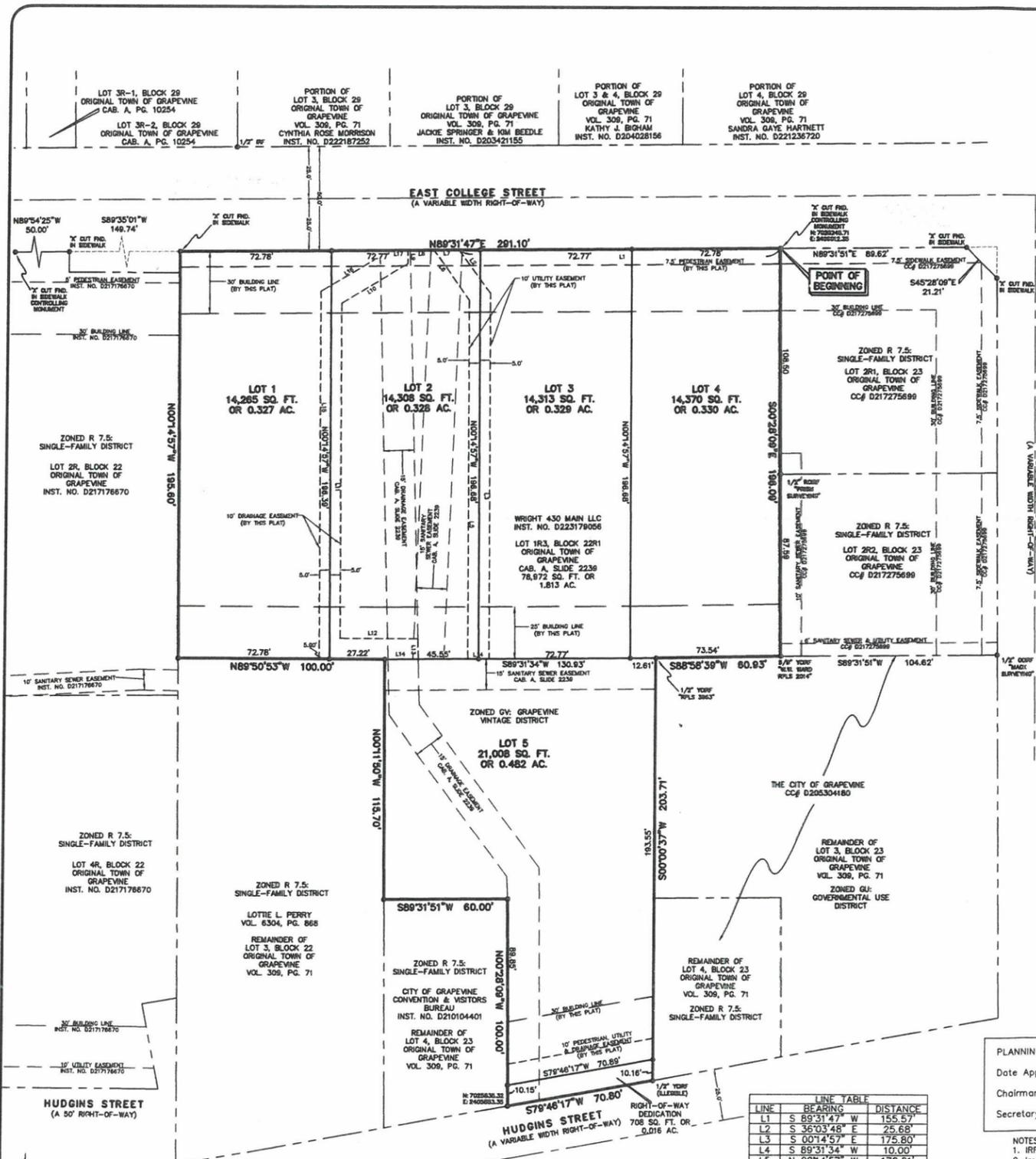
Ridinger Associates, Inc.
 Civil Engineers - Planners

Firm No. 1969
 550 S. Edmonds Lane, Suite 101
 Lewisville, Texas 75067
 Tel. No. (972) 353-8000
 Fax No. (972) 353-8011

416 E. COLLEGE STREET
 GRAPEVINE, TEXAS

CONCEPT PLAN

Scale: 1" = 40'
 Designed by: LDR
 Drawn by: LDR
 Checked by: JRK
 Date: SEPTEMBER 27, 2024
 Project No. 005-017



AVIGATION RELEASE
THE STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, WRIGHT 430 MAIN LLC, is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on plot:

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

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

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

EXECUTED at Tarrant County, Texas.
WRIGHT 430 MAIN LLC
By: LEMOINE WRIGHT, MANAGER/OWNER

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

Given under my hand and seal of office this _____, 2024.

Notary Public, State of Texas
My Commission Expires _____

OWNER'S CERTIFICATE
WHEREAS Wright 430 Main LLC is the sole owner of that certain 1.813 acre tract of land situated in the William Dooley Survey, Abstract No. 422, City of Grapevine, Tarrant County, Texas, and being all of Lot 1R3, Block 22R1, Original Town of Grapevine, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 2239, Deed Records of Tarrant County, Texas, same being all that tract of land conveyed to Wright 430 Main LLC, by Warranty Deed recorded in Instrument Number D223179056, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an 'X' cut found in sidewalk on the northeast corner of said Lot 1R3, same being the northeast corner of Lot 2R1, Block 23, Original Town of Grapevine, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D217275699, Official Public Records, Tarrant County, Texas, same being in the south right-of-way line of East College Street (a variable width right-of-way); THENCE South 00 deg. 28 min. 09 sec. East, along the common line of said Lot 1R3 and said Lot 2R1, passing at a distance of 108.50 feet, a 1/2 inch iron rod with red plastic cap stamped "Prism" found for the southwest corner of said Lot 2R1, same being the northwest corner of Lot 2R2, said Block 23 (Instrument Number D217275699), and continuing along the common line of said Lot 1R3 and said Lot 2R2, a total distance of 196.09 feet to a 5/8 inch iron rod with yellow plastic cap stamped "W.W. Ward RPLS 2014" found for the most easterly southeast corner of said Lot 1R3, same being the southwest corner of said Lot 2R2, same being in the north line of that certain tract of land conveyed to The City of Grapevine, by deed recorded in Instrument Number D205304180, Official Public Records of Tarrant County, Texas;

THENCE South 88 deg. 58 min. 39 sec. West, along the common line of said Lot 1R3 and said City of Grapevine tract, a distance of 60.93 feet to a 1/2 inch iron rod with yellow plastic cap stamped RPLS 3963 found for the northwest corner, same being the northwest corner of said City of Grapevine tract; THENCE South 00 deg. 00 min. 37 sec. West, continuing along the common line of said Lot 1R3 and said City of Grapevine tract, a distance of 203.71 feet to a 1/2 inch iron rod with illegible yellow plastic cap found for the most southerly southeast corner of said Lot 1R3, same being the southeast corner of said City of Grapevine tract, same being in the north right-of-way line of Hudgins Street (a 50 foot right-of-way); THENCE South 79 deg. 46 min. 17 sec. West, along the common line of said Lot 1R3 and said Hudgins Street, a distance of 70.80 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" set (hereinafter referred to as 1/2 inch iron rod set) for the most southerly southeast corner of said Lot 1R3, same being the southeast corner of that certain tract of land conveyed to City of Grapevine Convention & Visitors Bureau, by deed recorded in instrument Number D210104401, Official Public Records, Tarrant County, Texas;

THENCE along the common line of said Lot 1R3 and said City of Grapevine Convention tract as follows: North 00 deg. 28 min. 09 sec. West, a distance of 100.00 feet to a 1/2 inch iron rod set for internal corner, same being the northeast corner of said City of Grapevine Convention tract; South 89 deg. 31 min. 51 sec. West, a distance of 60.00 feet to a 1/2 inch iron rod set for corner, same being the northwest corner of said City of Grapevine Convention tract, same being in the east line of that certain tract of land conveyed to Lottie L. Perry, by deed recorded in Volume 6304, Page 868, Deed Records, Tarrant County, Texas;

THENCE along the common line of said Lot 1R3 and said Perry tract as follows: North 00 deg. 11 min. 50 sec. West, a distance of 115.70 feet to a 1/2 inch iron rod set for internal corner, same being the northeast corner of said Perry tract; THENCE North 89 deg. 50 min. 53 sec. West, a distance of 100.00 feet to a 1/2 inch iron rod set for the most westerly southwest corner of said Lot 1R3, same being the northwest corner of said Perry tract, same being in the east line of Lot 2R, Block 22, Original Town of Grapevine, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D217176670, Official Public Records, Tarrant County, Texas; THENCE North 00 deg. 14 min. 57 sec. West, along the common line of said Lot 1R3 and said Lot 2R, passing the northeast corner of said Lot 2R, same being the southeast corner of a right-of-way dedication per Instrument Number D217176670, Official Public Records, Tarrant County, Texas, same being in the south right-of-way line of aforesaid East College Street, and continuing along the common line of said Lot 1R3 and said East College Street, a total distance of 195.60 feet to an 'X' cut found in sidewalk for the northwest corner of said Lot 1R3; THENCE North 89 deg. 31 min. 47 sec. East, along the common line of said Lot 1R3 and said East College Street, a distance of 291.10 feet to the POINT OF BEGINNING and containing 78,972 square feet or 1.813 acre of computed land, more or less.

