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

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

6:30 p.m.	Dinner – City Council Conference Room
7:00 p.m.	Call to Order of City Council Meeting – City Council Chambers
7:00 p.m.	Executive Session – City Council Conference Room
7:30 p.m.	Joint Regular Meeting – City Council Chambers

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

EXECUTIVE SESSION:

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:

   A. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, Parks and Recreation, historic preservation and the 185 acres) pursuant to Section 551.072, Texas Government Code.

   B. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

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

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

2. Invocation and Pledge of Allegiance: Commissioner Beth Tiggelaar

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU24-47** (Sewell Cadillac EV) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Gensler requesting a conditional use permit to amend the previously approved site plan CU02-52 (Ordinance No. 2002-098) for an automotive

dealership with sales and service of new and used vehicles and two pole signs. This request is specifically to add three Level 3 electric vehicle (EV) charging stations to the site. The subject property is located at 1001 East State Highway 114 and is currently zoned “PCD”, Planned Commerce Development District.

4. Conditional Use Permit **CU24-48A** (Sunbelt Rentals) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by McAdams requesting a conditional use permit to amend the previously approved site plan CU23-05 (Ordinance No. 2023-018) to allow sales and rental of heavy equipment and machinery. This request is specifically to allow one monument sign to exceed maximum height and effective area requirements. The subject property is located at 1035 Texan Trail and is currently zoned “BP”, Business Park District.

5. Conditional Use Permit **CU24-53** (Club 4 Fitness) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jackson Walker, LLP requesting a conditional use permit to amend the previously approved site plan CU98-44 (Ordinance No. 1998-114) for a planned commercial center in conjunction with a grocery store. This request is specifically to allow a 62,139 square foot fitness center. The subject property is located at 4000 William D. Tate Avenue and is currently zoned “CC”, Community Commercial District.

6. Conditional Use Permit **CU24-54** (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 for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (wine only) 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.

7. **AM23-02B** Electric Vehicle Charging Stations – City Council and Planning and Zoning Commission to conduct a public hearing to consider amendments to the Comprehensive Zoning (Ordinance No. 82-73) same being Appendix “D” of the Code of Ordinances to limit electric vehicle (EV) chargers as a secondary land use on non-residential properties.

8. **AM24-04** Legislative Updates – City Council and Planning and Zoning Commission to conduct a public hearing to consider amendments to the Comprehensive Zoning (Ordinance No. 82-73) same being Appendix “D” of the Code of Ordinances in accordance with changes to state land use and zoning law made during the 86th, 87th, and 88th Texas State Legislative Sessions.

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

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

CITIZEN COMMENTS

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

NEW BUSINESS

10. Consider a contract for consultation services to craft a comprehensive strategy for redeveloping and reimagining the Crossroads District with MESA Design Group, 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.

11. Consider the award of an annual contract for financial advisory services with Valley View Consulting, LLC. Chief Financial Officer recommends approval.

12. Consider an annual contract for emergency medical supplies with Bound Tree Medical, LLC. Fire Chief recommends approval.

13. Consider **Resolution No. 2024-020** authorizing an application to the fiscal year 2024 Assistance to Firefighters Grant on behalf of the Northeast Fire Department Association (NEFDA) in order to purchase a heavy rescue apparatus. Fire Chief recommends approval.

14. Consider the renewal of an annual contract for pre-employment background screenings with Touch Them All, Inc. (DBA First Check Applicant Screening). Human Resources Director recommends approval.

15. Consider the purchase of additions for law enforcement body cameras, supplies, services, licenses and equipment with Axon Enterprises, Inc. Police Chief recommends approval.

16. Consider annual contracts for the purchase of hot mix asphalt with Austin Asphalt and Reynolds Asphalt. Public Works Director recommends approval.

17. Consider trial of biologically-based services for the elimination of the buildup of fats, oils and grease in the wastewater collection system with IN-PIPE Technology. Public Works Director recommends approval.

18. Consider subscription for services with Environmental Systems Research Institute, Inc. for the ESRI Advantage Program. Public Works Director recommends approval.

19. **Amended Final Plat** for Lots 1A-19A, 20XA and 21XA, Block 1, Dove Station – consider the application submitted by Mufasa Meadows, LLC requesting to abandon a drainage and utility easement on property located on Kosse Court. Public Works Director recommends approval.

20. Consider **Ordinance No. 2024-104** abandoning a drainage easement on Lots 1-3, Block 1, Dove Station for property located at 2988, 2994 and 3000 Kosse Court. Public Works Director recommends approval.

21. Consider a contract for the replacement of the Train 2 Motor Control Center at the Wastewater Treatment Plant with Graybar Electric and **Ordinance No. 2024-105** appropriating the funds. Public Works Director recommends approval.

22. Consider the payment of the Grapevine Lake operation and maintenance fee to the US Army Corps of Engineers. Public Works Director recommends approval.

23. Consider the minutes of the November 19 and December 3, 2024 Regular City Council meetings. City Secretary recommends approval.

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

24. Conditional Use Permit **CU24-47** (Sewell Cadillac EV) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-106**, if applicable, and take any necessary action.

25. Conditional Use Permit **CU24-48A** (Sunbelt Rentals) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-107**, if applicable, and take any necessary action.

26. Conditional Use Permit **CU24-53** (Club 4 Fitness) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-108**, if applicable, and take any necessary action.

27. Conditional Use Permit **CU24-54** (Bull Lion Ranch Winery) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-109**, if applicable, and take any necessary action.

28. **AM23-02B** Electric Vehicle Charging Stations – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-110**, if applicable, and take any necessary action.

29. **AM24-04** Legislative Updates – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-111**, if applicable, and take any necessary action.

30. **Preliminary Plat** and **Concept Plan** for Lots 1, 2 and 3, Block 1, DFW Lakes – Consider the recommendation of the Planning and Zoning relative to an application submitted by Graham Associates requesting to subdivide Tract 5D1 in the Andrew W Anderson Survey, Abstract 26. The subject property is located at 2009 Anderson Gibson Road and is currently zoned “HCO”, Hotel and Corporate Office District.

31. **Final Plat** of Lot 1, Block 1, DFW Lakes – Consider the recommendation of the Planning and Zoning Commission relative to an application submitted by Graham Associates requesting to subdivide Tract 5D1 in the Andrew W Anderson Survey, Abstract 26. The subject property is located at 2009 Anderson Gibson Road and is currently zoned “HCO”, Hotel and Corporate Office District.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City’s website on December 13, 2024 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary

THE CITY OF GRAPEVINE, TEXAS

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, DECEMBER 17, 2024

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

JOINT MEETING WITH CITY COUNCIL

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

1. Invocation and Pledge of Allegiance: Commissioner Beth Tiggelaar

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2. Conditional Use Permit **CU24-47** (Sewell Cadillac EV) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Gensler requesting a conditional use permit to amend the previously approved site plan CU02-52 (Ordinance No. 2002-098) for an automotive dealership with sales and service of new and used vehicles and two pole signs. This request is specifically to add three Level 3 electric vehicle (EV) charging stations to the site. The subject property is located at 1001 East State Highway 114 and is currently zoned “PCD”, Planned Commerce Development District.

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

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NEW BUSINESS

9. Conditional Use Permit **CU24-47** (Sewell Cadillac EV) - Consider the application and make a recommendation to City Council.

10. Conditional Use Permit **CU24-48A** (Sunbelt Rentals) - Consider the application and make a recommendation to City Council.

11. Conditional Use Permit **CU24-53** (Club 4 Fitness) - Consider the application and make a recommendation to City Council.

12. Conditional Use Permit **CU24-54** (Bull Lion Ranch Winery) - Consider the application and make a recommendation to City Council.

13. **AM23-02B** Electric Vehicle Charging Stations - Consider the proposed amendments and make a recommendation to City Council.

14. **AM24-04** Legislative Updates - Consider the application and make a recommendation to City Council.

15. **Preliminary Plat** and **Concept Plan** for Lots 1, 2 and 3, Block 1, DFW Lakes - Consider the application submitted by Graham Associates requesting to subdivide Tract 5D1 in the Andrew W Anderson Survey, Abstract 26, and make a recommendation to City Council. The subject property is located at 2009 Anderson Gibson Road and is currently zoned “HCO”, Hotel and Corporate Office District.

16. **Final Plat** of Lot 1, Block 1, DFW Lakes - Consider the application submitted by Graham Associates requesting to subdivide Tract 5D1 in the Andrew W Anderson Survey, Abstract 26, and make a recommendation to City Council. The subject property is located at 2009 Anderson Gibson Road and is currently zoned “HCO”, Hotel and Corporate Office District.

17. Consider the minutes of the November 19, 2024 regular Planning and Zoning Commission meeting.

ADJOURNMENT

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Tara Brooks

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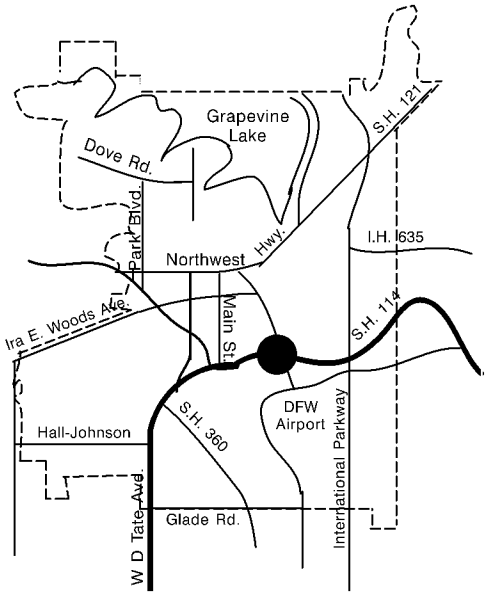
CC ITEM #3, 24
PZ ITEM #2, 9

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

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

MEETING DATE: DECEMBER 17, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU24- 47; SEWELL CADILLAC EV



APPLICANT: Albert Alvarez – M. Arthur Gensler and Associates

PROPERTY LOCATION AND SIZE:

The subject property is located at 1001 East State Highway 114 and is platted as Block 1, Lot 2R-1A, Wallcon Addition. The addition contains 16.88 acres and has approximately 812 feet of frontage along Minter's Chapel Road and approximately 1,182 feet of frontage along East State Highway 114.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan CU02-52 (Ord. 2002-98) for an automotive dealership with sales and service of new and used vehicles and two pole signs. This request is specifically to add three Level 3 electric vehicle (EV) charging stations to the site.

On January 16, 2024, the City Council approved amendment AM23-02 (Ord. 2024-006) to establish new definitions, permit electric vehicle (EV) charging stations as a conditional use, and create specific standards for these charging stations. On August 20, 2024, the City Council approved amendment AM23-02A (Ord. 2024-072), which allows exceptions for Level 1 and Level 2 EV charging stations on properties with valid conditional use permits for automobile sales and service and for retail establishments that repair new and used vehicles.

In this proposal, the applicant seeks to install three Level 3 EV charging stations on the

site. Two of these will be positioned to the west of Building 3, while one will be located to the east of Building 3. The two EV chargers to the west will have a capacity of 30 kW and will stand approximately 4 feet 7 inches tall. The EV charger located to the east of Building 3 will have a capacity of 60 kW and will be approximately 6 feet tall. All proposed EV chargers will be situated in the existing landscape islands adjacent to current parking spaces. There is currently one Level 2 EV charger on site, located to the east of Building 3. Emergency shutoff boxes (Knox boxes) will be installed in close proximity to both charging station locations. All use-specific standards in Subsection 42. *I. Electric vehicle (EV) charging stations,* are being met.

PRESENT ZONING AND USE:

The property is zoned "PCD", Planned Commerce Development District and is an automobile dealership.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was zoned "I-1", Light Industrial District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to "PCD", Planned Commerce Development District.

- On December 17, 2002, City Council approved CU02-52 (Ord. 2002-98) for an automotive dealership with sales and service of new and use vehicles and two pole signs.

- On June 25, 2003, the Site Plan Review Committee (SPRC) approved CU03-20 reconfiguration of the site plan relative to the changing of phase lines between Phase I and 2 of the proposed Cadillac/Saab dealership and a future dealership, relocation of the westernmost drive along the State Highway 114 further east to comply with TXDOT requirements and also relocate the northernmost drive along Minters Chapel Road to improve internal circulation.

- On April 28, 2004, SPRC approved CU04-16 to enlarge the approve pole sign from 20 feet to 29 feet and to change the security fence material located at the northern and eastern property lines from wrought-iron to chain link.

- On December 17, 2008, SPRC approved CU08-32 to allow a 1,700 square foot expansion to the detail shop. The building permit was never issued and CU08-32 expired.

- On July 6, 2011, SPRC approved CU11-16 to allow a 1,700 square foot expansion to the detail shop, a 3,200 square foot covered parking structure and two awnings attached to the north and east elevations of the existing building.

- On November 7, 2012, SPRC approved CU12-40 to allow a 2,232 square foot

covered parking structure to the site.

- On February 3, 2022, SPRC approved CU22-09 to allow a 4,654 square foot expansion for offices and a showroom.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"CC", Community Commercial District – Mercedes-Benz Grapevine
SOUTH:	DFW Airport Property
EAST:	DFW Airport Property
WEST:	"PCD", Planning Commerce Development District – Park Place Lexus Grapevine

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

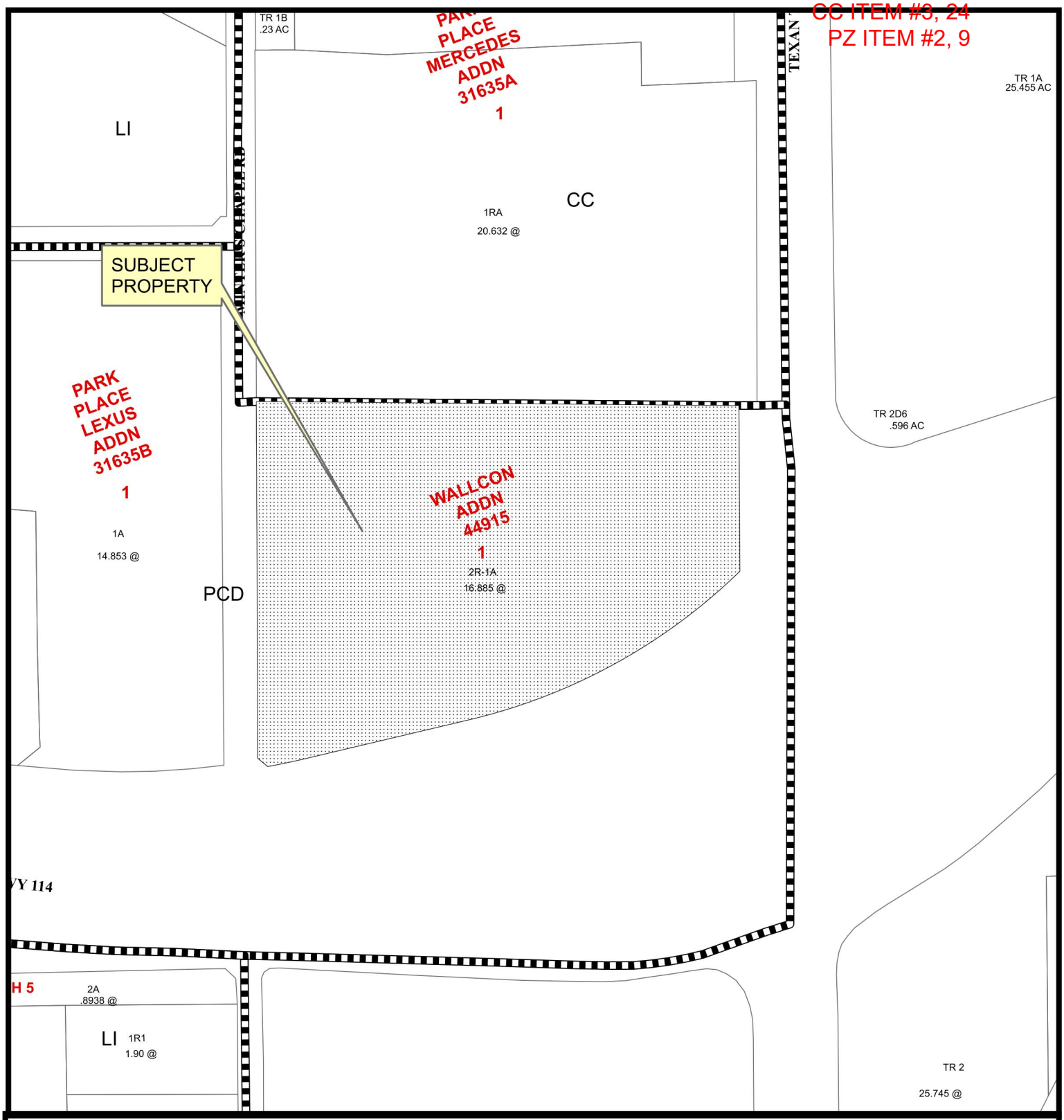
Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Commercial (CO) land use. The request is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates Minter's Chapel Road as a Type E, Collector that requires a minimum 75-foot right-of-way. The City of Grapevine's Thoroughfare Plan does not designate East State Highway 114.

/ng

CC ITEM #3, 24
PZ ITEM #2, 9



0 150 300 450 600 Feet

CU24-47; Sewell Cadillac EV
1001 East State Highway 114

Date Prepared: 12/2/2024

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

CC ITEM #3, 24
PZ ITEM #2, 9

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) 2R-1 BLOCK 1 WALLCON ADDITION

Gross area of parcel (to nearest tenth of acre) 16.885 ACRES

Street frontage & distance to nearest cross street STATE HW 114 & MINTER'S CHAPEL RD.

Describe the Proposed Use AUTOMOTIVE RETAIL AND SERVICE

Proposed Zoning PCD/CC

Existing Zoning PCD/CC

Future Land Use Designation PCD/CC

Subject Property Address 1001 E. State Highway 114, Grapevine, TX 76051

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 John O'Connor Owner Phone Number 214-902-2210

Company SEWELL VILLAGE CADILLAC COMPANY

Address 8111 Douglas Ave, Suite 800

City Dallas State TX Zip Code 75206

Email [redacted]

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CU24-47

ALBERT

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PZ ITEM #2, 9

Project Representation (check one):

- ☐ I will represent the application myself; OR
- ☐ I hereby designate Albert Alvarez *(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 X _____ Date 10/23/24

STATE OF: Texas
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared John O'Connor *(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 23 day of October, 20 24

_____

NOTARY PUBLIC in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
CALLIE WADE
Notary ID #128139209
My Commission Expires
April 27, 2026

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NOV 04 2024

CU24-47

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

□ Engineer □ Purchaser □ Tenant □ Preparer ☒ Other (specify) Project Lead

Name Albert Alvarez Company M. Arthur Gensler and Associates

Address 5005 Greenville Ave.

City Dallas State TX Zip Code 75206

Phone 214.273.1500 Email [redacted]

Applicant's Signature Albert Alvarez Date 10/31/2024

STATE OF: Texas
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Albert Alvarez *(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 31st day of October, 2024

Casie Lopez
My Commission Expires
11/9/2026
Notary ID 1841948

Casie Lopez
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:

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NOV 04 2024
CU24-47

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 1001 E. State Hwy 114

Legal description of subject property LOT 2R-1A, BLOCK 1, WALLCON ADDITION

Cristina S. Turner — Public Works Department

11.4.2024 — Date

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CU24-47

Planning Services Department
200 S. Main Street • Grapevine, TX 76051 • 817.410.3155 • https://bit.ly/GrapevinePlanning

CC ITEM #3, 24
PZ ITEM #2, 9

Narrative Letter 11/04/2024

Sewell Cadillac Grapevine CU24-47

With CU24-47, Sewell Cadillac of Grapevine, located at 1001 E. State Highway 114, is proposing to install on the site three Level 3 EV chargers to charge dealer inventory as Cadillac is starting to produce more EV's. The site chargers are not to be used by the general public and strictly operated by Sewell employees accessible only with Sewell badges that have authority to operate them. This will add value to the property by allowing Sewell Cadillac to charge EV inventory more efficiently and allow for more sales of EV's to their customers.

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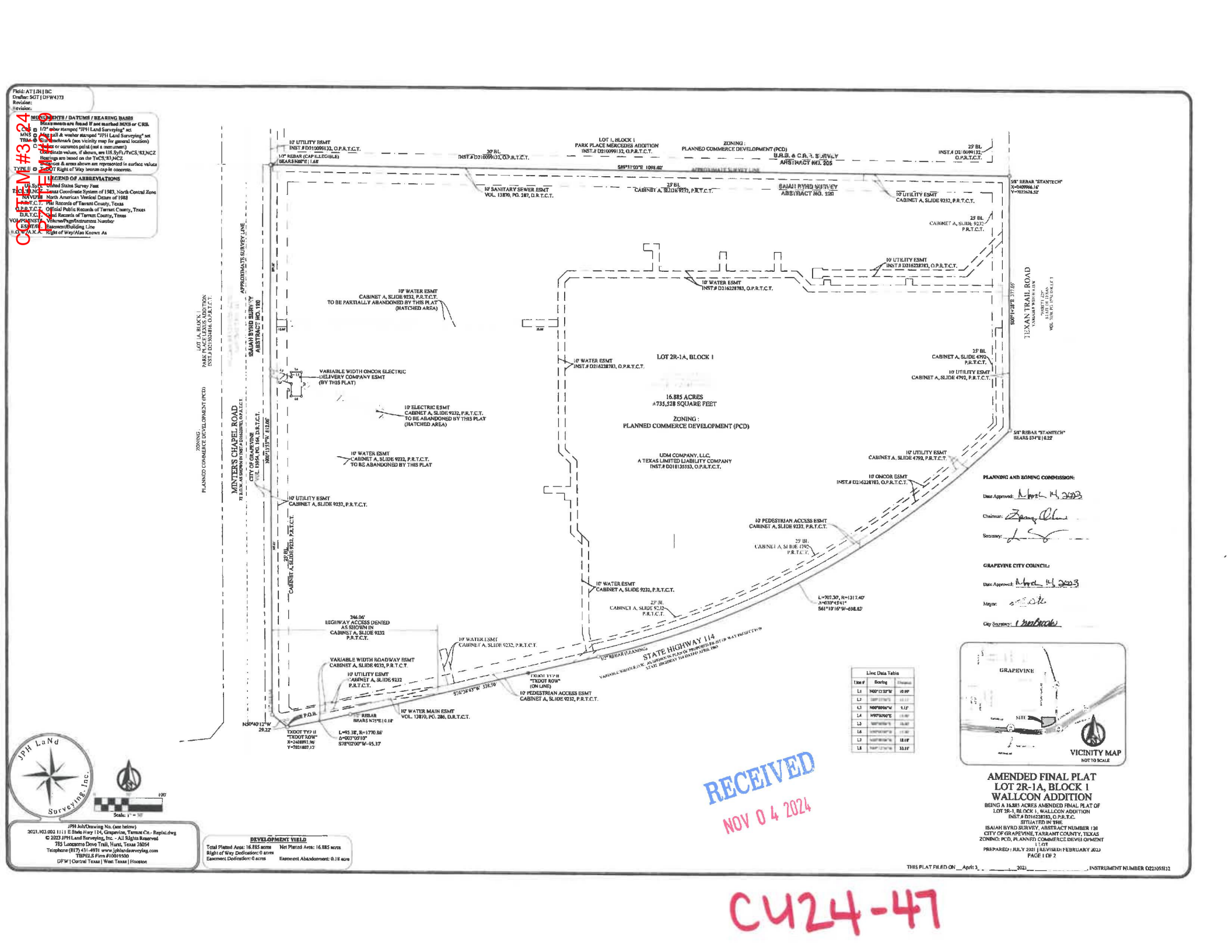
CU24-47


Field: AT | JH | BC
Drafter: SGT | DFW4373
Revision:
MONUMENTS / DATUMS / BEARING BASIS
Brass monuments are found if not marked 5/8"IR or CRS.
1/2" rebar stamped "JPH Land Surveying" set
Mag nail & washer stamped "JPH Land Surveying" set
Site benchmark (see vicinity map for general location)
Corner or common point (not a monument)
Coordinate values, if shown, are US ft/ft/TxCS/83/NCZ
Bearings are based on the TxCS/83/NCZ
Lines, dots & arcs shown are represented in surface values
TYPE II Type II Right of Way texture cap in concrete.
LEGEND OF ABBREVIATIONS
US Srvy: United States Survey Feet
TXCS/83/NCZ: Texas Coordinate System of 1983, North Central Zone
NAVD/88: North American Vertical Datum of 1988
P.R.T.C.T.: Plat Records of Tarrant County, Texas
O.P.R.T.C.T.: Official Public Records of Tarrant County, Texas
D.R.T.C.T.: Deed Records of Tarrant County, Texas
VOL./PG/INST.#: Volume/Page/Instrument Number
ESMT/BL: Easement/Building Line
R.O.W./A.K.A.: Right of Way/Also Known As
CCM#3248
CCD#2429
10' UTILITY ESMT INST.# D210099132, O.P.R.T.C.T.
1/2" REBAR (CAP ILLEGIBLE) BEARS N80°E | 1.68'
20' BL INST.# D210099132, O.P.R.T.C.T.
LOT 1, BLOCK 1 PARK PLACE MERCEDES ADDITION INST.# D210099132, O.P.R.T.C.T.
ZONING: PLANNED COMMERCE DEVELOPMENT (PCD)
U.S.B. & C.R.R. SURVEY ABSTRACT NO. 205
S89°31'03"E 1098.02'
APPROXIMATE SURVEY LINE
25' BL INST.# D210099132, O.P.R.T.C.T.
10' SANITARY SEWER ESMT VOL. 13870, PG. 287, D.R.T.C.T.
25' BL CABINET A, SLIDE 9232, P.R.T.C.T.
ISAIAH BYRD SURVEY ABSTRACT NO. 120
10' UTILITY ESMT CABINET A, SLIDE 9232, P.R.T.C.T.
5/8" REBAR "STANTECH" X=2409966.16' Y=7022626.52'
25' BL CABINET A, SLIDE 9232 P.R.T.C.T.
10' UTILITY ESMT INST.# D216228783, O.P.R.T.C.T.
10' WATER ESMT INST.# D216228783, O.P.R.T.C.T.
10' WATER ESMT CABINET A, SLIDE 9232, P.R.T.C.T. TO BE PARTIALLY ABANDONED BY THIS PLAT (HATCHED AREA)
S89°41'28"E 377.95'
TEXAN TRAIL ROAD
VARIABLE WIDTH R.O.W.
PROPERTY LINE CONTINUES BEYOND THIS LINE
LOT 1A, BLOCK 1 PARK PLACE MERCEDES ADDITION INST.# D215024816, O.P.R.T.C.T.
APPROXIMATE SURVEY LINE
ISAIAH BYRD SURVEY ABSTRACT NO. 120
ZONING: PLANNED COMMERCE DEVELOPMENT (PCD)
MINTERS CHAPEL ROAD
70' R.O.W. AS SHOWN IN INST.# D216228783, O.P.R.T.C.T.
CITY OF GRAPEVINE VOL. 13954, PG. 164, D.R.T.C.T.
N00°01'35"W 612.06'
VARIABLE WIDTH ONCOR ELECTRIC DELIVERY COMPANY ESMT (BY THIS PLAT)
10' ELECTRIC ESMT CABINET A, SLIDE 9232, P.R.T.C.T. TO BE ABANDONED BY THIS PLAT (HATCHED AREA)
10' WATER ESMT CABINET A, SLIDE 9232, P.R.T.C.T. TO BE ABANDONED BY THIS PLAT
LOT 2R-1A, BLOCK 1
16.885 ACRES ±735,528 SQUARE FEET
ZONING: PLANNED COMMERCE DEVELOPMENT (PCD)
UDM COMPANY, LLC, A TEXAS LIMITED LIABILITY COMPANY INST.# D218135553, O.P.R.T.C.T.
10' WATER ESMT INST.# D216228783, O.P.R.T.C.T.
25' BL CABINET A, SLIDE 4792, P.R.T.C.T.
10' UTILITY ESMT CABINET A, SLIDE 4792, P.R.T.C.T.
5/8" REBAR "STANTECH" BEARS S74°E | 0.22'
10' UTILITY ESMT CABINET A, SLIDE 4792, P.R.T.C.T.
10' ONCOR ESMT INST.# D216228783, O.P.R.T.C.T.
10' UTILITY ESMT CABINET A, SLIDE 9232, P.R.T.C.T.
25' BL CABINET A, SLIDE 9232, P.R.T.C.T.
10' PEDESTRIAN ACCESS ESMT CABINET A, SLIDE 9232, P.R.T.C.T.
25' BL CABINET A, SLIDE 4792, P.R.T.C.T.
10' WATER ESMT CABINET A, SLIDE 9232, P.R.T.C.T.
25' BL CABINET A, SLIDE 9232, P.R.T.C.T.
L=707.20', R=1317.40' Δ=030°45'41" S61°10'16"W-698.83'
246.06' HIGHWAY ACCESS DENIED AS SHOWN IN CABINET A, SLIDE 9232 P.R.T.C.T.
10' WATER ESMT CABINET A, SLIDE 9232, P.R.T.C.T.
VARIABLE WIDTH ROADWAY ESMT CABINET A, SLIDE 9232, P.R.T.C.T.
10' UTILITY ESMT CABINET A, SLIDE 9232 P.R.T.C.T.
STATE HIGHWAY 114
1/2" REBAR (LEANING)
VARIABLE WIDTH R.O.W. AS SHOWN ON PLAT OR PROPERTY RIGHT OF WAY PARCEL 24 IN STATE HIGHWAY 114 DATED APRIL 1965
S76°39'43"W 378.06'
TXDOT TYP II "TXDOT ROW" (ON LINE)
10' PEDESTRIAN ACCESS ESMT CABINET A, SLIDE 9232, P.R.T.C.T.
10' WATER MAIN ESMT VOL. 12870, PG. 286, D.R.T.C.T.
P.O.B.
N50°40'12"W 29.22'
REBAR BEARS N75°E | 0.18'
TXDOT TYP II "TXDOT ROW" X=2408891.96' Y=7021607.12'
L=95.38', R=1770.86' Δ=003°05'10" S78°02'00"W-95.37'
Line Data Table
Line # | Bearing | Distance
L1 | N00°12'33"W | 10.00'
L3 | N00°00'06"W | 5.12'
L4 | N90°00'00"E | 15.00'
L5 | S00°00'06"E | 15.00'
L6 | S00°00'06"E | 15.00'
L7 | S00°00'06"E | 18.18'
L8 | N90°00'00"E | 33.01'
PLANNING AND ZONING COMMISSION:
Date Approved: March 14, 2023
Chairman:
Secretary:
GRAPEVINE CITY COUNCIL:
Date Approved: March 14, 2023
Mayor:
City Secretary:
GRAPEVINE
SITE
VICINITY MAP
NOT TO SCALE
JPH LaNd Surveying, Inc.
Scale: 1" = 50'
JPH Job/Drawing No. (see below)
2023.103.002 1111 E State Hwy 114, Grapevine, Tarrant Co.- Replat.dwg
© 2023 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4931 www.jphlandsurveying.com
TBPELS Firm #10015500
DFW | Central Texas | West Texas | Houston
DEVELOPMENT YIELD
Total Platted Area: 16.885 acres
Net Platted Area: 16.885 acres
Right of Way Dedication: 0 acres
Easement Dedication: 0 acres
Easement Abandonment: 0.18 acre
RECEIVED
NOV 04 2024
AMENDED FINAL PLAT
LOT 2R-1A, BLOCK 1
WALLCON ADDITION
BEING A 16.885 ACRES AMENDED FINAL PLAT OF LOT 2R-1, BLOCK 1, WALLCON ADDITION INST.# D216228783, O.P.R.T.C. SITUATED IN THE ISAIAH BYRD SURVEY, ABSTRACT NUMBER 120 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS ZONING: PCD, PLANNED COMMERCE DEVELOPMENT 1 LOT
PREPARED: JULY 2021 | REVISED: FEBRUARY 2023
PAGE 1 OF 2
THIS PLAT FILED ON April 3, 2023, INSTRUMENT NUMBER D223055132
C424-47

CC ITEM #3, 24
PZ ITEM #2, 9

Sree Ravipati

From: Folger, Ryan <[redacted]>
Sent: Thursday, October 31, 2024 9:50 AM
To: Robert Fanning
Cc: Mitch Hesse; Sree Ravipati
Subject: RE: Sewell Cadillac Grapevine - Transformer Load Confirmation

Robert, thank you for this info.

I've confirmed that the 1000 KVA transformer on site will be sufficient to accommodate your added load of 118KW.

Ryan Folger
Oncor | Design Supervisor
Tel: 469-984-0396

From: Robert Fanning <[redacted]>
Sent: Thursday, October 31, 2024 9:45 AM
To: Folger, Ryan <[redacted]>
Cc: Mitch Hesse <[redacted]>; Sree Ravipati <[redacted]>
Subject: Sewell Cadillac Grapevine - Transformer Load Confirmation

WARNING: This email message did not originate from Oncor and is from an external organization. **DO NOT CLICK** links or attachments unless you recognize the sender and are certain the content is safe.

Ryan,

Thank you for taking the time to speak with me this morning. I have obtained the ESID # for the transformer below:

10443720009646279

We are looking to receive confirmation that this existing transformer can handle the additional load from the EV charges we are proposing. I have attached the load form on this email.

If anything else is needed on our end, please let me know.

Thanks,

Robert Fanning
EIT III

RECEIVED
NOV 04 2024

CU24-47

CC ITEM #3, 24
PZ ITEM #2, 9

Albert Alvarez

From: Sree Ravipati <sravipati@kfm-llc.com>
Sent: Monday, November 4, 2024 2:02 PM
To: Albert Alvarez
Subject: FW: Sewell Cadillac Grapevine - Transformer Load Confirmation

Albert,

Please find below the email from Oncor.

Hope this helps!

Sree Ravipati
EIT

KFM
ENGINEERING & DESIGN
3501 Olympus Blvd., Suite 100
Dallas, TX 75019

O: 469 899 0536
C: 817 412 9146

TBPE Reg. F-20821

From: Folger, Ryan <Ryan.Folger@oncor.com>
Sent: Monday, November 4, 2024 1:58 PM
To: Sree Ravipati <sravipati@kfm-llc.com>
Cc: Mitch Hesse <mhesse@kfm-llc.com>; Robert Fanning <rfanning@kfm-llc.com>
Subject: RE: Sewell Cadillac Grapevine - Transformer Load Confirmation

To whom it may concern:

I've confirmed that the 1000 KVA transformer on site will be sufficient to accommodate your added load of 118KW. No new power poles or overhead transformers will serve this site and all Electrical connections will be made int the existing pad mounted transformer. Service will be underground.

Ryan Folger
Oncor | Design Supervisor
Tel: 469-984-0396

From: Sree Ravipati <sravipati@kfm-llc.com>
Sent: Monday, November 4, 2024 1:18 PM
To: Folger, Ryan <Ryan.Folger@oncor.com>
Cc: Mitch Hesse <mhesse@kfm-llc.com>; Robert Fanning <rfanning@kfm-llc.com>
Subject: RE: Sewell Cadillac Grapevine - Transformer Load Confirmation

WARNING: This email message did not originate from Oncor and is from an external organization. **DO NOT CLICK** links or attachments unless you recognize the sender and are certain the content is safe.

Ryan,

City of Grapevine needs the following verbiage confirmed by Oncor on the new EV stations. Can you please add this to your email and we will forward it to the City.

"no new power poles or overhead transformers will serve the subject site, and electrical connections will be placed underground."

Sree Ravipati
EIT

KFM
ENGINEERING & DESIGN
3501 Olympus Blvd., Suite 100
Dallas, TX 75019

O: 469 899 0536
C: 817 412 9146

TBPE Reg. F-20821

From: Sree Ravipati
Sent: Thursday, October 31, 2024 9:53 AM
To: Folger, Ryan <Ryan.Folger@oncor.com>; Robert Fanning <rfanning@kfm-llc.com>
Cc: Mitch Hesse <mhesse@kfm-llc.com>
Subject: RE: Sewell Cadillac Grapevine - Transformer Load Confirmation

Thank you, Ryan!

Sree Ravipati
EIT

KFM
ENGINEERING & DESIGN
3501 Olympus Blvd., Suite 100
Dallas, TX 75019

O: 469 899 0536
C: 817 412 9146

TBPE Reg. F-20821

From: Folger, Ryan <Ryan.Folger@oncor.com>
Sent: Thursday, October 31, 2024 9:50 AM
To: Robert Fanning <rfanning@kfm-llc.com>
Cc: Mitch Hesse <mhesse@kfm-llc.com>; Sree Ravipati <sravipati@kfm-llc.com>
Subject: RE: Sewell Cadillac Grapevine - Transformer Load Confirmation

Robert, thank you for this info.

I've confirmed that the 1000 KVA transformer on site will be sufficient to accommodate your added load of 118KW.

Ryan Folger
Oncor | Design Supervisor
Tel: 469-984-0396

From: Robert Fanning <rfanning@kfm-llc.com>
Sent: Thursday, October 31, 2024 9:45 AM
To: Folger, Ryan <Ryan.Folger@oncor.com>
Cc: Mitch Hesse <mhesse@kfm-llc.com>; Sree Ravipati <sravipati@kfm-llc.com>
Subject: Sewell Cadillac Grapevine - Transformer Load Confirmation

WARNING: This email message did not originate from Oncor and is from an external organization. **DO NOT CLICK** links or attachments unless you recognize the sender and are certain the content is safe.

Ryan,

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10443720009646279

We are looking to receive confirmation that this existing transformer can handle the additional load from the EV charges we are proposing. I have attached the load form on this email.

If anything else is needed on our end, please let me know.