OWNER'S DEDICATION
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT WRIGHT 430 MAIN LLC, acting by and through its duly authorized representative, does hereby adopt this plat as **GRAPEVINE COLLEGE HERITAGE ADDITION**, in addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City of franchisee 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 franchisee utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growth which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easement and all City or franchisee utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity of any time of procuring the permission of anyone.

"I have reviewed the City's findings concerning dedications and I do agree that the statements are true and correct."
This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas.
EXECUTED at Tarrant County, Texas.

By: LEMOINE WRIGHT, MANAGER/OWNER

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

Given under my hand and seal of office this _____, 2024.

Notary Public, State of Texas
My Commission Expires _____

SURVEYOR'S CERTIFICATE
THIS is to certify that I, Timothy R. Mankin, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground; and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Given under my hand and seal of office this _____, 2024.

Notary Public, State of Texas
My Commission Expires _____

PRELIMINARY, FOR CITY REVIEW ONLY

Timothy R. Mankin
Registered Professional Land Surveyor, No. 6122 Date _____

STATE OF TEXAS
COUNTY OF TARRANT

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

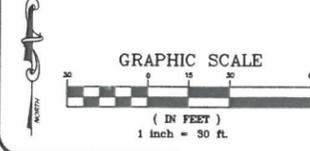
Given under my hand and seal of office this _____, 2024.

Notary Public, State of Texas
My Commission Expires _____

FINAL PLAT OF
LOTS 1-5, BLOCK 1
GRAPEVINE COLLEGE HERITAGE ADDITION
(BEING A REPLAT OF LOT 1R3, BLOCK 22R1, ORIGINAL TOWN OF GRAPEVINE)
IN THE WILLIAM DOOLEY SURVEY, ABSTRACT NO. 422,
IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
ACREAGE=1.813
5 LOTS
EXISTING ZONING: GV, GRAPEVINE VINTAGE DISTRICT
PROPOSED ZONING: R-7.5, SINGLE FAMILY RESIDENTIAL (LOTS 1-4)
OCTOBER 2024

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

LINE	BEARING	DISTANCE
L1	S 89°31'47" W	155.57
L2	S 36°03'48" E	25.68
L3	S 00°14'57" W	175.60
L4	S 89°31'34" W	10.00
L5	N 00°14'57" W	172.61
L6	N 36°03'48" W	29.60
L7	N 89°31'47" E	12.30
L8	S 89°31'47" W	12.87
L9	S 00°14'57" E	6.68
L10	S 59°45'03" W	37.62
L11	S 00°14'57" E	161.20
L12	S 89°50'53" E	38.50
L13	S 01°41'23" E	9.82
L14	S 89°31'34" W	16.53
L15	N 00°14'57" W	176.91
L16	N 59°45'03" E	39.12
L17	N 89°31'47" E	8.70



FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/25/2009 Community Panel No. 4843900115K subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

THIS PLAT FILED ON _____ INSTRUMENT # _____

JOB NO.: 23-0904
DATE: 08/27/2024
FIELD DATE: 08/26/2023

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (TX)

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

OWNER: WRIGHT 430 MAIN LLC
600 W WALL STREET
GRAPEVINE, TEXAS 76051

OWNER: TIMOTHY R. MANKIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6122

DATE: _____
FIELD: J.W.
DRAWN: J.M.N.
CHECKED: T.R.M.

TEXAS SOCIETY OF PROFESSIONAL SURVEYORS
Member Since 1977

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 15, 2024

SUBJECT: CRIMES AGAINST WOMEN DETECTIVE APPROVAL

RECOMMENDATION: City Council to consider a resolution authorizing the acceptance of funds for the State of Texas, Office of the Governor, Crimes Against Women Formula Grant Program for Fiscal Year 2024-2025 and approve the associated appropriation ordinance. This is a three (3) year grant, renewable each year by the end of its cycle (September 30th).

FUNDING SOURCE: Upon approval, funds will be available in the CCPD Fund in an amount of \$136,603.

BACKGROUND: The Criminal Justice Division of the Office of the Governor for the State of Texas provides Crimes Against Women Formula Grant Program opportunities to assist law enforcement agencies in providing services and assistance directly to victim(s) and/ or families of crime. The purpose of this grant is to promote a coordinated, multi-disciplinary approach to improve the justice system's response to violent crimes against women, including domestic violence, sexual assault, dating violence, and stalking.

The Police Department received notification from the Office of the Governor that grant funds have been allocated under the Crimes Against Women Formula Grant Program for a detective position. The detective position will be assigned to the Criminal Investigation Division. The grant provides funding for 70% of the estimated cost of the position (\$95,622) with a 30% matching amount provided by the City (\$40,981). The Office of the Governor's Crimes Against Women Formula Grant Program provides a unique opportunity to bolster Department resources with minimal impact.

The duties of the Crimes Against Women Detective position will include the investigation of domestic violence, sexual assault, dating violence, stalking, and human trafficking cases. Additionally, the position will provide assistance to victims, collaborate with advocacy groups, evidence collection and processing, and etc.

This program, in alignment with the federal Violence Against Women Act (VAWA), focuses on strengthening law enforcement capabilities in prosecuting violent crimes against women.

Staff recommends approval.

MH

RESOLUTION NO. 2024-017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE ACCEPTANCE ON BEHALF OF THE CITY OF GRAPEVINE, TEXAS FOR THE PURPOSE OF PARTICIPATING IN THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, VIOLENCE AGAINST WOMEN FORMULA GRANT PROGRAM, HEREINAFTER REFERRED TO AS THE "GRANT PROGRAM"; AND CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE.

WHEREAS, The City of Grapevine ("the Applicant") is fully eligible to receive assistance under the Grant Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Police Department ("the Department") concerning the Grant Program; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council deems the adoption of this resolution to be in the best interests of the citizens of The City of Grapevine that the Grant Program be operated for the Fiscal Year 2025.

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

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

Section 2. That the Applicant hereby certifies that they are eligible to receive assistance under the Grant Program.

Section 3. That the Applicant agrees to provide the applicable matching funds for the Grant Program as required by the Violence Against Women Formula Grant.

Section 4. That the Applicant agrees that in the event of loss or misuse of grant funds, the Applicant assures the funds will be returned to the Office of the Governor in full.

Section 5. That the Applicant hereby authorizes and directs the Chief of Police as the "Authorized Official" who is given the power to apply for, accept, reject, alter, or

terminate this grant, as well as given the authority to sign all grant adjustment requests, inventory reports, progress reports and financial reports or any other official documents related to the grant on behalf of the City of Grapevine.

Section 6. The Applicant hereby specifically authorizes the official to make application to the Department accepting funds from the State of Texas, Office of the Governor, Violence Against Women Formula Grant. Grant #5010801.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of October 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2024-091

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF REVENUE IN THE AMOUNT OF \$95,622.09 IN THE CCPD FUND TO BE RECEIVED FROM THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, VIOLENCE AGAINST WOMEN FORMULA GRANT PROGRAM AND AUTHORIZING THE APPROPRIATION OF \$95,622 IN THE CCPD FUND FOR EXPENDITURES ASSOCIATED WITH THE GRANT WHICH ARE CONSISTENT WITH THE APPROVED GRANT; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine has received approval for grant funds for the State of Texas, Office of the Governor, Violence Against Women Formula Grant Program, Grant #5010801, for the funding of a Crimes Against Women Detective; and

WHEREAS, the City will continue to fund a Crimes Against Women Detective position who will provide direct services to women victims of crime in association with the grant; and

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

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

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

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

Section 2. That the City Council hereby authorizes an amount of \$95,622.09 revenue be appropriated in the CCPD Fund based on approval of the State of Texas, Office of the Governor, Violence Against Women Formula Grant Program.

Section 3. That the City Council hereby authorizes an amount estimated at \$40,981 be appropriated in the CCPD Fund for the required matching funds associated with the grant.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of October 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: OCTOBER 15, 2024

SUBJECT: AGREEMENT FOR TEMPORARY ANIMAL SHELTER SERVICES.

RECOMMENDATION: City Council to consider approval of an agreement between the City of Grapevine and the City of Euless for temporary animal shelter services.

FUNDING SOURCE: N/A

BACKGROUND: To assist the City of Euless during renovation of the Euless Animal Shelter, the Cities of Grapevine and Euless negotiated a temporary housing and service agreement that provides for shelter and care for Euless domestic cats.

The agreement allows for the sheltering of cats to be provided by the City of Grapevine during the renovation of the Euless Animal Shelter. Services provided by Grapevine include the acceptance and return of impounded domestic cats; determining disposition of impounded cats; monthly reporting; and other services related to housing and care. Grapevine will collect and retain impound fees, boarding fees, surrender fees, and other associated fees.

Adoption of cats may be accomplished at the Grapevine Animal Shelter or the PetSmart Southlake Adoption Center location.

Euless Animal Services will be responsible for the transportation of cats to/from Grapevine Animal Shelter; Euless will reimburse Grapevine for costs associated with care and treatment of cats, including veterinary services, and software for animal management.

Euless anticipates the project will begin in December 2024 and last 12-14 months.

Staff has analyzed and evaluated the projected cat capacity from the City of Euless. Staff can accommodate the Euless cat capacity across the duration of the project. The City of Euless may have additional capacity to manage cats across the duration of the event should it be needed.

The agreement becomes effective upon initiation of the Euless Animal Shelter construction and is valid for one year. There is a renewal clause in place should it be necessary.

Staff recommends approval.

KV/MH

THE STATE OF TEXAS
COUNTY OF TARRANT

AGREEMENT FOR TEMPORARY ANIMAL SHELTER SERVICES

This **Agreement for Temporary Animal Shelter Services** (“Agreement”) is made and entered into by and between the City of Grapevine, Texas (“Grapevine”) and the City of Euless (“Euless”) (sometimes individually referred to as “Party” or collectively referred to as “Parties”), acting by and through their respective authorized officers.

WITNESSETH:

WHEARAS, Grapevine and Euless are authorized to provide animal shelter services pursuant to the Texas Health and Safety Code; and

WHEARAS, the City of Grapevine has agreed to provide animal shelter services during the construction of the City of Euless’s Animal Shelter;

WHEARAS, the Parties seek to set forth in this Agreement their respective obligations, responsibilities, and duties regarding certain animal shelter services;

NOW THEREFORE,

Article I
Definitions

Wherever used in this Agreement, the following terms shall have the meaning ascribed to them:

“Grapevine Animal Shelter” shall mean the Grapevine Animal Shelter located at 500 Shady Brook Drive Grapevine, Texas 75051.

“Euless Animal Shelter” shall mean the Euless Animal Shelter located at 1517 Westpark Way Euless, Texas 76040.

“Grapevine” shall mean the City of Grapevine, a Texas home rule municipal government.

“Effective Date” shall mean the last date of execution hereof.

“Euless” shall mean the City of Euless, a Texas home rule municipal government.

“Force Majeure” shall mean any contingency or cause beyond the reasonable control of a Party, as applicable, including, without limitations, acts of God or the public enemy, war, riot, civil commotion, insurrection, adverse weather, government or de facto governmental action or inaction (unless caused by negligence or omissions of such Party), fires, explosions, floods, strikes, slowdowns or work stoppages, shortage of materials or labor.

Article II Term

2.1 The Term of this Agreement shall be for a period of three hundred and sixty-five (365) days, commencing on the latter of the last date all Parties have executed this Agreement (“Effective Date”), or the initiations of Eules Animal Shelter construction as provided by Eules.

2.2 This Agreement will automatically renew, at the conclusion of the initial three hundred and sixty-five (365) day period, for an additional three hundred and sixty-five (365) days, without intervention by either party. Automatic renewal of this agreement assumes need of services exist and parties mutually agree to renew agreement.

Article III Scope of Grapevine Services

3.1 Grapevine agrees to provide the following animal shelter services for Eules:

- A. Grapevine Animal Shelter will accept stray and owner relinquished cats from Eules, and such cats will be held and/or released, in accordance with Chapter 6 of the Grapevine Code of Ordinances.
- B. The personnel of Grapevine Animal Shelter will determine the disposition of all impounded cats including performance of euthanasia of cats as deemed necessary by Grapevine Animal Services.
- C. Grapevine agrees to provide Eules a monthly report detailing the services provided by Grapevine for Eules, including, but not limited to, number and type of intake for each cat admitted from Eules and the number and type of outcome for each cat admitted from Eules.
- E. Provide such other services related, as may from time to time be requested by the Eules Animal Services Foreman, provided that such services are directly related to the housing of cats at the Grapevine Animal Shelter, pursuant to this Agreement.

3.2 Grapevine will furnish equipment and supplies used to perform all services provided by Grapevine as set forth in Section 3.1 herein.

Article IV Eules Responsibilities

4.1 Eules shall be solely responsible for transporting cats to the Grapevine Animal Shelter.

4.2 Eules shall be responsible for any start-up fees to activate Management Software under this Agreement.

4.3 Eules shall be responsible for veterinary service costs and food costs for cats originating from Eules. In case of emergency animal care needs for any Eules cat in the Grapevine Shelter, Grapevine Animal Services has the authority to make emergency medical decisions and medical cost coverage will be determined between the Cities afterwards.

Article V Complaints

5.1 All complaints from Eules residents concerning animal services performed by Grapevine shall be taken in writing by the Eules Director of Public Works and Engineering, or designee, and shall be forwarded in writing, to the Grapevine City Manager, or designee. All complaints will be investigated and Grapevine will forward a written response to the Eules Director of Public Works and Engineering, or designee.

Article VI Fees

6.1 Grapevine will collect, retain, and account for any and all fees that may be collected related to Eules animals impounded or outcomed directly from the Eules Animal Shelter, including but not limited to, impound fees, boarding fees, adoption fees, euthanasia fees, disposal fees, and surrender fees.

Article VII Termination

7.1 This Agreement may be terminated, in accordance without cause and for convenience, by either Party by serving written notice of termination with thirty (30) days' notice prior to the anticipated date of termination.

Article VIII Financial Obligations

8.1 The Parties agree that any cost or expenses incurred by either Party as a result of this Agreement shall be paid for from current revenues available to the paying Party.

Article IX Liability/Immunity

9.1 Nothing state herein shall be construed as a waiver of all the protections afforded Grapevine as a sovereign governmental unit. To the extend afforded by

Texas Tort Claims Act, Grapevine shall be responsible only for claims, demands, judgements and the like attributable to the sole acts and omissions of its agents, officers and/or employees. Grapevine assumes no liability or responsibility for the acts and omissions of Euless, their employees, agents, officers or other working through them in any capacity.

9.2 Nothing state herein shall be construed as a waiver of all the protections offered Euless as a sovereign governmental unit. To the extent afforded by the Texas Tort Claims Act, Euless shall be responsible only for claims, demands, judgments and the like attributable to the soles acts and omissions of its agents, officers and/or employees. Euless assumes no liability or responsibility for the acts and omissions of Grapevine, their employees, agents, officers or other working through them in any capacity.

9.3 It is expressly understood and agreed that, in the execution of this Agreement, no Party waives, nor shall be deemed to have waived, any immunity of defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the Parties do not create any obligations, express or implies, other than those set forth herein, and this Agreement shall no create any rights in parties no signatories hereto.

Article X Miscellaneous

10.1 **Binding Agreement: Assignment.** The terms and conditions of this Agreement are binding upon the successors and assigns of all parties hereto. This Agreement may not be assigned.

10.2 **Relationship of Parties.** It is not the intent of the Parties to create, nor shall this Agreement be construed as creating, a partnership, association, joint venture or trust. No Party shall be deemed to control, the other Party. Each Party shall be individually responsible for its own covenants, obligations, and liabilities.

10.3 **Notices.** Any notice required or permitted to be delivered hereunder shall be deemed received three days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below or on the day actually received if sent by courier or otherwise hand delivered to the following addresses:

If intended for Grapevine:

City of Grapevine
Attn: City Manager
200 South Main Street
Grapevine, Texas 75051

With a copy to:

Boyle & Lowry
4201 Wingren Drive No. 108
Irving, Texas 75061

If intended for Euless:

City of Euless
Attn: City Manager
201 North Ector Drive
Euless, Texas 76039

With a copy to:

Taylor Olson Adkins Sralla & Elam, LLP
Attn: Wayne Olson
6000 Western Pl II, Ste. 200
Fort Worth, Texas 76107

10.4 **Governing Law.** This Agreement will be governed by the laws of the State of Texas; and venue for any action concerning this Agreement will be in the State District Court of Dallas or Tarrant County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court.