Thanks,

Robert Fanning
EIT III

KFM
ENGINEERING & DESIGN

3501 Olympus Blvd, Suite 100
Dallas, TX 75019

www.kfm-llc.com

O:469-899-0536
Z: 469-899-0411
M: 713-416-7770

TBPE Firm Reg. F-20821
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This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

Confidentiality Notice: This email message, including any attachments, contains or may contain confidential information intended only for the addressee. If you are not an intended recipient of this message, be advised that any reading, dissemination, forwarding, printing, copying or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by reply message and delete this email message and any attachments from your system.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

ORDINANCE NO. 2024-106

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-47 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU02-52 (ORDINANCE NO. 2002-98) FOR AN AUTOMOTIVE DEALERSHIP WITH SALES AND SERVICE OF NEW AND USED VEHICLES AND TWO POLE SIGNS, SPECIFICALLY TO ADD THREE LEVEL 3 ELECTRIC VEHICLE (EV) CHARGING STATIONS TO THE SITE FOR BLOCK 1, LOT 2R-1A, WALLCON ADDITION (1001 EAST STATE HIGHWAY 114) IN A DISTRICT ZONED "PCD, PLANNED COMMERCE DEVELOPMENT 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 CU24-47 to amend the previously approved site plan CU02-52 (Ordinance No. 2002-98) for an automotive dealership with sales and service of new and used vehicles and two pole signs, specifically to add three Level 3 electric vehicle (EV) charging stations to the site in a district zoned “PCD”, Planned Commerce Development District within the following described property: Block 1, Lot 2R-1A, Wallcon Addition (1001 East State Highway 114) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

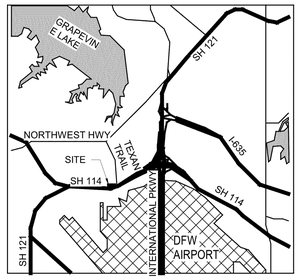
GENERAL NOTES

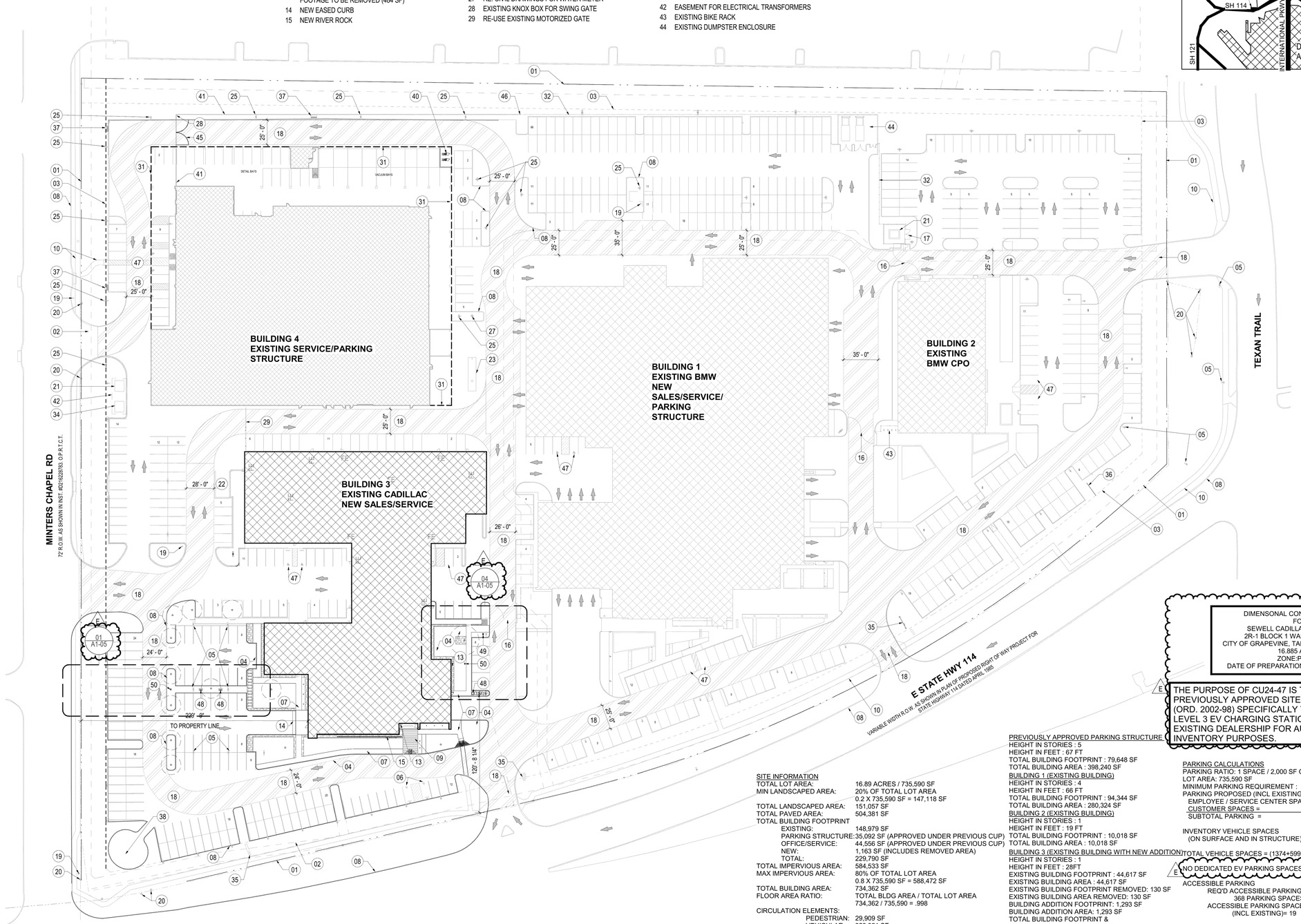
A UNO, UNDIMENSIONED RADII OF CURBS ARE 2'-0"
B UNO, DIMENSIONS ARE TO THE FACE OF CURB
C BARBED WIRE FENCING IS NOT PERMITTED
D ALL ON SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND
E ALL REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION
F ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW

SHEET NOTES

01 PROPERTY LINE
02 10 FT WIDE UTILITY EASEMENT
03 BUILDING 25 FT SETBACK LINE
04 NEW CURB AND LANDSCAPING
05 EXISTING SITE LIGHTING
06 NEW HANDICAP ACCESSIBLE PARKING STALL
07 NEW SIDEWALK
08 EXISTING CURB AND LANDSCAPING
09 NEW PAVERS
10 EXISTING SIDEWALK
13 HATCHED AREA REPRESENTS EXISTING SQUARE FOOTAGE TO BE REMOVED (484 SF)
14 NEW EASED CURB
15 NEW RIVER ROCK
16 EXISTING SECURITY GATE
17 EXISTING 8 FT TALL CHAIN LINK MANUAL SWING GATE
18 EXISTING FIRE LANE
19 EXISTING FIRE HYDRANT TO REMAIN
20 EXISTING OVERHEAD ELECTRICAL LINE AND POLE
21 EXISTING ELECTRICAL TRANSFORMER
22 EXISTING TRASH COMPACTOR
23 EXISTING FUEL TANK
25 EXISTING LIGHT POLE FIXTURE, NOT TO EXCEED 30 FT HIGH
27 RE: CIVIL DRAWINGS FOR WATER METER
28 EXISTING KNOX BOX FOR SWING GATE
29 RE-USE EXISTING MOTORIZED GATE
31 DASHED LINE INDICATES OVERHEAD FOOTPRINT OF PARKING STRUCTURE
32 EXISTING 8 FT TALL CHAIN LINK FENCE TO REMAIN
34 RELOCATED EXISTING ELECTRICAL TRANSFORMER
35 EXISTING SIGNAGE
36 EXISTING POLE SIGN
37 STORM INLET, SEE CIVIL DRAWINGS
38 EXISTING ELEVATED VEHICLE DISPLAY
40 VACUUM EQUIPMENT
41 EXISTING 8 FT TALL WROUGHT IRON SECURITY FENCING TO MATCH EXISTING SITE FENCING
42 EASEMENT FOR ELECTRICAL TRANSFORMERS
43 EXISTING BIKE RACK
44 EXISTING DUMPSTER ENCLOSURE
45 EXISTING 8 FT TALL ROD IRON MANUAL SWING GATE
46 30' IMAGINARY LOT LINE
47 EXISTING HANDICAP ACCESSIBLE STALL
48 PROPOSED LEVEL 3 EV CHARGER
49 EXISTING LEVEL 2 EV CHARGER
50 PROPOSED KNOX REMOTE POWER BOX

VICINITY MAP





1 DIMENSIONAL CONTROL SITE PLAN
SCALE: 1" = 50'-0"

CALCULATIONS

SITE INFORMATION
TOTAL LOT AREA: 16.89 ACRES / 735,590 SF
MIN LANDSCAPED AREA: 20% OF TOTAL LOT AREA
0.2 X 735,590 SF = 147,118 SF
TOTAL LANDSCAPED AREA: 151,057 SF
TOTAL PAVED AREA: 504,381 SF
TOTAL BUILDING FOOTPRINT
EXISTING: 148,979 SF
PARKING STRUCTURE: 35,092 SF (APPROVED UNDER PREVIOUS CUP)
OFFICE/SERVICE: 44,556 SF (APPROVED UNDER PREVIOUS CUP)
NEW: 1,163 SF (INCLUDES REMOVED AREA)
TOTAL: 229,790 SF
TOTAL IMPERVIOUS AREA: 584,533 SF
MAX IMPERVIOUS AREA: 80% OF TOTAL LOT AREA
0.8 X 735,590 SF = 588,472 SF
TOTAL BUILDING AREA: 734,362 SF
FLOOR AREA RATIO: TOTAL BLDG AREA / TOTAL LOT AREA
734,362 / 735,590 = .998
CIRCULATION ELEMENTS:
PEDESTRIAN: 29,909 SF
VEHICULAR: 329,351 SF

PREVIOUSLY APPROVED PARKING STRUCTURE
HEIGHT IN STORIES : 5
HEIGHT IN FEET : 67 FT
TOTAL BUILDING FOOTPRINT : 79,648 SF
TOTAL BUILDING AREA : 398,240 SF
BUILDING 1 (EXISTING BUILDING)
HEIGHT IN STORIES : 4
HEIGHT IN FEET : 66 FT
TOTAL BUILDING FOOTPRINT : 94,344 SF
TOTAL BUILDING AREA : 280,324 SF
BUILDING 2 (EXISTING BUILDING)
HEIGHT IN STORIES : 1
HEIGHT IN FEET : 19 FT
TOTAL BUILDING FOOTPRINT : 10,018 SF
TOTAL BUILDING AREA : 10,018 SF
BUILDING 3 (EXISTING BUILDING WITH NEW ADDITION)
HEIGHT IN STORIES : 1
HEIGHT IN FEET : 28FT
EXISTING BUILDING FOOTPRINT : 44,617 SF
EXISTING BUILDING AREA : 44,617 SF
EXISTING BUILDING FOOTPRINT REMOVED: 130 SF
EXISTING BUILDING AREA REMOVED: 130 SF
BUILDING ADDITION FOOTPRINT: 1,293 SF
BUILDING ADDITION AREA: 1,293 SF
TOTAL BUILDING FOOTPRINT &
AREA AFTER ADDITION: 45,780 SF

PARKING CALCULATIONS
PARKING RATIO: 1 SPACE / 2,000 SF OF SITE AREA
LOT AREA: 735,590 SF
MINIMUM PARKING REQUIREMENT : 735,590/2,000 = 368 SPACES
PARKING PROPOSED (INCL EXISTING TO REMAIN):
EMPLOYEE / SERVICE CENTER SPACES = 491
CUSTOMER SPACES = 108
SUBTOTAL PARKING = 599
INVENTORY VEHICLE SPACES
(ON SURFACE AND IN STRUCTURE) = 1374
TOTAL VEHICLE SPACES = (1374+599) = 1973
E NO DEDICATED EV PARKING SPACES
ACCESSIBLE PARKING
REQ'D ACCESSIBLE PARKING SPACES FOR 368 PARKING SPACES = 10
ACCESSIBLE PARKING SPACE PROVIDED (INCL EXISTING)= 19

DIMENSONAL CONTROL SITE PLAN
FOR
SEWELL CADILLAC RENOVATION
2R-1 BLOCK 1 WALLCON ADDITION
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
16.885 ACRES
ZONE:PCD/CC
DATE OF PREPARATION: NOVEMBER 04, 2024

E THE PURPOSE OF CU24-47 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU02-52 (ORD. 2002-98) SPECIFICALLY TO ADD THREE LEVEL 3 EV CHARGING STATIONS TO THE EXISTING DEALERSHIP FOR AUTOMOBILE INVENTORY PURPOSES.

Cadillac

Sewell Grapevine Cadillac Renovation

1001 E State HWY 114, Grapevine, TX 76051

Gensler
5005 GREENVILLE AVE
DALLAS TX 75206
TELEPHONE: 214.273.1500

Issue #	Issue Date	Issue Description
A	02/28/2022	CUP REVISION #1
D	10/03/2022	CUP REVISION #2
E	11/04/2024	CUP REVISION #3

Case Name: Sewell Cadillac Level 3 EV Charger
Case Number: CU24-47
Location: 1001 East State Highway 114

Mayor — Date
Secretary — Date
PLANNING SERVICES DEPARTMENT
Chairman — Date

Approval does not authorize any work in conflict with any codes or ordinances.
Dept. of Development Services

Seal/Signature

REGISTERED ARCHITECT
MATT SEVERANCE
20911
STATE OF TEXAS
11/21/2024

Project Name
Sewell Grapevine Cadillac Renovation

Project Number
27.7928.000

Description
DIMENSIONAL CONTROL SITE PLAN

Scale
As indicated
0' 25' 50' 100'
SCALE: 1" = 50'-0"

A1-01 1 of 6

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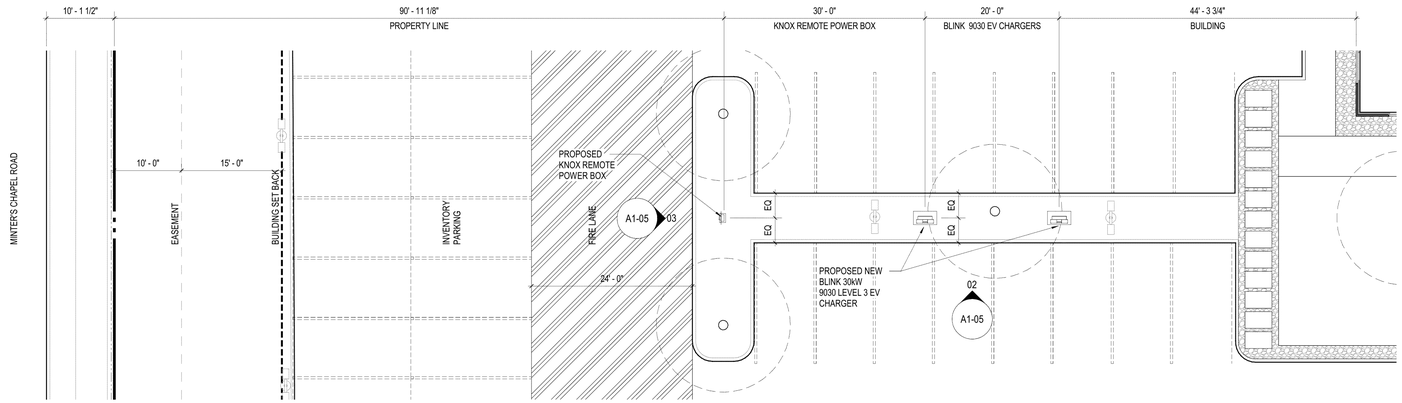
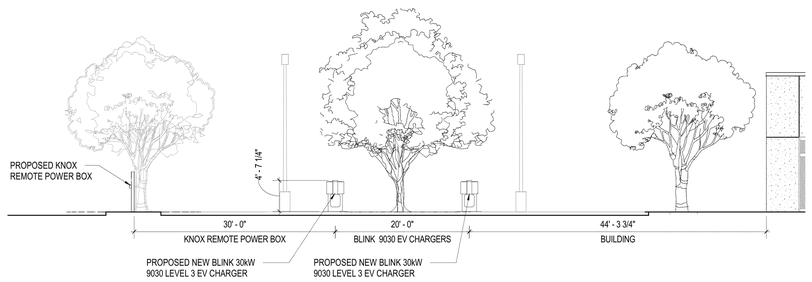
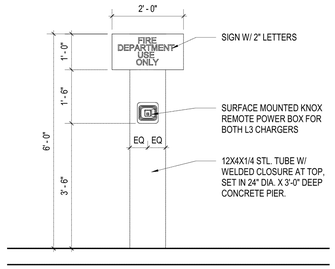


01 ENLARGED PLAN AT WEST EV CHARGERS

SCALE: 3/32" = 1'-0"



PROPOSED NEW BLINK 30kW 9030 LEVEL 3 EV CHARGER
OVERALL DIMENSIONS : (L x D x H) 31.80" x 14.4" x 55.25"

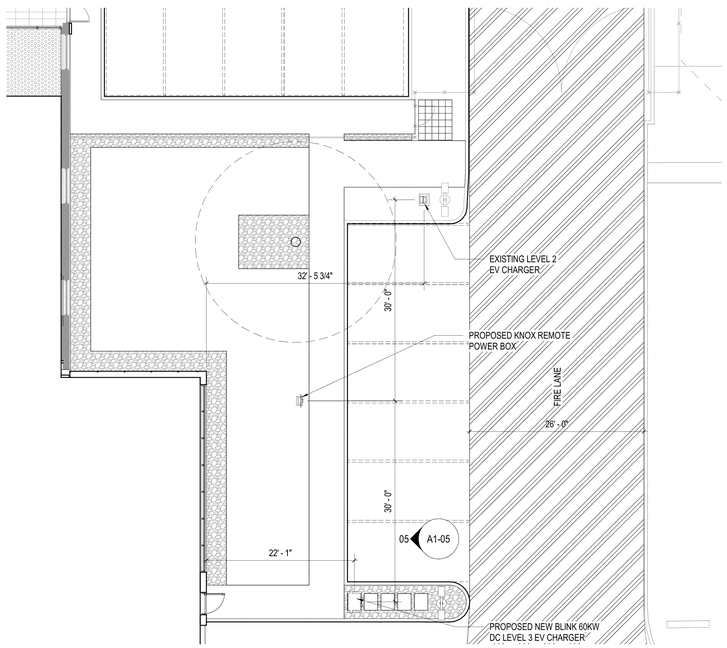


02 ELEVATION AT WEST EV CHARGERS

SCALE: 3/32" = 1'-0"

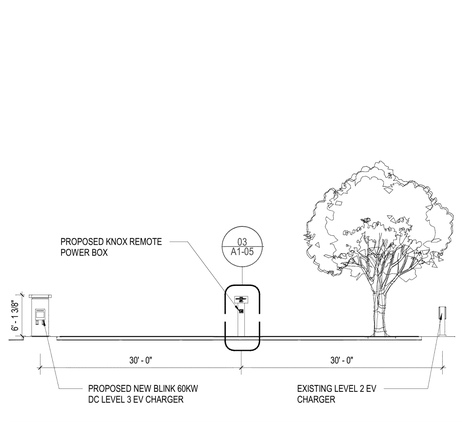
03 KNOX REMOTE POWER BOX

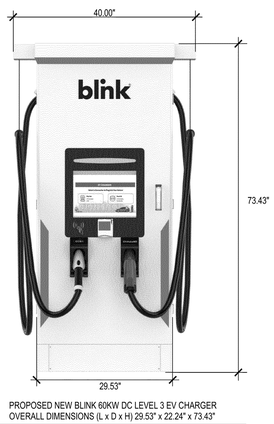
SCALE: 1/2" = 1'-0"



04 ENLARGED PLAN AT EAST EV CHARGERS

SCALE: 3/32" = 1'-0"





PROPOSED NEW BLINK 60KW DC LEVEL 3 EV CHARGER
OVERALL DIMENSIONS (L x D x H) 29.53" x 22.24" x 73.43"

05 ELEVATION AT EAST EV CHARGERS

SCALE: 3/32" = 1'-0"

EV CHARGERS
FOR
SEWELL CADILLAC RENOVATION
2R-1 BLOCK 1 WALLCON ADDITION
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
16.885 ACRES
ZONE:PCD/CC
DATE OF PREPARATION: NOVEMBER 04, 2024

0' 5' 15' 25' 50'

SCALE: 3/32" = 1'-0"

THE PURPOSE OF CU24-47 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU02-52 (ORD. 2002-98) SPECIFICALLY TO ADD THREE LEVEL 3 EV CHARGING STATIONS TO THE EXISTING DEALERSHIP FOR AUTOMOBILE INVENTORY PURPOSES.

E

Cadillac

Sewell Grapevine Cadillac Renovation

1001 E State HWY 114, Grapevine, TX 76051

Gensler

5005 GREENVILLE AVE
DALLAS TX 75206
TELEPHONE: 214.273.1500

Issue #	Issue Date	Issue Description
E	11/04/2024	CUP REVISION #3

Case Name: Sewell Cadillac Level 3 EV Charger

Case Number: CU24-47

Location: 1001 East State Highway 114

Mayor **Date**

Secretary **Date**

PLANNING SERVICES DEPARTMENT

Chairman **Date**

Approval does not authorize any work in conflict with any codes or ordinances.
Dept. of Development Services

Seal/Signature

REGISTERED ARCHITECT MATTHEW SEVERANCE 20917 STATE OF TEXAS
11/21/2024

Project Name
Sewell Grapevine Cadillac Renovation

Project Number
27.7928.000

Description
EV CHARGERS

Scale
As indicated

E

A1-05

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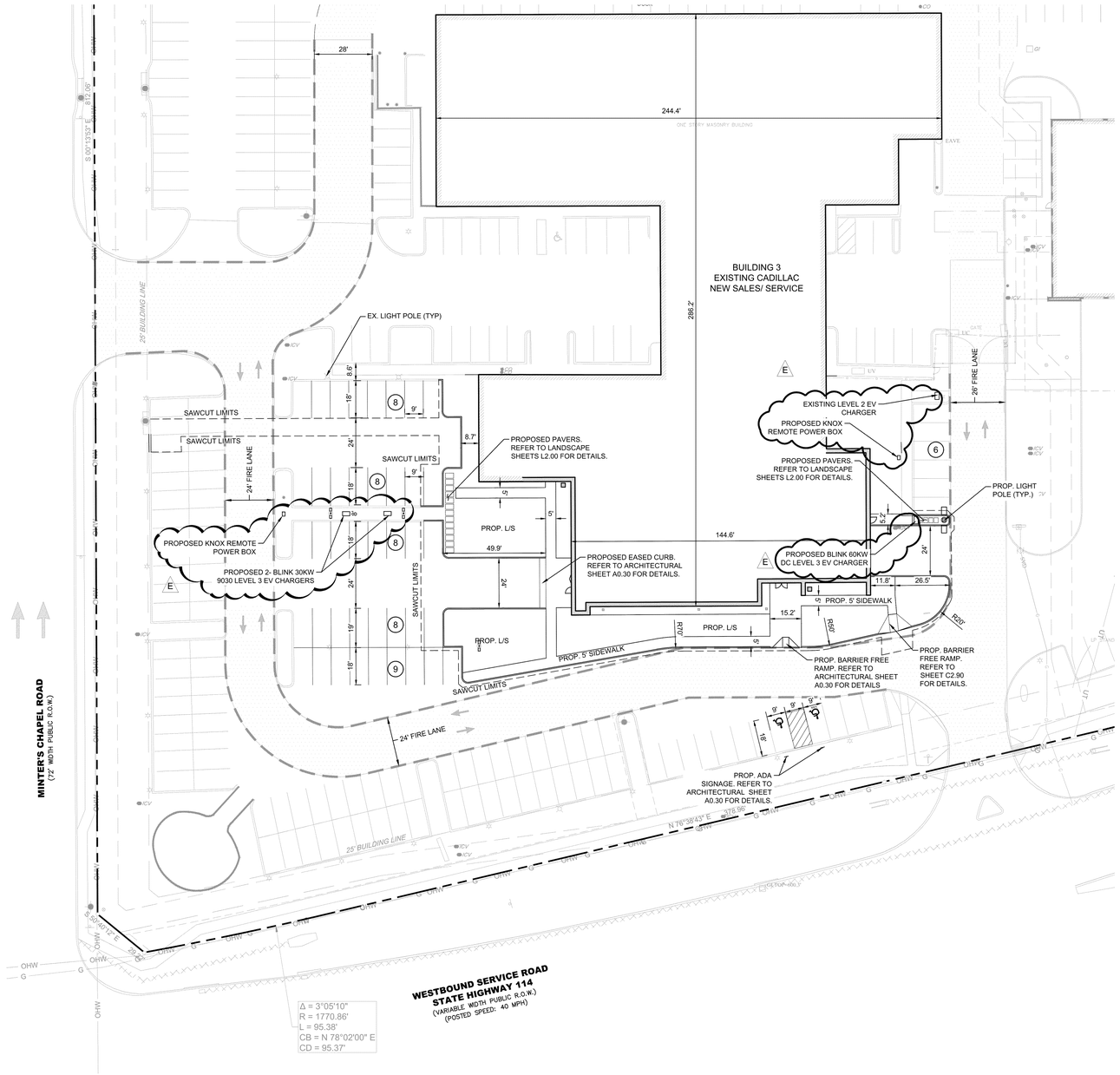

N

0 15 30 60

SCALE 1" = 30'

SITE PLAN LEGEND

- EXISTING FIRE LANE
- L/S — PROPOSED LANDSCAPE AREA
- BARRIER FREE RAMP
- BOLLARD
- ACCESSIBLE PARKING
- SIGN
- EXISTING LIGHT

DIMENSIONAL CONTROL NOTES

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C0.03 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. **SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
3. **PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
4. **DIMENSIONAL CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PL CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.
5. **CURB RADII:** ALL CURB RADII SHALL BE 3 FEET TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. **BUILDING DIMENSIONS:** CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE WALLS OF BUILDING.
7. **TOPOGRAPHIC BOUNDARY SURVEY:** SURVEY INCLUDES PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:
   JPH LAND SURVEYING, INC.
   785 LONESOME DOVE TRAIL
   HURST, TEXAS 76054
   CONTACT: JEWEL CHADD
   PHONE: (817) 431-4971
   EMAIL: JEWEL@JPHLS.COM
8. **ACCESSIBLE PARKING:** ACCESSIBLE PARKING AREAS SHALL BE CONSTRUCTED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE.
9. **FIRE LANE:** FIRE LANES SHALL BE CONSTRUCTED AND MARKED PER CITY STANDARDS REFERENCE SITE PLAN DETAILS.
10. **SIGNS:** CONTRACTOR TO PROVIDE ACCESSIBLE PARKING SIGNS AND POLES.

LAYOUT & DIMENSONAL CONTROL SITE PLAN
FOR
SEWELL CADILLAC RENOVATION
2R-1 BLOCK 1 WALLCON ADDITION
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
16.885 ACRES
ZONE:PCD/CC
DATE OF PREPARATION: NOVEMBER 04, 2024

E — "THE PURPOSE OF CU24-47 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU02-52 (ORD. 2002-98) SPECIFICALLY TO ADD THREE LEVEL 3 EV CHARGING STATIONS TO THE EXISTING DEALERSHIP FOR AUTOMOBILE INVENTORY PURPOSES."

!CAUTION!

CONTRACTOR TO CONTACT THE TEXAS ONE-CALL SYSTEM (1-800-245-4545) AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. KFM IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM THE LOCATION SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

811 Know what's below. Call before you dig.

BENCHMARKS

1. BM#1: MAG NAIL WITH A WASHER STAMPED "JPH BENCHMARK" SET AT THE NORTHWEST CORNER OF A STORM DRAIN INLET ON THE WEST SIDE OF MINTER'S CHAPEL ROAD, BEING LOCATED APPROXIMATELY 680' NORTHERLY FROM THE CENTERLINE INTERSECTION OF MINTER'S CHAPEL ROAD AND STATE HIGHWAY 114.

ELEVATION = 596.62'
VERTICAL DATUM: NAVD88

2. BM#2: STORM DRAIN INLET RIM LOCATED ON THE EAST SIDE OF MINTERS CHAPEL ROAD, BEING LOCATED APPROXIMATELY 468' NORTHERLY FROM THE CENTERLINE INTERSECTION OF MINTER'S CHAPEL ROAD AND STATE HIGHWAY 114.

ELEVATION =597.8'
VERTICAL DATUM: NAVD88

Cadillac

Sewell Grapevine Cadillac Renovation

1001 E State HWY 114, Grapevine, TX 76051

Gensler
5005 GREENVILLE AVE
DALLAS TX 75206
TELEPHONE: 214.273.1500

Issue #	Issue Date	Issue Description
E	11/04/24	CUP REVISION #3

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

Case Name: Sewell Grapevine Level 3 EV Charger

Case Number: CU24-47

Location: 1001 East State Highway 114

Mayor — Date

Secretary — Date

PLANNING SERVICES DEPARTMENT

Chairman — Date

Approval does not authorize any work in conflict with any codes or ordinances.
Dept. of Development Services

Seal/Signature

JOSHUA A. MILLSAP 100118 LICENSED PROFESSIONAL ENGINEER
11/21/24

Project Name
Sewell Grapevine Cadillac Renovation

Project Number
27.7827.000

Description
LAYOUT & DIMENSIONAL CONTROL PLAN

Scale
As indicated

C2.00 3 OF 6

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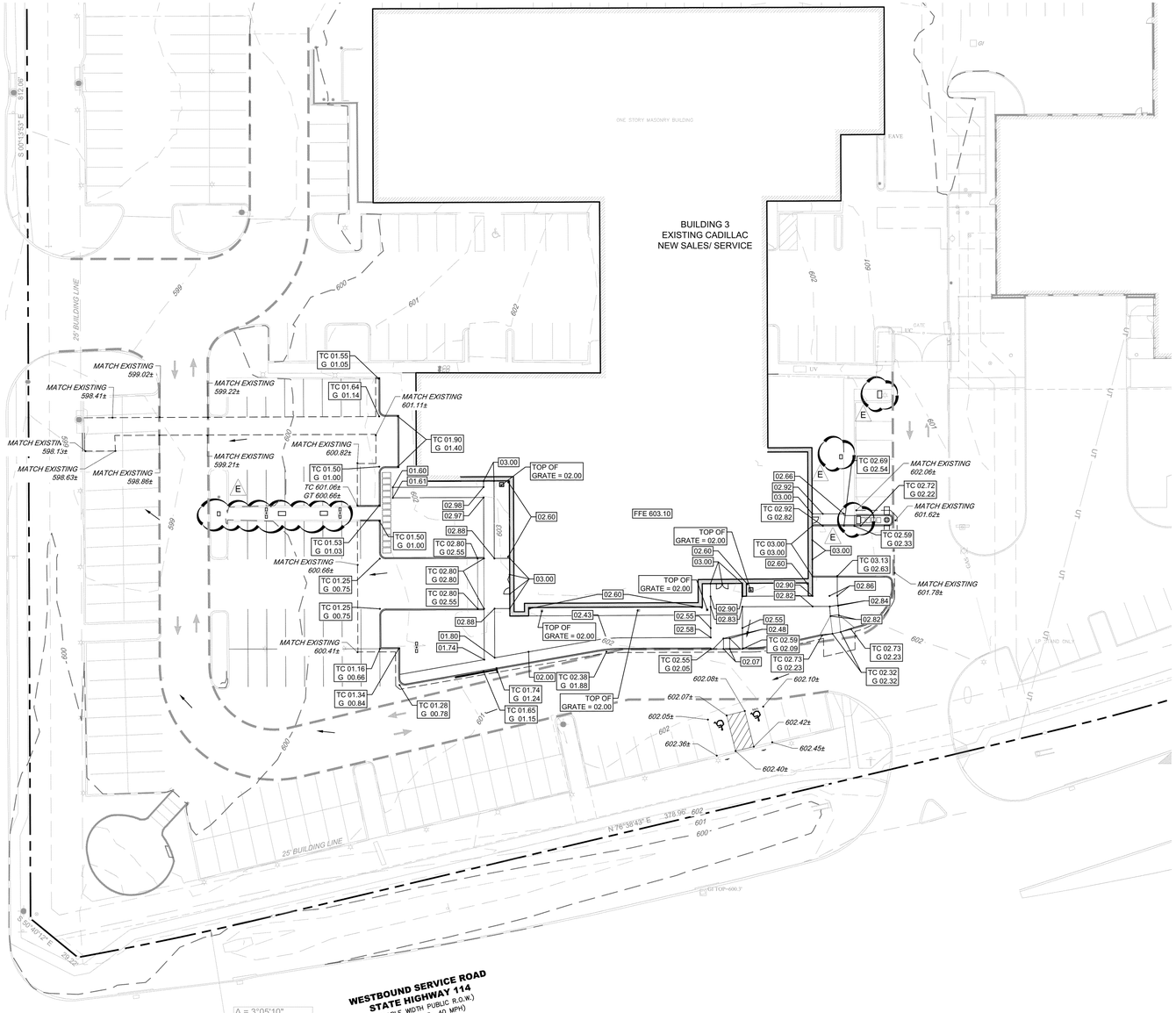

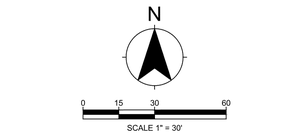

GRADING NOTES

1. **UNDISTURBED AREAS:** PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREAS OF THE PROJECT SITE THAT ARE TO BE PROTECTED AND PRESERVED. REFER TO THE "GENERAL TREE PROTECTION NOTES" FOR ALL CONSTRUCTION IN THE VICINITY OF EXISTING TREES.
2. **TESTING:** ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED ON A CONTINUING BASIS BY THE GEOTECHNICAL ENGINEER FOR CONFORMANCE WITH THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL STUDY PREPARED BY TERRACON, 94215211 DATED, AUGUST 03, 2021, WHICH IS MADE A PART OF THESE CONSTRUCTION DOCUMENTS.
3. **STRIPPING AND DEBRIS REMOVAL:** THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. THE DEPTH OF STRIPPING IS ESTIMATED TO BE ON THE ORDER OF 6 INCHES IN ORDER TO REMOVE THE SURFACE SOIL CONTAINING ORGANIC MATERIAL. THE ACTUAL STRIPPING DEPTH SHALL BE BASED ON FIELD OBSERVATIONS. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON-SITE APPROVED BY THE DEVELOPER. ALL TREES, INCLUDING STUMPS AND ROOT SYSTEMS, VEGETATION, DEBRIS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF-SITE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. ALL COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
4. **BURNING:** BURNING SHALL NOT BE PERMITTED ON THE PROJECT SITE UNLESS APPROVED IN WRITING BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.
5. **PROOF ROLLING:** UPON COMPLETION OF STRIPPING OPERATIONS, AND PRIOR TO PLACEMENT OF ANY FILL MATERIALS, THE STRIPPED AREAS SHOULD BE OBSERVED TO DETERMINE IF ADDITIONAL EXCAVATION IS REQUIRED TO REMOVE WEAK OR OTHERWISE OBJECTIONABLE MATERIALS THAT WOULD ADVERSELY AFFECT THE FILL PLACEMENT. THE SUBGRADE SHOULD BE FIRM AND ABLE TO SUPPORT CONSTRUCTION EQUIPMENT WITHOUT DISPLACEMENT. SOFT OR YIELDING SUBGRADE SHOULD BE CORRECTED AND MADE STABLE BEFORE CONSTRUCTION PROCEEDS. PROOF ROLLING SHOULD BE PERFORMED USING A HEAVY PNEUMATIC TIRE ROLLER, LOADED DUMP TRUCK, OR SIMILAR PIECE OF EQUIPMENT WEIGHING 25 TONS. THE PROOF ROLLING OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.
6. **UNSTABLE MATERIAL:** WHEN CLAY OR OTHER UNSTABLE MATERIAL IS PRESENT IN AREAS OF PROPOSED BUILDING PADS OR PAVED AREAS, THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE STABILITY OF ANY EXISTING CLAY OR WEATHERED MATERIAL THAT IS PRESENT IN THE SUBBASE, AND SHALL DETERMINE WHETHER ADDITIONAL EXCAVATION OF THESE MATERIALS WILL BE REQUIRED. IF THIS MATERIAL IS DEEMED SUITABLE FOR SUBBASE MATERIAL, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES, ITS MOISTURE CONTENT ADJUSTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER, AND THEN RE-COMPACTED TO AT LEAST 95% OF THE OPTIMUM DENSITY DETERMINED BY THE STANDARD PROCTOR TEST, ASTM D - 698 PRIOR TO PLACEMENT OF FILL MATERIALS.
7. **CONTROLLED FILL:** ALL SOILS USED FOR CONTROLLED FILL SHOULD BE FREE OF ROOTS, VEGETATION, AND OTHER DELETERIOUS OR UNDESIRABLE MATTER. ROCKS LESS THAN 4 INCHES IN LARGEST DIMENSION WITHIN 15 INCHES OF PROPOSED SUBGRADE ELEVATION, LESS THAN 6 INCHES IN SIZE FROM 15 INCHES TO 36 INCHES OF PROPOSED SUBGRADE ELEVATION, LESS THAN 12 INCHES IN SIZE FROM 36 INCHES TO 72 INCHES OF PROPOSED SUB GRADE ELEVATION, AND LESS THAN 18 INCHES IN LARGEST DIMENSION FOR FILLS IN EXCESS OF 72 INCHES FROM SUBGRADE ELEVATION, WILL BE ALLOWED AS ACCEPTABLE FILL MATERIAL. ROCK FILLS SHOULD BE SUPPLEMENTED WITH A SUFFICIENT AMOUNT OF FINE MATERIAL TO PREVENT VOIDS. SOILS IMPORTED FROM OFF-SITE FOR USE AS FILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHOULD BE PLACED IN LEVEL, UNIFORM LIFTS, WITH EACH LIFT COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED. THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED 8 INCHES. EACH LAYER SHOULD BE PROPERLY PLACED, MIXED, SPREAD, AND COMPACTED TO BETWEEN 95% AND 100% OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D 698.
8. **PROPOSED GRADES:** THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE SHOWN AT ONE-FOOT INTERVALS. SPOT ELEVATIONS SHOWN IN PAVED AREAS ARE TOP OF PAVEMENT, UNLESS NOTED OTHERWISE.
9. **BUILDING ENTRANCE GRADES:** REFER TO THE BUILDING PLANS FOR DETAILED SPOT GRADING AT THE BUILDING ENTRANCE AREAS. THE CONTRACTOR SHALL COMPLY WITH ALL ADA AND LOCAL STATE GOVERNING AUTHORITY STANDARDS FOR REQUIREMENTS REGARDING MAXIMUM SLOPES FOR HANDICAP PARKING AREAS, SIDEWALKS, ACCESS RAMPS AND ACCESSIBLE ROUTES.
10. **LANDSCAPE AREAS:** ALL LANDSCAPE AREAS AND OTHER DISTURBED AREAS WITHIN THE LIMITS OF THE PROPERTY NOT DESIGNATED TO BE PAVED SHALL RECEIVE 6 INCHES OF TOPSOIL. REFER TO THE EROSION AND SEDIMENT CONTROL PLANS AND/OR LANDSCAPE PLANS FOR LIMITS OF TOPSOIL **PLACEMENT.**
11. **UNCLASSIFIED EXCAVATION:** ALL UNCLASSIFIED EXCAVATION, INCLUDING, BUT NOT LIMITED TO, CUT & FILL, HAUL IN, HAUL OFF ASSOCIATED WITH CONSTRUCTION OF PAVEMENT TO FINAL GRADE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GRADING PLAN
FOR
SEWELL CADILLAC RENOVATION
2R-1 BLOCK 1 WALLCON ADDITION
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
16.885 ACRES
ZONE:PCD/CC
DATE OF PREPARATION: NOVEMBER 04, 2024

"THE PURPOSE OF CU24-47 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU02-52 (ORD. 2002-98) SPECIFICALLY TO ADD THREE LEVEL 3 EV CHARGING STATIONS TO THE EXISTING DEALERSHIP FOR AUTOMOBILE INVENTORY PURPOSES."

E

!CAUTION!

CONTRACTOR TO CONTACT THE TEXAS ONE-CALL SYSTEM (1-800-245-4545) AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. KFM IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM THE LOCATION SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

811 Know what's below. Call before you dig.

BENCHMARKS

1. BM#1: MAG NAIL WITH A WASHER STAMPED "JPH BENCHMARK" SET AT THE NORTHWEST CORNER OF A STORM DRAIN INLET ON THE WEST SIDE OF MINTER'S CHAPEL ROAD, BEING LOCATED APPROXIMATELY 680' NORTHERLY FROM THE CENTERLINE INTERSECTION OF MINTER'S CHAPEL ROAD AND STATE HIGHWAY 114.

ELEVATION = 596.62'
VERTICAL DATUM: NAVD88

2. BM#2: STORM DRAIN INLET RIM LOCATED ON THE EAST SIDE OF MINTERS CHAPEL ROAD, BEING LOCATED APPROXIMATELY 468' NORTHERLY FROM THE CENTERLINE INTERSECTION OF MINTER'S CHAPEL ROAD AND STATE HIGHWAY 114.

ELEVATION =597.8'
VERTICAL DATUM: NAVD88

Cadillac

Sewell Grapevine Cadillac Renovation

1001 E State HWY 114, Grapevine, TX 76051

Gensler
5005 GREENVILLE AVE
DALLAS TX 75206
TELEPHONE: 214.273.1500

Issue #	Issue Date	Issue Description
E	11/04/24	CUP REVISION #3

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

Case Name: Sewell Grapevine Level 3 EV Charger

Case Number: CU24-47

Location: 1001 East State Highway 114

Mayor **Date**

Secretary **Date**

PLANNING SERVICES DEPARTMENT

Chairman **Date**

Approval does not authorize any work in conflict with any codes or ordinances.
Dept. of Development Services

Seal/Signature

JOSHUA A. MILLSAP
100118
LICENSED PROFESSIONAL ENGINEER
11/21/24

Project Name
Sewell Grapevine Cadillac Renovation

Project Number
27.7827.000

Description
GRADING PLAN

Scale
As indicated

C3.10 4 OF 6

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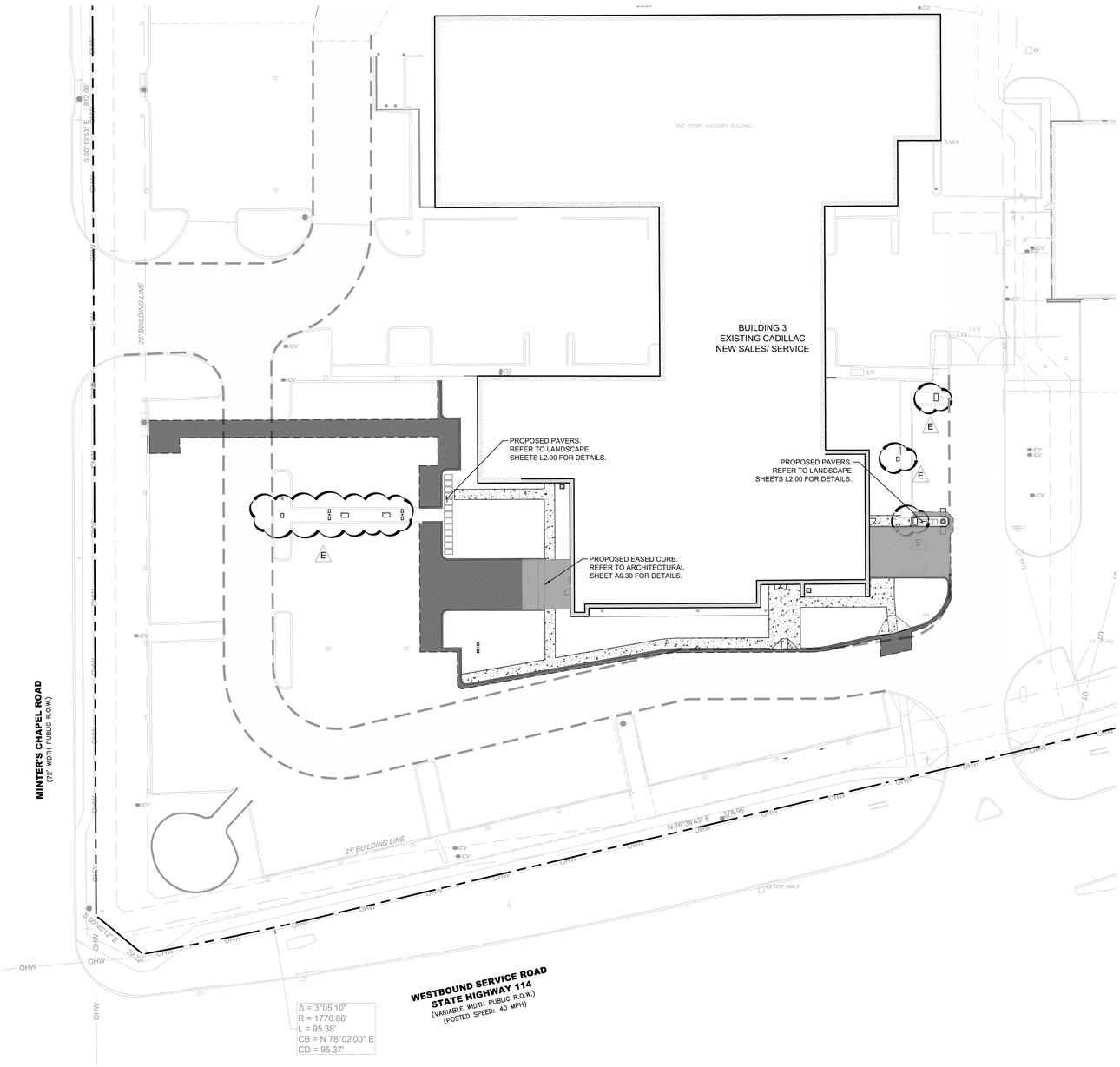

N

0 15 30 60

SCALE 1" = 30'

PAVING LEGEND

SAWCUT LIMITS

EXISTING CONCRETE PAVEMENT W/ ASPHALT OVERLAY

SIDEWALK
4" 3,500 PSI REINFORCED CONCRETE PAVEMENT (MINIMUM 3%-6.5% ENTRAINED AIR) W/ #3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE AT A MINIMUM OF 95% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698) WITHIN -1 TO +3 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT.