10.5 **Legal Construction.** In the event any one or more of the provisions contained in this Agreement are for any reason held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid, and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

10.6 **Recitals.** The recitals to this Agreement are incorporated herein.

10.7 **Counterparts.** This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute on and the same instrument.

10.8 **Captions.** The captions to the various clauses of this Agreement are for informational purposes only and will not later the substance of the terms and conditions of this Agreement.

10.9 **Amendment.** This Agreement may be amended by the mutual agreement of the parties to it, in writing and attached to and incorporated in this agreement.

10.10 **Authorization.** Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

10.11 **Survival of Covenants.** Any of the representations, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the terminations of this Agreement shall survive termination.

10.12 **Contingent.** This Agreement is expressly contingent upon formal approval by the City Manager of the City of Euless, Texas and the City Manager of the City of Grapevine, Texas.

10.13 **Entire Agreement.** This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written agreement between the parties that in any manner relates to the subject matter of this Agreement, except as provided in any Exhibits attached hereto.

EXECUTED on this _____ day of _____, 2024.

City of Grapevine, Texas

By: _____
Bruno Rumbelow, City Manager

Attest:

Tara Brooks, City Secretary

Approved as to Form:

By:

City Attorney

EXECUTED on this _____ day of _____, 2024.

City of Euless, Texas

By: _____
Loretta Getchell, City Manager

Attest:

Kim Sutter, City Secretary

Approved as to Form:

By:

City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 15, 2024

SUBJECT: PURCHASE FOR BOAT SLIP RENTALS

RECOMMENDATION: City Council to consider approval of the purchase of boat slip rentals for both Fire Department boats and a jet ski from Scott's Landing Marinas at Lake Grapevine for the Fire Department.

FUNDING SOURCE: Funds are available in the General Fund (Fire Department) for an amount not to exceed \$18,122.

BACKGROUND: This purchase is required so that our marine units are at the lake and on the water. This places them in a ready state for response to lake emergencies.

The purchase of the boat slip rentals will be made as a sole source purchase from Scott's Landing Marina at Lake Grapevine in accordance with Local Government Code Chapter 252, Subchapter B, §252.022. General Exemptions (a)(7)(3).

Staff recommends approval.

ES/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 15, 2024

SUBJECT: APPROVAL FOR THE PURCHASE OF GOLF CARTS FOR THE GRAPEVINE GOLF COURSE

RECOMMENDATION: City Council to consider approval for the purchase of golf carts from Metro Golf Cart/Yamaha for the Grapevine Golf course.

FUNDING SOURCE: Funds are available in the Lake Enterprise Fund (Golf) for a total amount not to exceed \$835,200.00.

BACKGROUND: This purchase is for a new fleet of 96, 2024 Yamaha AC - Lithium, electric golf carts with accessories. We will trade in our current fleet of 96, 2021 Yamaha AC - Lead Acid, electric carts as they are past their normal life cycle and GGC has seen record play for the last four years and these carts are heavily worn.

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

Bids were taken by the Cooperative and a contract was awarded to Metro Golf Cars/Yamaha. The Golf and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would best meet the needs of the City.

Staff recommends approval.

RS/LW

Yamaha Golf Car Proposal

Prepared for:



Presented By
Yamaha Sales Representative

(Yamaha Golf Car Buy-Board Contract # 706-23)

David Stewart

North Texas District Sales Manager

September 1, 2024





PROPOSAL

Prepared For

Grapevine Golf Course

September 1, 2024

Yamaha "AC - Lithium" Electric Golf Car

Yamaha Golf Car Company engineered and optimized every last detail while creating an ideal balance between efficiency and driving comfort. Courses will have a choice in ride comfort as for the FIRST TIME EVER, Independent Rear Suspension (IRS) is now available on the Yamaha Lithium-Ion-Powered Golf Car. With added comfort and premium shock absorption, players can now enjoy the smoothest ride yet. The 2025 Yamaha AC Lithium-Ion Electric car boosts a 38-mile drive range (on flat track) and 26-mile drive range (while golfing) with our 105 Ah Roy-Pow Lithium Battery. What does this mean for your players, (4) four rounds of golf on a single charge!

Features Included On 2024 Yamaha AC Lithium Electric Car

- | | |
|--|---|
| * 48 Volt Electric "AC" Motor with 4.4 horsepower | * Clima-Guard Top with Dual Rain Gutters |
| * Roy-Pow 100Ah Lithium Battery Pack | * Sentry Wraparound Protection |
| * Delta Q Electric Battery Charger | * Rear Drum Brakes |
| * Toyota Built Motor Control Unit | * Automotive Style Dash with 4 Drink Holders |
| * 5 MPH Crash Rated – Matching Bumpers | * Largest Most Comfortable Seat in the Industry |
| * Fully Independent Front & Rear Suspension (optional) | * Largest Vinyl-Coated Sweater Basket |
| * Maintenance-Free Rack and Pinion Steering | * Thermoplastic Olefin Body |
| * Perma-Lubed Sealed Ball Bearings | * Coil Springs Over Hydraulic Shock Absorbers |

Accessories Included Per Car

- | | |
|---|-----------------------------------|
| * Clear Hinged Windshield | * Custom Logo |
| * Yamaha Touring Seat | * Fleet Numbers (2 sets per car) |
| * Information Holder (self-adhesive) | * Dual Sand Bottles & Club Washer |
| * USB Ports (Driver and Passenger side) | * Comfort Grip Steering Wheel |
| * On Board Tow Systems | * Wheel Covers |
| * Black Clima-Guard Top | * 10" PTV Tire |

**** Yamaha will include 90 extra tires with the fleet for NO CHARGE ****



PROPOSAL

Prepared For

Grapevine Golf Course

September 1, 2024

2025 Fleet Car Color Choices



Glacier White



Metallic Evergreen

Additional Color Options

SOLID COLORS

- ** Glacier White
- ** Sunstone Beige

METALLIC COLORS

- ** Evergreen
- ** Pearl White
- ** Carbon Grey
- ** Bluestone Blue
- ** Moonstone Silver



PROPOSAL

Prepared For

Grapevine Golf Course

September 1, 2024

Current Fleet

Grapevine GC currently owns a fleet of 96 – 2021 Yamaha AC Electric Cars. Yamaha Golf Car would like to offer Grapevine GC for the following values for these cars:

- 2021 Yamaha DC Electric Cars - \$ 2,400.00 per car \$ 230,400.00 per fleet
- Total Amount for trades - \$ 230,400.00 per fleet

Yamaha Golf Car would like to offer Grapevine GC the opportunity to roll into a new fleet of 96 - 2025 Yamaha AC Electric Golf Cars in October 2024.

New Car Pricing ~ Purchase Option

Yamaha “AC Electric” Car with Lithium Battery (96 Cars)

	<u>Purchase Option</u>		<u>(Price Per Car)</u>	<u>(Total Fleet Pricing)</u>
❖	Purchase Price	~	\$ 8,700.00	\$ 835,200.00
❖	<u>Trade Value</u>	~	<u>\$ 2,400.00</u>	<u>\$ 230,400.00 (96 cars X \$2400.00)</u>
❖	Total Purchase Price After Trade Value	~	\$ 6,300.00	\$ 604,800.00 (96 car total)

**** Delivery date – October 2024 ****

**** All pricing is calculated using Buy-Board Pricing ****



PROPOSAL

Prepared For

Grapevine Golf Course

September 1, 2024

Yamaha Fleet Car Warranty

Yamaha Golf-Car Company hereby warrants that any new Yamaha DRIVE² Gas or DRIVE² Electric golf car purchased from Yamaha, or an Authorized Dealer or Distributor in the United States will be free from defects in material and workmanship for FOUR years from date of purchase, subject to the stated limitations. DURING THE PERIOD OF WARRANTY, any authorized Yamaha golf car service technician, dealer, or distributor will, free of charge, repair or replace, at Yamaha's option, any part adjudged defective by Yamaha due to faulty workmanship or material from the factory. Parts used in warranty repairs will be warranted for the balance of the vehicle's warranty period. All parts replaced under warranty become property of Yamaha Golf-Car Company.

Common Parts		Electric Car (DC or AC motor) Specific	
Frame	Limited Lifetime to Original Owner	Battery - Trojan ' T875 ' with HydroLink Watering System	4 Years or 25,000 amp-hours whichever comes first <small>*Detailed condition on the next page</small>
Transaxle	4 Years		
Pedals	3 Years	Electric Motor	4 Years
Brakes (excluding shoes / pads)	4 Years	Motor Controller / Charger	4 Years
Electrical wires, switches, and relays	3 Years	Charger Cord	4 Years
Suspension / Steering components	4 Years	Charger Receptacle	4 Years
Seats	2 Years	Throttle Position Sensor	2 Years
Sun Top	4 Years	GAS Car (Quietech and Carb) specific	
Bumpers / Body Parts	3 Years	Exhaust / Intake / Generator	4 Years
Floor Mats	2 Years	Gas Engine	4 Years
Scorecard Holders	2 Years	Throttle Cables / Controls	3 Years
Bag Carrier	3 Years	Battery	1 Years
Common Accessories		Clutch (excluding drive belt)	4 Years
Windshield	3 Years		
Sand Bottle / Sand Bottle / Cooler	3 Years		
Information Holder / Bag Cover	3 Years	All Remaining Parts	1 Years

EXCLUSIONS from this Warranty shall include any failures caused by:

- Abnormal strain, neglect, or abuse, including lack of proper maintenance, and use contrary to the Owner's/Operator's Manual instructions.
- Accident or collision damage.
- Installation of parts or accessories that are not original equipment.
- Fading, rust, or deterioration due to exposure or ordinary wear and tear.
- Modifications or alterations that affect the car's condition, operation, performance, or durability, or which makes the car serve a purpose other than use as a two-person, golf course vehicle.
- Damage due to improper transportation.
- Acts of God, i.e. lightning, hail damage, flooding, fire, etc.

This Limited Warranty does not cover any parts replaced due to normal wear or routine maintenance, including oil and air filter elements, brake shoes, tire wear, spark plugs, starter and clutch drive belts. Any charges incurred in transporting a golf car or charger to and from an authorized Yamaha golf car dealer for service or in performing field service are also excluded from this warranty. Gasoline powered golf car starting batteries on vehicles equipped with a golf course GPS device, or any other device with a parasitic current draw, unless the vehicle is equipped from the factory with an optional deep cycle starting battery, are also excluded from this warranty.

THE CUSTOMER'S RESPONSIBILITY under this warranty shall be to operate and maintain the golf car and charger as specified in the appropriate Owner's/Operator's Manual, and give notice to an authorized Yamaha golf car dealer of any and all apparent defects within ten (10) days after discovery, and make the vehicle or charger available at that time for inspection and repairs by the dealer's authorized representative.

I HAVE READ AND AGREE TO THE ABOVE CONDITIONS SET FORTH IN THIS WARRANTY: _____
Initial



Grapevine Golf Course

September 1, 2024

5-YEAR LIMITED WARRANTY FOR ROYPOW® BRAND BATTERY SYSTEM WHEN CHARGED WITH A YAMAHA PROVIDED 48-VOLT CHARGER

Yamaha Golf-Car Company (herein referred to as "YGC") hereby warrants to the Original Retail Purchaser or Lessee of a Yamaha Drive2 Golf car, PTV, Muti passenger, or Utility car purchased from Yamaha, or an Authorized Dealer or Distributor in the United States, that the RoyPow® brand batteries charged with a Yamaha provided battery charger will be free from defects in materials and workmanship, and will provide "36-hole performance" as follows:

- 5-years or 97,000 amp-hours, whichever comes first, with S51105PC battery system

WARRANTY LIMITATIONS

Yamaha Golf-Car Company's and RoyPow Technology Company Limited's limit of liability shall be to replace a defective battery. Replacement shall mean furnishing a new battery or used battery with sufficient life to complete the remainder of the warranty term, at no cost to the purchaser during the limited warranty period, except for labor or transportation expenses. The following conditions apply.

- Amp-hours will be determined either through the PC Genius controller or through other means necessary in the event of a controller failure or replacement.
- This warranty only applies to factory installed RoyPow® battery charged with a Yamaha provided battery charger.
- The customer must perform (or have a contracted Yamaha Dealer perform) all periodic maintenance and discharge testing as specified in the Yamaha Service Manual Maintenance Schedule. No labor or transportation expenses are included in this limited warranty. Maintenance records must be kept.
- YGC supplied or approved replacement batteries may be of a different brand or capacity, but are warranted to provide 36-hole performance for the remainder of the original warranty term.
- "36-hole performance" is defined as 83-minutes (@ 56 amp draw) discharge time as tested and recorded using a Lester model #17770 discharge machine at an ambient temperature 80 degrees F (27 degrees C).
- The customer must notify the Dealer within 10 days that a vehicle has failed to make 36 holes per day. YGC reserves the right to test and recharge any battery in question.

ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE SHALL BE VOID AND EXCLUDED SUBSEQUENT TO ONE YEAR FROM THE DATE OF PURCHASE. THE REPLACEMENT OF THE BATTERY IS THE EXCLUSIVE REMEDY UNDER THIS WRITTEN WARRANTY OR ANY IMPLIED WARRANTY. YAMAHA MAKES NO OTHER REPRESENTATION OR WARRANTY OF ANY KIND, AND NO REPRESENTATIVE, EMPLOYEE, DISTRIBUTOR OR DEALER OF YAMAHA HAS THE AUTHORITY TO MAKE OR IMPLY ANY REPRESENTATION, PROMISE OR AGREEMENT WHICH IN ANY WAY VARIES THE TERMS OF THIS WARRANTY.

LIMITED WARRANTY EXCLUSIONS:

Without limiting the generality of the foregoing in any way, and as part of its limited warranty exclusion, YAMAHA does not warrant that its battery is suitable for use in any application other than in a golf car or utility vehicle. As in the use of any battery, a prudent owner will read and study the charger owner's manual, the vehicle owner's manual, the operator's instructions, and the battery warning labels; and will exercise due care in working on or around batteries.

THE PROVISIONS OF THIS LIMITED WARRANTY SHALL NOT APPLY IF BATTERIES ARE SUBJECTED TO ANY OF THE FOLLOWING CONDITIONS:

- Batteries subjected to any parasitic load while in storage or transit.
- Batteries operated with accessory loads in excess of 8AH draw.
- Abuse or neglect such as loose or defective wiring, rusted or corroded hardware.
- Lack of proper maintenance as outlined in the electric vehicle Owner's / Operator's Manual. For example, improper charging procedures during long term storage.
- Damage caused by improper removal or installation of the battery.
- Neglect, breakage, freezing, fire, explosion, wreckage, impact, the addition of any chemical, or the operation of the battery in an uncharged condition (below half-charge).
- Battery charged by systems other than the original equipment type battery charger.
- On fleet golf cars, the use of any non-YAMAHA supplied electrical devices that consume more than one amp-hour per round or two amp-hours per day of battery energy. Examples of these devices include, but are not limited to: heating or cooling systems; GPS (global position system) devices; information gathering devices; lights; radios or stereos; or yardage measuring devices.
- Less than one charger per car or inadequate facility electrical power to power all chargers. Examples include more than one charger on a single circuit, circuit rating of less than 15 amps, or not enough circuits for the number of cars.
- In fleet applications, less than one battery charger per vehicle. For example, using only 10 battery chargers to charge a 15 car fleet.
- The use of any system that does not allow the battery chargers to shut off automatically. For example, timer systems that are designed to switch battery charger AC power on and off during peak demand hours.
- Damage not resulting from a defect in materials or workmanship or which occurs due to abuse or neglect (including failure to provide reasonable and necessary maintenance), accident, alteration or acts of God is excluded from this limited warranty.

THIS BATTERY IS INTENDED TO BE USED BY PERSONS WITH TRAINING AND EXPERIENCE WITH BATTERIES AND ONLY IN YAMAHA ELECTRIC VEHICLES. ANY OTHER USE RENDERS THE LIMITED WARRANTIES EXPRESSED HEREIN AND ALL IMPLIED WARRANTIES NULL AND VOID AND SAME ARE HEREBY EXCLUDED.

ALSO EXCLUDED FROM THIS LIMITED WARRANTY ARE ANY AND ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF USE OR REVENUE, LOSS OF TIME, INCONVENIENCE OR ANY OTHER ECONOMIC LOSS.

Some states do not allow limitation on the duration of an implied warranty, exclusions or limitations of incidental or consequential damages. Therefore, the above limitations or exclusions may not apply to you. This warranty gives you specific legal rights, and you may also have other rights, which vary state to state.

I have read and agree to the above conditions set forth in the Golf-Car Warranty _____ (Initial)

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 15, 2024

SUBJECT: RENEWAL OF ANNUAL CONTRACTS FOR HORTICULTURE CHEMICALS AND FERTILIZERS

RECOMMENDATION: City Council to consider approval to renew annual contracts for horticulture chemicals and fertilizers with BWI Companies, Inc., Helena Chemical Company, Simplot, and Innovative Turf Supply for the Grapevine Golf Course.

FUNDING SOURCE: Funds are available in the General Fund (Parks) and Lake Enterprise Fund (Golf) for an annual estimated amount of \$80,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for various types of horticultural chemicals and fertilizers to be purchased on an as-needed basis for the Parks and Recreation Department and the Grapevine Golf Course.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The contract was for an initial one-year period, with four one-year renewal options available. If, approved, this will be for the final renewal available.