CONCRETE PAVEMENT W/ ASPHALT OVERLAY
2" TYPE "D" HMAC TOP LAYER ON 7" 3,500 psi CONCRETE PVMT. BASE W/ 4.5%±1.5% AIR ENTRAINMENT W/#3 BARS @ 18" O.C.E.W ON 6" COMPACTED SUBGRADE TO 95% AT -1% TO +3% OF OPTIMUM MOISTURE CONTENT. (ASTM D 698)

CONCRETE PAVEMENT
7" 3,500 PSI CONCRETE PVMT. W/ 4.5% ±1.5% AIR ENTRAINMENT W/ #3 BARS @18" O.C.E.W ON 6" COMPACTED SUBGRADE TO 95% AT -1% TO +3% OF OPTIMUM MOISTURE CONTENT. (ASTM D 698)

NOTE: PAVING SECTIONS SHALL MATCH EXISTING CONDITIONS, CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF DISCREPANCY BETWEEN PAVEMENT SECTIONS UPON REMOVAL OF EXISTING PAVEMENT.

PAVEMENT JOINTING NOTES

1. **PAVEMENT JOINT LAYOUT:** CONTROL JOINTS SHALL BE INSTALLED AT A MAXIMUM SPACING OF 12 FEET O.C.E.W. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM SPACING OF 60 FEET. LEVEL UP SAND COURSE WILL NOT BE ALLOWED. IF A PROPOSED PAVEMENT JOINT LAYOUT PLAN HAS BEEN PROVIDED BY THE ENGINEER, THE CONTRACTOR SHALL IMPLEMENT THAT PLAN OR PROVIDE AN ALTERNATE JOINT LAYOUT TO THE ENGINEER FOR REVIEW. IF A PAVEMENT JOINT LAYOUT PLAN HAS NOT BEEN PROVIDED, THE CONTRACTOR WILL BE RESPONSIBLE FOR PREPARATION OF THE PLAN AND SUBMITTAL TO THE ENGINEER FOR REVIEW. THE CONTRACTORS' JOINT LAYOUT PLAN SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW A MINIMUM OF 2 WEEKS PRIOR TO BEGINNING PAVING CONSTRUCTION.
2. **SAW CUTTING:** SAW CUTTING SHALL BE DONE WITHIN EIGHT HOURS OF POUR OR AS SOON AS CONCRETE CAN SUPPORT WEIGHT. THE CONTRACTOR SHALL MARK JOINT LOCATIONS AT THE CENTERLINE OF THE DOWEL LENGTH DURING HIS PAVING OPERATIONS. ALL SAWED JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH THE CURB. RADIAL JOINTS SHALL BE NO SHORTER THAN 18 INCHES.
3. **JOINT SEALING:** ALL CONSTRUCTION & CONTROL JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED. JOINT SEALING MATERIAL SHALL BE HOT POURED RUBBER SEALANT OR AN APPROVED EQUAL. SPECIFICATIONS TO BE SUBMITTED TO ENGINEER PRIOR TO PLACEMENT.
4. **ODD SHAPED PANELS:** ODD SHAPED PANELS SHALL BE REINFORCED WITH #3 BARS AT 18 INCHES O.C.E.W. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
5. **EXPANSION JOINTS:** THE CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT AROUND THE PERIMETER OF ANY BLOCKOUT IN THE CONCRETE PAVING.

PAVING PLAN
FOR
SEWELL CADILLAC RENOVATION
2R-1 BLOCK 1 WALLCON ADDITION
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
16.885 ACRES
ZONE:PCD/OC
DATE OF PREPARATION: NOVEMBER 04, 2024

"THE PURPOSE OF CU24-47 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU02-52 (ORD. 2002-98) SPECIFICALLY TO ADD THREE LEVEL 3 EV CHARGING STATIONS TO THE EXISTING DEALERSHIP FOR AUTOMOBILE INVENTORY PURPOSES."

E

!CAUTION!

CONTRACTOR TO CONTACT THE TEXAS ONE-CALL SYSTEM (1-800-245-4545) AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. KFM IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM THE LOCATION SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

811 Know what's below. Call before you dig.

BENCHMARKS

1. BM#1: MAG NAIL WITH A WASHER STAMPED "JPH BENCHMARK" SET AT THE NORTHWEST CORNER OF A STORM DRAIN INLET ON THE WEST SIDE OF MINTER'S CHAPEL ROAD, BEING LOCATED APPROXIMATELY 680' NORTHERLY FROM THE CENTERLINE INTERSECTION OF MINTER'S CHAPEL ROAD AND STATE HIGHWAY 114.

ELEVATION = 596.62'
VERTICAL DATUM: NAVD88

2. BM#2: STORM DRAIN INLET RIM LOCATED ON THE EAST SIDE OF MINTERS CHAPEL ROAD, BEING LOCATED APPROXIMATELY 468' NORTHERLY FROM THE CENTERLINE INTERSECTION OF MINTER'S CHAPEL ROAD AND STATE HIGHWAY 114.

ELEVATION =597.8'
VERTICAL DATUM: NAVD88

Cadillac

Sewell Grapevine Cadillac Renovation

1001 E State HWY 114, Grapevine, TX 76051

Gensler
5005 GREENVILLE AVE
DALLAS TX 75206
TELEPHONE: 214.273.1500

Issue #	Issue Date	Issue Description
E	11/04/24	CUP REVISION #3

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

Case Name: Sewell Grapevine Level 3 EV Charger

Case Number: CU24-47

Location: 1001 East State Highway 114

Mayor **Date**

Secretary **Date**

PLANNING SERVICES DEPARTMENT

Chairman **Date**

Approval does not authorize any work in conflict with any codes or ordinances.
Dept. of Development Services

Seal/Signature

JOSHUA A. MILLSAP
100118
LICENSED
PROFESSIONAL ENGINEER
11/21/24

Project Name
Sewell Grapevine Cadillac Renovation

Project Number
27.7827.000

Description
PAVING PLAN

Scale
As indicated

C7.00 5 OF 6

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EXISTING TREES

symbol

existing tree to be preserved

existing ornamental tree

tree protection fencing

EXISTING SHRUBS

symbol

existing shrub

existing evergreen shrub

EXISTING GROUNDCOVER

symbol

Existing low groundcover

Existing turf

LANDSCAPE CALCULATIONS

INTERIOR LANDSCAPING	REQUIRED	PROVIDED
- 10% of gross parking area	39,838	56,310
- 1 tree per 400 s.f. of required interior landscape	100	100
PERIMETER LANDSCAPING		
- 1 tree per 400 s.f. of required interior landscape	69	69
NON-VEHICULAR OPEN SPACE		
- 1 tree/4,000 s.f. 91,772 / 4,000 sf = 23 trees	23	23
TOTAL LANDSCAPE AREA		148,082

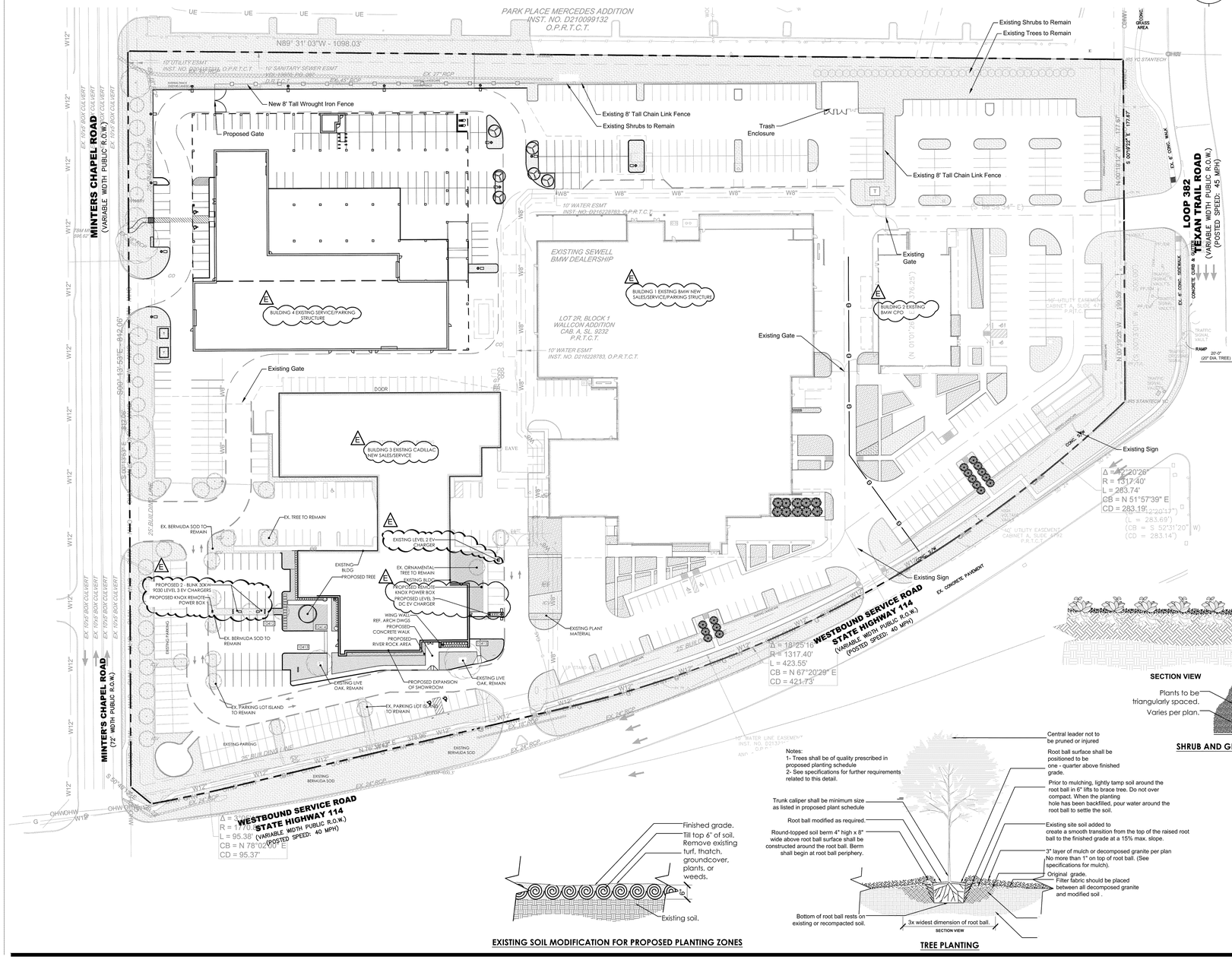
LANDSCAPE NOTES:

1) Contractor is responsible for verifying all plant and plant bed material quantities
2)All planting beds, mulch beds or fields of aggregate will have benda board edging when abutting adjacent turf grass areas
3) Planting beds will have 3" of native mulch unless plan calls out otherwise
4) All preserved areas to be restored with bermuda seed if disturbed.
5) All landscape areas to have soil amendments as specified in planting details

PROPOSED PLANT SCHEDULE

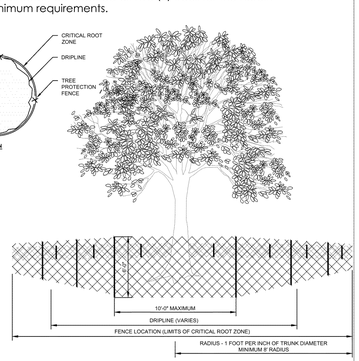
proposed tree symbol	count	species	specifications
	6	Live Oak *Quercus virginiana*	3" caliper, minimum 10' height, full canopy
	1	Live Oak *Quercus virginiana*	3" caliper, minimum 10' height, full canopy

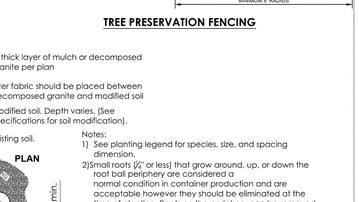
proposed groundcover symbol			
	1000 SF	Bermuda sod *Cynodon dactylon*	solid sod
	1000 SF	Liriope mix *Liriope spp.*	1 gal., ref. details



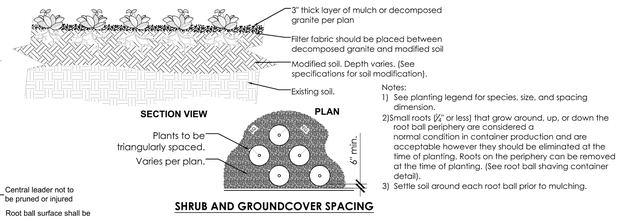
CITY OF GRAPEVINE LANDSCAPE NOTES

1. Plant materials used in conformance with the provisions of this Ordinance shall conform to the standards of the American Standard For Nursery Stock, or equal thereto. Grass seed, sod and other material shall be clean and reasonably free of weeds and noxious pests and insects.
2. Trees referred to in this Section shall be of a species common to this area of Texas and shall have an average spread of crown of greater than fifteen (15) feet at maturity. Trees having a lesser average mature crown of fifteen (15) feet may be substituted by grouping the same so as to create the equivalent of a fifteen (15) feet crown of spread. Trees shall be of a minimum of three (3) caliper inches when measured six (6) inches above ground, and shall be selected from the list of approved trees, maintained by the Director of Development Services as approved by the Planning and Zoning Commission.
3. Shrubs shall be a minimum of two (2) feet in height when measured immediately after planting. Hedges, where installed, shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen which will be three (3) feet high within one (1) year after time of planting.
4. Vines shall be a minimum of two (2) feet in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet screening requirements as specified.
5. Ground covers used in lieu of grass in whole and in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within one year of planting.
6. Grass areas may be sodded, plugged, sprigged or seeded except that solid sod shall be used in swales, berms, or other areas subject to erosion.
7. Any trees preserved on a site meeting the herein specifications shall be credited toward meeting the tree requirement of any landscaping provision of this Section. Trees of exceptional quality due to size, large canopy cover, trunk diameter, rareness, age or species may, at the discretion of the Director, be credited as two (2) trees for the herein minimum requirements.





TREE PRESERVATION FENCING



Notes:
1) See planting legend for species, size, and spacing dimension.
2)Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
3) Settle soil around each root ball prior to mulching.

SHRUB AND GROUNDCOVER SPACING

EXISTING SOIL MODIFICATION FOR PROPOSED PLANTING ZONES

TREE PLANTING

THE PURPOSE OF CU24-47 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU02-52 (ORD. 2002-98) SPECIFICALLY TO ADD THREE LEVEL 3 EV CHARGING STATIONS TO THE EXISTING DEALERSHIP FOR AUTOMOBILE INVENTORY PURPOSES.

LANDSCAPE PLAN
FOR
SEWELL CADILLAC RENOVATION
2R-1 BLOCK 1 WALLCON ADDITION
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
16.885 ACRES
ZONE: PCD/CC
DATE OF PREPARATION: NOVEMBER 04, 2024

Cadillac

Sewell Grapevine Cadillac Renovation

1001 E State HWY 114, Grapevine, TX 76051

Gensler

5005 GREENVILLE AVE
DALLAS TX 75206
TELEPHONE: 214.273.1500

3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

Issue #	Issue Date	Issue Description
E	11/04/24	CUP REVISION #3

Case Name: Sewell Grapevine Level 3 EV Charger

Case Number: CU24-47

Location: 1001 East State Highway 114

Mayor — Date

Secretary — Date

PLANNING SERVICES DEPARTMENT

Chairman — Date

Approval does not authorize any work in conflict with any codes or ordinances.
Dept. of Development Services

Seal/Signature

REGISTERED LANDSCAPE ARCHITECT
MICHELLE M. SLATER
3449
STATE OF TEXAS

11/04/2024

Project Name
Sewell Grapevine Cadillac Renovation

Project Number
27.7827.000

Description
LANDSCAPE PLAN

Scale
As indicated

0 30 60 120
SCALE 1" = 60'

L1.00

6 OF 6

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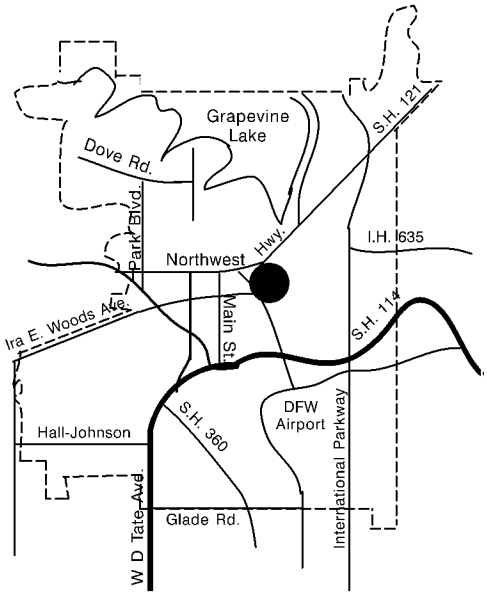
CC ITEM #4, 25
PZ ITEM #3, 10

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

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

MEETING DATE: DECEMBER 17, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU24-48A; SUNBELT RENTALS



APPLICANT: Darren Andrews – McAdams Company

PROPERTY LOCATION AND SIZE:

The subject property is located at 1035 Texan Trail and is platted as Block 2, Lot 2A, Airport Crossing JV Wells Addition. The site contains 23.320 acres and has approximately 914 feet of frontage along Texan Trail and approximately 1,618 feet of frontage along Coppell Road.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan CU23-05 (Ord. 2023-018) to allow sales and rental of heavy equipment and machinery. This request is specifically to allow one monument sign proposed to be located at the northwest corner of the lot at the intersection of Texan Trail and Coppell Road to exceed maximum height and effective area requirements.

On November 6, 2024, the Site Plan Review Committee (SPRC), heard conditional use permit request CU24-48 to construct a 10-foot-tall concrete retaining wall adjacent to Building 2 and to allow two monument signs to exceed maximum height and effective area requirements. At that time, SPRC partially approved conditional use permit CU24-48, allowing the construction of a 10-foot-tall concrete retaining wall adjacent to Building 2. However, SPRC referred the signage request to the December 17, 2024, joint City Councill and Planning and Zoning Commission public hearing for consideration.

Since that time, the applicant has revised the primary sign to meet height and effective area requirements. With this request (CU24-48A), the applicant proposes a reduction in the secondary sign as originally proposed, positioned at the northwest corner of the lot at the intersection of Texan Trail and Coppell Road. The applicant is proposing the secondary sign to be 15.5 feet tall and 14 feet long.

The sign will feature raised, back-lit lettering. All lighting will not exceed 3.0-foot candles at the property line. The comparison table below shows:

1. Section 60; *Sign Standards* of the zoning ordinance,
2. The original request that was heard at SPRC, and
3. The proposed request.

	Section 60 *Sign Standards*	Secondary Sign CU24-48 SPRC Request	Proposed Secondary Sign CU24-48A Request
Height	10 feet	18 feet	15.5 feet
Gross surface Area	100 square feet	245.69 square feet	211 square feet

No other changes are being proposed with this request.

PRESENT ZONING AND USE:

The property is zoned “BP”, Business Park District and is currently under construction for Sunbelt Rentals.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the surrounding area to the north, south and east were zoned “I-2”, Heavy Industrial District prior to the 1984 City-wide rezoning. The property to the west was zoned “C-2”, Community Business District prior to the 1984 City-wide rezoning.

- On January 18, 2005, City Council approved Z04-16 to rezone 41.235 acres from “PID”, Planned Industrial Development District to “CC”, Community Commercial District.

- On March 21, 2023, City Council approved zone change Z23-02 (Ord. 2023-017) to rezone 23.320 acres from “CC”, Community Commercial District to “BP”, Business Park District for the development of an integrated commercial office-warehouse development with outside storage and display areas, a conditional use permit CU23-05 (Ord. 2023-018) to allow sales and rental of heavy equipment and machinery, and a planned development overlay PD23-01 (Ord. 2023-019) to deviate from but not be limited to building encroachment and paving within the required front yard of the “BP”, Business Park District.

- On November 6, 2024, the Site Plan Review Committee approved conditional use

permit CU24-48 to construct a 10-foot-tall concrete retaining wall adjacent to Building 2. Also on the subject site, the Site Plan Review Committee referred to the December 17, 2024, joint City Councill and Planning and Zoning Commission public hearing, a conditional use request to allow two monument signs to exceed maximum height and effective area requirement.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"CC", Community Commercial District – Great Wolf Lodge and vacant undeveloped lot west of Great Wolf Lodge
SOUTH:	"CC", Community Commercial District – Oncor Vineyard Switching Station
EAST:	"CC", Community Commercial District – Formerly Chesapeake Energy oil and gas drilling site
WEST:	"CC", Community Commercial District and "R-MF", Multifamily District – Office development and Grapevine Station apartments

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine Thoroughfare Plan designates Texan Trail as a Type A, Major Arterial with a minimum 100-foot right-of-way developed as six lanes with a median lane. The City of Grapevine's Thoroughfare Plan does not designate Coppell Road as a local thoroughfare.

/at

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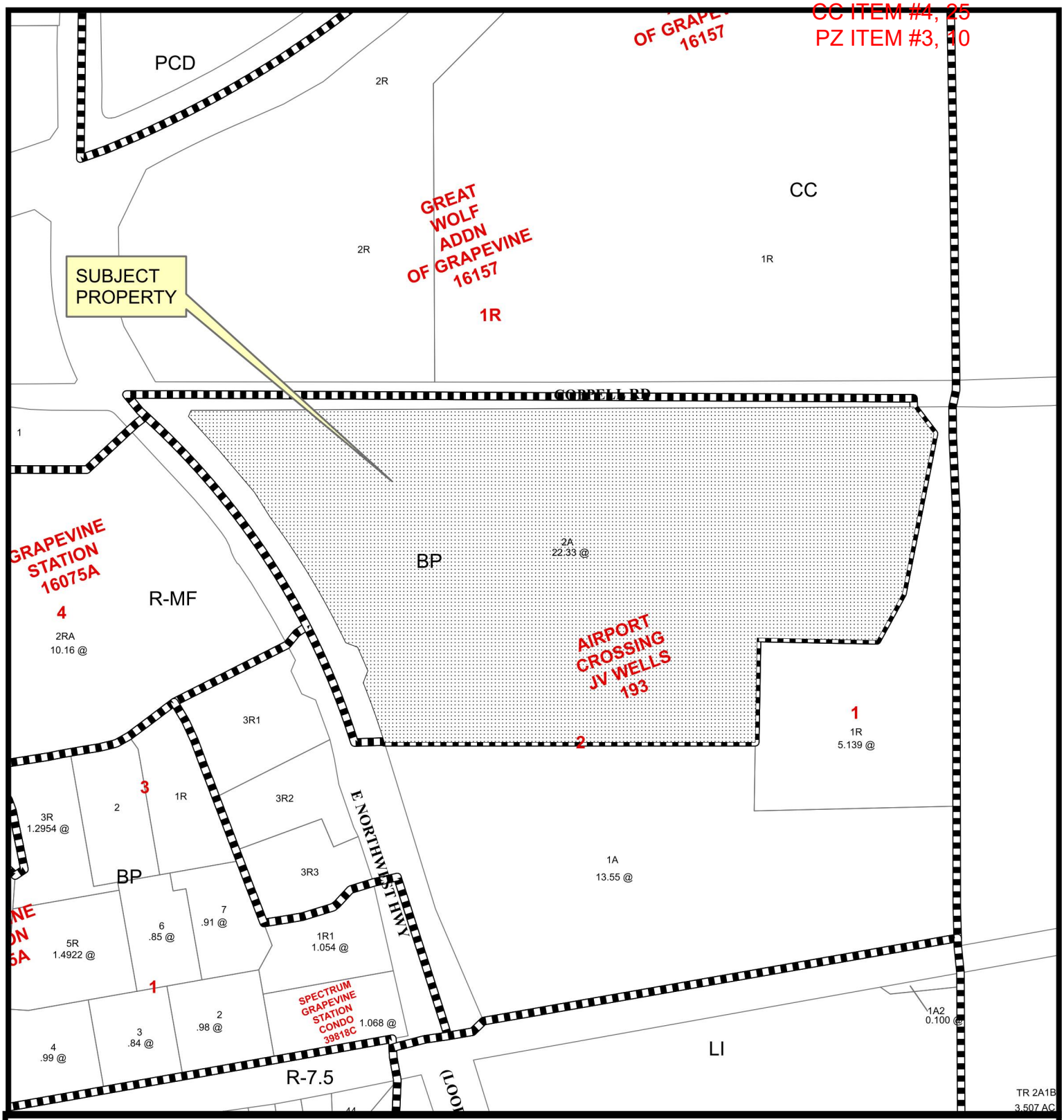
PZ ITEM #3, 10



0 150 300 450 600 Feet

CU24-48A; Sunbelt Rentals
1035 Texan Trail

Date Prepared: 12/2/2024

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

CC ITEM #4, 25
PZ ITEM #3, 10

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
Sunbelt Rental Lot 2A, BLK 2

Gross area of parcel (to nearest tenth of acre)
22 ACRES

Street frontage & distance to nearest cross street
SE Corner of the intersection of Coppell Rd & Texan Trail

Describe the Proposed Use
Business Park

Proposed Zoning
Community Commercial District

Existing Zoning
Community Commercial District

Future Land Use Designation
Business Park

Subject Property Address
1035 Texan Trail

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 Jason Tieman Owner Phone Number 803-558-5169

Company Sunbelt Rentals

Address 1799 Innovation Point

City Fort Mill State SC Zip Code 29715

Email [redacted]

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OCT 07 2024

CU24-48

Planning Services Department
200 S. Main Street • Grapevine, TX 76051 • 817.410.3155 • https://bit.ly/GrapevinePlanning

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PZ ITEM #3, 10

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate McAdams/ Darren Andrews *(name of project representative)* to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

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

Property Owner's Signature _____ Date 10/02/2024

STATE OF: South Carolina
COUNTY OF: York

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

SUBSCRIBED AND SWORN TO before me, this the 2nd day of October, 2024

_____

NOTARY PUBLIC in and for the State of Texas

AIMEY ORCUTT
My Commission Expires
NOTARY PUBLIC
01-28-2031
STATE OF SOUTH CAROLINA

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OCT 07 2024

CU24-48

Planning Services Department
200 S. Main Street • Grapevine, TX 76051 • 817.410.3155 • https://bit.ly/GrapevinePlanning

CC ITEM #4, 25
PZ ITEM #3, 10

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify)_____

Name Darren Andrews Company McAdams

Address 4400 SH 121, Suite 800

City Lewisville State Tx Zip Code 75056

Phone 972-436-9712 Email [redacted]

Applicant's Signature _____ Date 10/01/2024

STATE OF: Texas
COUNTY OF: Denton

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

SUBSCRIBED AND SWORN TO before me, this the 2nd day of October, 20 24

MANDY DENEA MARMON
NOTARY PUBLIC
ID# 133364857
State of Texas
Comm. Exp. 09-30-2025

_____
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:

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OCT 07 2024

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

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

CU24-48

CC ITEM #4, 25
PZ ITEM #3, 10

Electronically Recorded by Tarrant County Clerk in Official Public Records

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

DR-5877 DC-_____
WA#0PT46416

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT §

101001760

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

That **Oncor Electric Delivery Company LLC**, a Delaware limited liability company, ("Grantor"), for and in consideration of the sum of Ten and no/100 dollars ($10.00), and other valuable consideration to it in hand paid by **Sunbelt Rentals, Inc.**, a North Carolina Corporation, ("Grantee"), whose address is 2341 Deerfield Drive, Fort Mill, South Carolina 29715, the receipt and sufficiency of which are hereby acknowledged, has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey unto said Grantee all that certain tract or parcel of land known as Lot 2A, Block 2, Airport Crossing JV Wells Addition to the City of Grapevine, situated in the Ester Moore Survey, Abstract Number 1029, Tarrant County, Texas, more particularly described in **Exhibits "A" & "B"** attached hereto and made a part hereof for all purposes, (the "Property"). Grantor does not own the mineral estate and therefore all of the oil, gas and other minerals in and under the Property are not included in this conveyance; provided, however, to the extent that Grantor does own any interest in such oil, gas or other minerals, it waives all rights of ingress and egress to the surface of the Property for the purpose of exploring, developing, mining or drilling for same.

THIS CONVEYANCE IS EXPRESSLY MADE SUBJECT TO THE FOLLOWING: Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

General real estate taxes for 2022 having been prorated to the date of conveyance, Grantee assumes the responsibility for general real estate taxes and special assessments for 2022 and subsequent years not yet due and payable, and any subsequent tax assessment due to a change in land usage or ownership or both.

Grantee hereby expressly acknowledges and agrees that Grantee has thoroughly inspected and examined the property to the extent deemed necessary by Grantee in order to enable Grantee to evaluate the purchase of the Property. Grantee hereby further acknowledges and agrees that Grantee is relying solely upon the inspection, examination, and evaluation of the Property by Grantee, and that Grantee is purchasing the Property on an **"AS IS and WITHOUT FAULTS"** basis, without representations, warranties or covenants, express or implied, of any kind or nature.

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OCT 07 2024

CU24-48

UNOFFICIAL COPY

Grantor, for the consideration and subject to the above stated exceptions and reservations from conveyance, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's successors and assigns, to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the above stated exceptions, when the claim is by, through, or under Grantor but not otherwise.

Executed this 12th day of MAY, 2022 to be effective the 13th day of MAY, 2022

Oncor Electric Delivery Company LLC a Delaware limited liability company

By: [signature]
DANYIELL JOHNSON-GREEN
Attorney-in-Fact

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared Danyiell Johnson-Green known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said Oncor Electric Delivery Company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of MAY 2022

[signature]
Notary Public in and for the State of Texas

SANDRA BOWEN
Notary Public, State of Texas
Comm. Expires 10-10-2022
Notary ID 124360110

After Recording, Return to:

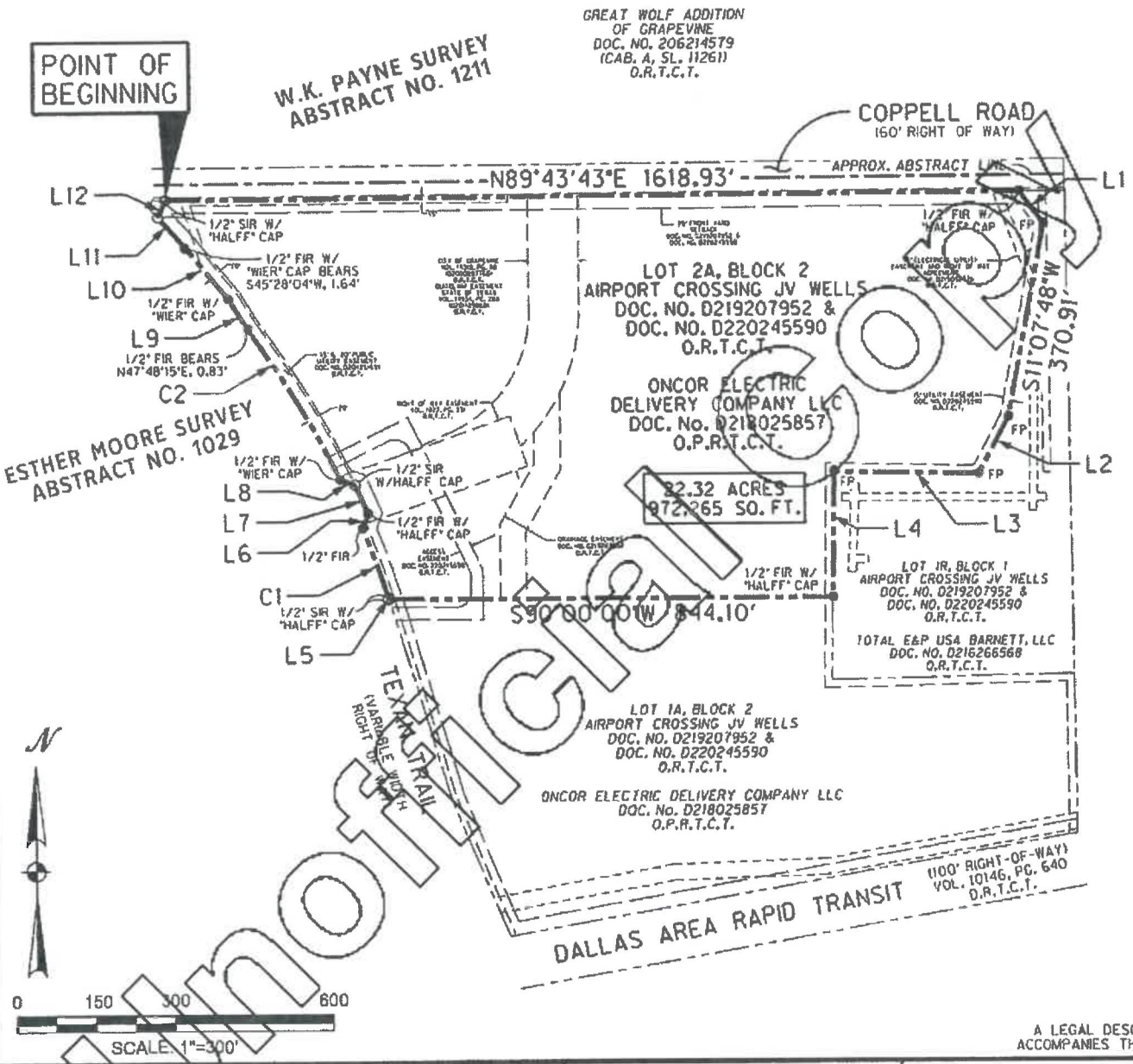
Sunset Renters Inc
2341 Deerfield Dr
Fort Mill NC
29715

Unofficial Copy

EXHIBIT "A"
LEGAL DESCRIPTION

Being Lot 2A, Block 2 of Airport Crossing JV Wells Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Document No. D219207952 and recorded Amended Plat Document No. D220245590 in the Official Records of Tarrant County, Texas.

Unofficial Copy



A LEGAL DESCRIPTION ACCOMPANIES THIS EXHIBIT

EXHIBIT "B"

BOUNDARY SKETCH

OF A

22.32 ACRE TRACT

SITUATED IN THE

ESTHER MOORE SURVEY, ABSTRACT NO. 1029

IN THE

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

Basis of bearing is NAD 83 Texas Coordinate System, Texas North Central Zone (4202), based upon Leica SmartNet Network system as surveyed November 6, 2017. Distances shown are surface values using TxDOT Tarrant County scale factor of 1.00012

LEGEND

● FIR	FOUND IRON ROD
● 1/2" FIR W/ "HALFF" CAP	1/2" FOUND IRON ROD W/YELLOW PLASTIC CAP STAMPED "HALFF"
○ 1/2" SIR W/ "HALFF" CAP	1/2" SET IRON ROD W/YELLOW PLASTIC CAP STAMPED "HALFF"
● FP	FENCE POST
(CM)	CONTROL MONUMENT
– – –	EXISTING PROPERTY LINE
– – –	PROPOSED PROPERTY LINE
O.R.T.C.T.	OFFICIAL RECORDS TARRANT COUNTY TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY TEXAS

12/15/21
STATE OF TEXAS REGISTERED DOUGLAS A. CALHOUN 5619 PROFESSIONAL LAND SURVEYOR

I, Douglas A. Calhoun, Registered Professional Land Surveyor, do hereby certify that this parcel was prepared from a survey made on the ground under my supervision and direction.

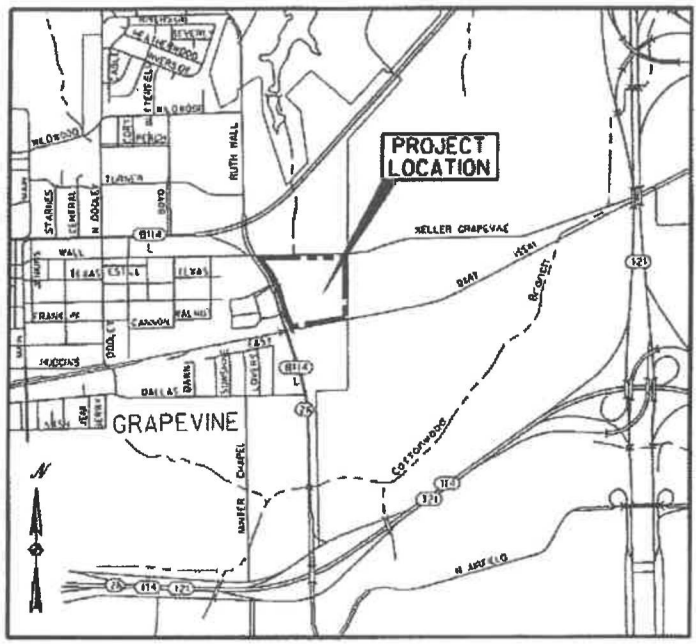
HALFF
4000 FOSSIL CREEK BLVD FORT WORTH, TEXAS 76137 (817) 847-1422
TBPELS FIRM NO. 10029605

DGN: EXH-22.32 AC LGL_1-32743.dgn | AVO: 32743

DATE: APRIL 1, 2022 | PAGE NO.: 2 OF 3

Unofficial COPY

CC ITEM #4, 25
PZ ITEM #3, 10



VICINITY MAP
NOT TO SCALE

CURVE TABLE

C1	Δ=04°43'44" R=1700.42' T=70.21 L=140.34' CB=N19°33'38"W CL=140.30'
C2	Δ=11°11'07" R=1700.42' T=166.51' L=331.96' CB=N31°02'28"W CL=331.43'

LINE TABLE

L1	S37°15'33"E 76.63'
L2	S28°41'48"W 121.14'
L3	N88°53'45"W 272.95'
L4	S00°58'20"W 237.15'
L5	N17°03'24"W 3.27'
L6	N21°24'08"E 29.39'
L7	N23°46'28"W 58.46'
L8	N68°54'15"W 29.13'
L9	N32°11'42"W 68.73'
L10	N40°10'48"W 126.61'
L11	N42°04'27"W 77.39'
L12	N24°07'13"E 35.49'

A LEGAL DESCRIPTION ACCOMPANIES THIS EXHIBIT

Unofficial Copy

EXHIBIT "B"

BOUNDARY SKETCH
OF A
22.32 ACRE TRACT
SITUATED IN THE
ESTHER MOORE SURVEY, ABSTRACT NO. 1029
IN THE
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

LEGEND

● FIR	FOUND IRON ROD
●1/2" FIR W/ "HALFF" CAP	1/2" FOUND IRON ROD W/YELLOW PLASTIC CAP STAMPED "HALFF"
○1/2" SIR W/ "HALFF" CAP	1/2" SET IRON ROD W/YELLOW PLASTIC CAP STAMPED "HALFF"
● FP	FENCE POST
(CM)	CONTROL MONUMENT
---——	EXISTING PROPERTY LINE
- - ——	PROPOSED PROPERTY LINE
O.R.T.C.T.	OFFICIAL RECORDS TARRANT COUNTY TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY TEXAS

12/15/21
STATE OF TEXAS
REGISTERED
DOUGLAS A. CALHOUN
5619
PROFESSIONAL
LAND SURVEYOR

I, Douglas A. Calhoun, Registered Professional Land Surveyor, do hereby certify that this parcel was prepared from a survey made on the ground under my supervision and direction.

HALFF
4000 FOSSIL CREEK BLVD FORT WORTH, TEXAS 76137 (817) 847-1422
TBPELS FIRM NO. 10029605

DGN: EXH-22.32 AC LGL_2-32743.dgn | AVO: 32743
DATE: APRIL 1, 2022 | PAGE NO.: 3 OF 3

C:\RCS\40 MON FS PW CR.pl
SHEET
I:\32000s\32743\WRD\CADD\Exhibit\EXH-22.32 AC LGL_2-32743.dgn
HALFF
4/12/2022 7:55:48 AM

CC ITEM #4, 25
PZ ITEM #3, 10

Inverse With Area

Fri Feb 3 14:30:42 202

PntNo	Bearing	Distance	Northing	Easting	Description
PP			7028177.88	2409842.62	
	N 17°03'24" W	3.27			
PP			7028181.01	2409841.66	
	Radius: 1700.42	Chord: 140.30	Degree: 3°22'10"	Dir: Left	
	Length: 140.34	Delta: 4°43'44"	Tangent: 70.21		
	Chord BRG: N 19°33'38" W	Rad-In: S 72°48'14" W	Rad-Out: S 68°04'30" W		
	Radius PntNo: PP N: 7027678.29 E: 2408217.25				
PP			7028313.21	2409794.68	
	N 21°24'08" E	29.39			
PP			7028340.57	2409805.41	
	N 23°46'28" W	58.46			
PP			7028394.07	2409781.84	
	N 68°54'15" W	29.13			
PP			7028404.56	2409754.66	
	Radius: 1700.42	Chord: 331.43	Degree: 3°22'10"	Dir: Left	
	Length: 331.96	Delta: 11°11'07"	Tangent: 166.51		
	Chord BRG: N 31°02'28" W	Rad-In: S 64°33'06" W	Rad-Out: S 53°21'58" W		
	Radius PntNo: PP N: 7027673.89 E: 2408219.23				
PP			7028688.52	2409583.76	
	N 32°11'42" W	68.73			
PP			7028746.69	2409547.14	
	N 40°10'48" W	126.61			
PP			7028843.42	2409465.45	
	N 42°04'27" W	77.39			
PP			7028900.86	2409413.59	
	N 24°07'13" E	35.48			
PP			7028933.25	2409428.10	
	N 89°43'43" E	1618.93			
PP			7028940.92	2411047.01	
	S 37°15'33" E	76.63			
PP			7028879.93	2411093.40	
	S 11°07'48" W	370.91			
PP			7028515.99	2411021.80	
	S 28°41'48" W	121.14			
PP			7028409.73	2410963.63	
	N 88°53'45" W	272.95			
PP			7028414.99	2410690.73	
	S 00°58'20" W	237.15			
PP			7028177.88	2410686.71	
	N 90°00'00" W	844.10			
PP			7028177.88	2409842.62	

Closure Error Distance> 0.0000
Total Distance Inversed> 4442.57

Area: 972257 Sq. Feet, 22.3200 Acres

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OCT 07 2024

STATE OF TEXAS
REGISTERED
JAMES A. STOWELL
6513
PROFESSIONAL
LAND SURVEYOR

2/3/2023

CU24-48

Legal Description
22.320 Acres

BEING all that certain lot, tract, or parcel of land, situated in the Esther Moore Survey, Abstract Number 1029, Tarrant County, Texas, and being all of Lot 2A, Block 2, Airport Crossing JV Wells, an addition to the City of Grapevine, according to the plat thereof, recorded in Instrument Number D220245590, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found stamped "HALFF" at the southwest corner of said Lot 2A, and being the northwest corner of Lot 1A, Block 2, of said Airport Crossing JV Wells, and being in the east line of Texan Trail (a Variable Width Texas Department of Transportation ROW);

THENCE with the west line of said Lot 2A, and the east line of said Texan Trail, the following:

N 17°03'24" W, a distance of 3.27 feet to a 1/2" capped rebar found stamped "HALFF";

Northwesterly with the arc of a curve to the left, having a radius of 1700.42 feet, a central angle of 04°43'44", an arc length of 140.34 feet and whose chord bears N 19°33'38" W, a distance of 140.30 feet to a 1/2" rebar found;

N 21°24'08" E, a distance of 29.39 feet to a 1/2" capped rebar found stamped "HALFF";

N 23°46'28" W, a distance of 58.46 feet to a 1/2" capped rebar found stamped "HALFF";

N 68°54'15" W, a distance of 29.13 feet to a 1/2" capped rebar found stamped "HALFF";

Northwesterly with the arc of a curve to the left, having a radius of 1700.42 feet, a central angle of 11°11'07", an arc length of 331.96 feet, and whose chord bears N 31°02'28" W, a distance of 331.43 feet to a point, from which a 1/2" rebar found bears N 46°35' E, a distance of 0.9 feet;

N 32°11'42" W, a distance of 68.73 feet to a 1/2" capped rebar found stamped "WIER";

N 40°10'48" W, a distance of 126.61 feet to a point from which a 1/2" capped rebar found stamped "WIER" bears S 48°09' W, a distance of 1.6 feet;

N 42°04'27" W, a distance of 77.39 feet to a 1/2" capped rebar found stamped "HALFF" at the south end of a 25'x25' Right-of-Way dedication, as shown on said plat of Airport Crossing JV Wells, and being at the intersection of said Texan Trail, and the south line of Wall Street (a called 60' right-of-way), from which a Texas Department of Transportation monument found bears N 42°04'27" W, a distance of 25.00 feet;

THENCE N 24°07'13" E, with the northwest line of said Lot 2A, and the southeast line of said 25'x25' Right-of-Way dedication, a distance of 35.48 feet to a 1/2" capped rebar found stamped "HALFF", from which a 1/2" capped rebar found stamped "HALFF" bears S 89°43'43" W, a distance of 25.00 feet;

THENCE N 89°43'43" E, with the south line of said Wall Street, and the north line of said Lot 2A, a distance of 1618.93 feet to a 1/2" capped rebar found stamped "HALFF" at the northeast corner thereof, and being the northerly northwest corner of Lot 1R, Block 1, of said Airport Crossing JV Wells;

THENCE with the east line of said Lot 2A, and the west line of said Lot 1R, the following:

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CU24-48

S 37°15'33" E, a distance of 76.63 feet to a 1/2" capped rebar set stamped "MCADAMS";

S 11°07'48" W, a distance of 370.91 feet to a 1/2" capped rebar set stamped "MCADAMS";

S 28°41'48" W, a distance of 121.14 feet to a 1/2" capped rebar set stamped "MCADAMS"

N 88°53'45" W, a distance of 272.95 feet to a 1/2" capped rebar set stamped "MCADAMS"

S 00°58'20" W, a distance of 237.15 feet to a 1/2" capped rebar found stamped "HALFF" at the southeast corner of said Lot 2A, and being the northerly northeast corner of said Lot 1A;

THENCE N 90°00'00" W, with the south line of said Lot 2A, and the north line of said Lot 1A, a distance of 844.10 feet to the POINT OF BEGINNING and containing approximately 22.320 acres of land.

Bearings based on Texas Coordinate System, North Central Zone (4202), NAD 83.

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 1035 Texan Trail

Legal description of subject property
Lot 2A, Block 2, Airport Crossing JV Wells

Justin Turner — 10.7.2024

Public Works Department — Date

OCT 07 2024

CU24-48

Planning Services Department
200 S. Main Street • Grapevine, TX 76051 • 817.410.3155 • https://bit.ly/GrapevinePlanning

CC ITEM #4, 25
PZ ITEM #3, 10

ORDINANCE NO. 2024-107

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-48A TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU23-05 (ORDINANCE 2023-018) TO ALLOW SALES AND RENTAL OF HEAVY EQUIPMENT AND MACHINERY, SPECIFICALLY TO ALLOW ONE MONUMENT SIGN TO EXCEED MAXIMUM HEIGHT AND EFFECTIVE AREA REQUIREMENTS, FOR BLOCK 2, LOT 2A, AIRPORT CROSSING JV WELLS ADDITION (1035 TEXAN TRAIL) IN A DISTRICT ZONED "BP", BUSINESS PARK 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 CU24-48A to amend the previously approved site plan of CU23-05 (Ordinance No. 2023-18) to allow sales and rental of heavy equipment and machinery, specifically to allow one monument sign to exceed maximum height and effective area requirements (Sunbelt Rentals) in a district zoned "BP", Business Park District within the following described property: Block 2, Lot 2A, Airport Crossing JV Wells Addition (1035 Texan Trail) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

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

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

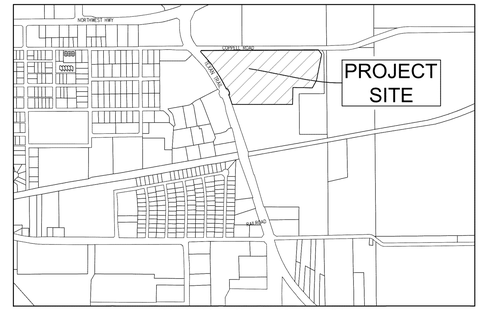
STANDARD NOTES

- Refuse disposal areas shall be landscaped and screened from view in accordance with the Zoning Ordinance.
- Mechanical and electrical equipment including air conditioning units, shall be designed, installed, and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public view in accordance with the Zoning Ordinance.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- The masonry requirements of Section 54 of the Zoning Ordinance shall be met.
- Illuminated signage was included in the determination of the site illumination levels.
- Outdoor lighting shall comply with illumination standards within Section 55 of the Zoning Ordinance unless specifically excepted.
- Proposed ground signage shall meet the minimum requirements of Section 60 of the Zoning Ordinance and is contingent upon approval of a separate building permit with Building Services.
- All onsite electrical conductors associated with new construction shall be located underground.
- Uses shall conform in operation, location, and construction to the following performance standards in Section 55 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration, and/or other performance standards.
- All requirements of the City of Grapevine soil erosion control ordinance shall be met during the period of construction.
- Light poles including the base may not exceed 30 feet in height.
- All lighting shall be recessed to avoid glare and not exceed 3.0 foot candles.

NORTH

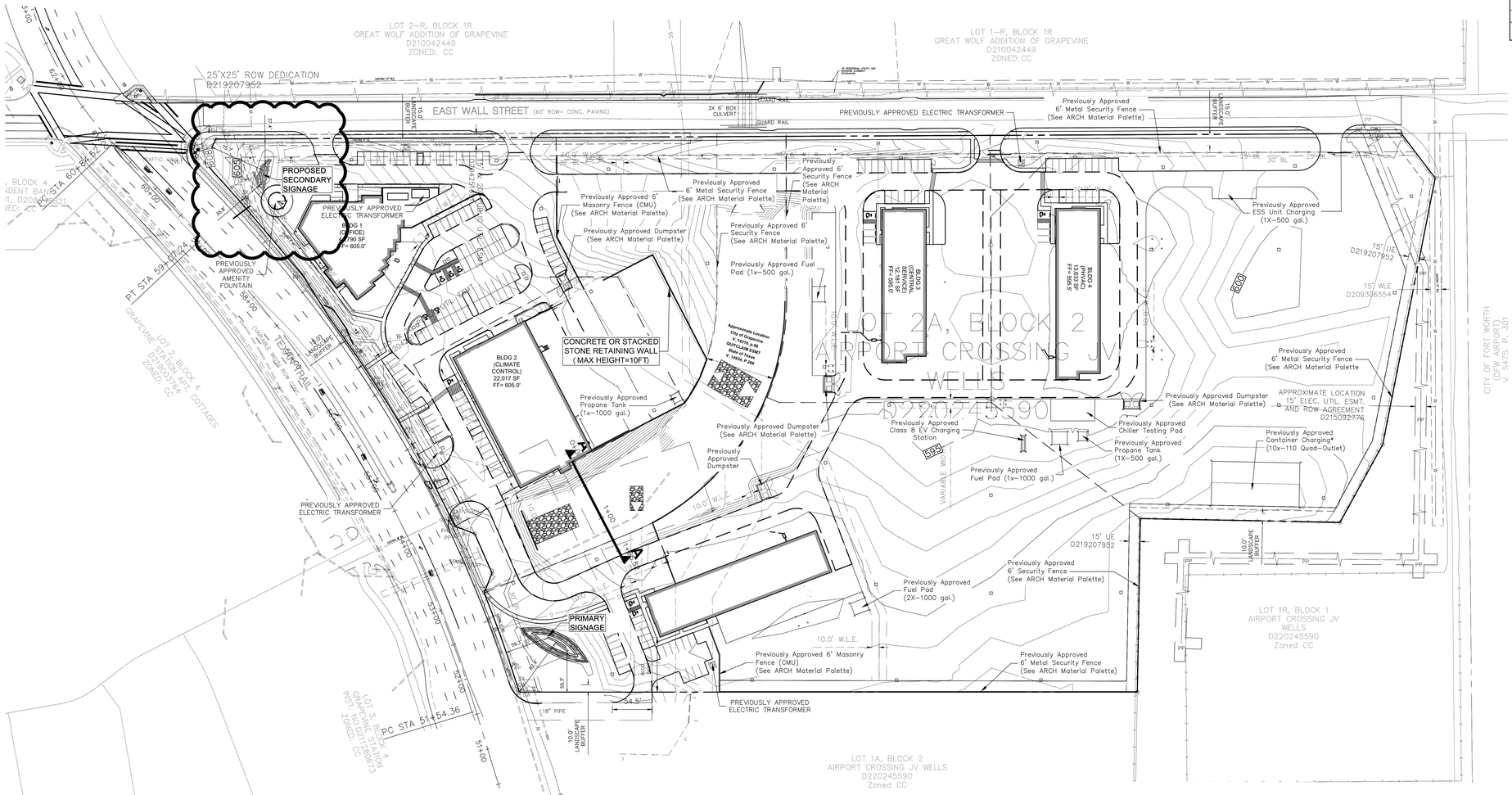
100 0 100 200 300 Feet

SCALE: 1" = 100'



Vicinity Map 1"=1000'

CUP23-05 IS STILL UNDER CONSTRUCTION, AND CUP24-48 ONLY PERTAINS TO THE PROPOSED ENTRANCE SIGNAGE(2) AND PROPOSED RETAINING WALL AS CLOUDED.



"Container for charging electronic vehicle accessories"

Impervious Area Calculations	
Total BLDG SF	74,567
BLDG Coverage	7.66%
PVMT Hardscape SF	353,288
Open Space	34.05%
Impervious Surface	36.32%

PVMT Impervious Calculations	
BLDG Footprint	74,567 SF
Pavement	257,719 SF
Sidewalk	21,002 SF

Heavy Machinery Storage	8.69 AC.
Heavy Machinery Storage Percentage	38.93%
Net Acreage	20.72 AC.
Total Acreage	22.32 AC.

NET ACREAGE: Total site acreage minus channel Quitclaim Drainage ESMT.

SUNBELT RENTALS - PARKING SUMMARY CHART

	STORIES	HEIGHT	TYPE	TOTAL LOT AREA	(USE) BLDG SF	OVERALL TOTAL BLDG (SF)	TOTAL BLDG AREA (SF)	BLDG COVERAGE PERCENTAGE (%)	FLOOR AREA RATIO (%)	BLDG MASONRY PERCENTAGE (%)	RATIO	PARKING REQUIRED BY USAGE	TOTAL PARKING REQUIRED	PARKING PROVIDED	ADA REQUIRED	ADA PROVIDED
BLDG 01	3	152'-0"	Office		36,548	41,790	13,111	1.35	4.30	71.70	5 + 1 / 300 SF	127	127	99	5	5
BLDG 02	1	133'-0"	Office Warehouse		1,650 20,367	22,017	22,017	2.26	2.26	86.40	1 Space / 300 SF 1 Space / 2,000 SF	6 10	16	16	1	1
BLDG 03	1	131'-0"	Office Warehouse	22.32	2,063 10,118	12,181	12,181	1.25	1.25	80.31	1 Space / 300 SF 1 Space / 2,000 SF	7 5	12	19	1	1
BLDG 04	1	126'-10 1/2"	Office Warehouse		2,327 11,306	13,633	13,633	1.40	1.40	84.15	1 Space / 300 SF 1 Space / 2,000 SF	8 6	14	19	1	1
BLDG 05	1	127'-0"	Office Warehouse		2,408 11,217	13,625	13,625	1.40	1.40	77.29	1 Space / 300 SF 1 Space / 2,000 SF	8 6	14	27	2	2
			TOTAL:	22.32	TOTAL:	103,246	74,567	7.66	10.61	399.85	TOTAL:	183	183	180	10	10

OWNER/DEVELOPER
SUNBELT RENTALS
2341 DEERFIELD DRIVE
FORT MILL, SOUTH CAROLINA
Ph. (803) 578-5922
Contact: JASON TIEMAN

The purpose of CU24-48A is a conditional use permit to allow a monument sign to exceed maximum height and effective area requirements along Texan Trail.

CASE NAME: Sunbelt Rental
CASE NUMBER: CU24-48A
LOCATION: 1035 Texan Trail

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: ___ OF ___

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

Planning Services Department

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715

TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

STATE OF TEXAS
DARREN A. ANDREWS
90067
REGISTERED
PROFESSIONAL ENGINEER

11/15/2024

MASTER SITE PLAN

for
Sunbelt Rentals
Lot 2A, Block A, AIRPORT CROSSING JV WELLS
Esther Moore Survey, Ab. No. 1029
City of Grapevine, Tarrant County, Texas
22.320 Acres OR 97259.2 SF
ZONE: "BP" Business Park District
Date of Preparation: November 26th, 2024

DRAWN BY: AB DATE: 11/26/2024 SCALE: 1"=100' JOB. No. **SPEC21084**

STANDARD NOTES

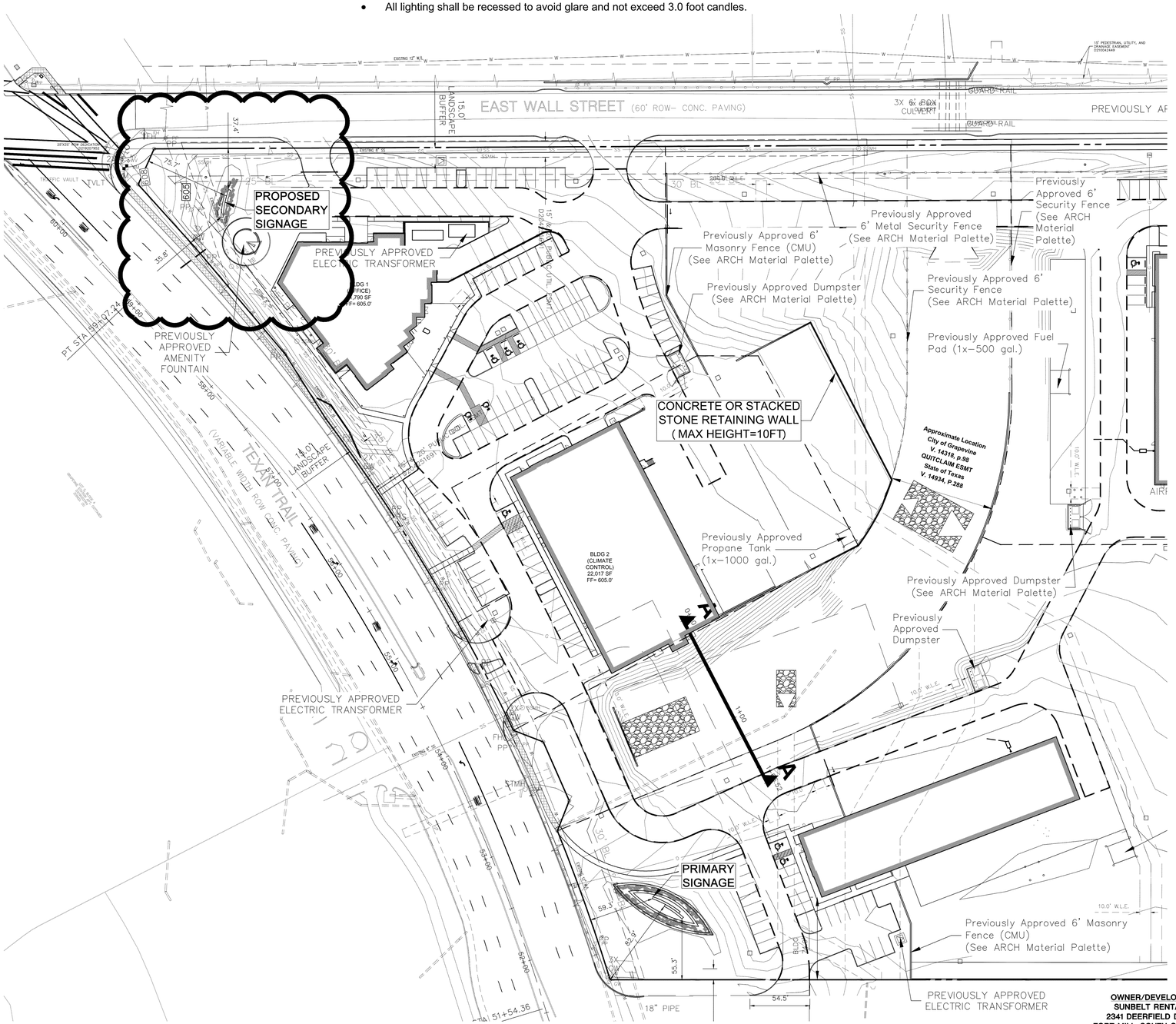
- Refuse disposal areas shall be landscaped and screened from view in accordance with the Zoning Ordinance.
- Mechanical and electrical equipment including air conditioning units, shall be designed, installed, and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public view in accordance with the Zoning Ordinance.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- The masonry requirements of Section 54 of the Zoning Ordinance shall be met.
- Illuminated signage was included in the determination of the site illumination levels.
- Outdoor lighting shall comply with illumination standards within Section 55 of the Zoning Ordinance unless specifically excepted.
- Proposed ground signage shall meet the minimum requirements of Section 60 of the Zoning Ordinance and is contingent upon approval of a separate building permit with Building Services.
- All onsite electrical conductors associated with new construction shall be located underground.
- Uses shall conform in operation, location, and construction to the following performance standards in Section 55 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration, and/or other performance standards.
- All requirements of the City of Grapevine soil erosion control ordinance shall be met during the period of construction.
- Light poles including the base may not exceed 30 feet in height.
- All lighting shall be recessed to avoid glare and not exceed 3.0 foot candles.

NORTH

50 0 50 100 150 Feet

SCALE: 1" = 50'

Vicinity Map 1"=1000'



LEGEND

LINES & SYMBOLS:

Existing:		Proposed:
	Property Line	
500 501	Contours	500
	Asphalt Pavement	
	Wood Fence	
	Chain Link Fence	
	Wire Fence	
	Masonry Wall	
	Centerline of Creek, Swale, or Waterway	
	Waterline	
	Sanitary Sewer	
	Storm Sewer	
	Overhead Power	
	Buried Power	
	Gas Line	
FH	Fire Hydrant	
WV	Water Valve	
WM	Water Meter	
SSMH	Sanitary Sewer Manhole	
GW	Guy Wire	
LP	Light Pole	
PP	Power Pole	
	Tree	

The purpose of CU24-48A is a conditional use permit to allow a monument sign to exceed maximum height and effective area requirements along Texan Trail.

CASE NAME: Sunbelt Rental
CASE NUMBER: CU24-48A
LOCATION: 1035 Texan Trail

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: ___ OF ___

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

Planning Services Department

OWNER/DEVELOPER
SUNBELT RENTALS
2341 DEERFIELD DRIVE
FORT MILL, SOUTH CAROLINA
Ph. (803) 578-5922
Contact: JASON TIEMAN

McADAMS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715

TBPE: 19762 TBPLS: 10194440

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STATE OF TEXAS
DARREN A. ANDREWS
90067
REGISTERED PROFESSIONAL ENGINEER

11/15/2024

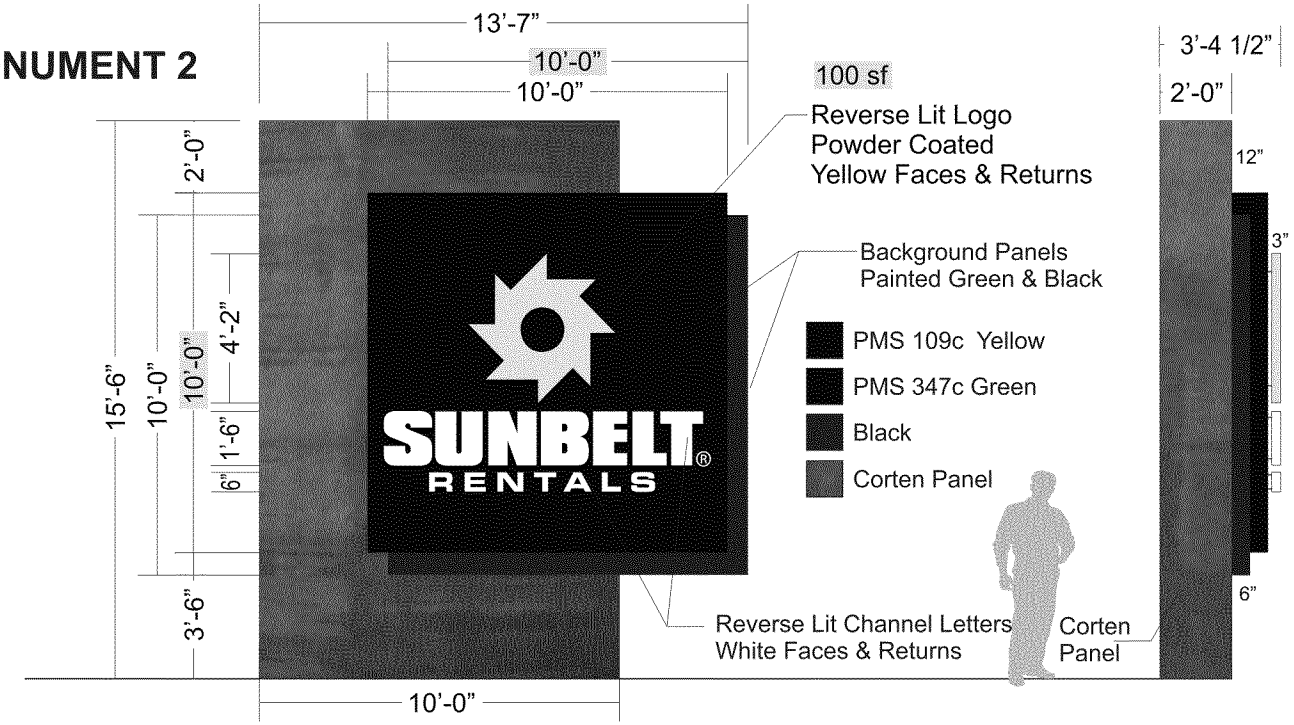
ARCHITECTURAL SITE SHEET A

for

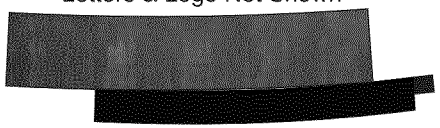
Sunbelt Rentals
Lot 2A, Block A, AIRPORT CROSSING JV WELLS
Esther Moore Survey, Ab. No. 1029
City of Grapevine, Tarrant County, Texas
22.320 Acres OR 97259.2 SF
ZONE: "BP" Business Park District
Date of Preparation: November 26th, 2024

DRAWN BY: AB DATE: 11/26/2024 SCALE: 1"=50' JOB. No. **SPEC21084**

MONUMENT 2



Curved Monument
View From Top
Letters & Logo Not Shown



ELECTRICAL NOTES

All signage to be installed in compliance with National and Local Electrical Code

All signage to be constructed and installed in compliance with UL Standards

ELECTRICAL NOTE-Actual # of circuits to be determined by a Licensed Electrical Contractor.
TOTAL AMPS-3 MAX
OF CKTS- 1 20 AMP(RECOMMENDED)
VOLTS- 120
ALL SIGNAGE WILL BE (U.L.) LISTED, (U.L.) 2161 COMPLIANT AND CARRY (U.L) LABELS.

PRIMARY POWER BY OTHERS

U.L. Approved Sign w/ Labels. All Components U.L. Approved.
NEC 2017 Compliant, Grounding As Per IBC 2020, 7th Edition.
LED Power Supply 120 Volt input 12 Volt DC Output. Each Power Supply 1.0 Amp
All electrical components are UL Listed.
Signage grounding and bonding as per NEC 250.
Primary wiring 12 AWG COPPER as per NEC 600.
Minimum 20 Amp. disconnect switch per NEC 600.6

CASE NAME: SCU24-48A
CASE NUMBER
LOCATION: 10

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

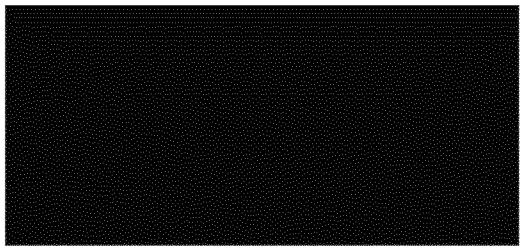
CHAIRMAN

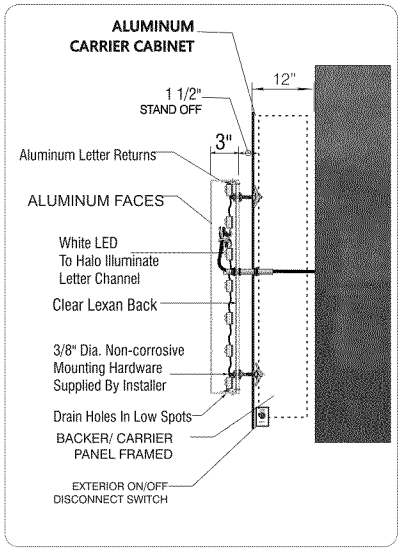
DATE:

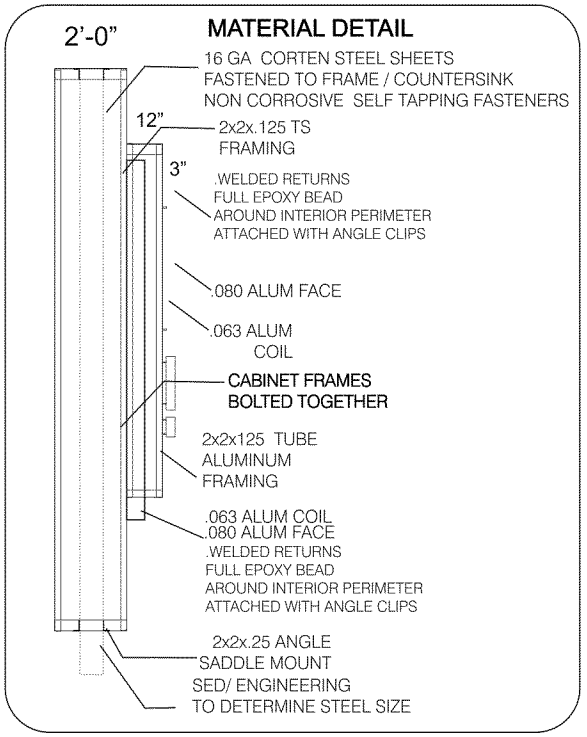
SHEET: ___ OF ___

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

Planning Services Department







Color renderings are for presentation only and should not be considered as manufacturing drawings.

CompleteSigns
P. O. Box 8861 Dothan, Al. 36304 P 888.823.9005
F 334.556.0218 signs@completesigns.net www.completesigns.net

Sunbelt Rentals
Corporate Campus
Grapevine, TX

Approval: _____ ***Date:*** _____

Customer: Sunbelt Rentals
Created: 7-17-2024
Revised: 11-8-2024 12/2/24

Dwg: PERMIT Monument #2 101

Scale: Proportional
illustrated by: Smith

This is an original unpublished drawing created by Complete Signs . It is submitted for your personal use, in connection with a project being planed for you. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written consent of Complete Signs . This proposal remains the exclusive property of Complete Signs until approved and accepted thru purchase by the client named.

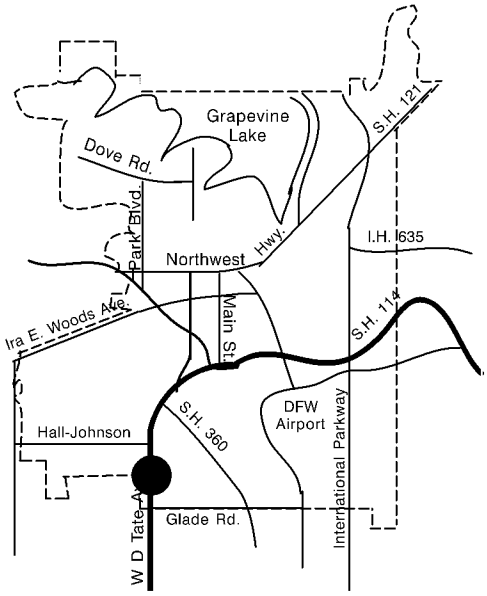
CC ITEM #5, 26
PZ ITEM #4, 11

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

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

MEETING DATE: DECEMBER 17, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU24-53; CLUB 4 FITNESS



APPLICANT: Bill Dahlstrom – Jackson Walker, LLP

PROPERTY LOCATION AND SIZE:

The subject property is located at 4000 William D Tate Avenue and is platted as Block 1, Lot 1, Tom Thumb Addition No. 1. The addition contains 8.9 acres and has approximately 197 feet of frontage along William D Tate Avenue and approximately 655 feet of frontage along Hall Johnson Road.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan CU98-44 (Ord. 1998-114) for a planned commercial center to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer and wine only) in conjunction with a grocery store. This request is specifically to allow a 62,139 square foot fitness facility.

The applicant plans to revise the floor plan of the former grocery store to transform it into a 62,139-square-foot fitness facility. The gym will feature a 17,256-square-foot open exercise area equipped with stationary exercise equipment and free weights, five indoor pickleball courts, and five rooms designated for group exercise classes. Additionally, the facility will include a 375-square-foot plunge pool, a 1,265-square-foot children's play area, six tanning rooms, and two locker rooms. No exterior changes to the building and site layout are being proposed with this request.

PRESENT ZONING AND USE:

The property is zoned “CC”, Community Commercial District and is part of a planned commercial center and is developed as a multitenant building, a grocery store, formerly Tom Thumb.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was zoned “R-MF-2”, Multifamily District prior to the 1984 City-wide Rezoning. In 1986, the subject site and surrounding was rezoned to “CC”, Community Commercial District.

- On December 2, 1997, City Council approved rezone Z97-18 (Ord. 1997-140) to rezone 7.719 acres from “R-MF-2” Multifamily District to “CC”, Community Commercial District and conditional use permit CU97-47 (Ord. 1997-135) to develop a planned commercial center with the possession, storage, retail sale, and off premise consumption of alcoholic beverages (beer and wine only) in conjunction with a grocery store

- On June 16, 1998, City Council approved conditional use permit CU98-23 (Ord. 1998-75) to realign an internal driving lane, reallocate parking on Lot 1.

- On September 15, 1998, City Council approved conditional use permit CU98-44 (Ord. 1998-114) to add a monument sign to Lots 1 and 3 along the southbound service road of State Highway 121 at the existing planned commercial center.

- On April 15, 2014, City Council approved special use permit SU14-02 (Ord. 2014-23) to amend the previously approved planned commercial center to allow a massage facility in a suite of the existing multitenant building.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	“CC”, Community Commercial District – Sonic Drive In, Dry Clean Super Center, and a Multitenant building that includes retail and restaurants
SOUTH:	“CC”, Community Commercial District – Grapevine Powersports
EAST:	“CC”, Highway Commercial District – Wendy’s, Shell Gas Station and Gateway Food Mart, Bank of the West, and a Multitenant building that includes retail, office, and restaurant
WEST:	“R-MF-2”, Multifamily District – Colleyville Christian School and Vine South Apartments

AIRPORT IMPACT:

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

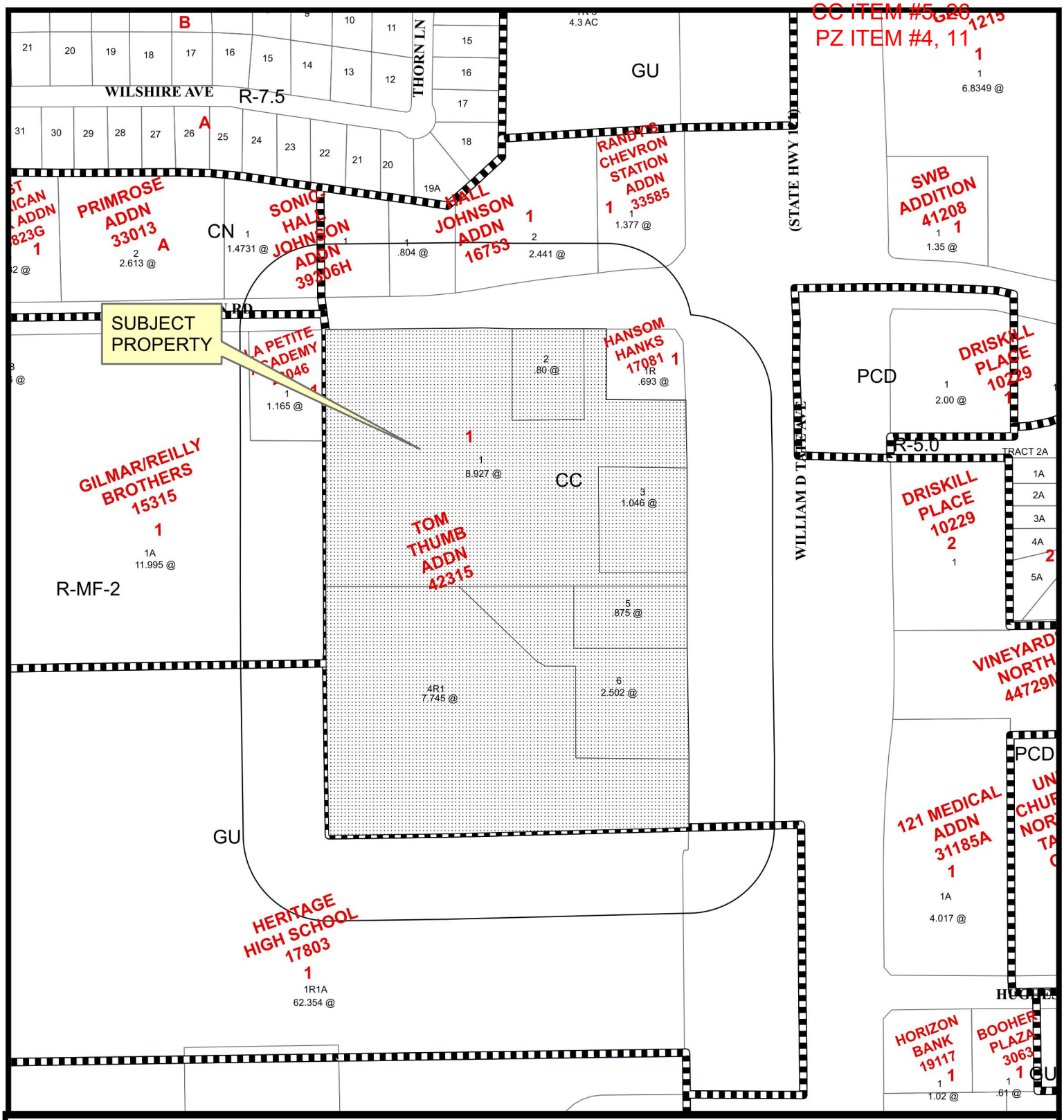
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates this portion of Hall Johnson Road as a Type B, Major Arterial with a minimum right-of-way width of 80 feet to be developed with four lanes and a turn lane. The City of Grapevine's Thoroughfare Plan does not designate this portion of William D Tate Avenue.

/ng



0 150 300 450 600 Feet

CU24-53; Club 4 Fitness
4000 William D Tate Avenue

Date Prepared: 12/5/2024

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) Lot 1, Block 1 Tom Thumb Addition No. 1	Gross area of parcel (to nearest tenth of acre) 8.9 acres
Street frontage & distance to nearest cross street SW side of William D. Tate Avenue & Hall-Johnson Rd.	Describe the Proposed Use Health/Fitness Gym
Proposed Zoning Conditional Use Permit	Existing Zoning Community Commercial (CC)
Future Land Use Designation Commercial (CO)	Subject Property Address 4000 William D. Tate Avenue

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 Conor Bossy Owner Phone Number (630) 451-8283

Company Heritage Heights TT Owner LLC

Address 814 Commerce Drive, Suite 300

City Oak Brook State IL Zip Code 60523

Email [redacted]

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NOV 04 2024

CU24-53

Planning Services Department
200 S. Main Street • Grapevine, TX 76051 • 817.410.3155 • https://bit.ly/GrapevinePlanning

CC ITEM #5, 26
PZ ITEM #4, 11

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Bill Dahlstrom, Jackson Walker LLP *(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 Conor Bossy Date 10/3/24

STATE OF: Illinois
COUNTY OF: DuPage

BEFORE ME, a Notary Public, on this day personally appeared Conor Bossy *(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 October, 20 24

Lori J. Donnelly

NOTARY PUBLIC in and for the State of Texas

OFFICIAL SEAL
LORI JEAN DONNELLY
Notary Public, State of Illinois
Commission No. 987663
My Commission Expires
March 04, 2028

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CU24-53

Planning Services Department
200 S. Main Street • Grapevine, TX 76051 • 817.410.3155 • https://bit.ly/GrapevinePlanning

CC ITEM #5, 26
PZ ITEM #4, 11

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Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Bill Dahlstrom, Jackson Walker LLP *(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.