Based on the evaluation of the bid by the Grapevine Golf staff and Purchasing it was determined that a multiple award contract would be made to the lowest responsible and responsive bids meeting specifications. These vendors provided the lowest pricing for the items and will provide the best service and pricing for meeting the needs of the City.

Staff recommends approval.

MT/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 15, 2024

SUBJECT: PURCHASE OF A TORO PROCORE 648 AERIFIER FOR THE GRAPEVINE GOLF COURSE

RECOMMENDATION: City Council to consider approval for the purchase of a Toro Procore 648 aerifier from Professional Turf Products for the Grapevine Golf Course.

FUNDING SOURCE: Funds are available in the Lake Enterprise Fund (Golf) for a total amount not to exceed \$44,393.

BACKGROUND: This is for the purchase of a Toro Procore 648 aerifier to replace a unit that is 16+ years old.

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

Bids were taken by the Cooperative and a contract was awarded to Professional Turf Products. The Golf Course and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would best meet the needs of the City.

Staff recommends approval.

MT/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 15, 2024

SUBJECT: RENEWAL FOR POST 65 RETIREE HEALTH INSURANCE

RECOMMENDATION: City Council to consider renewal of annual contract for post 65 health insurance with Retiree First.

FUNDING SOURCE: Funds are available in the General Fund (Risk Management) in the annual estimated amount of \$856,000.

BACKGROUND: City of Grapevine retirees aged 65 and over (Medicare eligible) currently have the option of a Medicare Advantage PPO with Aetna or a Medicare Supplement (Part F) with United American and Medicare RX Plan (Part D) with Express Scripts. This contract authorizes a continuation of those plans as well as all third-party administration (TPA) of the plans. Retiree First is the current TPA of both plans. Retiree First offers patient advocacy, education and enrollment services in addition to bill collection.

Retiree First negotiated rates for this year's renewal. Rates have increased across all Medicare products in the marketplace this year due to the new Center for Medicare and Medicaid Services (CMS) requirements per the Inflation Reduction Act of 2022. Effective January 2025, the maximum annual prescription drug cost for the members was reduced from \$8,000 to \$2,000. This change caused a significant cost shift back on the carriers which resulted in a rate increase to the plans. The Aetna plan increased by 19.78% and United American plan increased by 6%. Retiree First secured additional quotes with Humana and Transamerica. After careful consideration, and to ensure the least amount of disruption to coverage, we recommend renewing with United American, Express Scripts, and Aetna Plans.

This is an annual contract and one-year policy.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 15, 2024

SUBJECT: RENEWAL OF AN ANNUAL SUBSCRIPTION FOR NEWSBANK SERVICES

RECOMMENDATION: City Council to consider the renewal of an annual subscription for NewsBank services with NewsBank, Inc. for the Library.

FUNDING SOURCE: Funds are available in the General Fund (Library) for an amount not to exceed \$26,855.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for consolidated current and archived information from thousands of newspapers and other publications for the Library. The NewsBank, Inc. company has been a premier information provider for more than forty-five years and provides excellent customer service which meets the diverse needs of public library customers.

This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (B) (E), library materials.

Library Director recommends approval.

CH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 15, 2024

SUBJECT: RENEWAL OF AN ANNUAL DATABASE SUBSCRIPTION PACKAGE

RECOMMENDATION: City Council to consider the renewal of an annual database subscription package with EBSCO Industries for the Library.

FUNDING SOURCE: Funds are available in the General Fund (Library) for an amount not to exceed \$15,100.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for an EBSCO annual database subscription package of genealogy, reference, and research databases including MyHeritage, MasterFILE Premier, Academic Search Premier, and additional resources that support the library's goal of fostering lifelong learning.

This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (B) (E), library materials.

Library Director recommends approval.

CH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 15, 2024

SUBJECT: PURCHASE OF A DRONE LIGHT SHOW FOR THE MERRY AND BRIGHT CHRISTMAS DRONE SHOW

RECOMMENDATION: City Council to consider approval for the purchase of a drone light show for the City of Grapevine drone show from Sky Elements, LLC for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the Convention and Visitors Bureau Fund for an amount not to exceed \$48,000.

BACKGROUND: This request is for the professional services and equipment needed to host the Merry and Bright Drone Shows as part of the Christmas Capital of Texas®. This will be the fourth year for the City to host the drone shows, which will be held on December 2 and 9.

The total cost of this contract equals \$80,000 but will be shared between Coury Hospitality (\$32,000) and the City of Grapevine CVB (\$48,000).

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.



This Agreement is made this the 10th day of May 2024, by and between Sky Elements, LLC, a Texas limited liability company, whose address is 3819 Rufe Snow Drive Ste 203, North Richland Hills, TX 76180, and hereinafter referred to as “**Sky Elements**” and City of Grapevine, hereinafter referred to as “Customer.” Sky Elements is in the business of providing drone display services, and Customer desires to have Sky Elements provide drone display services at Customer’s event(s). The parties therefore agree as follows:

DRONE DISPLAY(S): Sky Elements agrees to furnish to Customer with drone display services, hereinafter referred to as “Display(s)” The Display(s) will be conducted in accordance with the following specifications:

Display Date 1: 12/02/2024

Number of Drones in Display 1: 400

Display 1 Location: 108 W Northwest Hwy, Grapevine, TX 76051

Display Date 2: 12/09/2024

Number of Drones in Display 2: 400

Display 2 Location: 1027 S Main St Grapevine, TX 76051

PAYMENT TERMS: Customer shall pay Sky Elements \$80,000 Customer shall submit a 50% deposit of display 1 upon execution of this contract. The balance remaining for each display will be paid to Sky Elements the day prior to the display.

SHOW DESIGN WORKFLOW: The drone display(s) design process is as follows:

- 1. Storyboard Process:** Sky Elements shall create a storyboard of Customer approved images. The storyboard contains rough sketches or images, or screen captures of all scenes and action notes, which describe the layout of the animations. Sky Elements shall send the storyboard to Customer for feedback and suggestions. Sky Elements will modify the storyboard in accordance with the Customer feedback. Images and order of shapes can be changed for no additional fee during the storyboard process.
- 2. Show Programing and Animation:** After completion of the storyboard process, Sky Elements shall begin the drone show design and animation process in accordance with the storyboard. After the animation and editing process, Sky Elements shall compile each sequence and render a video to Customer. Adjustments to shapes and images will be completed in accordance with Customer’s suggestions. Changes to order of animations or substitution of images not yet animated will result in a \$5,000 reanimation fee.
- 3. Final Delivery:** Sky Elements will perform the drone display(s) at Customer’s Event.

SECURE AREA: Customer agrees to furnish sufficient space for Sky Elements to properly conduct each Display as determined by the FAA (hereinafter “Secure Area”). For the purposes of the Agreement, “Unauthorized Persons” shall mean anyone other than the employees of Sky Elements or persons specifically designated in writing by Customer or the FAA.

INDEMNIFICATION AND HOLD HARMLESS: To the extent authorized by Texas law, Customer agrees to hold Sky Elements harmless from any damages caused to Customer which results as a consequence of unauthorized persons entering the Secure Area. Furthermore, Customer agrees to defend and indemnify Sky Elements from any and all claims brought against Sky Elements for damages caused wholly or in part by Unauthorized Person who have entered the Secure Area.

AMENDMENT & ASSIGNMENT: This agreement may not be sold, assigned, amended, or transferred without the prior written consent of Sky Elements.

FORCE MAJEURE. If for any reason beyond its control including, but not limited to, strikes, labor disputes, accidents, government requisitions, acts of war, acts of God, epidemic, pandemic, governmental restrictions, or other similar events that would make the event impractical or impossible, the Parties agree Customer's sole remedy is to transfer the display date subject to Sky Element's availability. In no event will Sky Elements be liable for any damages, including, but not limited to consequential damages.

PERMITS AND APPROVALS: Sky Elements shall obtain all necessary Federal Aviation Administration (FAA) approvals and permits to enable Sky Elements to perform fully hereunder, including airspace authorization needed for the Display(s). The client shall be responsible for obtaining and payment of all required local city permits, coordinating with local police, managing road closures, and arranging for necessary barricades.

JURISDICTION AND VENUE. It is hereby stipulated that this Agreement is governed by the laws of the State of Texas, and any suit involving this Contract shall be brought in Tarrant County, Texas. For Display(s) that include licensed music accompaniment, Customer agrees to verify with their organization, venue, sponsor, and/or municipality, the permission to simulcast music and agrees to pay any and all fees associated with the broadcast of said music in the public environment of the Display(s).