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Property Owner's Signature Conor Bossy Date 10/3/24

STATE OF: Illinois
COUNTY OF: DuPage

BEFORE ME, a Notary Public, on this day personally appeared Conor Bossy *(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 October, 20 24

Lori J Donnelly

NOTARY PUBLIC in and for the State of Texas

OFFICIAL SEAL
LORI JEAN DONNELLY
Notary Public, State of Illinois
Commission No. 987663
My Commission Expires
March 04, 2028

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NOV 04 2024

CU24-53

CC ITEM #5, 26
PZ ITEM #4, 11

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name Bill Dahlstrom Company Jackson Walker, LLP

Address 2323 Ross Avenue, Suite 600

City Dallas State TX Zip Code 75201

Phone 214-953-5932 Email [redacted]

Applicant's Signature [signature] Date 9/17/24

STATE OF: Texas
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared William Dahlstrom *(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 17th day of September, 20 24

JOYLYN MARIE ADKINS
Notary Public, State of Texas
Comm. Expires 06-29-2028
Notary ID 1417149

[signature] Joylyn Marie Adkins
NOTARY PUBLIC in and for the State of Texas

JOYLYN MARIE ADKINS
Notary Public, State of Texas
Comm. Expires 06-29-2028

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: Heritage Heights TT Owner LLC

Provide a most recent public information report that includes:

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

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NOV 04 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)

CC ITEM #5, 26
PZ ITEM #4, 11

Jackson Walker LLP

William S. Dahlstrom
(214) 953-5932
[redacted]

September 18, 2024

RE: Narrative Letter
Conditional Use Permit Request
4000 William D. Tate Avenue

Dear Erica:

Thank you and your Staff for previously meeting with us on our proposed health and fitness center at 4000 William D. Tate Avenue. Per that meeting, we are submitting an application, accompanying this letter, for a Conditional Use Permit. As stated in our meeting, the proposed health and fitness center would be located within the existing 62,139 square-foot building space which was previously occupied by Tom Thumb. We do not propose any building expansions or other site layout changes to the shopping center nor do we propose any special conditions or variances with this Conditional Use Permit application.

The health and fitness center proposed is Club4 Fitness which has locations across the southern United States including six (6) locations currently open in the Dallas/Fort Worth area. This facility will include workout equipment, locker rooms, saunas, group training classes as well as personal training, hydro-massage chairs, and on-site child care while customers enjoy their workouts. We anticipate that indoor pickleball courts will be added as well. The fitness facility will be open twenty-four (24) hours a day.

We look forward to working with the City of Grapevine to reactivate this vacant space and bring Club4Fitness to this location. Please let us know if you have further questions or need additional information.

Thanks again for your assistance.

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CU24-53

Sincerely,

William S. Dahlstrom, FAICP, JD

CITY OF GRAPEVINE PARKING REQUIREMENTS

SUITE	TENANT	USE	BUILDING SF	PARKING REQUIREMENT	REQUIRED SPACES
1	AVAILABLE	SHOPPING CENTER	62,139	1 X 250	249
100	BIG FOOT REFLEXOLOGY & MASSAGE	MEDICAL & DENTAL	1,400	1 X 150	10
104	DELUXE NAIL SPA	BARBER & BEAUTY	1,050	1 X 100	11
108	BACON'S BISTRO	EATING & DRINKING (NO AUTO)	1,580	1 X 3 PERSONS	17
112	MANOGHAN'S MARTIAL ARTS	RETAIL	1,960	1 X 200 (PLUS 5)	18
116	KNDS INVESTMENTS, LLC	OFFICE, PROFESSIONAL	4,530	1 X 300 (PLUS 5)	21
122	COLLEYVINE FINE DRY CLEANING	PERSONAL SERVICE	2,800	1 X 200	14
200	COTTON PATCH CAFÉ	EATING & DRINKING	4,000	1 X 3 PERSONS (MAX OCCUPANT LOAD)	30
208	HUMANA	OFFICE, PROFESSIONAL	6,152	1 X 300 (PLUS 5)	26
2111	BLACK SHEEP COFFEE	EATING & DRINKING (WITH AUTO)	3,020	1 X 50 (PLUS 12)	72
4100	BANK OF THE WEST	BANK	4,000	1 X 300	14
		TOTAL			482 SPACES

PARKING TABLE

STANDARD	545 SPACES
HANDICAPPED	20 SPACES
TOTAL	565 SPACES

Pine Tree

CC ITEM #5, 26
PZ ITEM #4, 11

Lot 1, Block 1
Tom Thumb Addition No. 1
Elizabeth Cox Survey, Abstract No. 352
Tarrant County, Texas

DESCRIPTION of an 8.927-acre (388,869-square foot) tract of land situated in the Elizabeth Cox Survey, Abstract No. 352, City of Grapevine, Tarrant County, Texas; said tract being all of Lot 1, Block 1, Tom Thumb Addition No. 1, an addition to the City of Grapevine, Texas, according to the plat recorded in Cabinet A, Slide 4962 of the Plat Records of Tarrant County, Texas (PRTCT); said 8.927-acre tract being more particularly described as follows:

BEGINNING, at a point in the west right-of-way line of State Highway 121, a variable width right-of-way, for a northeast corner of said Lot 1, Block 1 of Tom Thumb Addition and the southeast corner of Lot 1-R, Block 1, Hansom Hank's Addition, an addition to the City of Grapevine, according to the plat recorded in Cabinet A, Slide 358, PRTCT;

THENCE, South 00 degrees, 02 minutes, 05 seconds West, along the said west line of State Highway 121 and the east line of said Lot 1, Block 1 of Tom Thumb Addition, a distance of 168.29 feet to a point for a southeast corner of said Lot 1 and the northeast corner of Lot 3, Block 1 of said Tom Thumb Addition;

THENCE, North 89 degrees, 57 minutes, 55 seconds West, departing the said west line of State Highway 121, along the north line of said Lot 3, Block 1 of Tom Thumb Addition and a south line of said Lot 1, Block 1 of Tom Thumb Addition, a distance of 194.50 feet to a point for a reentrant corner of said Lot 1 and the northwest corner of said Lot 3;

THENCE, South 00 degrees, 02 minutes, 05 seconds West, along an east line of said Lot 1, Block 1 of Tom Thumb Addition and the west line of said Lot 3, Block 1 of Tom Thumb Addition, a distance of 234.36 feet to a point for the southwest corner of said Lot 3 and a reentrant corner of said Lot 1;

THENCE, South 89 degrees, 57 minutes, 55 seconds East, along the south line of said Lot 3, Block 1 of Tom Thumb Addition and a north line of said Lot 1, Block 1 of Tom Thumb Addition, a distance of 194.50 feet to a point in the said west line of State Highway 121 for the southeast corner of said Lot 3 and a northeast corner of said Lot 1;

THENCE, South 00 degrees, 02 minutes, 05 seconds West, along the said west line of State Highway 121 and the east line of said Lot 1, Block 1 of Tom Thumb Addition, a distance of 31.00 feet to a point for the southernmost southeast corner of said Lot 1 and the northeast corner of Lot 4, Block 1 of said Tom Thumb Addition;

THENCE, North 89 degrees, 57 minutes, 55 seconds West, departing the said west line of State Highway 121, along the southernmost south line of said Lot 1, Block 1 of Tom Thumb Addition and the north line of said Lot 4, Block 1 of Tom Thumb Addition, a distance of 836.20 feet to a point in the east line of Lot 1, Block 1, Gilmar/Reilly Brothers Addition, an addition to the City of Grapevine, according to the plat recorded in Cabinet A, Slide 2924, PRTCT, for the southwest corner of said Lot 1, Block 1 of Tom Thumb Addition and the northwest corner of said Lot 4;

THENCE, along the west line of said Lot 1, Block 1 of the Tom Thumb Addition, the following two (2) calls:

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Lot 1, Block 1
Tom Thumb Addition No. 1
(Continued)

North 00 degrees, 15 minutes, 59 seconds West, along the east line of said Lot 1, Block 1 of the Gilmar/Reilly Brothers Addition, a distance of 344.09 feet to a point for the northeast corner of said Lot 1, Block 1 of the Gilmar/Reilly Brothers Addition and the southeast corner of Lot 1, Block 1, La Petite Academy Addition, according to the plat recorded in Volume 388-214, Page 29, Deed Records of Tarrant County, Texas (DRTCT);

North 00 degrees, 20 minutes, 14 seconds West, along the east line of said Lot 1, Block 1 of La Petite Academy Addition, a distance of 250.30 feet to a point in the south right-of-way line of Hall-Johnson Road, an 80-foot right-of-way, for the northwest corner of said Lot 1, Block 1 of the Tom Thumb Addition and the northeast corner of said Lot 1, Block 1 of La Petite Academy Addition;

THENCE, North 89 degrees, 44 minutes, 36 seconds East, along the said south line of Hall-Johnson Road and the northernmost north line of said Lot 1, Block 1 of the Tom Thumb Addition, a distance of 446.15 feet to a point for a northeast corner of said Lot 1 and the northwest corner of Lot 2, Block 1 of said Tom Thumb Addition;

THENCE, South 00 degrees, 02 minutes, 05 seconds West, departing the said south line of Hall-Johnson Road, along the west line of said Lot 2, Block 1 of the Tom Thumb Addition and an east line of said Lot 1, Block 1 of the Tom Thumb Addition, a distance of 212.65 feet to a point for the southwest corner of said Lot 2 and a reentrant corner of said Lot 1;

THENCE, South 89 degrees, 57 minutes, 55 seconds East, along the south line of said Lot 2, Block 1 of the Tom Thumb Addition and a north line of said Lot 1, Block 1 of the Tom Thumb Addition, a distance of 163.50 feet to a point for the southeast corner of said Lot 2 and a reentrant corner of said Lot 1;

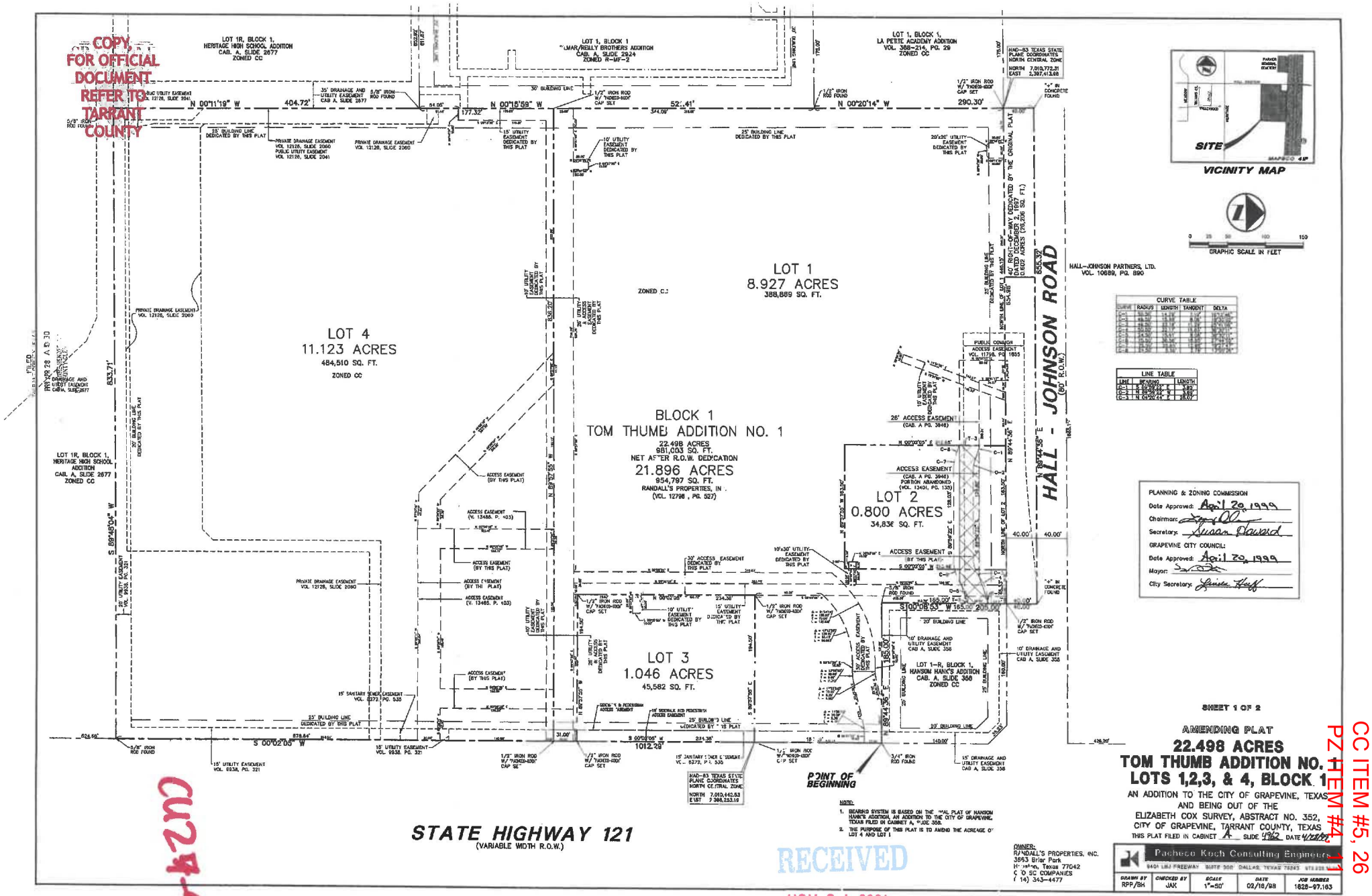
THENCE, North 00 degrees, 02 minutes, 05 seconds East, along the east line of said Lot 2, Block 1 of the Tom Thumb Addition and a west line of said Lot 1, Block 1 of the Tom Thumb Addition, a distance of 213.48 feet to a point in the south line of Hall-Johnson Road for the northeast corner of said Lot 2 and a northwest corner of said Lot 1;

THENCE, North 89 degrees, 44 minutes, 36 seconds East, along the said south line of Hall-Johnson Road and the north line of said Lot 1, Block 1 of Tom Thumb Addition, a distance of 45.33 feet to a point for the northernmost northeast corner of said Lot 1 and the northwest corner of said Lot 1-R, Block 1 of Hansom Hank's Addition;

THENCE, South 00 degrees, 08 minutes, 53 seconds West, departing said Hall-Johnson Road, along an east line of said Lot 1, Block 1 of Tom Thumb Addition and the west line of said Lot 1-R, Block 1 of Hansom Hank's Addition, a distance of 165.00 feet to a point for a reentrant corner of said Lot 1 and the southwest corner of said Lot 1-R;

THENCE, North 89 degrees, 44 minutes, 36 seconds East, along a north line of said Lot 1, Block 1 of Tom Thumb Addition and the south line of said Lot 1-R, Block 1 of Hansom Hank's Addition, a distance of 185.00 feet to the **POINT OF BEGINNING**;

CONTAINING: 388,869 square feet or 8.927 acres of land, more or less.



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CC ITEM #5, 26
PZ ITEM #4, 11

COPY
FOR OFFICIAL
DOCUMENT
REFER TO
TARRANT
COUNTY

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMES A. KOCH, JR., Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Grapevine, Texas.

James A. Koch, Jr., R.P.L.S.
No. 4986

STATE OF TEXAS
REGISTERED
JAMES A. KOCH JR.
4986
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS

COUNTY OF TARRANT

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared James A. Koch, Jr., 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 the 9 day of April 1998

ADAMS THOMAS
MY COMMISSION EXPIRES
JUNE 2, 2002

Notary Public, State of Texas

June 2, 2002
My Commission Expires

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, RANDALL'S PROPERTIES, INC., a Delaware Corporation, is the owners of a 22.498 acre tract of land situated in the Elizabeth Cox Survey, Abstract No. 352, City of Grapevine, Tarrant County, Texas; said tract being all of a tract of land as described in deed to 121 & Hall Johnson Partners, L.P., as recorded in Volume 11428, Page 1043, Deed Records, Tarrant County, Texas; said tract also being all of a tract of land as described in deed to Randall's Properties, Inc., a Delaware Corporation as recorded in Volume12796 , Page 527 , Deed Records, Tarrant County, Texas;said 22.498 acre tract being more particularly described as follows:

BEGINNING, at a 3/4-inch rod found for corner; said point being the southeast corner of Lot 1-R, Block 1, Hansom Hank's Addition, an addition to the City of Grapevine, Tarrant County, Texas as recorded in Cabinet A, Slide 358, Plat Records, Tarrant County, Texas; said point also being in the west right-of-way line of State Highway 121 (a variable with right-of-way at this point);

THENCE, South 00 degrees, 02 minutes, 05 seconds West, along the west right-of-way line of said State Highway 121, a distance of 1012.29 feet to a 5/8-inch iron rod found for corner; said point being the northeast corner of Lot 1R, Block 1, Heritage High School Addition, an addition to the City of Grapevine, Tarrant County, Texas as recorded in Cabinet A, Slide 2677, Plat Records, Tarrant County, Texas;

THENCE, South 89 degrees, 48 minutes, 04 seconds West, departing the west right-of-way line of said State Highway 121 and along the north line of said Lot 1R, Block 1, Heritage High School Addition, a distance of 833.71 feet to a 5/8-inch iron rod found for corner; said point being an interior "ell" corner of said Lot 1R, Block 1, Heritage High School Addition;

THENCE, North 00 degrees, 11 minutes, 19 seconds West, along an east line of said Lot 1R, Block 1, Heritage High School Addition, a distance of 404.72 feet to a 5/8-inch iron rod found for corner; said point being the northeast corner of said Lot 1R, Block 1, Heritage High School Addition; said point also being the southeast corner of Lot 1, Block 1, Gilmar/Reilly Brothers Addition, an addition to the City of Grapevine, Tarrant County, Texas as recorded in Cabinet A, Slide 2924, Plat Records, Tarrant County, Texas;

THENCE, North 00 degrees, 15 minutes, 59 seconds West, along the east line of said Lot 1, Block 1, Gilmar/Reilly Brothers Addition, a distance of 521.41 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of said Lot 1, Block 1, Gilmar/Reilly Brothers Addition; said point also being the southeast corner of Lot 1, Block 1, La Petite Academy Addition, an addition to the City of Grapevine, Tarrant County, Texas as recorded in Volume 388-214, Page 29, Plat Records, Tarrant County, Texas;

THENCE, North 00 degrees, 20 minutes, 14 seconds West, along the east line of said Lot 1, Block 1, La Petite Academy Addition, a distance of 290.30 feet to an "+" cut in concrete found for corner; said point also being located in the south line of Hall Johnson Road (an 80-foot wide right-of-way at this point); said point also being the northwest corner of the said 121 & Hall Johnson Partners, L.P. tract

THENCE, North 89 degrees, 44 minutes, 36 seconds East, along the south right-of-way line of said Hall Johnson Road, a distance of 868.32 feet to an "+" cut in concrete found for corner;

THENCE, South 00 degrees, 08 minutes, 53 seconds West, passing at a distance of 40.00 feet the northwest corner of said Lot 1-R, Block 1, Hansom Hank's Addition, in all a distance of 205.00 feet to a 5/8-inch iron rod found for corner; said point being the southeast corner of said Lot 1-R, Block 1, Hansom Hank's Addition;

THENCE, North 89 degrees, 44 minutes, 36 seconds East, along the south line of said Lot 1-R, Block 1, Hansom Hank's Addition, a distance of 185.00 feet to the POINT OF BEGINNING;

CONTAINING, 980,003 square feet or 22.498 acres of land, more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT RANDALL'S PROPERTIES INC., a Delaware Corporation does hereby adopt this Amending Plat of TOM THUMB ADDITION NO. 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 all particular use. The maintenance of paving on the easements are 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 fence, 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.

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

Witness my hand this the 6th day of APRIL 1998

RANDALLS PROPERTIES, INC.
OWNER

TYLER JOE ROLLINS - Sr. Vice President

STATE OF TEXAS

COUNTY OF ~~TARRANT~~ HARRIS

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared JOE ROLLINS, 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 the 6th day of April 1998

KELLY M. BURNETT
Notary Public, State of Texas
My Commission Expires
DECEMBER 22, 1998

Notary Public, State of Texas

12-22-98
My Commission Expires

PLANNING & ZONING COMMISSION
Date Approved: April 20, 1999
Chairman:
Secretary: Susan Pownd
GRAPEVINE CITY COUNCIL:
Date Approved: April 20, 1999
Mayor:
City Secretary: Lynn Huff

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CU24-53

NOTE:
BEARING SYSTEM IS BASED ON THE FINAL PLAT OF HANSOM HANK'S ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE, TEXAS FILED IN CABINET A, SLIDE 358.

OWNER:
RANDALL'S PROPERTIES, INC.
3663 Briar Park
Houston, Texas 77042

AMENDING PLAT
22.498 ACRES
TOM THUMB ADDITION NO. 1
LOTS 1,2,3 & 4, BLOCK 1

AN ADDITION TO THE CITY OF GRAPEVINE, TEXAS
AND BEING OUT OF THE
ELIZABETH COX SURVEY, ABSTRACT NO. 352,
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
THIS PLAT FILED IN CABINET A SLIDE 4965 DATE 4/27/98

Pacheco Koch Consulting Engineers
9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.238.3331

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
RPP/BH	JAK	1"=50'	02/16/98	1928-97.163

DWG NO: 1928-03

2120 899

CC ITEM #5, 26
PZ ITEM #4, 11

CC ITEM #5, 26
PZ ITEM #4, 11

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "HERITAGE HEIGHTS TT OWNER LLC", FILED IN THIS OFFICE ON THE SIXTEENTH DAY OF OCTOBER, A.D. 2015, AT 4:57 O`CLOCK P.M.

RECEIVED
NOV 04 2024
CU24-53

Jeffrey W. Bullock, Secretary of State

5852723 8100
SR# 20150541711

Authentication: 10299946
Date: 10-26-15

You may verify this certificate online at corp.delaware.gov/authver.shtml

CC ITEM #5, 26
PZ ITEM #4, 11

State of Delaware
Secretary of State
Division of Corporations
Delivered 04:57 PM 10/16/2015
FILED 04:57 PM 10/16/2015
SR 20150541711 - File Number 5852723

STATE *of* DELAWARE
LIMITED LIABILITY COMPANY
CERTIFICATE *of* FORMATION

First: The name of the limited liability company is Heritage Heights TT Owner LLC

Second: The address of its registered office in the State of Delaware is 160 Greentree Drive, Ste 101 in the City of Dover, DE. Zip code 19904. The name of its Registered agent at such address is National Registered Agents, Inc.

Third: (Use this paragraph only if the company is to have a specific effective date of dissolution: "The latest date on which the limited liability company is to dissolve is _____.")

Fourth: (Insert any other matters the members determine to include herein.)

In Witness Whereof, the undersigned have executed this Certificate of Formation this 16 day of October, 2015.

By: _____
Authorized Person (s)

Name: Krista Patterson

00033002609

Filing Number: 802326941

CC ITEM #5, 26
PZ ITEM #4, 11

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147228 P 580701

TX2016 05-102

Ver. 7.0 (Rev.9-15/33)

Texas Franchise Tax Public Information Report

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

■ Tcode 13196

■ Taxpayer number 32058752091

■ Report year 2016

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

Taxpayer name HERITAGE HEIGHTS TT OWNER LLC			■ ☐ Check box if the mailing address has changed.
Mailing address 40 SKOKIE BOULEVARD, SUITE 610 nval885			Secretary of State (SOS) file number or Comptroller file number 0802326943
City NORTHBROOK	State IL	ZIP code plus 4 60062	

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

Principal office

Principal place of business

3205875209116

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

Please sign below!

This report must be signed to satisfy franchise tax requirements.

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

Name PETER BORZAK	Title MANAGER	Director ☐ YES	Term expiration m m d d y y 1 2 3 1 1 5
Mailing address 40 SKOKIE BOULEVARD, SUITE 610	City NORTHBROOK	State IL	ZIP Code 60062
Name	Title	Director ☐ YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director ☐ YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

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

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

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

Name of owned (parent) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
TTTX VENTURE, LLC	DE		100.00

Registered agent and registered office currently on file (see instructions if you need to make changes)

You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.

Agent: CSC - LAWYERS INCO			
Office: 211 EAST 7TH STREET, STE 620	City AUSTIN	State TX	ZIP Code 78701

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

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

sign here ▶	Title Manager	Date 4-7-16	Area code and phone number (847) 574-3326

Texas Comptroller Official Use Only

VE/DE	■	PIR IND	☐

CU24-53

NOV 04 2024

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CC ITEM #5, 26
PZ ITEM #4, 11

Filing Number: 802326941

180956715058

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TX2018 05-102

Ver. 9.0 (Rev 9-15/33)

Texas Franchise Tax Public Information Report

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

■ Tcode 13196

■ Taxpayer number 32058752091

■ Report year 2018

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

Taxpayer name HERITAGE HEIGHTS TT OWNER LLC			■ ☐ Check box if the mailing address has changed
Mailing address 40 SKOKIE BOULEVARD, SUITE 610			Secretary of State (SOS) file number or Comptroller file number
City NORTHBROOK	State IL	ZIP code plus 4 60062	

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

Principal office
Principal place of business

3205875209118

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

Please sign below!

This report must be signed to satisfy franchise tax requirements.

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

Name PETER BORZAK	Title MANAGER	Director ☐ YES	Term expiration m m d d y y 1 2 3 1 1 7	
Mailing address 40 SKOKIE BOULEVARD, SUITE 610	City NORTHBROOK		State IL	ZIP Code 60062
Name	Title	Director ☐ YES	Term expiration m m d d y y	
Mailing address	City		State	ZIP Code
Name	Title	Director ☐ YES	Term expiration m m d d y y	
Mailing address	City		State	ZIP Code

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

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

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

Name of owned (parent) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
TTTX VENTURE, LLC	DE		100.00

Registered agent and registered office currently on file (see instructions if you need to make changes)

You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.

Agent: CSC - LAWYERS INCO			
Office: 211 EAST 7TH STREET, STE 620	City AUSTIN	State TX	ZIP Code 78701

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

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

sign here ▶	Title	Date 3/12/19	Area code and phone number (847) 574-3326

Texas Comptroller Official Use Only

VE/DE	☐	PIR IND	☐

1019

CC ITEM #5, 26
PZ ITEM #4, 11

Comptroller of Public Accounts FORM 05-102 (Rev.9-15/33)

Texas Franchise Tax Public Information Report

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

■ **Tcode** 13196 Franchise

■ Taxpayer number: 32058752091

■ Report year: 2019

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

Taxpayer name	■ ◯ Blacken circle if the mailing address has changed.
HERITAGE HEIGHTS TT OWNER LLC	
Mailing address: 40 SKOKIE BOULEVARD SUITE 610	Secretary of State (SOS) file number or Comptroller file number
City: NORTHBROOK / State: IL / ZIP code plus 4: 60062	

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

Principal office

Principal place of business

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

1000000000015

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

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

Name	Title	Director	Term expiration (m m d d y y)
PETER BORZAK	MANAGER	◯ YES	12 31 17
Mailing address: 40 SKOKIE BOULEVARD SUITE 610	City: NORTHBROOK	State: IL	ZIP Code: 60062
Name	Title	Director	Term expiration
		◯ YES	
Mailing address	City	State	ZIP Code
Name	Title	Director	Term expiration
		◯ YES	
Mailing address	City	State	ZIP Code

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

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

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

Name of owned (parent) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
TTTX VENTURE, LLC	DE		100.000

Registered agent and registered office currently on file *(see instructions if you need to make changes)*

Agent: CSC - LAWYERS INCO

You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.

Office:	City	State	ZIP Code
211 EAST 7TH STREET STE 62	AUSTIN	TX	78701

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

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

sign here	Title	Date	Area code and phone number
PETER BORZAK	MANAGER	03/27/2019	(847) 574 - 3326

Texas Comptroller Official Use Only

VE/DE	◯	PIR IND	◯

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C424-53

TRANSMITTER ID = CCHFTWSPROD
TLN = 00044393311

CC ITEM #5, 26
PZ ITEM #4, 11

ORDINANCE NO. 2024-108

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-53 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU98-44 (ORDINANCE NO. 1998-114) FOR A PLANNED COMMERCIAL CENTER TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN CONJUNCTION WITH A GROCERY STORE, SPECIFICALLY TO ALLOW A 62,139 SQUARE FOOT FITNESS FACILITY IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT WITHIN THE FOLLOWING DESCRIBED PROPERTY: BLOCK 1, LOT 1, TOM THUMB ADDITION NO. 1 (4000 WILLIAM D TATE AVENUE) 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 CU24-53 to amend the previously approved site plan CU98-44 (Ordinance No. 1998-114) for a planned commercial center to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer and wine only) in conjunction with a grocery store, specifically to allow a 62,139 square foot fitness facility in a district zoned “CC”, Community Commercial District within the following described property: Block 1, Lot 1, Tom Thumb Addition No.1 (4000 William D. Tate Avenue) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

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

APPROVED:

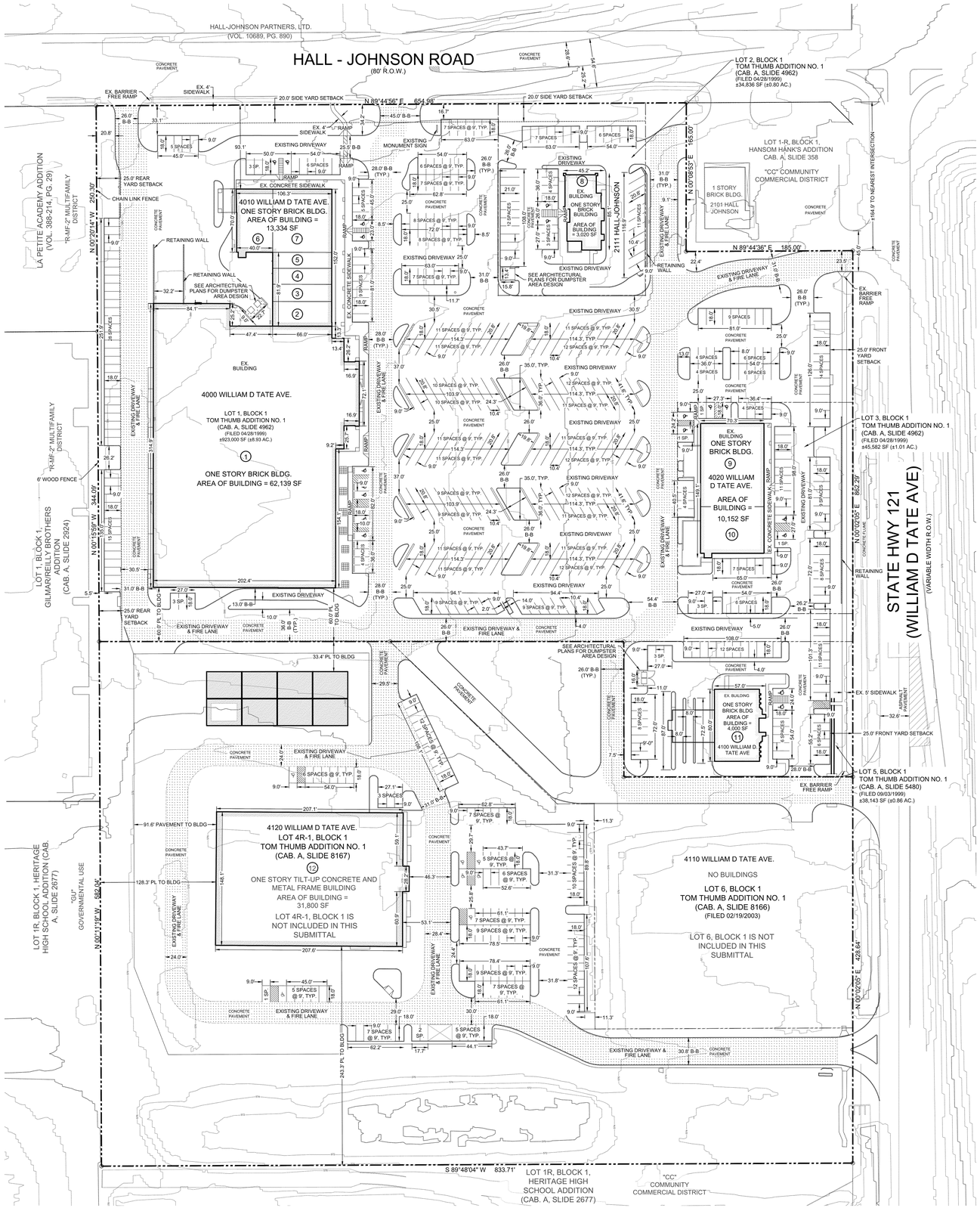
_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

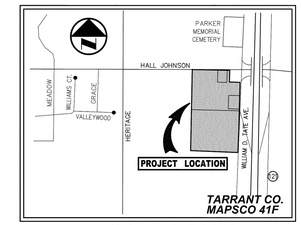


LEGEND

- PROPERTY LINE
- EXISTING FIRE LANE
- EXISTING BUILDING
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

0 30 60 120 180

SCALE: 0'–1" = 60'–0"



VICINITY MAP
(NOT TO SCALE)

City of Grapevine Notes:

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

Site Plan Data Summary Table		
Item	***Required***	***Proposed***
General Site data		
Zoning (from zoning map)	CC	CC
Land Use (from Zoning Ordinance; include all applicable uses)	Commercial	Commercial
Total Lot Area (square feet and acres)	30,000 SF	388,923 SF / 8.9 Ac.
First Floor-Building Footprint Area (square feet)		62,139 SF
Total Building Area (square feet)	60%	62,139 SF
Building Height (feet/# stories)	50 ft	44 ft -3 in / 1 Story
Floor Area Ratio (ratio x.xx.1)		16.0%
Open Space (square feet)	20% min / 77,784 SF	43,670 SF
Impervious Area (square feet)	80% max/ 311,138 SF	345,253 SF
Parking		
Parking Ratio (from Zoning Ordinance)	311	412
Accessible Parking (# of spaces)	9	10

SITE DATA

LOT NUMBER	LOT SIZE (SF)	BUILDING COVERAGE	OPEN SPACE	TOTAL PARKING REQUIRED	HC PARKING REQUIRED	STANDARD PARKING PROVIDED	HC PARKING PROVIDED
1	388,923	75,473	43,670	311	9	402	10
2	34,836	3,020	7,182	30	2	43	2
3	45,582	10,152	6,839	56	3	58	6
4R-1	337,374	31,800	138,022	120	5	113	7
5	38,133	4,000	9,714	14	2	42	2
6	109,004	N/A	N/A	N/A	N/A	N/A	N/A

MASTER SITE PLAN
FOR
CLUB 4 FITNESS CENTER
LOT 1, BLOCK 1, TOM THUMB ADDITION NO. 1
ELIZABETH COX AB. NO. 352
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
8.928 ACRES OR 388,923 SQ. FT.
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
DATE OF PREPARATION: NOVEMBER 1, 2024

THE PURPOSE OF CONDITIONAL USE PERMIT CU24-53 IS TO ALLOW FOR A HEALTH/FITNESS GYM WITHIN THE EXISTING 62,139 SQUARE-FOOT BUILDING SPACE AS SHOWN ON LOT 1; NO OTHER IMPROVEMENTS OR APPURTENANCES ARE A PART OF THIS SUBMITTAL.

CASE NAME: CLUB 4 FITNESS CENTER
CASE NUMBER: CU24-53
LOCATION: 4000 WILLIAM D. TATE AVENUE;
LOT 1, BLOCK 1, TOM THUMB ADDITION NO. 1

_____ MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: _____

SHEET: 1 OF 9

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

PLANNING SERVICES DEPARTMENT

Westwood
Westwood Professional Services, Inc.
9800 HILLWOOD PKWY., SUITE 250
FORT WORTH, TX 78759 T:817.562.3350

PROJECT JOB NO. 0059125.00

CLUB 4 FITNESS CENTER
GRAPEVINE CONDITIONAL USE PERMIT

4000 WILLIAM D. TATE AVENUE
GRAPEVINE, TEXAS 76051

ELIZABETH COX SURVEY, ABSTRACT NO. 352

1	11/19/2024 ADDRESS CITY COMMENTS
2	12/02/2024 TABLE REVISIONS

STATE OF TEXAS
REGISTERED
DUSTIN C. PUSTEJOVSKY
6690
PROFESSIONAL
LAND SURVEYOR

Dustin C. Pustejovsky

THIS DOCUMENT WAS PREPARED FROM RECORD INFORMATION AND IS NOT PURPORTED TO BE A BOUNDARY SURVEY.

PROJECT: CLUB 4 FITNESS CENTER
PROJECT NO: 0059125.00
DATE: NOVEMBER 1, 2024
DRAWN: GRACE MOY
DESIGNED:
REVIEWER: TIMOTHY LUCAS

MASTER SITE PLAN

CLUB 4 FITNESS CENTER - GRAPEVINE CUP

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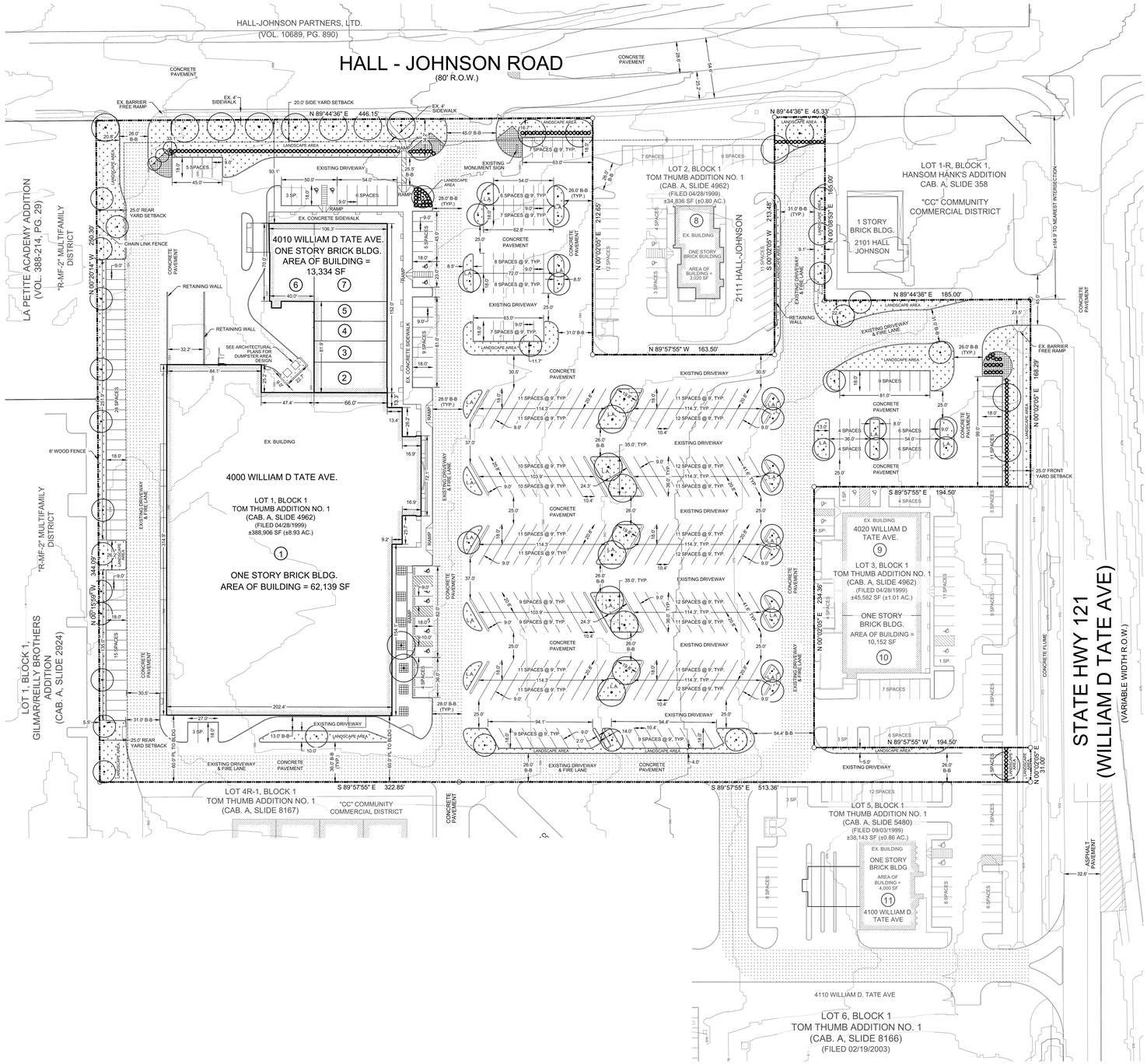


LEGEND

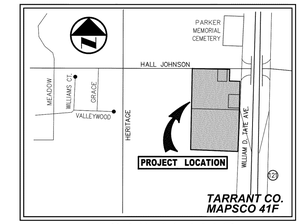
- PROPERTY LINE
- EXISTING FIRE LANE
- EXISTING BUILDING
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

EXISTING LANDSCAPE SCHEDULE

SYMBOL	ITEM	COUNT
	TREE	80
	SHRUB	173
	MULCH BED	±1,514 sf
	BERMUDA SOD	±40,830 sf

0 25 50 100 150

SCALE: 0'–1" = 50'–0"



VICINITY MAP
(NOT TO SCALE)

City of Grapevine Parking Requirements & Tenant Roster					
Unit	Tenant	Use	Building SF	Parking Requirement	Required Spaces
1	Proposed Club 4 Fitness	Gym	62,139	1 x 3 Occupants	311
100	Big Foot Reflexology & Massage	Massage Establishment	1,400	1 x 200 SF (Plus 5)	12
104	Deluxe Nail Spa	Personal Service	1,050	1 x 200 SF (Plus 5)	11
108	Bacon's Bistro	Eating & Drinking (No Auto)	1,580	1 x 3 Persons	17
112	Manoghan's Martial Arts	Martial Arts Studio	1,960	1 x 2 Students	18
116	KNDS Investments, LLC	Office, Professional	4,530	1 x 300 (Plus 5)	21
122	Colleyville Fine Dry Cleaning	Personal Service	2,800	1 x 200	14
				Total Required Parking	404

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FOCUSED SITE PLAN
FOR
CLUB 4 FITNESS CENTER
LOT 1, BLOCK 1, TOM THUMB ADDITION NO. 1
ELIZABETH COX AB. NO. 352
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
8.928 ACRES OR 388,923 SQ. FT.
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
DATE OF PREPARATION: NOVEMBER 1, 2024

THE PURPOSE OF CONDITIONAL USE PERMIT CU24-53 IS TO ALLOW FOR A HEALTH/FITNESS GYM WITHIN THE EXISTING 62,139 SQUARE-FOOT BUILDING SPACE AS SHOWN ON LOT 1; NO OTHER IMPROVEMENTS OR APPURTENANCES ARE A PART OF THIS SUBMITTAL.

CASE NAME: CLUB 4 FITNESS CENTER
CASE NUMBER: CU24-53
LOCATION: 4000 WILLIAM D. TATE AVENUE;
LOT 1, BLOCK 1, TOM THUMB ADDITION NO. 1

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 2 OF 9

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

PLANNING SERVICES DEPARTMENT

Westwood
Westwood Professional Services, Inc.
9800 HILLWOOD PKWY., SUITE 250
FORT WORTH, TX 78759 T:817.562.3350

PROJECT JOB NO. 0059125.00

CLUB 4 FITNESS CENTER
GRAPEVINE CONDITIONAL USE PERMIT

4000 WILLIAM D. TATE AVENUE
GRAPEVINE, TEXAS 76051

ELIZABETH COX SURVEY, ABSTRACT NO. 352

1 11/19/2024 ADDRESS CITY COMMENTS
2 12/02/2024 TABLE REVISIONS

STATE OF TEXAS
REGISTERED
DUSTIN C. PUSTEJOVSKY
6690
PROFESSIONAL
LAND SURVEYOR

THIS DOCUMENT WAS PREPARED FROM RECORD INFORMATION AND IS NOT PURPORTED TO BE A BOUNDARY SURVEY.

PROJECT: CLUB 4 FITNESS CENTER
PROJECT NO: 0059125.00
DATE: NOVEMBER 1, 2024
DRAWN: GRACE MOY
DESIGNED:
REVIEWER: TIMOTHY LUCAS

FOCUSED SITE PLAN

CLUB 4 FITNESS CENTER - GRAPEVINE CUP

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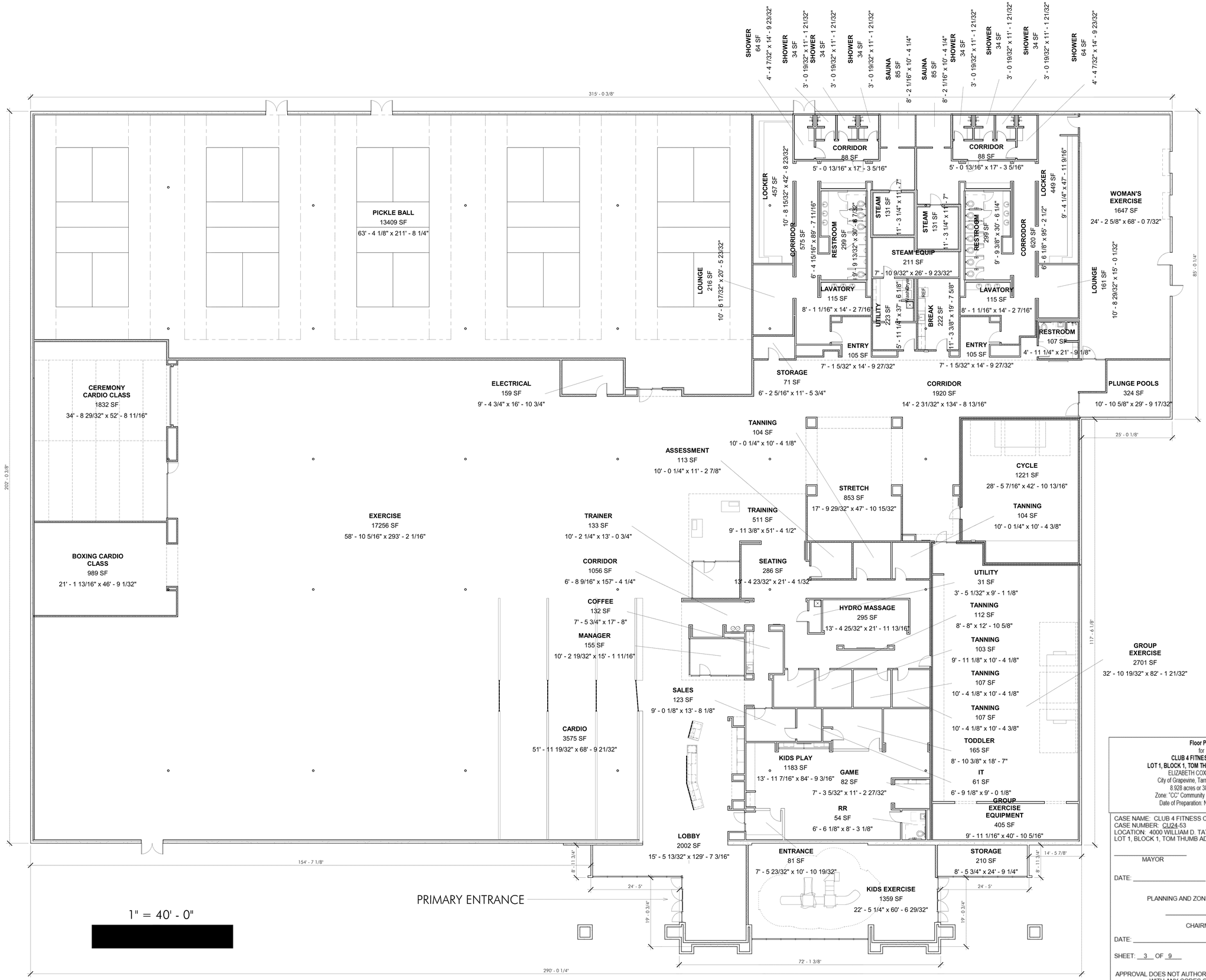


Floor Plan
for
CLUB 4 FITNESS CENTER
LOT 1, BLOCK 1, TOM THUMB ADDITION NO. 1
ELIZABETH COX AB. NO. 352
City of Grapevine, Tarrant County, Texas
8.928 acres or 388,923 sq. ft
Zone: "CC" Community Commercial District
Date of Preparation: November 1, 2024

CASE NAME: CLUB 4 FITNESS CENTER
CASE NUMBER: CU24-53
LOCATION: 4000 WILLIAM D. TATE AVENUE
LOT 1, BLOCK 1, TOM THUMB ADDITION NO. 1

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 3 OF 9

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

PLANNING SERVICES DEPARTMENT

NOTE: THE CONTRACT DRAWINGS ARE NOT ORGANIZED SPECIFICALLY FOR ANY CRAFT, TRADE, DISCIPLINE, OR SUBCONTRACT. THEREFORE, ADDITIONAL RELATED INFORMATION MAY BE INCLUDED IN OTHER CONTRACT DRAWINGS AND SPECIFICATIONS EVEN THOUGH NOT SPECIFICALLY NOTED ON THIS DOCUMENT. IT IS THE RESPONSIBILITY OF EACH PARTY TO REFER TO THE COMPLETE SET OF CONTRACT DRAWINGS AND SPECIFICATIONS, AND NOT TO A PARTIAL OR INCOMPLETE SET OF DOCUMENTS.

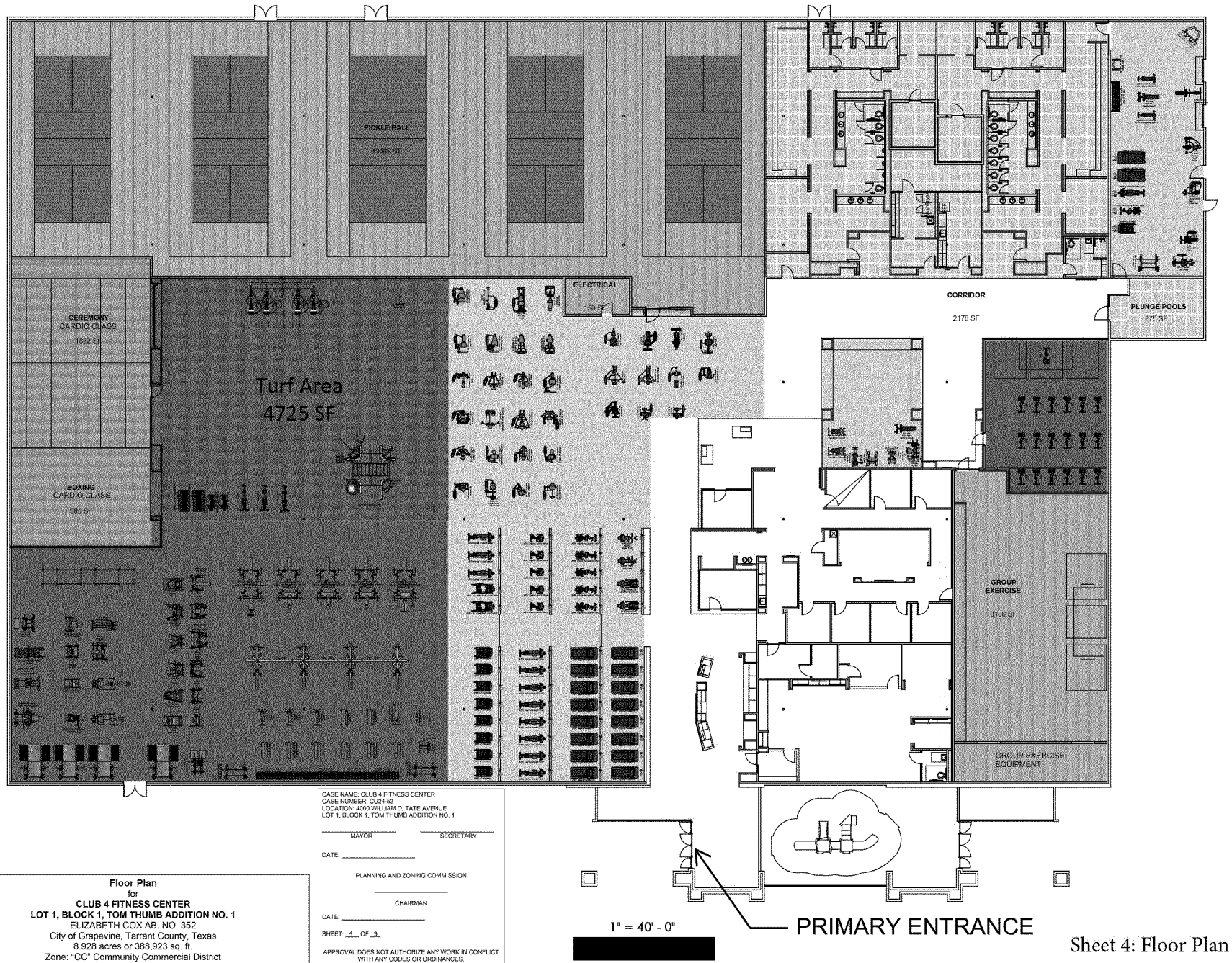
Brent Barron Architect
P 6 0 1 . 7 5 0 . 1 7 7 8
114 WOODY HILLS DR, MADISON, MS 39110

FLOOR PLAN
CLUB 4 FITNESS - GRAPEVINE
20240911

PRELIMINARY
OCTOBER 29, 2024

1

Club 4 Fitness
Grapevine, TX



1" = 40' - 0"

Sheet 4: Floor Plan

Floor Plan
for
CLUB 4 FITNESS CENTER
LOT 1, BLOCK 1, TOM THUMB ADDITION NO. 1
ELIZABETH COX AB. NO. 352
City of Grapevine, Tarrant County, Texas
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MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 4 OF 9

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

PLANNING SERVICES DEPARTMENT

Sales Contact:
Steve Hey

Date: 10/22/24

Version: 1.01

Scale: Adjusted

DISCLAIMER:
THIS FLOORPLAN IS PROVIDED FOR GENERAL VISUAL REFERENCE ONLY. ANY DIMENSIONS USED TO CREATE THESE DRAWINGS SHOULD BE VERIFIED BY THE OWNERS OF THE FACILITY, CONTRACTORS AND/OR THEIR AGENTS. THESE DRAWINGS ARE NOT DESIGNED TO BUILD FROM AND SHALL NOT BE USED AS BUILDING DOCUMENTS BY ANY PARTIES. LIFE FITNESS MAKES NO REPRESENTATION OR WARRANTY THAT THE FLOORPLAN COMPLIES WITH ANY APPLICABLE LAW, CODES, RULE OR REGULATION OR ANY INDUSTRY OR SAFETY STANDARD OR REQUIREMENT, INCLUDING ASTM OR EUROPEAN STANDARD SPACING RECOMMENDATIONS FOR ACCESS, PASSAGE AROUND, OR EMERGENCY DISMOUNT. COMPLIANCE WITH INDUSTRY STANDARDS, APPLICABLE LAW, CODES, RULE OR REGULATION REGARDING PLACEMENT OF AND CLEARANCE OF EQUIPMENT AND ASSOCIATED ITEMS IS BY OWNER AND LIFE FITNESS DISCLAIMS ALL RESPONSIBILITY WITH RESPECT THERETO.

ADDITIONAL NOTES:
FLOOR PLAN DIMENSIONS ARE BASED ON INFORMATION PROVIDED BY FACILITY OWNER OR ITS REPRESENTATIVES AND SHOULD BE VERIFIED IN THE FIELD.

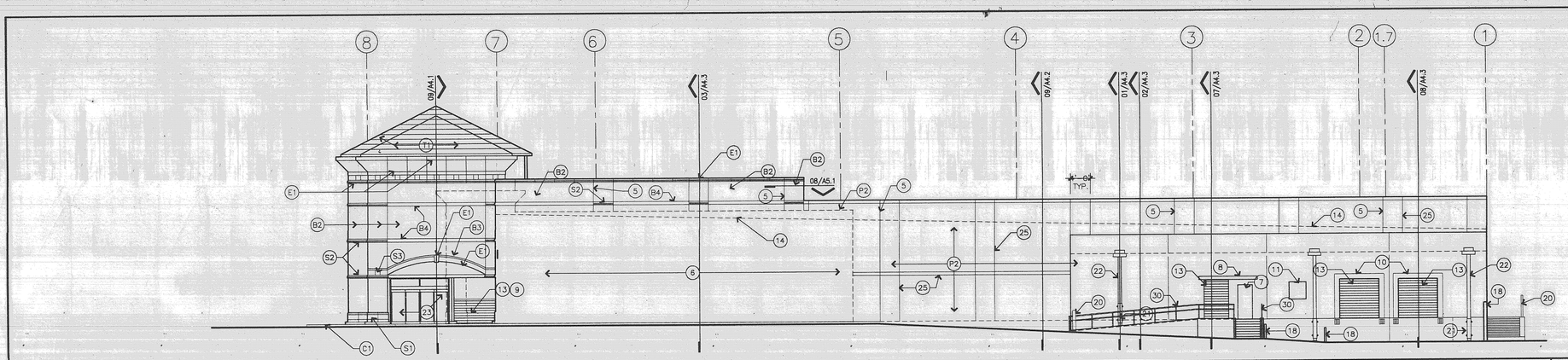
Electrical Legend:

- DEDICATED RECEPTACLE
- STANDARD RECEPTACLE
- OPTIONAL RECEPTACLE
- WIFI / WIRED INTERNET
- TV CONNECTION

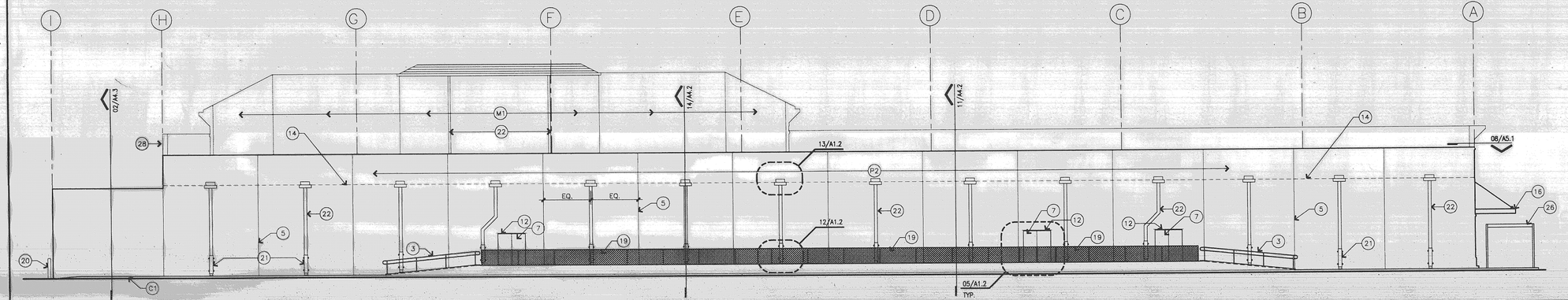
CONSULT A QUALIFIED ELECTRICAL PROFESSIONAL TO DETERMINE POWER REQUIREMENTS AND PLACEMENT.

POWER, DATA, AND TV REQUIREMENTS VARY BASED ON OPTIONS SELECTED.

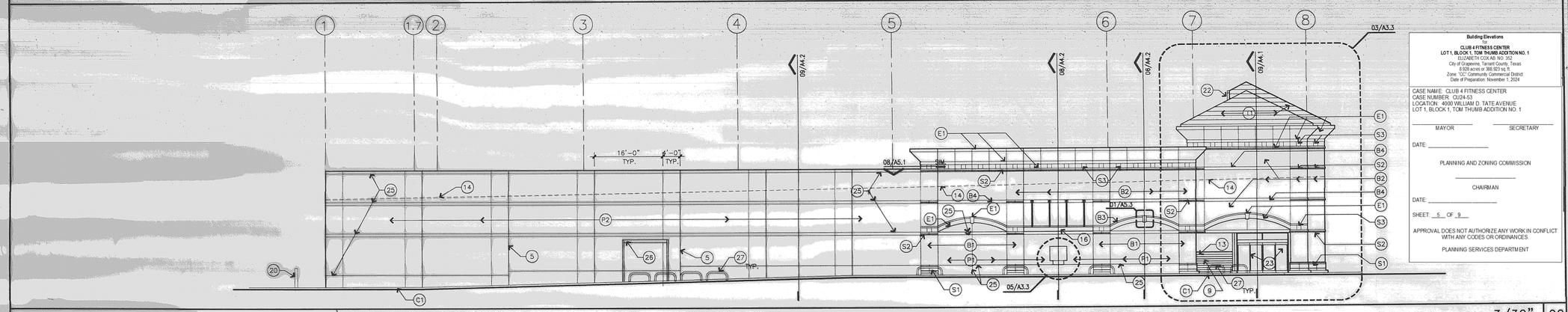
Life Fitness



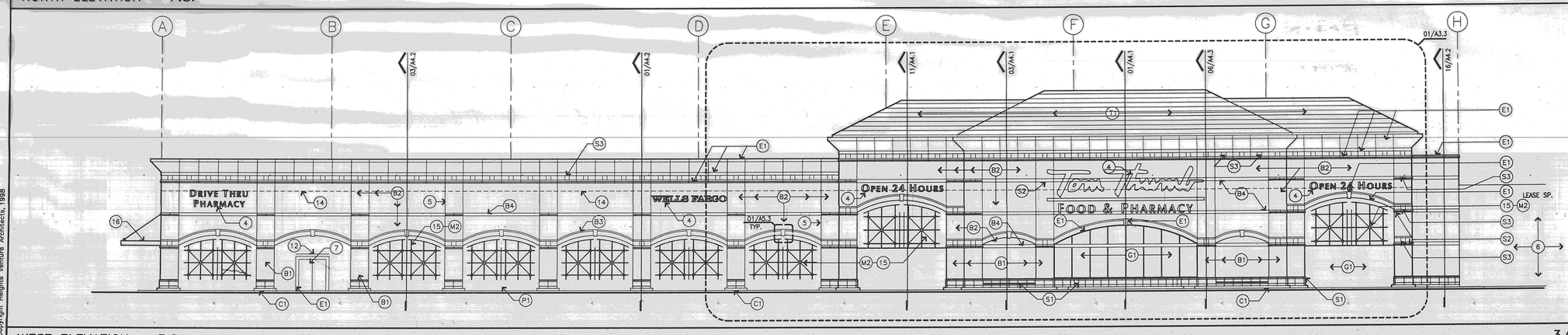
EAST ELEVATION – F.S. 3/32" 04



SOUTH ELEVATION – F.S. 3/32" 03



NORTH ELEVATION – F.S. 3/32" 02



WEST ELEVATION – F.S. 3/32" 01

© Copyright Heights Venture Architects, 1998

(25) 3/4" "V" GROOVE IN CONC. TILT PANEL.
(26) HEADACHE BAR, RE: STRUCTURAL.
(27) PIPE GUARD, RE: 15/A1.1.
(28) WRAP BRICK AROUND EDGE OF TILT PANEL.
(29) LOADING DOCK MAN DOOR RAMP & STAIR.
(30) 1 1/2" GALV. STEEL HANDRAIL, RE: 18/A1.2.
(31) NOT USED.

NOTES & LEGEND:

1. ◯ INDICATES NOTES ON THIS SHEET.
2. REFER TO SPECS FOR LOADING DOCK EQUIPMENT.
3. 1 1/2" GALV. STEEL PIPE HANDRAIL, RE: 06/A1.2
4. EXTERIOR SIGNAGE PROVIDED BY OWNER.
5. PANEL JOINTS.
6. ADJACENT RETAIL. RE. 01/A3.4.
7. METAL DOOR & FRAME. PAINT TO MATCH EXT. WALL FINISH.
8. PRE-FAB. GALV. METAL AWNING , RE: 17/A1.2.
9. CART STORAGE
10. DOCK SEAL, RE: DOOR SCHEDULE.
11. 3'-6" x 3'-6" OPENING @ 4'-0" A.F.F. RE: DOOR SCHEDULE.
12. DRIP FLASHING RE: 14/A1.4
13. OVERHEAD ROLLING DOOR. RE: SPECS.
14. ROOFLINE BEYOND PARAPET.
15. METAL SCREEN, RE: 11/A3.2.
16. METAL CANOPY @ PHARMACY, RE: 11/A3.3 & 04/A5.3.
17. CHAINLINK FENCE GUARDRAIL, RE: 19/A1.2
18. HIGHWAY GUARDRAIL, RE: 19/A1.2
19. CHAINS LINK FENCE, RE: 05/A1.2
20. 8" BOLLARD, RE: 16/A1.1 & A2.1 FOR TYPICAL LOCATION
21. DOWNSPOUT GUARD, RE: 06/A1.4
22. DOWNSPOUTS PAINT TO MATCH REAR WALL, TYP. RE: 20/A1.2
23. AUTOMATIC STOREFRONT, RE: SPECS
24. 4" PIPE GUARD RAIL, RE: 15/A1.1 & A2.1 FOR TYP. LOCATION

MATERIALS:

(B1) FACE BRICK – RUNNING BOND – DARK RANGE
(B2) FACE BRICK – RUNNING BOND – LIGHT RANGE
(B3) BRICK – LT. RANGE ROWLOCK COURSE.
(B4) BRICK – LT. RANGE SOLDIER COURSE.
(S1) STONE – WHITE WATERTABLE & WAINSCOT, RE: SPECS.
(S2) STONE – WHITE ACCENT MOULDING, RE: SPECS.,
(S3) STONE – GREEN ACCENT STONE TILE, RE: SPECS.
(S4) STONE – ROSE ACCENT STONE TILE, RE: SPECS.
(E1) EIFS – RE: SPECS.
(C1) CONCRETE CURB – RE: SPECS.
(G1) ALUMINUM STOREFRONT – RE: SPECS.
(M1) METAL PANELS – VERTICAL FLAT SEAM, RE: SPECS
(M2) METAL SCREEN – PAINTED, RE: 11/A3.2.
(M3) METAL CART RAIL – PAINTED, RE: 06/A3.3.
(T1) NATURAL SLATE ROOF – RE: SPECS
(P1) EIFS FINISH – TROWEL COAT ON CONC. TILT PANEL, RE: SPECS
(P2) TEXTURE PAINT – ON CONC. TILT PANEL, RE: SPECS.

Building Elevations
FOR
CLUB 4 FITNESS CENTER
LOT 1, BLOCK 1, TOM THUMB ADDITION NO. 1
ELIZABETH COX AB NO. 352
City of Grapevine, Tarrant County, Texas
8.928 acres or 388,923 sq. ft.
Zone: "CC" Community Commercial District
Date of Preparation: November 1, 2024

CASE NAME: CLUB 4 FITNESS CENTER
CASE NUMBER: CU24-53
LOCATION: 4000 WILLIAM D. TATE AVENUE
LOT 1, BLOCK 1, TOM THUMB ADDITION NO. 1

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 5 OF 9

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

PLANNING SERVICES DEPARTMENT

REVISIONS		
	02/16/98	ISSUE FOR PERMIT & BID
NO.	DATE	DESCRIPTION.

SHEET 4 OF 9

RECEIVED
JUN 05 1998
PLANNING

CONDITIONAL USE REQUEST CU98-23
TOM THUMB
4000 WILLIAM D. TATE AVENUE
LOTS 1,2,3, & 4, BLOCK 1 TOM THUMB ADDITION

Heights Venture ARCHITECTS
14200 MIDWAY ROAD STE. 121
DALLAS, TEXAS 75244
(972) 490-7292
FAX (972) 490-7444
1245 WEST 18TH STREET
HOUSTON, TEXAS 77008
(713) 869-1103
FAX (713) 869-5573

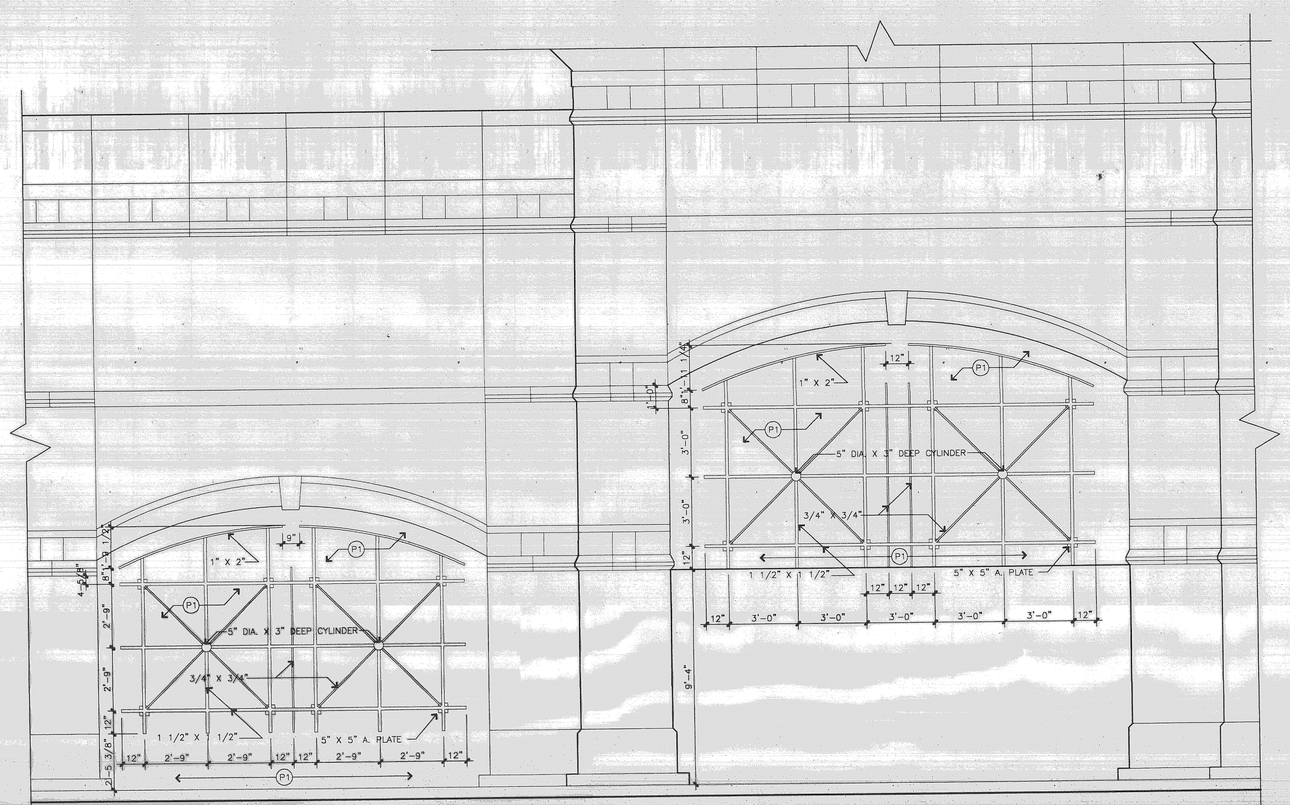
PROJECT:
TOM THUMB #576
HALL-JOHNSON RD. @ HWY. 121
GRAPEVINE, TEXAS

DRAWING TITLE:
EXT. ELEVATIONS – FOODSTORE

SEAL: REGISTERED ARCHITECT, GLEN R. DICKERSON, STATE OF TEXAS

DRAWN BY:	DLE
CHECKED BY:	DSR
JOB NO:	97030
PLOTTED SCALE:	3/32" = 1'-0"
CAD FILENAME:	7017A3-1.DWG
DATE PLOTTED:	02-16-98

DRAWING NO: **A3.1**

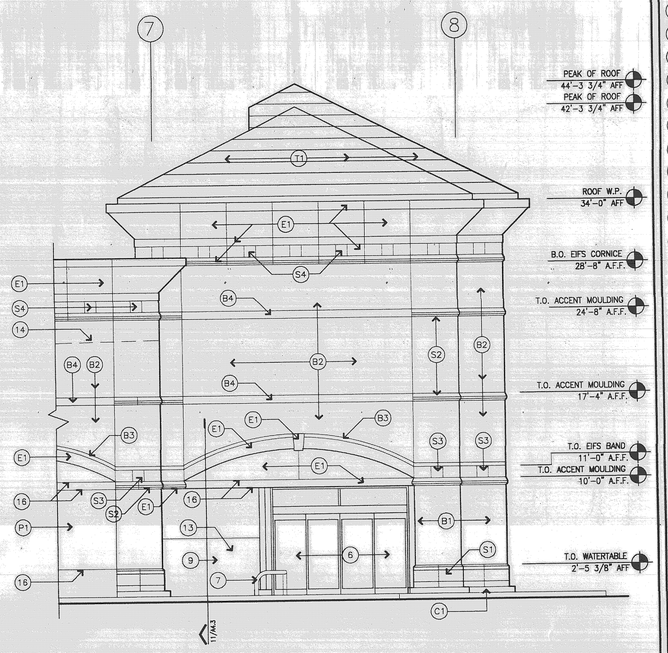


NOTE: PROVIDE COMPLETE SHOP DRAWINGS PRIOR TO FABRICATION.

X11A3-3

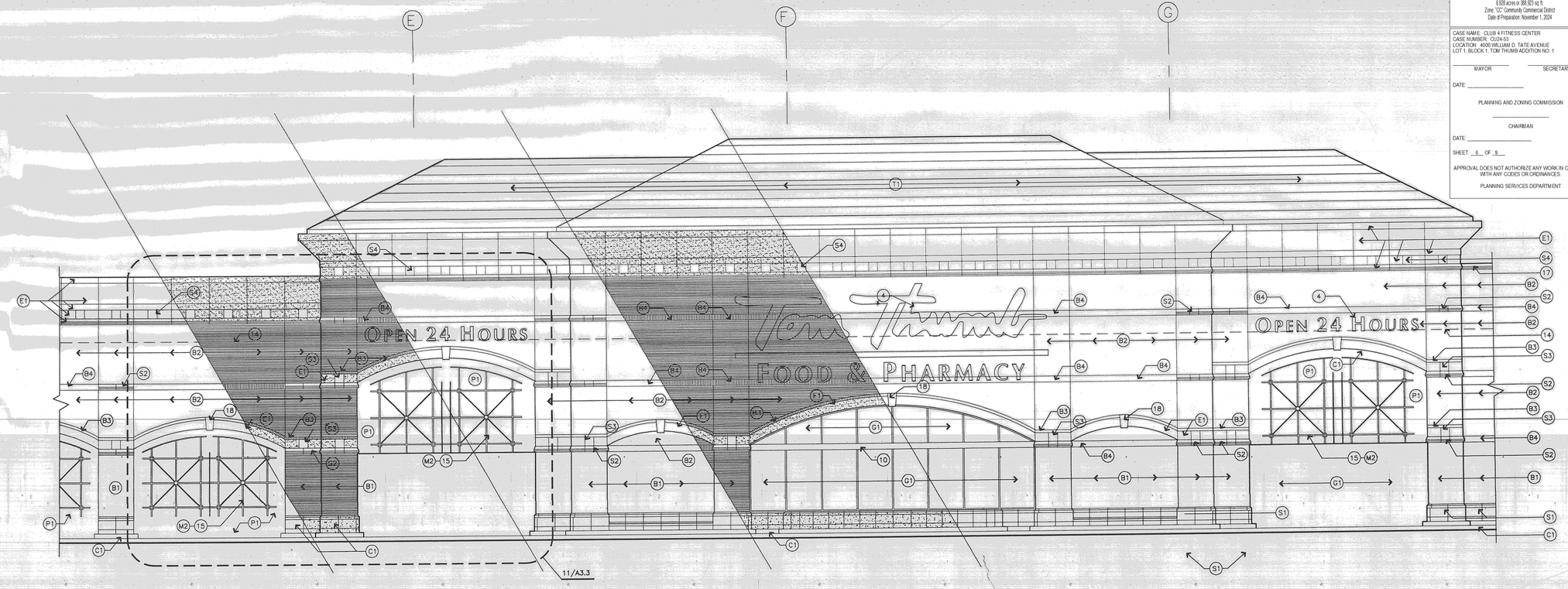
ENLARGED METAL DECORATIVE SCREEN ELEVATION

3/8" | 11



NORTH ENTRY ELEVATION

3/16" | 03



WEST ENTRY ELEVATION

3/16" | 01

NOTES & LEGEND:

1. ◯ INDICATES NOTES ON THIS SHEET.
2. REFER TO SPECS FOR LOADING DOCK EQUIPMENT.
3. NOT USED.
4. EXTERIOR SIGNAGE PROVIDED BY OWNER.
5. PANEL JOINTS.
6. AUTOMATIC STOREFRONT, RE: SPECS
7. PIPE GUARD, RE: 15/A1.1.
8. 5"x5"x1/4" STEEL PLATE, EXP. BOLT (4) TO CONC. TILT PANEL.
9. CART STORAGE
10. 4 x 8 TS HEADER IN STOREFRONT, RE: STRUCT
11. NOT USED.
12. NOT USED.
13. OVERHEAD ROLLING DOOR. RE: SPECS.
14. ROOFLINE BEYOND PARAPET.
15. METAL SCREEN, RE: 11/A3.2.
16. 3/4" 'V'-GROOVE, RE: 05A/A5.1.

MATERIALS:

- FACE BRICK, RE: SPECS.
- SIMULATED STONE, RE: SPECS.
- EIFS, RE: SPECS
- B1 FACE BRICK – RUNNING BOND – DARK RANGE
- B2 FACE BRICK – RUNNING BOND – LIGHT RANGE
- B3 BRICK – LT. RANGE ROWLOCK COURSE.
- B4 BRICK – LT. RANGE SOLDIER COURSE.
- S1 STONE – WHITE WATERTABLE & WAINSCOT, RE: SPECS.
- S2 STONE – WHITE ACCENT MOULDING, RE: SPECS.,
- S3 STONE – GREEN ACCENT STONE TILE, RE: SPECS.
- S4 STONE – ROSE ACCENT STONE TILE, RE: SPECS.
- E1 EIFS – RE: SPECS.
- C1 CONCRETE CURB – RE: SPECS.
- G1 ALUMINUM STOREFRONT – RE: SPECS.
- M1 METAL PANELS – VERTICAL FLAT SEAM, RE: SPECS
- M2 METAL SCREEN – PAINTED, RE: 11/A3.2.
- M3 METAL CART RAIL – PAINTED, RE: 06/A3.3.
- T1 NATURAL SLATE ROOF – RE: SPECS
- P1 EIFS FINISH – TROWEL COAT ON CONC. TILT PANEL, RE: SPECS.
- P2 TEXTURE PAINT – ON CONC. TILT PANEL, RE: SPECS.

Building Elevations
for
CLUB 4 FITNESS CENTER
LOT 1, BLOCK 1, TOM THUMB ADDITION NO. 1
ELIZABETH COX A.B. NO. 352
City of Grapevine, Tarrant County, Texas
8.928 acres or 388,903 sq ft
Zone: "CC" Community Commercial District
Date of Preparation: November 1, 2024

CASE NAME: CLUB 4 FITNESS CENTER
CASE NUMBER: CU24-53
LOCATION: 4000 WILLIAM D. TATE AVENUE
LOT 1, BLOCK 1, TOM THUMB ADDITION NO. 1

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 6 OF 9

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

PLANNING SERVICES DEPARTMENT

REVISIONS		
	02/16/98	ISSUE FOR PERMIT & BID
NO.	DATE	DESCRIPTION.

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PLANNING

CONDITIONAL USE REQUEST CU98-23
TOM THUMB
4000 WILLIAM D. TATE AVENUE
LOTS 1,2,3, & 4, BLOCK 1 TOM THUMB ADDITION

Heights Venture ARCHITECTS

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(972) 490-7292
FAX (972) 490-7444

1245 WEST 18TH STREET
HOUSTON, TEXAS 77008
(713) 869-1103
FAX (713) 869-5573

PROJECT:
TOM THUMB #576
HALL-JOHNSON RD. @ HWY. 121
GRAPEVINE, TEXAS

DRAWING TITLE:
ENLARGED ELEVATIONS – F.S.