INSURANCE: Sky Elements will maintain the following insurance coverages in connection with the Display(s) described in this contract.

Commercial General Liability: \$1,000,000
Automobile Liability: \$1,000,000
Umbrella: \$10,000,000
Workers Compensation: \$1,000,000
Aviation Liability: \$5,000,000

Sky Elements also agrees to include Customer as additional insured under the terms of this coverage. Sky Elements will provide a Certificate of Insurance. All entities listed on the certificate will be deemed an additional Insured per this contract.

CANCELLATION: Sky Elements shall determine what weather conditions, safety, or security concerns prohibit Sky Elements from proceeding with the Display(s); in the case of weather conditions, Sky Elements agrees to conduct the Display(s) on a mutually agreed upon rain/postponement date within one year from the original event date. Should Sky Elements be unable to perform the Display(s) at the Event due to safety concerns, security concerns, or in the case of cancellation by the customer, Sky Elements shall be entitled to 33% of the contract price for each of the workflow processes completed. For example, if Sky Elements has completed the Show Programming workflow, Sky Elements shall be entitled to 66% of the display price (33% for Storyboard, 33% for Show Programing and Animation). Final delivery is deemed to have

occurred upon Sky Elements' arrival at the display location on the display date. Customer also acknowledges that damages corresponding to lost opportunity by reason of cancellation are inherently difficult to calculate, and that the liquidated damages amounts set forth above are a reasonable attempt to measure and liquidate those highly speculative damages.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

SKY ELEMENTS, LLC

BY: _____

Date: _____

Preston Ward, Manager / General Counsel

CUSTOMER

BY: _____

Date: _____

Printed Name: _____

Company: _____

Title: _____

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 15, 2024

SUBJECT: RENEWAL FOR LAW ENFORCEMENT BODY CAMERAS, SUPPLIES, SERVICES, LICENSES AND EQUIPMENT FOR THE POLICE DEPARTMENT

RECOMMENDATION: City Council to consider the renewal of an annual contract for law enforcement body cameras, supplies, services, licenses and equipment with Axon Enterprises, Inc. for the Police Department.

FUNDING SOURCE: Funds are available in the CCPD Fund for an annual amount of \$353,184.

BACKGROUND: This purchase is for the renewal of the Police Department's annual contract with Axon Enterprises, Inc. The Department utilizes Axon's less-lethal Taser device and associated hardware, Body Worn Cameras, In-Car Video Cameras, Virtual Reality Training hardware, and Digital Evidence storage and maintenance. This renewal contract also provides software that will better assist the Department in performing random video inspections of officer's actions during stops and calls, as required by policy.

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

Bids were taken by the Cooperative and a contract was awarded to Axon Enterprises, Inc. The Police and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would best meet the needs of the City. The contract was for an initial one-year period with four one-year renewals available. If approved, this will be for the final renewal available.

Staff recommends approval.

RG/LW/MH

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 15, 2024

SUBJECT: RENEWAL OF ANNUAL CONTRACT FOR PEST CONTROL SERVICES

RECOMMENDATION: City Council to consider approval for the renewal of an annual contract for Pest Control Services with Versacor Pest Solutions for the City of Grapevine.

FUNDING SOURCE: Funds are available in the General Fund (Facilities), Lake Enterprise Fund (Golf), Utility Enterprise Fund and Lake Parks Fund for an annual estimated amount of \$60,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for monthly pest control services for city wide facilities.

The City of Grapevine solicited a "Best Value Bid" in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The contract was for an initial one-year period, with nine one-year renewal options available. If approved, this will be the first optional renewal.

Based on the evaluations for the Best Value bids for pest control services, the highest best value evaluation was Versacor Pest Solutions. Versacor Pest Solutions received the overall highest score for the City meeting all of the Best Value specifications and requirements. The City of Grapevine has used Versacor Pest Solutions in the past with successful results.

Staff recommends approval.
CH/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

MEETING DATE: OCTOBER 15, 2024

SUBJECT: PURCHASE OF ELECTRONIC MESSAGE BOARDS

RECOMMENDATION: City Council to consider approval for the purchase of electronic message boards from American Signal Company for the Public Works Traffic Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund for a total amount not to exceed \$30,050.

BACKGROUND: This purchase is for two electronic, portable, message boards. These units help to direct drivers and communicate road closures, detours, or event parking throughout the year.

These purchases will be made in accordance with existing interlocal agreements with The Local Government Purchasing Cooperative (BuyBoard) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and contracts were awarded to American Signal Company. The Public Works Department and Purchasing staff reviewed the contracts for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval

LJ/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 15, 2024

SUBJECT: PURCHASE OF A XYLEM SUBMERSIBLE PUMP FOR THE KIMBALL LIFT STATION

RECOMMENDATION: City Council to consider approval for the purchase of a submersible pump for the Kimball Lift Station from Xylem Water Solutions, Inc. for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for a total amount not to exceed \$22,406.

BACKGROUND: This purchase is for a replacement Flygt submersible sewage pump for the Kimball lift station. The existing pump is at the end of its useful life and must be replaced.

This procurement will be made as a sole source form from Xylem Water Solutions, Inc. in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A).

Staff recommends approval

JH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 15, 2024

SUBJECT: PURCHASE OF A XYLEM SUBMERSIBLE PUMP FOR THE OPRYLAND LIFT STATION

RECOMMENDATION: City Council to consider approval for the purchase of a submersible pump for the Opryland Lift Station from Xylem Water Solutions, Inc. for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for a total amount not to exceed \$50,260.

BACKGROUND: This purchase is for a replacement Flygt submersible sewage pump for the Opryland lift station. The existing pump is at the end of life and must be replaced.

This procurement will be made as a sole source from Xylem Water Solutions, Inc. in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A).

Staff recommends approval

JH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 15, 2024

SUBJECT: RATIFICATION OF WATER TREATMENT PUMP PURCHASES

RECOMMENDATION: City Council to consider the ratification of the emergency purchase of two Flygt submersible pumps from Xylem Water Solutions USA, Inc.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund in the amount of \$17,250.

BACKGROUND: This ratification authorizes the purchase of two Flygt pumps at the Water Treatment Plant that pumps filter backwash effluent from the lagoon lift station to the wastewater system. The two pumps at the lift station failed and were non-operational. Xylem had these pumps in stock and was able to ship quickly to complete repairs.

This procurement was made as a sole source from Xylem Water Solutions, Inc. in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(2)(A) procurement necessary to preserve or protect the public health or safety of the municipality's residents; items that are available from only one source because of patents, copyrights or secret processes.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

MEETING DATE: OCTOBER 15, 2024

SUBJECT: APPROVAL FOR VEHICLE SERVICE REPAIRS FOR FLEET VEHICLES

RECOMMENDATION: City Council to consider approval for vehicle service repairs for fleet vehicles with Holt Cat, Sam Packs Five Star Ford, BMW Motorcycles of North Dallas, Bruckner Mack, Industrial Power, Classic Chevrolet, Siddons-Martin, Inland Truck Part Company, TLR Hydraulics, Eules Wrecker Services, Grapevine Ford and Stewart Stevens for the Public Works Department.

FUNDING SOURCE: Funds are available in the General Fund (Fleet) for an estimated amount of \$200,000.

BACKGROUND: The Public Works Fleet Department seeks to establish annual contracts for the repairs of various fleet vehicles throughout the year.

The department utilizes:

Siddon-Martin, Inland Truck Part Company and Stewart Stevens for Fire;
Classic Chevrolet and Sam Pack Five Star Ford for the bulk of our fleet including Police;
BMW Motorcycles of North Texas for patrol motorcycles;
Bruckner Mack for our dump truck fleet;
Industrial Power, TLR Hydraulics, and Holt Cat for heavy/construction equipment; and
Eules Wrecker Services for towing needs,

Purchase Orders will be issued with each dealer on an as-needed basis.

This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(2)(3)(7)(A)(D). These are for procurements necessary to preserve or protect the public health or safety of the municipality's residents, a procurement necessary because of unforeseen damage to public machinery, equipment, or other property, items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies and captive replacement parts or components for equipment.

Staff recommends approval

RB/TM

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 1st day of October, 2024 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

William D. Tate	Mayor
Sharron Rogers	Council Member
Chris Coy	Council Member
Paul Slechta	Council Member
Leon Leal	Council Member

constituting a quorum, with Duff O'Dell 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	Assistant to the City Secretary

CALL TO ORDER

Mayor William D. Tate called the meeting to order at 5:32 p.m. in the City Council Chambers.

Item 1. Invocation

Jonathan Cook, Associate Pastor at Grapevine First Baptist Church gave the invocation

Item 2. Posting of the Colors and Pledges of Allegiance

Troop 1928G posted the Colors and led the Pledges of Allegiance.

Item 3. Citizen Comments

Sayeda Syed, 6705 Sapphire Circle North, Colleyville, spoke concerning the Tarrant Appraisal District nominations.

Eric Crile, 11325 Gale Ridge Terrace, Ft Worth, spoke concerning the Tarrant Appraisal District nominations.

PRESENTATIONS

Item 4. Mayor Tate to present a proclamation recognizing October 2024 as National Community Planning Month.

Mayor Tate presented the proclamation recognizing October 2024 as National Community Planning Month to the Planning and Zoning Commissioners.

Council did not take any action on this item.

Item 5. Mayor Tate to present a proclamation declaring October 2024 as Domestic Violence Awareness Month.

Mayor Tate presented the proclamation declaring October 2024 as Domestic Violence Awareness Month to Victim Services Advocate Makayla Moore.

Council did not take any action on this item.

Item 6. Mayor Tate to present a proclamation recognizing National Night Out on October 1, 2024.

Mayor Tate presented the proclamation recognizing National Night Out on October 1, 2024, to Police Chief Mike Hamlin.

Council did not take any action on this item.

Item 7. Parks and Recreation Department staff to present information on the Carol of Lights and the Merry and Bright Drone Shows.

Event Production Manager Erin Burke presented information and updates on the Carol of Lights and the Merry and Bright Drone Shows.

Council did not take any action on this item.

NEW BUSINESS

Item 8. Consider nominations to the Tarrant Appraisal District Board of Directors .

City Manager Bruno Rumbelow presented information concerning the Tarrant Appraisal District Board of Directors nominations.

Council did not take any action on this item.

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.

Item 9. Consider approval of a contract to appoint Gilland Chenault as the second alternate municipal court judge to substitute in the temporary absence of the presiding judge and the first alternate judge.

Chief Financial Officer Jeff Strawn recommended approval of a contract to appoint Gilland Chenault as the second alternate municipal court judge to substitute in the temporary absence of the presiding judge and the first alternate judge.

Motion was made to approve the consent agenda as presented.

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

Item 10. Consider the approval of an annual contract for OpenGov/Vertosoft cloud financial system.

Chief Financial Officer Jeff Strawn recommended approval of an annual contract for OpenGov/Vertosoft cloud financial system in an amount not to exceed \$188,932.30.

Motion was made to approve the consent agenda as presented.

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

Item 11. Consider the purchase of a three-year contract for 10GB internet circuit from Unite Private Networks.

Chief Information Officer Tessa Allberg recommended approval of the purchase of a three-year contract for 10GB internet circuit from Unite Private Networks for an estimated amount of \$20,592.

Motion was made to approve the consent agenda as presented.

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

Item 12. Consider a firework permit for the Hello DMC, US Endo Event at Glass Cactus on October 5, 2024.

Fire Chief Darrell Brown recommended approval of a firework permit for the Hello DMC, US Endo Event at Glass Cactus on October 5, 2024.

Motion was made to approve the consent agenda as presented.

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

Item 13. Consider a firework permit for the Colleyville Heritage High School Homecoming fireworks show on Wednesday, October 9, 2024.

Fire Chief Darrell Brown recommended approval of a firework permit for the Colleyville Heritage High School Homecoming fireworks show on Wednesday, October 9, 2024.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider the renewal of annual contracts for temporary Employment Services with Abacus Corporation and Temporaries of Texas, Inc.

Human Resources Director Rachel Huitt recommended approval of the renewal of annual contracts for temporary Employment Services with Abacus Corporation and Temporaries of Texas, Inc.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider the renewal of annual contracts for trees and large shrubs with Southwest Wholesale Nursery and Unique Landscaping Design & Construction.

Parks and Recreation Director Chris Smith recommended approval of the renewal of annual contracts for trees and large shrubs with Southwest Wholesale Nursery and Unique Landscaping Design & Construction for an annual estimated amount of \$200,000.

Motion was made to approve the consent agenda as presented.

Motion: Coy
Second: Rogers
Ayes: Tate, Slechta, Rogers, Freed, Coy and Leal

Nays: None
Approved: 6-0

Item 16. Consider the renewal of Campspot Reservation Software at The Vineyards Campground & Cabins.

Parks and Recreation Director Chris Smith recommended approval of the renewal of Campspot Reservation Software at The Vineyards Campground & Cabins for an amount not to exceed \$35,000.

Motion was made to approve the consent agenda as presented.

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

Item 17. Consider the purchase of plaster replacement at Dove Waterpark from Sunbelt Pools.

Parks and Recreation Director Chris Smith recommended approval of the purchase of plaster replacement at Dove Waterpark from Sunbelt Pools for an amount not to exceed \$316,997.

Motion was made to approve the consent agenda as presented.

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

Item 18. Consider the renewal of an annual contract for Christmas lighting and décor with installation and maintenance with First Choice Christmas Lights.

Parks and Recreation Director Chris Smith recommended approval of the renewal of an annual contract for Christmas lighting and décor with installation and maintenance with First Choice Christmas Lights for an annual estimated amount of \$150,000.

Motion was made to approve the consent agenda as presented.

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

Item 19. Consider the purchase of Internally Lighted Street Name (ILSN) arms from Structural and Steel Products.

Public Works Director Bryan Beck recommended approval of the purchase of Internally Lighted Street Name (ILSN) arms from Structural and Steel Products for an amount not to exceed \$30,150.

Motion was made to approve the consent agenda as presented.

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

Item 20. Consider the purchase of Internally Lighted Street Name (ILSN) signs from Consolidated Traffic Controls, Inc.

Public Works Director Bryan Beck recommended approval of the purchase of Internally Lighted Street Name (ILSN) signs from Consolidated Traffic Controls, Inc. for an amount not to exceed \$30,157.

Motion was made to approve the consent agenda as presented.

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

Item 21. Consider a contract for on-call construction inspection with Ardurra Group, Inc.

Public Works Director Bryan Beck recommended approval of a contract for on-call construction inspection with Ardurra Group, Inc. for an estimated amount of \$75,000.

Motion was made to approve the consent agenda as presented.

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

Item 22. Consider the purchase of hydrated cement slurry from Martin Marietta.

Public Works Director Bryan Beck recommended approval of the purchase of hydrated cement slurry from Martin Marietta for an amount not to exceed \$59,440.

Motion was made to approve the consent agenda as presented.

Motion: Coy
Second: Rogers
Ayes: Tate, Slechta, Rogers, Freed, Coy and Leal

Nays: None
Approved: 6-0

Item 23. Consider **Ordinance No. 2024-088** amending Sections 25-60 through 25-86 of Chapter 25 Utilities and Services relative to Industrial Wastewater Treatment of the City of Grapevine Code of Ordinances.

Public Works Director Bryan Beck recommended approval to amending Sections 25-60 through 25-86 of Chapter 25 Utilities and Services relative to Industrial Wastewater Treatment of the City of Grapevine Code of Ordinances.

Motion was made to approve the consent agenda as presented.

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

Item 24. Consider **Resolution No. 2024-015** endorsing the implementation of a continuing pretreatment program for the central regional wastewater system.

Public Works Director Bryan Beck recommended approval of **Resolution No. 2024-015** endorsing the implementation of a continuing pretreatment program for the central regional wastewater system.

Motion was made to approve the consent agenda as presented.

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

Item 25. Consider the third amendment to the on-call engineering services contract with Kimley-Horn and Associates, and **Ordinance No. 2024-089** appropriating the funds.

Public Works Director Bryan Beck recommended approval the third amendment to the on-call engineering services contract with Kimley-Horn and Associates, and **Ordinance No. 2024-089** appropriating the funds for an estimated amount of \$250,000.

Motion was made to approve the consent agenda as presented.

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

Item 26. Consider the purchase of demolition services for the former Grapevine police and courts building from Precision Demolition for the Public Works Department and authorizing the City Manager to enter into an agreement for asbestos abatement in a total amount not to exceed \$200,000 and **Ordinance No. 2024-090** appropriating the funds.

Public Works Director Bryan Beck recommended approval of the purchase of demolition services for the former Grapevine police and courts building from Precision Demolition for the Public Works Department and authorizing the City Manager to enter into an agreement for asbestos abatement in a total amount not to exceed \$200,000 and **Ordinance No. 2024-090** appropriating the funds.

Motion was made to approve the consent agenda as presented.

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

Item 27. Consider the minutes of the September 17, 2024, Regular City Council meeting. City Secretary recommends approval.

City Secretary Tara Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.

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

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.

ADJOURNMENT

Motion was made to adjourn the meeting at 6:08 p.m.

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

Passed and approved by the City Council of the City of Grapevine, Texas on this the 15th day of October, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Suzanne Le
Assistant to the City Secretary