SEAL:

DRAWN BY:	DSR/KM/LP
CHECKED BY:	DSR
JOB NO:	97030
PLOTTED SCALE:	3/16" = 1'-0"
CAD FILENAME:	7017A3-2.DWG
DATE PLOTTED:	02-16-98

DRAWING NO: A3.2

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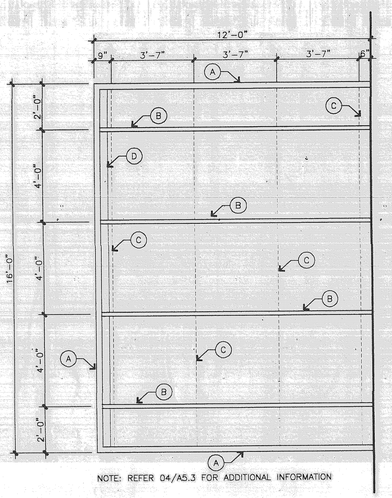
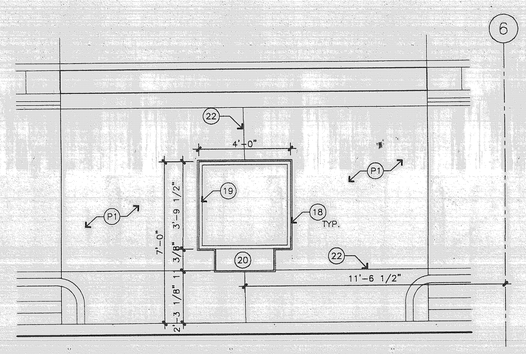
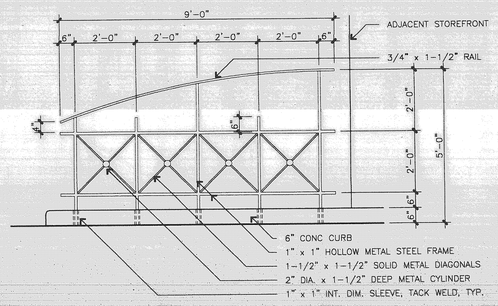


NOTE: REFER 04/A5.3 FOR ADDITIONAL INFORMATION

PHARMACY DRIVE-THRU AWNING 3/8" 11



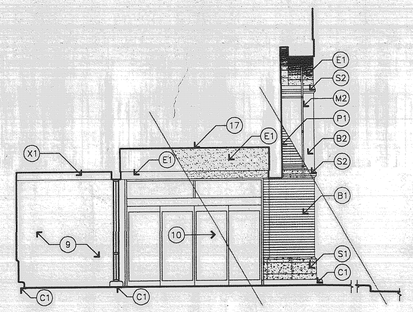
EXT. PHARMACY DRIVE-THRU WINDOW 3/8" 05



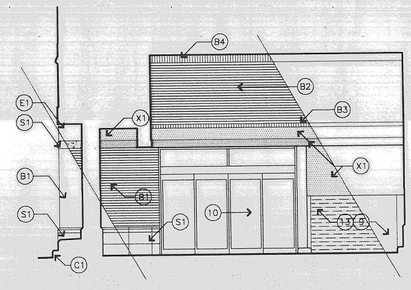
NOTE: DIMENSIONS ARE TO ℄ OF STEEL MEMBERS, TYP.

X06A3-3.DWG

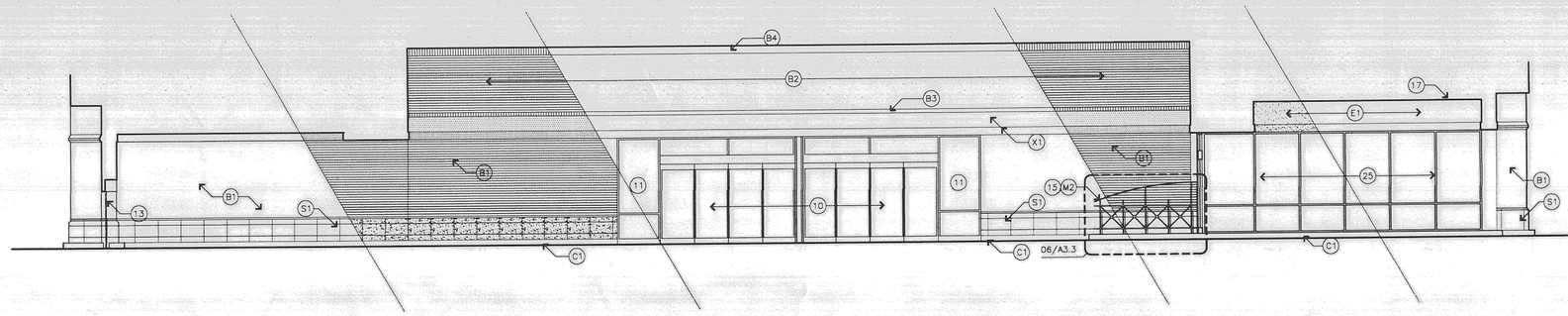
INTERIOR CART RAIL DETAIL 1/2" 06



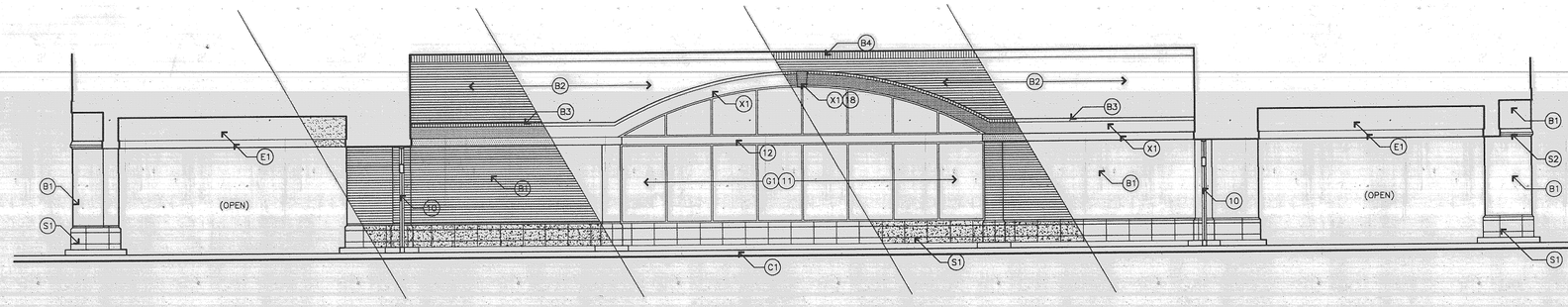
INTERIOR/EXTERIOR MATERIAL ELEVATION 3/32" 04



INTERIOR MATERIAL ELEVATION 3/32" 03



INTERIOR MATERIAL ELEVATION 3/32" 02



INTERIOR MATERIAL ELEVATION 3/32" 01

NOTES & LEGEND:

1. ◯ INDICATES NOTES ON THIS SHEET.
2. REFER TO SPECS FOR LOADING DOCK EQUIPMENT.

(9) CART STORAGE
(10) AUTOMATIC STOREFRONT, RE: SPECS
(11) STATIONARY STOREFRONT SYSTEM, RE: SPECS.
(12) STEEL TUBE HEADER @ STOREFRONT SYSTEM, RE: STRUCTURAL.
(13) OVERHEAD ROLLING DOOR. RE: SPECS.
(14) 4" PIPE GUARD RAIL. RE: 15/A1.1 & A2.1 FOR TYP. LOCATION
(15) DECORATIVE METAL CART RAIL RE: 06/A3.3.
(16) NOT USED.
(17) PAINTED PLASTER SOFFIT, RE: SPECS
(18) CHAMFER ALL TILT PANEL EDGES, TYP.
(19) STOREFRONT WINDOW, RE: SPECS.
(20) SLOT FOR SLIDING PHARMACY DRAWER, RE: SPECS.
(21) PHARMACY DRIVE-THRU AWNING STRUCTURE, RE: 04/A5.3.
A. PERIMETER CHANNEL
B. LONGITUDINAL TS'S
C. CROSS SUPPORT T'S
D. METAL ROOFING DRIP EDGE
(22) 3/4" 'V'-GROOVE IN TILT PANEL, RE: 5B/A5.1, SIM.

MATERIALS:

FACE BRICK, RE: SPECS.
SIMULATED STONE, RE: SPECS.
EIFS, RE: SPECS

(B1) FACE BRICK - RUNNING BOND - DARK RANGE
(B2) FACE BRICK - RUNNING BOND - LIGHT RANGE
(B3) BRICK - LT. RANGE ROWLOCK COURSE.
(B4) BRICK - LT. RANGE SOLDIER COURSE.
(S1) STONE - WHITE WATERTABLE & WAINSCOT, RE: SPECS.
(S2) STONE - WHITE ACCENT MOULDING, RE: SPECS.
(S3) STONE - GREEN ACCENT STONE TILE, RE: SPECS.
(S4) STONE - ROSE ACCENT STONE TILE, RE: SPECS.
(E1) EIFS - RE: SPECS.
(C1) CONCRETE CURB - RE: SPECS.
(G1) ALUMINUM STOREFRONT - RE: SPECS.
(M1) METAL PANELS - VERTICAL FLAT SEAM, RE: SPECS
(M2) METAL SCREEN - PAINTED, RE: 11/A3.2.
(M3) METAL CART RAIL - PAINTED, RE: 06/A3.3.
(T1) NATURAL SLATE ROOF - RE: SPECS
(P1) EIFS FINISH - TROWEL COAT ON CONC. TILT PANEL, RE: SPECS
(P2) TEXTURE PAINT - ON CONC. TILT PANEL, RE: SPECS.

REVISIONS

NO.	DATE	DESCRIPTION.
	02/16/98	ISSUE FOR PERMIT & BID

RECEIVED
JUN 05 1998
PLANNING

CONDITIONAL USE REQUEST CU98-23
TOM THUMB
4000 WILLIAM D. TATE AVENUE
LOTS 1,2,3, & 4, BLOCK 1 TOM THUMB ADDITION

Building Elevations
for
CLUB 4 FITNESS CENTER
LOT 1, BLOCK 1, TOM THUMB ADDITION NO. 1
ELIZABETH COX AB NO. 352
City of Grapevine, Tarrant County, Texas
8.528 acres or 368,923 sq. ft.
Zone "CC" Community Commercial District
Date of Preparation: November 1, 2024

CASE NAME: CLUB 4 FITNESS CENTER
CASE NUMBER: CU24-53
LOCATION: 4000 WILLIAM D. TATE AVENUE
LOT 1, BLOCK 1, TOM THUMB ADDITION NO. 1

_____ MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: _____

SHEET: 7 OF 9

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

PLANNING SERVICES DEPARTMENT

Heights Venture ARCHITECTS

14200 MIDWAY ROAD STE. 121
DALLAS, TEXAS 75244
(972) 490-7292
FAX (972) 490-7444

1245 WEST 18TH STREET
HOUSTON, TEXAS 77008
(713) 869-1103
FAX (713) 869-5573

PROJECT:
TOM THUMB #576
HALL-JOHNSON RD. @ HWY. 121
GRAPEVINE, TEXAS

DRAWING TITLE:
VESTIBULE ELEVATIONS-F.S.

SEAL: REGISTERED ARCHITECT, JUSTIN R. DICKSON, STATE OF TEXAS

DRAWN BY:	DSR/DLE/MTC
CHECKED BY:	DSR
JOB NO:	97030
PLOTTED SCALE:	3/16"=1'-0"
CAD FILENAME:	7030A3-3.DWG
DATE PLOTTED:	02-16-98

DRAWING NO: **A3.3**

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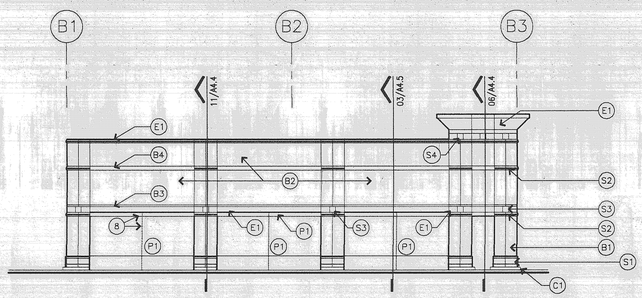
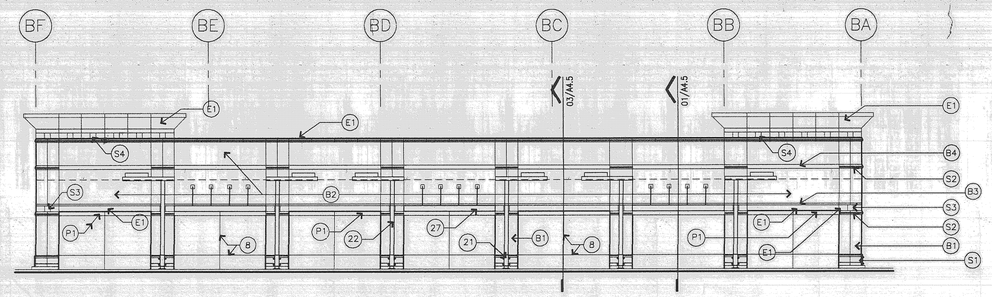
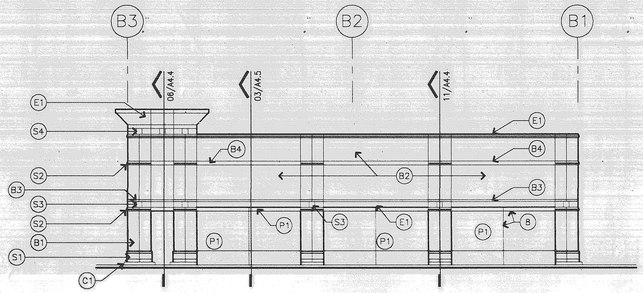


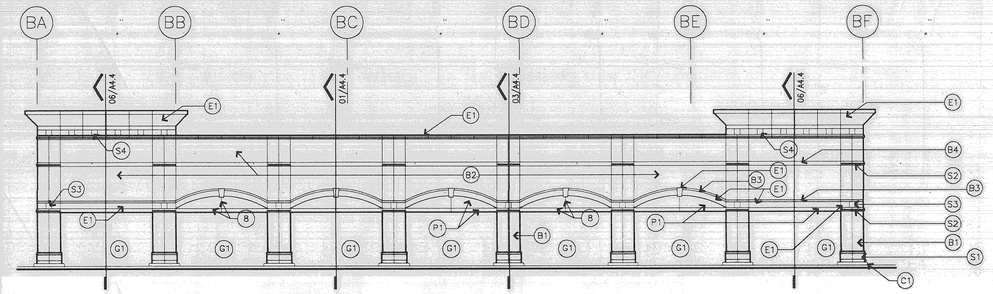
SOUTH ELEVATION – RETAIL "B" 3/32" | 15



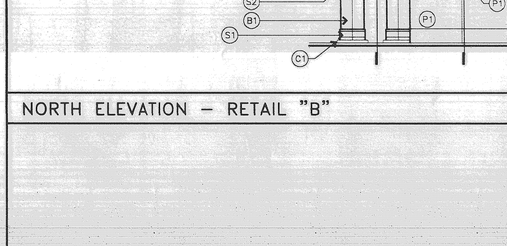
WEST ELEVATION – RETAIL "B" 3/32" | 05



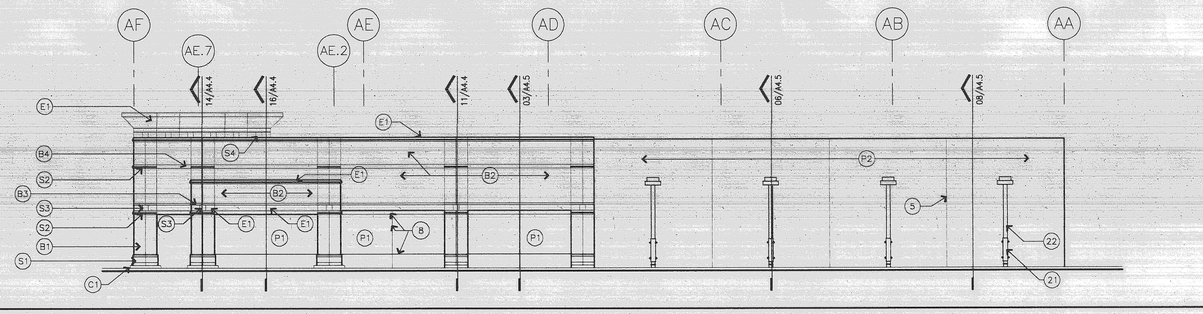
NORTH ELEVATION – RETAIL "B" 3/32" | 14



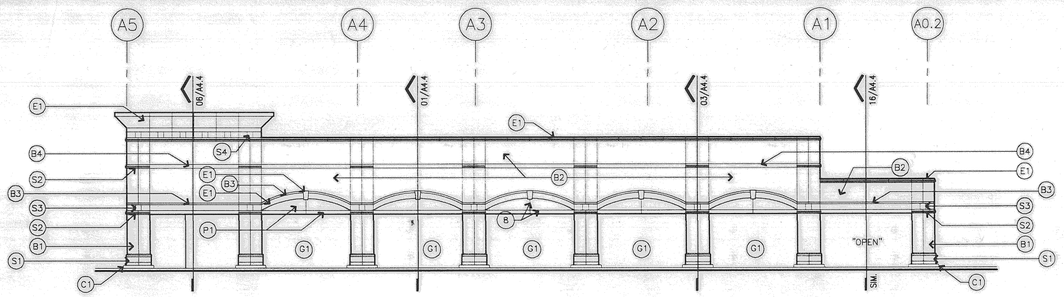
EAST ELEVATION – RETAIL "B" 3/32" | 04



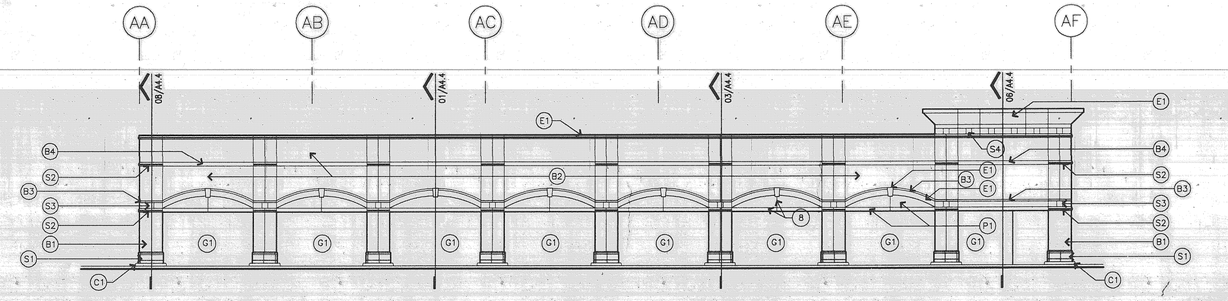
DETAIL XX" | 19



WEST ELEVATION – RETAIL "A" 3/32" | 03



NORTH ELEVATION – RETAIL "A" 3/32" | 02



EAST ELEVATION – RETAIL "A" 3/32" | 01

NOTES & LEGEND:

1. ◯ INDICATES NOTES ON THIS SHEET.
2. REFER TO SPECS FOR LOADING DOCK EQUIPMENT.
4. STORE FRONT SYSTEM, 5'-0" O.C., TYP. RE: SPECS, NOTE (G1), & 16/A3.4.
5. PANEL JOINTS.
7. METAL DOOR & FRAME. PAINT TO MATCH EXT. WALL FINISH. VERIFY LOCATION PRIOR TO CONSTRUCTION.
8. 3/4" "V"-GROOVE IN CONC. TILT PANEL, RE: 05B/A5.1.
9. VISION GLASS, RE: SPECS.
10. SAFETY GLASS IN DOOR, RE: SPECS.
11. SAFETY GLASS PANELS ADJACENT TO DOOR., RE: SPECS
12. SAFETY GLASS @ ALL LOWER PANELS, RE: SPECS.
13. T.O. HORIZONTAL MULLION @ 2'-5 3/8" A.F.F., TYP.
21. DOWNSPOUT GUARD, RE: 12/A1.2.
22. DOWNSPOUTS , PAINT TO MATCH REAR WALL, TYP. RE: 13/A1.2.
27. METAL AWNING RE: 11/A5.6 & SPECS.

MATERIALS:

- (B1) FACE BRICK – RUNNING BOND – DARK RANGE
- (B2) FACE BRICK – RUNNING BOND – LIGHT RANGE
- (B3) BRICK – LT. RANGE ROWLOCK COURSE.
- (B4) BRICK – LT. RANGE SOLDIER COURSE.
- (S1) STONE – WHITE WATERTABLE & WAINSCOT, RE: SPECS.
- (S2) STONE – WHITE ACCENT MOULDING, RE: SPECS.,
- (S3) STONE – GREEN ACCENT STONE TILE, RE: SPECS.
- (S4) STONE – ROSE ACCENT STONE TILE, RE: SPECS.
- (E1) EIFS – RE: SPECS.
- (C1) CONCRETE CURB – RE: SPECS.
- (G1) ALUMINUM STOREFRONT – RE: SPECS.
- (M1) METAL PANELS – VERTICAL FLAT SEAM, RE: SPECS
- (M2) METAL SCREEN – PAINTED, RE: 11/A3.2.
- (M3) METAL CART RAIL – PAINTED, RE: 06/A3.3.
- (T1) NATURAL SLATE ROOF – RE: SPECS
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- (P2) TEXTURE PAINT – ON CONC. TILT PANEL, RE: SPECS.

Building Elevations
for
CLUB 4 FITNESS CENTER
LOT 1, BLOCK 1, TOM THUMB ADDITION NO. 1
ELIZABETH COX AB NO. 352
City of Grapevine, Tarrant County, Texas
8.928 acres or 388,923 sq. ft
Zone: "CC" Community Commercial District
Date of Preparation: November 1, 2024

CASE NAME: CLUB 4 FITNESS CENTER
CASE NUMBER: CU24-53
LOCATION: 4000 WILLIAM D. TATE AVENUE
LOT 1, BLOCK 1, TOM THUMB ADDITION NO. 1

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 8 OF 9

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

PLANNING SERVICES DEPARTMENT

REVISIONS

NO.	DATE	DESCRIPTION.
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RECEIVED
JUN 05 1998
CITY OF GRAPEVINE PLANNING

CONDITIONAL USE REQUEST CU98-23
TOM THUMB
4000 WILLIAM D. TATE AVENUE
LOTS 1,2,3, & 4, BLOCK 1 TOM THUMB ADDITION

Heights Venture ARCHITECTS

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FAX (972) 490-7444

1245 WEST 18TH STREET
HOUSTON, TEXAS 77008
(713) 869-1103
FAX (713) 869-5573

PROJECT:
TOM THUMB #576
HALL-JOHNSON RD. @ HWY. 121
GRAPEVINE, TEXAS

DRAWING TITLE:
ELEVATIONS – RETAIL 'A' & 'B'

SEAL: REGISTERED ARCHITECT – LARRY R. PICKERING – 24198 – STATE OF TEXAS

DRAWN BY:	LRP
CHECKED BY:	DSR
JOB NO:	97030
PLOTTED SCALE:	3/32" = 1'-0"
DWG FILENAME:	7030A3-4.DWG
DATE PLOTTED:	02-16-98

DRAWING NO: **A3.4**

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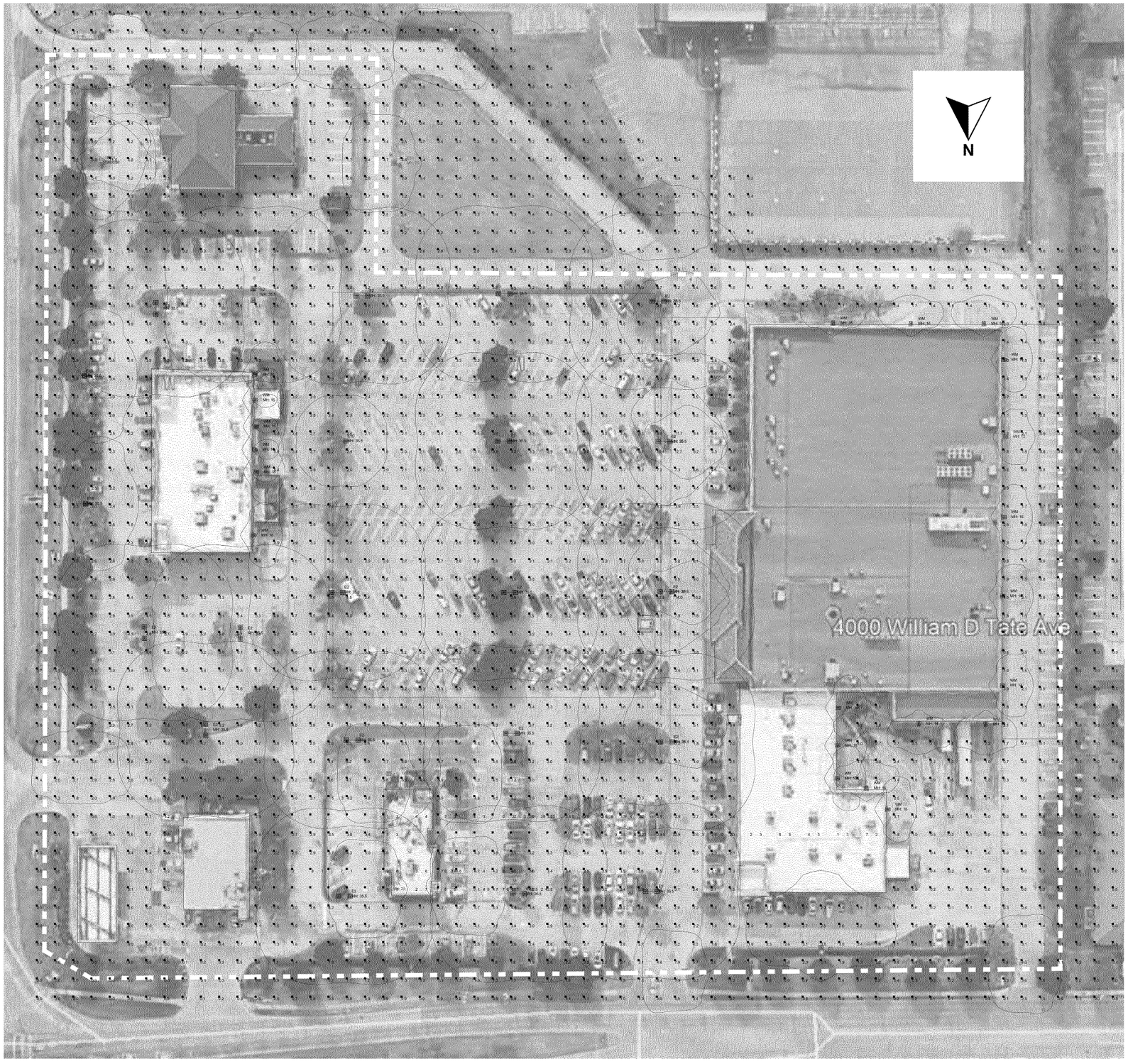
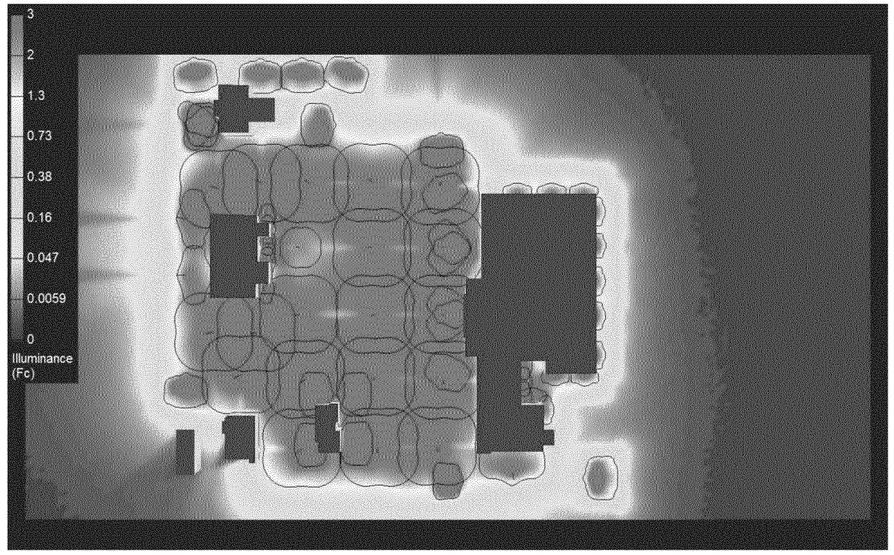
Heritage Heights Photometric Plan



Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	2.37	14.0	0.0	N.A.	N.A.
PARKING LOT	3.16	6.7	1.8	1.76	3.72
REAR OF BUILDING	1.32	4.0	0.5	2.64	8.00
STORE FRONT	4.94	14.0	2.3	2.15	6.09

Luminaire Schedule					
Symbol	Qty	Label	LLF	Description	Lum. Watts
	1	E1	1.000	NV-1-T4-64L-1-40K-ASA-SINGLE @ 35' MTG.HT	205
	14	E1A	1.000	NV-1-T4-32L-1-40K-ASA-SINGLE @ 14'/ 20' MTG.HT	106
	2	E1B	1.000	NV-1-T4-48L-1-40K-ASA-SINGLE(ROTATED OPTICS TOWARDS LOT) @ 35' MTG.HT	156
	1	E1C	1.000	NV-1-T5-64L-1-40K-ASA-SINGLE @ 35' MTG.HT	205
	19	E2	1.000	NV-1-T5-64L-1-40K-ASA-TWIN @ 35' MTG.HT	205
	6	FL	1.000	NV-1-T4-32L-1-40K-FLOOD @ 20' MTG.HT	106
	2	FL-1	1.000	NV-1-T4-32L-1-40K-FLOOD ON TOP OF POLE @ 24' MTG.HT W/10 DEG TILT	106
	20	WM	1.000	NV-W-T4-16L-7-40K-WM @ 14'/16' MTG.HT	37
	1	WM-1	1.000	NV-W-T4-16L-53-40K-WM @ 12'/16' MTG.HT	29



Note: Reduced light levels at ground level of all property lines of the subject property to the following levels based on the zoning of the adjacent properties: Non-residential districts, streets – 3.0 footcandles.

Photometric Plan
for
CLUB 4 FITNESS CENTER
LOT 1, BLOCK 1, TOM THUMB ADDITION NO. 1
ELIZABETH COX AB. NO. 352
City of Grapevine, Tarrant County, Texas
8.928 acres or 388,923 sq. ft.
Zone: "CC" Community Commercial District
Date of Preparation: November 1, 2024

CASE NAME: CLUB 4 FITNESS CENTER
CASE NUMBER: CU24-53
LOCATION: 4000 WILLIAM D. TATE AVENUE
LOT 1, BLOCK 1, TOM THUMB ADDITION NO. 1

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 9 OF 9

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

PLANNING SERVICES DEPARTMENT

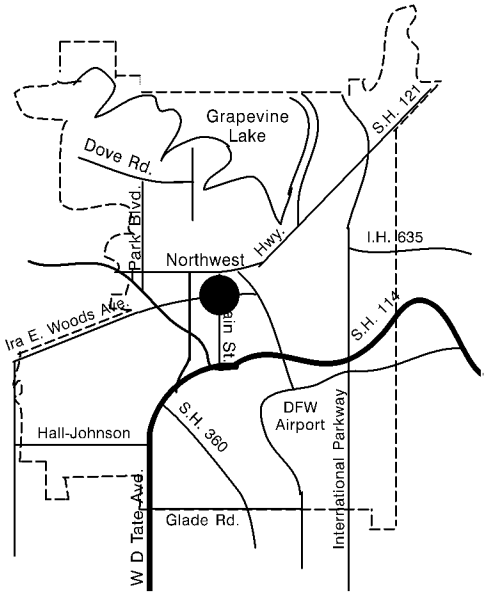
CC ITEM #6, 27
PZ ITEM #5, 12

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: DECEMBER 17, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU24-54; 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) 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 and a 212 square foot private wine-tasting room at the back of the suite for a private wine club experience. The total proposed number of seats is 37. Total parking for the existing 12 tenants is 152 spaces. Sixteen (16) parking spaces are required for this request. The multi-tenant building has a total of 47 parking spaces onsite that are shared among the 12 tenants occupying the existing building and the tenant in the building directly to the east of the site. The owner has a shared parking agreement with Blagg Tire for 25 parking spaces adjacent to the subject site at 604 West Main Street.

According to the parking analysis shown on sheet three of the plan set, there are a total of 617 parking spaces in 12 public parking lots surrounding South Main Street which includes the shared parking agreement. No other changes are being proposed with this request.

If this request is approved by City Council, the applicant will seek approval from the Historic Preservation Commission for proposed the façade improvements.

Previously, on October 15, 2024, City Council heard conditional use permit request CU24-41 to allow outdoor dining in conjunction with a winery and denied the request.

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”.

- On October 15, 2024, City Council denied conditional use permit CU24-41 to allow outdoor dining in conjunction with a winery.

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.

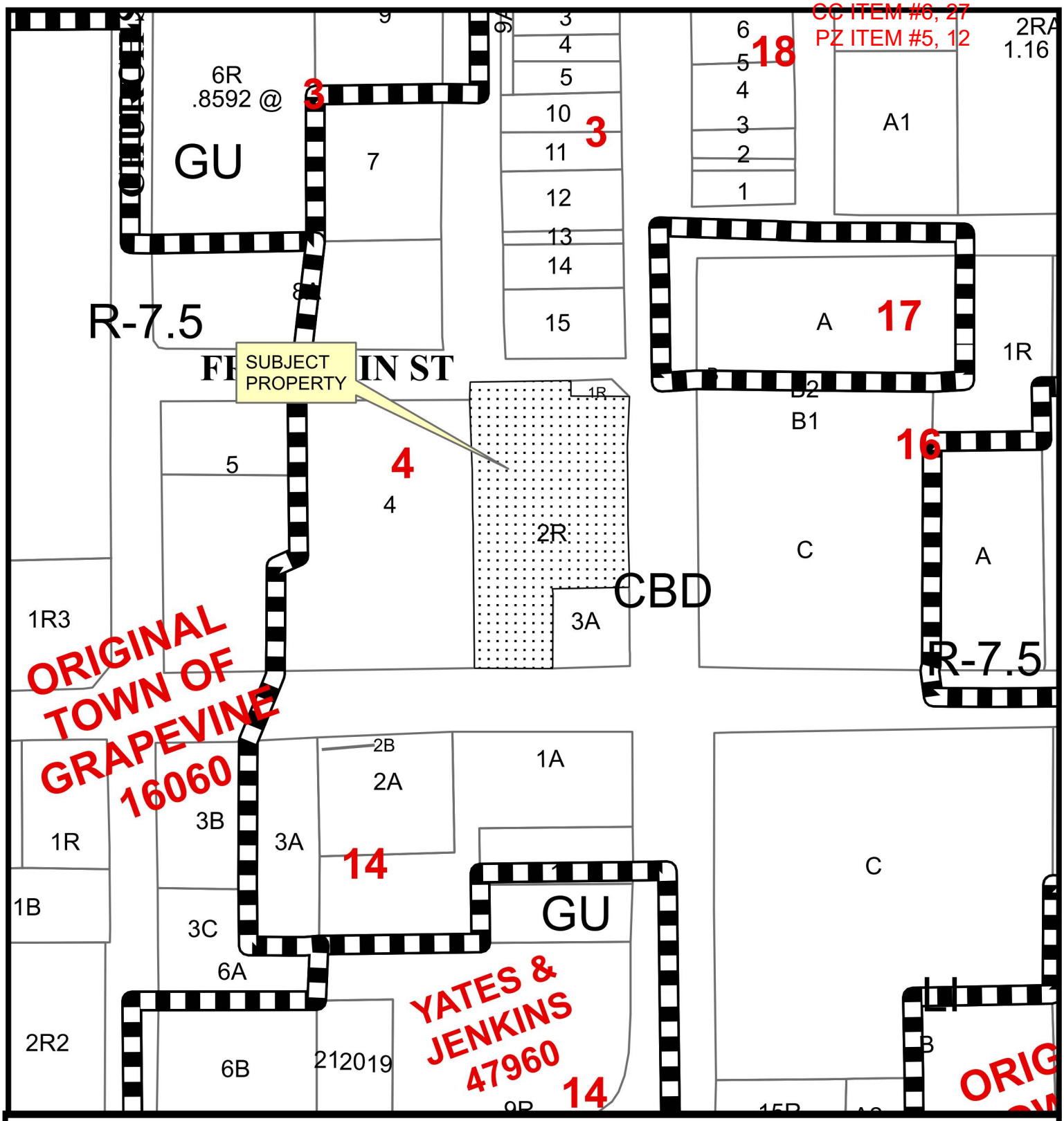
MASTER PLAN APPLICATION:

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



CU24-54; Bull Lion Ranch Winery
150 West College Street, Suite 318

Date Prepared: 12/2/2024

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

CC ITEM #6, 27
PZ ITEM #5, 12

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) Block 4 Lot 2R PER PLAT D214062867

Gross area of parcel (to nearest tenth of acre) 0.7410

Street frontage & distance to nearest cross street 24' from building to West College Street

Describe the Proposed Use Winery

Proposed Zoning CBD

Existing Zoning CBD

Future Land Use Designation BD

Subject Property Address 150 W. College Street

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

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

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

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

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

Owner Name Nandakumar Madireddi Owner Phone Number 817-528-3888

Company Biatwic LLC

Address 1230 Lakeway Drive

City Southlake State TX Zip Code 76092

Email [redacted]

CU24-54

RECEIVED
NOV 04 2024

Planning Services Department
200 S. Main Street • Grapevine, TX 76051 • 817.410.3155 • https://bit.ly/GrapevinePlanning

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. Tordiglione *(name of project representative)* to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

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

Property Owner's Signature _____ Date 10/4/24

STATE OF: Texas
COUNTY OF: Tarrant

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

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

LINDSAY ELLEN CAREY
Notary Public, State of Texas
Comm. Expires 02-10-2027
Notary ID 13419780-3

Lindsay Carey
NOTARY PUBLIC in and for the State of Texas

RECEIVED
NOV 04 2024

CU24-54

CC ITEM #6, 27
PZ ITEM #5, 12

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 Sams Lane

City Aledo State TX Zip Code 76008

Phone 817.996.9170 Email [redacted]

Applicant's Signature _____ Date Nov 4, 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 4 day of November, 20 24

LINDSAY ELLEN CAREY
Notary Public, State of Texas
Comm. Expires 02-10-2027
Notary ID 13419780-3

Lindsay Carey
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
NOV 04 2024

CU24-54

(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)

To the City of Grapevine,

We would like to inform the City of Grapevine that our neighbor, the Bull Lion Ranch Winery and their customers have our permission to use our parking lot after our general hours of operation as followed.
Monday to Friday after 5:30pm
Saturday & Sunday- Closed all day and the lot is available.

Our available parking capacity is 25

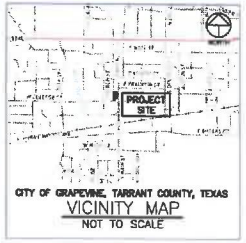
Please let us know if you have any questions.

_____ Date 11-1-24

Print Rusty McCabe Title Service Advisor

BLAGG TIRE & SERVICE, INC.
604 S. MAIN
GRAPEVINE, TX 76051

RECEIVED
NOV 04 2024



CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
VICINITY MAP
NOT TO SCALE

APPROVED - LP
By Andy.Sias at 9:09:10 AM, 3/19/2021

SURVEYOR'S NOTES:

1. BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012.
2. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48439C0015K, COMMUNITY-PANEL NO. 480598015K, EFFECTIVE DATE: SEPTEMBER 25, 2009. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE ____ ON SAID MAP. THE LOCATION OF THE SAID FLOODZONE IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

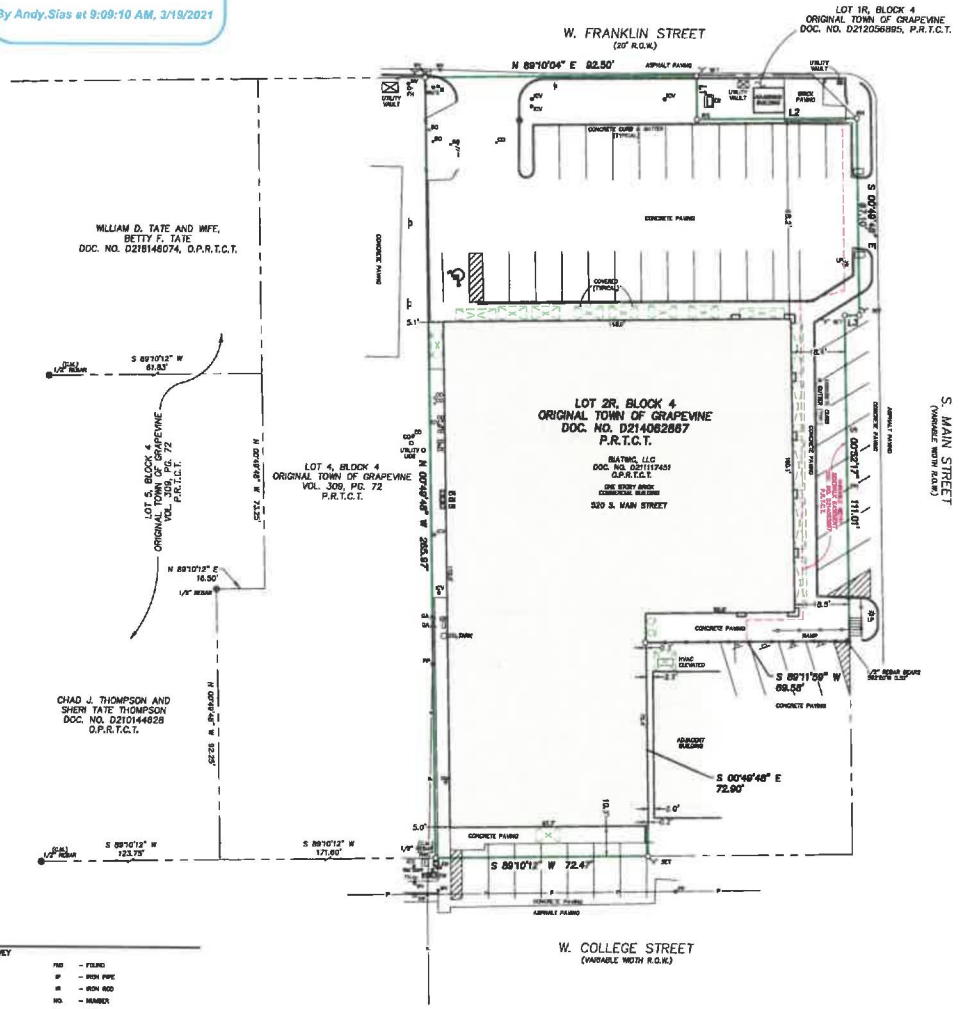
   ZONE "X" – OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

3. THIS BOUNDARY SURVEY HAS BEEN PREPARED AND PERFORMED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYING PRACTICES ACT AND GENERAL RULES OF PROCEDURES AND PRACTICES, ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS.
4. THIS SURVEY IS BASED ON DEEDS, EASEMENTS AND/OR RECORDED PLATS AND OTHER RECORDS FURNISHED BY THE CLIENT AND/OR THE CLIENT'S REPRESENTATIVE AS WELL AS SIGNIFICANT VISIBLE MONUMENTS FOUND ON THE SUBJECT PROPERTY AND ADJACENT PROPERTIES, FIELD MEASUREMENTS AND EVIDENCE OF BOUNDARIES FOUND ON THE GROUND. HOWEVER, THIS SURVEY SHALL NOT REPRESENT WARRANTY OF TITLE OR GUARANTEE OWNERSHIP. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AGREEMENTS; LEASE AGREEMENTS; AND OWNERSHIP TITLE EVIDENCES.
6. ANY DEDICATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED ON HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
8. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULTLINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
9. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION SHOWN HEREON ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
10. SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
11. THE PROPERTY SHOWN HEREON DESCRIBES THE THE SAME REAL ESTATE AS THE RECORD DESCRIPTION.
12. MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.
13. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
14. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO S. MAIN STREET, W. COLLEGE STREET, AND W. FRANKLIN STREET, A DEDICATED PUBLIC STREET OR HIGHWAY.
15. HVAC UNITS ARE LOCATED ON THE ROOF OF BUILDING.

NOTES REGARDING UTILITIES:

NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY. ONLY ABOVE-GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.

SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.



LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

○BO	– BOLLARD	⊗TLP	– TRAFFIC LIGHT POLE	◁PM	– PIPELINE MARKER
♿	– HANDICAP	⊗UL	– GROUND/SPOT LIGHT	UGCB	– UNDERGROUND CABLE SIGN
⊞CM	– ELECTRIC METER	⊗PP	– POWER POLE	⊕CTL	– CATHODIC TEST LEAD
⊞GM	– GAS METER	⊗PP/T	– POWER POLE W/TRANSFORMER	MW	– MONITORING WELL
⊗GV	– GAS VALVE	⊗PP/LT	– POWER POLE W/LIGHT	P	– PIN FLAG/PAINT MARK
◁FH	– FIRE HYDRANT	⊗PP/CT	– POWER POLE W/CONDUIT	TC	– TOP OF CURB
◁FDC	– FIRE DEPARTMENT CONNECTION	⊞MP	– METER POLE	G	– GUTTER
⊞WM	– WATER METER	⊗SP	– SERVICE POLE	TG	– TOP OF GRATE
⊗WV	– WATER VALVE	GAC	– GUY ANCHOR	FL	– FLOW LINE
⊗IRV	– IRRIGATION CONTROL VALVE	——OHP——	– OVERHEAD POWER LINE	HB	– HIGHBANK
▥	– GRATE INLET	——BWF——	– BARBED WIRE FENCE	SAN	– SANITARY SEWER
●	– GRATE INLET	——WIF——	– WROUGHT IRON FENCE	STM	– STORM SEWER
Ⓜ	– MANHOLE	——WF——	– WOOD FENCE	CMP	– CORRUGATED METAL PIPE
○CO	– CLEANOUT	——CLF——	– CHAINLINK FENCE	CPP	– CORRUGATED PLASTIC PIPE
⊞TP	– TELEPHONE PEDESTAL	⊗GP	– GATE POST	RCP	– REINFORCED CONCRETE PIPE
⊞CP	– CABLE PEDESTAL	PP	– PER PLANS	TEL	– TELEPHONE
⊞ETB	– ELECTRIC BOX	APPROX.	– APPROXIMATE	SWBT	– SOUTHWESTERN BELL TELEPHONE CO.
□TSB	– TRAFFIC SIGNAL BOX	——HB——	– HIGHBANK	WTR	– WATER
⊗LP	– LIGHT POLE	◁	– SIGN	UM	– UNDERGROUND CABLE MARKER
FND	– FOUND				
IP	– IRON PIPE				
IR	– IRON ROD				
NO.	– NUMBER				
PKL	– PACK				
R.O.W.	– RIGHT-OF-WAY				
SQ. FT.	– SQUARE FEET				
VOL.	– VOLUME				
F.C.	– FILM CODE				
B.L.	– BUILDING LINE				
U.E.	– UTILITY EASEMENT				
"BMC"	– CAP STAMPED "BRITTAIN & CRAWFORD"				
C.M.	– CONTROLLING MONUMENT				
IRS	– 1/2-INCH CAPPED REBAR STAMPED "WINDROSE" SET				
O.R.T.C.T.	– DEED RECORDS, TARRANT COUNTY, TEXAS				
P.R.T.C.T.	– PLAT RECORDS, TARRANT COUNTY, TEXAS				
O.P.R.T.C.T.	– OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS				

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°49'46" E	15.00'
L2	N 89°10'12" E	54.47'
L3	S 89°10'12" W	5.00'

GRAPHIC SCALE: 1" = 20'

20 10 0 20 40 80 Feet

PROPERTY DESCRIPTION:

LOT 2R, BLOCK 4, OF ORIGINAL TOWN OF GRAPEVINE RE-PLAT, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CLERK'S INSTRUMENT NUMBER D214062867, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

TITLE COMMITMENT NOTE:

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE PROVIDED BY TRINITY ABSTRACT & TITLE COMPANY, G.F. NUMBER 021-46583, EFFECTIVE DATE FEBRUARY 4, 2021. THIS COMMITMENT WAS RELIED UPON FOR ENCUMBRANCE RESEARCH, AND THE SURVEYOR HAS PERFORMED NO INDEPENDENT TITLE SEARCH, THEREFORE, EASEMENTS, AGREEMENTS, OR OTHER DOCUMENTS, EITHER RECORDED, OR UNRECORDED MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY. THE FOLLOWING EXCEPTIONS FROM SCHEDULE "B" WERE ADDRESSED AS FOLLOWS:

10 A.) EASEMENTS, AND/OR BUILDING LINES AS SHOWN ON PLAT RECORDED UNDER INSTRUMENT NUMBER D212056895, OF THE PLAT RECORDS, OF TARRANT COUNTY, TEXAS. DO AFFECT THE SUBJECT PROPERTY.

10 B.) THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TERMS AND CONDITIONS OF ORDINANCE NO. 71-100, ENTITLED AIRPORT ZONING ORDINANCE OF THE DALLAS-FORT WORTH REGIONAL AIRPORT, RECORDED IN VOLUME 7348, PAGE 1108, REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS.

10 D.) THE SUBJECT PROPERTY IS THE SAME PROPERTY DESCRIBED IN NOTICE OF HISTORICAL LANDMARK DESIGNATION IN VOLUME 14670, PAGE 157, REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY, AND THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012.

MARK N. PEEPLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6443
STATE OF TEXAS

RECEIVED
NOV 0 4 2024

WINDROSE
LAND SURVEYING | PLATTING
220 MAIN STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2644
FIRM REGISTRATION NO. 10194351 | WINDROSESURVEYS.COM

CATEGORY 1A, CONDITION II SURVEY OF
LOT 2R, BLOCK 4
ORIGINAL TOWN OF GRAPEVINE
SITUATED IN THE
WILLIAM DOOLEY SURVEY
ABSTRACT NO. 422
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

REVISIONS

DATE	REASON	BY

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FIELDED BY: D.W.	CHECKED BY: M.N.P.	JOB NO. D56707	
DRAWN BY: J.C.	DATE: 03-17-2021	SHEET NO. 1 OF 1	

CC ITEM #6, 27
PZ ITEM #5, 12

C424-54

PW Mapviewer

9/17/2024

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.

1" = 10'

N

0 3 6 12 ft

RECEIVED
NOV 04 2024

CU24-54

CC ITEM #6, 27
PZ ITEM #5, 12

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 150 W. COLLEGE

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

Public Works Department

11.4.2024
Date

CU24-54

RECEIVED
NOV 04 2024

CC ITEM #6, 27
PZ ITEM #5, 12

Natasha Gale

From: [redacted]
Sent: Tuesday, November 5, 2024 12:59 PM
To: Lindsay Carey
Cc: Natasha Gale
Subject: Bull Lion Narrative

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

Natasha and Lindsay please find below the required narrative. Thank you both for your efforts.

Mayor Tate, Mayor Pro Tem Freed and Grapevine City Council Members.

First our sincere thanks to Erica and her team at PnZ, and the City Manager and Attorney for working with us, and graciously allowing us to resubmit this request.

As the Landlord, I regret not having engaged to the extent I should have the first time around. My apologies.

In watching the hearing recording and eliciting feedback from some of you, it appears there were two primary concerns with the initial application.

1. The outdoor deck that increased seats and took away parking spots and,
2. The appearance of the facade of the building

To address these two primary concerns, this revised submission 1) Removes the outside deck which simultaneously reduces seating and adds back car park spaces, thus mitigating the parking concern, and 2) Includes a rendering of an update to the facade which I am committed to undertake.

We are hopefully these two major revisions will allow a more favorable outcome at the next hearing. I look forward to being there and addressing any other questions and/or concerns you may have,
Thank you for your time and consideration,

Sincerely,
Nandu

Nandakumar Madireddi
817 528 3888

THE SOURCE
520 SOUTH MAIN STREET
BY BIATWIC LLC EST 2011

CC ITEM #6, 27
PZ ITEM #5, 12

ORDINANCE NO. 2024-109

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-54 TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE ONLY) 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 notice 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 CU24-54 to allow for the possession, storage, retail sale and off-premise consumption of alcoholic beverages (wine only) 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 safely from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

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

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

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

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

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

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

APPROVED:

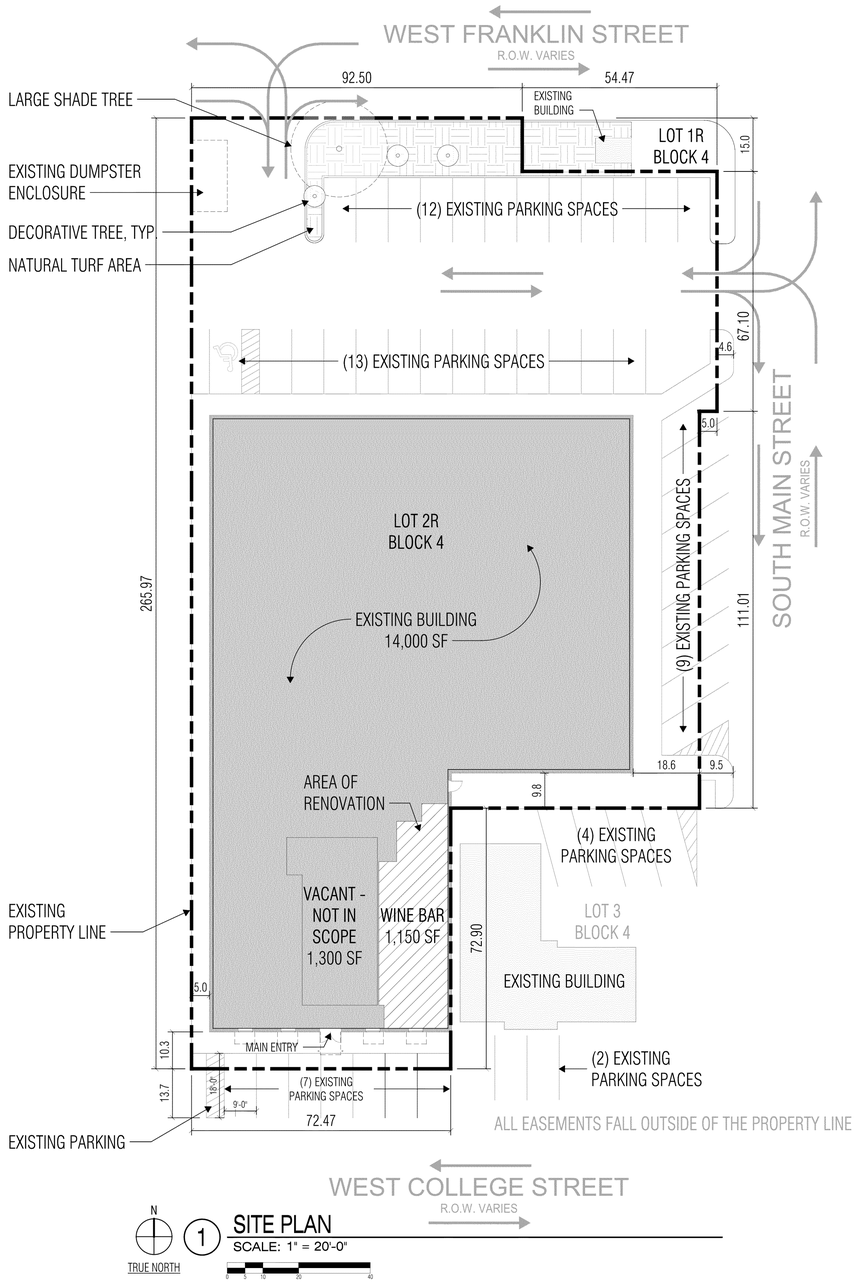
_____
William D. Tate
Mayor

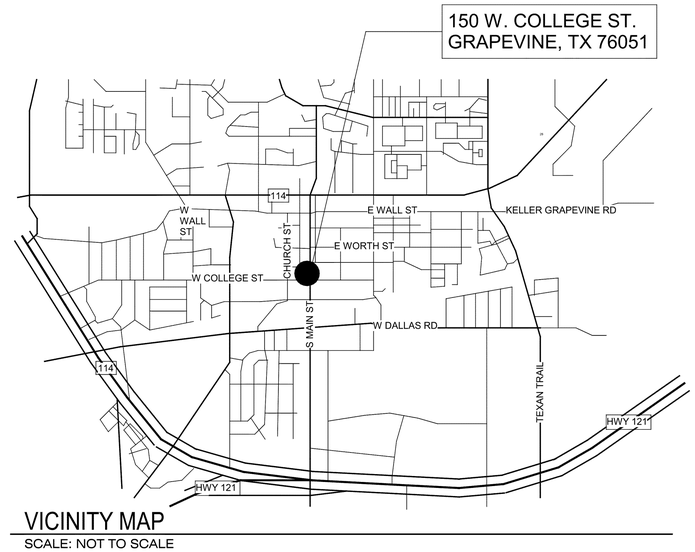
ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney





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)	16
313	Biatwic LLC	Office	240	5 + 1/300 SF	6
				TOTAL PARKING REQUIRED	152
				Total Existing Spaces	47

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)	47	16 SPACES REQ.
Accessible Parking (# of spaces)	1	1
Shared parking agreement with Blagg Tire (604 South Main Street)		25
Grand Total of Provided Parking		72

CASE NAME: Bull Lion Ranch Winery
CASE NUMBER: CU24-54
LOCATION: 150 W. College St, Suite 318

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING SERVICES

CHAIRMAN _____

DATE: _____

SHEET: 1 OF 3

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

DEPARTMENT OF PLANNING SERVICES

The purpose of CU24-54 is to allow the possesion, storage, retail sales of on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a winery.

SITE PLAN / SURVEY
for
BULL LION 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

CITY OF GRAPEVINE STANDARD NOTES FOR SITE AND LANDSCAPE PLANS

SITE PLAN

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

VLK|ARCHITECTS

ARCHITECT

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

BUILDING OWNER

Biatwic LLC
Nandakumar Madireddi
1230 Lakeway Drive
Southlake, TX 76092
Main Phone: 817.528.3888

FOR APPROVAL ONLY - NOT FOR PERMITTING OR CONSTRUCTION.

12/05/2024

ISSUED: Dec. 5, 2024

REVISIONS

Revision No.	Revision Date

Director SSH	Drawn By FAH / NDS
Designer NDS	Quality Control NDS
Proj. Arch. FAH	

PROJECT NO.

24-082.00

SHEET TITLE

SITE PLAN

SHEET NO.

A1.00

BULL LION RANCH RELOCATION

150 W. COLLEGE ST., SUITE 318, GRAPEVINE, TX

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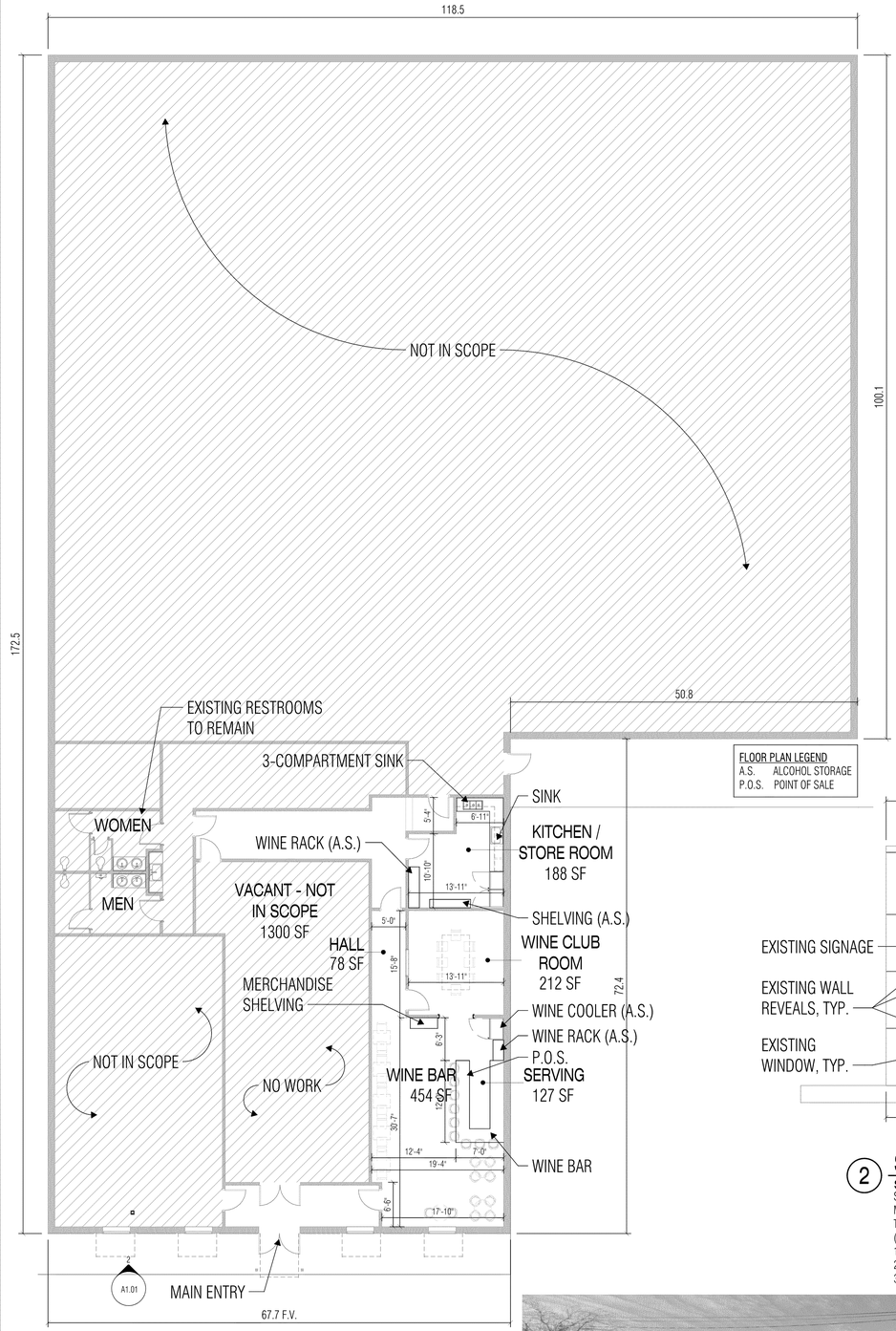


N

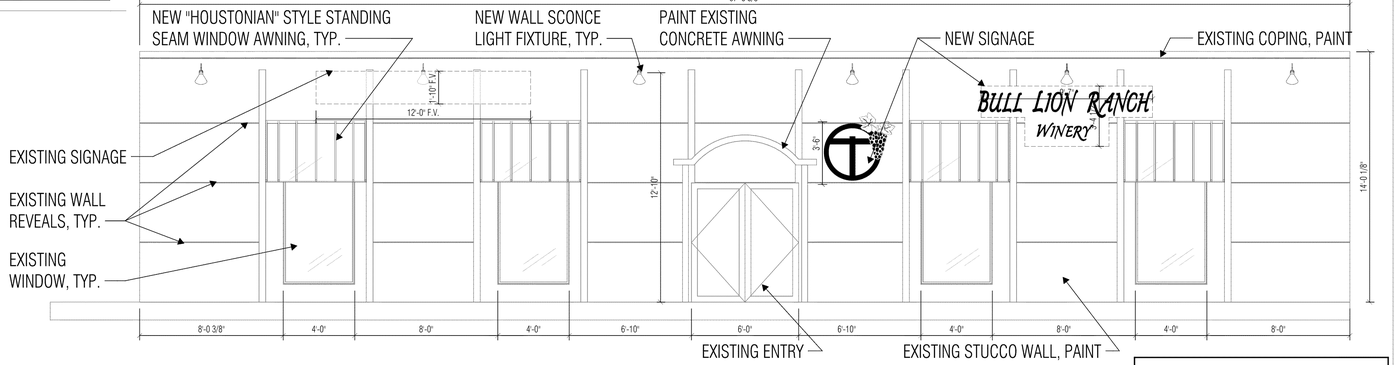
TRUE NORTH

1 FLOOR PLAN - LEVEL ONE

SCALE: 1" = 10'-0"

0 2.5 5 10 20

EXTERIOR RENDERINGS (NOT TO SCALE)



2 SOUTH ELEVATION

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

0 1' 2' 4' 8'

Stucco	762 sq. ft.	(86%)
Metal	124 sq. ft.	(14%)
TOTAL	886 sq. ft.	(100%)

(excluding doors and windows)

1. All signage subject to Building Services Department approval.
2. Mechanical units shall be screened in accordance with the Zoning Ordinance.
3. Utility boxes and conduit shall be painted to match building color.

EXISTING EXTERIOR (NOT TO SCALE)

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
TOTAL NUMBER OF SEATS			37

CASE NAME: Bull Lion Ranch Winery
CASE NUMBER: CU24-54
LOCATION: 150 W. College St, Suite 318

MAYOR SECRETARY

DATE:

PLANNING SERVICES

CHAIRMAN

DATE:

SHEET: 2 OF 3

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

DEPARTMENT OF PLANNING SERVICES

The purpose of CU24-54 is to allow the possesion, storage, retail sales of on- and off-premise consumption of alcoholic beverages (wine only) 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

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Main Phone: 817.528.3888

FOR APPROVAL ONLY - NOT FOR PERMITTING OR CONSTRUCTION.

SLOAN S. HARRIS 9447 REGISTERED ARCHITECT STATE OF TEXAS

12/05/2024

ISSUED: Dec. 5, 2024

REVISIONS

Revision No.	Revision Date

Director SSH	Drawn By FAH / NDS
Designer NDS	Quality Control NDS
Proj. Arch. FAH	

PROJECT NO.

24-082.00

SHEET TITLE

FLOOR PLAN, & ELEVATIONS

SHEET NO.

A1.01

BULL LION RANCH RELOCATION

150 W. COLLEGE ST., SUITE 318, GRAPEVINE, TX

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N

TRUE NORTH

1 PARKING PLAN

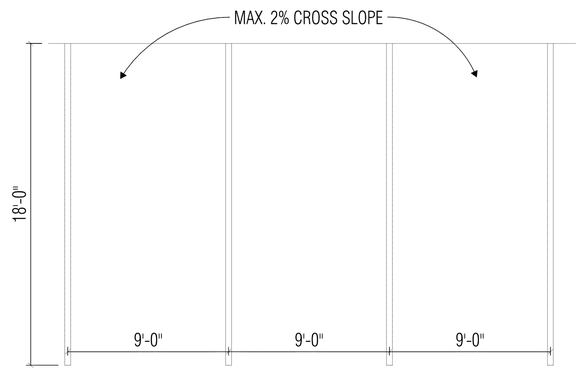
SCALE: 1" = 100'-0"

0 25 50 100 200

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	47	On-Site Parking	150 West College Street
SHARED	25	Shared Parking Agreement	604 West Main Street
	617	PARKING PROVIDED WITHIN 1000' RADIUS	

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

***PARKING PLAN AND ANALYSIS DERIVED FROM PARKGV.COM. ALL INDICATED PUBLIC PARKING LOTS ARE LISTED AS PUBLIC PARKING*



2 TYP. PARKING SPACES

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

VLK | ARCHITECTS

ARCHITECT

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1320 Hemphill Street, Suite 400
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FOR APPROVAL ONLY - NOT FOR PERMITTING OR CONSTRUCTION.

REGISTERED ARCHITECT SLOAN S. HARRIS 19947 STATE OF TEXAS

12/05/2024

ISSUED: Dec. 5, 2024

REVISIONS

Revision No.	Revision Date

CASE NAME: Bull Lion Ranch Winery
CASE NUMBER: CU24-54
LOCATION: 150 W. College St, Suite 318

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING SERVICES

CHAIRMAN _____

DATE: _____

SHEET: 3 OF 3

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

DEPARTMENT OF PLANNING SERVICES

The purpose of CU24-54 is to allow the possesion, storage, retail sales of on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a winery.

PARKING PLAN & ANALYSIS
for
BULL LION 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

Director	Drawn By
SSH	FAH
Designer	Quality Control
NDS	NDS
Proj. Arch.	
FAH	

PROJECT NO.

24-082.00

SHEET TITLE

PARKING PLAN & ANALYSIS

SHEET NO.

A1.02

BULL LION RANCH RELOCATION

150 W. COLLEGE ST., SUITE 318, GRAPEVINE, TX

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CC ITEM #7, 28
PZ ITEM #6, 13

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

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

MEETING DATE: DECEMBER 17, 2024

SUBJECT: CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING ORDINANCE (82-73), SAME BEING APPENDIX D OF THE CODE OF ORDINANCES, TO FURTHER REGULATE ELECTRIC VEHICLE (EV) CHARGING STATIONS IN NONRESIDENTIAL ZONING DISTRICTS, AND TAKE ANY NECESSARY ACTION. (AM23-02B)

BACKGROUND:

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

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

On August 20, 2024, the City Council approved Ordinance 2024-072 to allow for an exception for Level 1 and Level 2 electric vehicle charging stations as a conditional use for properties with a valid conditional use permit for automobile sales and service in the “CC”, Community Commercial District and “HC”, Highway Commercial District; and retail establishments with the repair of new and used cars, light trucks and vans, motorcycles, and boats in the “LI”, Light Industrial District (AM23-02A).

ISSUES:

The intent of the original ordinance amendment in January 2024 was for electric vehicle charging stations to serve as a secondary use, supporting an existing permitted primary use on a property, rather than function as a standalone use. To align with this intent, the draft amendment language below for your consideration and feedback introduces limitations on electric vehicle charging stations within non-residential zoning districts.

The Planning and Zoning Commission discussed the possibility of further limiting electric vehicle (EV) charging stations as a secondary use on platted lots during their workshop

on November 1. The City Council called a public hearing to consider amending the Zoning Ordinance for this purpose at their meeting on November 19, 2024.

/em

CC ITEM #7, 28
PZ ITEM #6, 13

ORDINANCE NO. 2024-110

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, AMENDING SECTION 22, "R-MF", MULTIFAMILY DISTRICT REGULATIONS; SECTION 25, "CC", COMMUNITY COMMERCIAL DISTRICT REGULATIONS; SECTION 26, "HC", HIGHWAY COMMERCIAL DISTRICT; SECTION 28, "CBD", CENTRAL BUSINESS DISTRICT, SECTION 31, "LI", LIGHT INDUSTRIAL DISTRICT, SECTION 32, "BP", BUSINESS PARK DISTRICT, SECTION 38, AND "GU", GOVERNMENTAL USE DISTRICT; TO FURTHER RESTRICT ELECTRIC VEHICLE CHARGING STATIONS AS A SECONDARY USE IN NONRESIDENTIAL ZONING DISTRICTS, (AM23-02B); REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 22, Multifamily District Regulations regulates Land Uses, Bulk, Dimensional, and Setback standards within the "R-MF" District; Section 25, Community Commercial District regulates Land Uses, Bulk, Dimensional, and Setback standards within the "CC" District; Section 26, Highway Commercial District regulates Land Uses, Bulk, Dimensional, and Setback standards within the "HC" District; Section 31, Light Industrial District regulates Land Uses, Bulk, Dimensional, and Setback standards within the "LI" District; Section 32, Business Park District regulates Land Uses, Bulk, Dimensional, and Setback standards within "BP" District; Section 38, Governmental Use District regulates Land Uses, Bulk, Dimensional, and Setback standards within the "GU" District; and

WHEREAS, the City Council wishes to amend various sections of the Zoning Ordinance relative to Electric Vehicle (EV) charging stations and their supply equipment; and

WHEREAS, it was the intent of the ordinance amendment in January 2024 for electric vehicle charging stations to serve as a secondary use, supporting an existing permitted primary use on a property, rather than function as a standalone use.

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

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

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

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

Section 2. That Subsection (D), Limitation on Uses, of Section 22 of the Zoning Ordinance – "R-MF", Multifamily District Regulations, is hereby amended as follows:

****

2. Electric Vehicle (EV) Charging Stations are only allowed as a secondary use to an existing, permitted primary use on a platted lot.

****

Section 3. That Subsection (D), Limitation on Uses, of Section 25 of the Zoning Ordinance – "CC", Community Commercial District, is hereby amended as follows:

****

4. Electric Vehicle (EV) Charging Stations are only allowed as a secondary use to an existing, permitted primary use on a platted lot.

****

Section 4. That Subsection (D), Limitation on Uses, of Section 26 of the Zoning Ordinance – "HC", Highway Commercial District, is hereby amended as follows:

****

4. Electric Vehicle (EV) Charging Stations are only allowed as a secondary use to an existing, permitted primary use on a platted lot.

****

Section 5. That Subsection (D), Limitation on Uses, of Section 28 of the Zoning Ordinance – "CBD", Central Business District, is hereby amended as follows:

****

1. Electric Vehicle (EV) Charging Stations are only allowed as a secondary use to an existing, permitted primary use on a platted lot.

****

Section 6. That Subsection (D), Limitation on Uses, of Section 31 of the Zoning Ordinance – "LI", Light Industrial District, is hereby amended as follows:

****

16. Electric Vehicle (EV) Charging Stations are only allowed as a secondary use to an existing, permitted primary use on a platted lot.

****

Section 8. That Subsection (D), Limitation on Uses, of Section 32 of the Zoning Ordinance – "BP", Business Park District, is hereby amended as follows:

****

5. Electric Vehicle (EV) Charging Stations are only allowed as a secondary use to an existing, permitted primary use on a platted lot.

****

Section 9. That That Subsection (D), Limitation on Uses, of Section 38 of the Zoning Ordinance – "GU", Governmental Use District, is hereby amended as follows:

****

1. Electric Vehicle (EV) Charging Stations are only allowed as a secondary use to an existing, permitted primary use on a platted lot.

****

Section 10. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars ($2,000.00) for each offense and a separate offense shall be deemed committed each day during or on which an offense occurs or continues.

Section 11. All ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect.

Section 12. If any section, subsection, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 13. The fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates undesirable conditions for the preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its passage, and it is accordingly so ordained.

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

APPROVED:

_____

William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

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

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

MEETING DATE: DECEMBER 17, 2024

SUBJECT: CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING ORDINANCE (82-73), SAME BEING APPENDIX D OF THE CODE OF ORDINANCES, AS FOLLOWS: AMEND VARIOUS SECTIONS OF THE ZONING ORDINANCE IN ACCORDANCE WITH CHANGES TO STATE LAND USE AND ZONING LAW DURING THE 86TH, 87TH, AND 88TH TEXAS STATE LEGISLATIVE SESSIONS, AND TAKE ANY NECESSARY ACTION (AM24-04)

BACKGROUND:

On August 1, 2023, the Council approved the award of a contract for an RFP to evaluate the Zoning Ordinance relative to legislative updates. The purpose of the evaluation was to review 24 bills over the 86th-88th legislative sessions that dealt with zoning and land use changes at the state level and to ensure our Zoning Ordinance makes proposals to ensure the ordinance is up to date.

Planning Services Staff and Antero Group took an in-depth analysis for compliance with state law and narrowed down the total number of bills from 24 to ten which are proposed to bring land use and zoning legislation into compliance.

ISSUES:

86th Legislature

SB 1303 requires municipalities to maintain a copy of their boundaries map in a location that is easily accessible to the public, including on their website. This requirement also applies to the zoning map. Section 4 will be updated to clarify that the Official Zoning Map must be made available to the public. Additionally, while digital maps may be provided, they will not replace the original official maps that are required.

SB 1004 requires municipalities to provide reasonable access to public rights-of-way and certain structures, such as traffic lights and poles, for the installation of small cell nodes. This issue has largely been addressed in Chapter 20 of the Code of Ordinances, which covers streets, sidewalks, and other public ways. We recommend relocating subsection 49.B.1 to a new section titled, “Communications

Antennas, Support Structures, and Satellite Dishes" within Section 59, while still requiring a special use permit for these installations.

HB 2439 prohibits municipalities from regulating building products or materials that are approved for use by the three most recent national model codes. There are certain exceptions, such as for historic districts and properties with a historic landmark designation. The existing exterior material percentages are to be maintained with a stipulation that allows for, "materials approved for use under the national model code publication within the last three code cycles."

HB 2496 states that a city cannot assign a local historic designation to a property without the property owner's consent. Alternatively, the designation can be approved if at least three-quarters of the City Council and the assigned commission vote in favor.

This bill also requires the city to provide the property owner with an “impact statement,” which is essentially a packet that includes the following information for the property owner:

- Regulations that may be applied to the historic landmark after designation.
- Procedures for the designation process.
- Tax benefits that may be applied to the historic landmark post-designation, if applicable.
- Rehabilitation or repair programs offered by the City of Grapevine for a historic landmark, if any.

87th Legislature

SB 1585 has broadened the requirements set forth in HB 2496 regarding local historic designations and landmarked properties. It now includes provisions for the creation of new historic districts as well as the expansion of existing ones. Additionally, the bill mandates that the city designate a single board or commission to have exclusive authority for approving local landmark designations and for including properties in historic districts.

HB 1475 outlines the rules regarding how local zoning boards can grant exceptions or variances to zoning regulations. The Zoning Board of Adjustment is a group established by state law that has the authority to make special exceptions to these laws.

Previously, property owners were required to demonstrate unnecessary hardship through a strict interpretation of the zoning laws. An example of such a hardship could involve conditions related to the property, such as its topography or its size and shape.

House Bill 1475 simplifies the process for boards to approve these exceptions by relaxing some of the stringent criteria they previously had to adhere to. This bill allows consideration of the financial cost associated with compliance.

Specifically, the zoning board may consider the following conditions:

- If the financial cost of compliance exceeds 50% of the appraised value of the structure according to the most recent certified appraisal roll.
- If compliance would result in a loss of at least 25% of the area on which development can physically occur on the lot where the structure is located.
- If compliance would cause the structure to be in conflict with a municipal ordinance, building code, or other requirement.
- If compliance would lead to unreasonable encroachment on adjacent property or easements.
- If the municipality determines that the structure is nonconforming.

SB 929 mandates that a city provides written notice of each public hearing regarding any proposed adoption or change to zoning regulations or boundaries. This is important if such changes could cause a currently conforming use of a property to become a nonconforming use upon adoption.

If a nonconforming property is required to cease operations following the adoption of new zoning regulations, the municipality is responsible for covering all costs associated with stopping or relocating those operations.

The notice must include specific language as outlined in Section 211.006 of the Texas Local Government Code and should be printed in a font size of 14 points or larger.

The city is required to notify the property owner, occupant, tenant, and lessee of any property that could be affected by the proposed amendment.

Furthermore, if the city intends to phase out the newly established nonconforming use(s), it must follow the outlined process and provide compensation to the property owner for any loss of income.

SB 398 states that a city cannot prohibit the installation of a solar energy device.

88th Legislature

HB 1381 amended Section 211.007, stating that the Planning and Zoning Commission must prepare a preliminary report and hold public hearings on that report before submitting the final version to the City Council.

The bill clarified the previously ambiguous language in current law by specifying that only one public hearing before the zoning commission is required for land redevelopment applications, rather than multiple hearings.

HB 3526 states that cities cannot prohibit the construction of solar pergolas.

***Other updates include*:**

- Clean up to language such as outdoor versus outside storage; Director of Development Services, Community Development, or Planning Services.
- Grouping definitions such as interior, corner, flag, and reverse frontage lot under the common heading of “lot”.
- Adding pictorial images of some definitions for clarification.
- Moving definitions elsewhere in the ordinance to Chapter 12, *Definitions* with citations to their applicable section or subsections.

The Planning and Zoning Commission discussed the proposed amendments during their workshop on November 1 and recommended the City Council call a public hearing. On November 19, 2024, the City Council called a public hearing to amend the Zoning Ordinance for this purpose.

/em

CC ITEM #8, 29
PZ ITEM #7,13

ORDINANCE NO. 2024-111

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, AMENDING VARIOUS SECTIONS OF THE ZONING ORDINANCE RELATIVE TO LEGISLATIVE UPDATES FROM THE 86TH, 87TH AND 88TH TEXAS LEGISLATURES, (AM24-04); REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Texas Legislature has enacted multiple statutory changes impacting zoning, land use, and related regulatory practices during the 86th, 87th, and 88th legislative sessions; and

WHEREAS, these legislative updates include revisions to local government authority over zoning, development standards, permitting processes, and land use decisions; and

WHEREAS, the City of Grapevine is committed to aligning its zoning ordinances and regulations with current state law to ensure legal compliance, enhance transparency, and provide consistency in land use governance; and

WHEREAS, this amendment to the City of Grapevine's Zoning Ordinance will incorporate necessary changes to address state legislative requirements, promote fair development practices, and protect public health, safety, and welfare; and

WHEREAS, the City of Grapevine has reviewed the changes in state law to ensure that local zoning regulations remain effective, fair, and aligned with both community goals and statutory obligations; and

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

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

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

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

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

WHEREAS, all statutory and constitutional requirements for the passage of this ordinance have been adhered to, 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 text between the Appendix D title and Section 1 – "Preamble." of the Zoning Ordinance, is hereby amended, as follows:
****

An ordinance adopting a comprehensive zoning ordinance for the City of Grapevine, Texas to:

1. Establish zoning districts;
2. Regulate the height and size of buildings and other structures;
3. Set the percentage of the tract that may be occupied, and for what purposes;
4. Establish the minimum setbacks and other open spaces, and the density of population;
5. Regulate the location and use of buildings, structures and land for residence, business, trade, commerce, industry or other purposes;
6. Regulate the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land within such districts;
7. Provide for other requirements, conditions, limitations and other criteria for the use and development of property.

Establishing Zoning Districts and boundaries, providing for zoning maps and zoning of newly annexed territory, establishing and creating:

1. Single-family districts, R-20, R-12.5 and R-7.5;
2. Two-family district, R-3.5;
3. Three-and four-family district, R-3.75;
4. Multifamily districts, R-MF-1 and R-MF-2;
5. Zero lot line district, R-5.0;
6. Townhouse district, R-TH;
7. Mobile home district, R-MH;

8. Modular home district, R-MODH;
9. Professional office district, P-O;
10. Limited business district, LB:
11. Neighborhood commercial district, CN;
12. Community commercial district, CC;
13. Central business district, CBD;
14. Highway commercial district, HC;
15. Hotel corporate office district, HCO;
16. Light industrial district, LI;
17. Planned development districts, PRD-6, PRD-12, PCD, PID;
18. Special districts, GU, FP, DFW, AH, AN-A, and AN-D.

Providing for railroad rights-of-way and tracks, temporary uses of property, performance standards, off-street parking requirements, off-street loading requirements, parking and loading area development standards, parking lots and public garages and filling station standards, secondary and principal building standards and requirements, corner lot standards and requirements, height limitations, required yard and setback areas and projections into required yards.

Providing for dedication of public parks, public streets, public drainage and utility easements to adequately serve the property at no cost to the City of Grapevine.

Providing for screening, landscaping, buffering, walls and fences.

Providing for certificate of occupancy compliance, and nonconforming uses and completion of existing buildings.

Providing that Ordinance No. 70-10 of the City of Grapevine, passed and approved by the City Council of the City of Grapevine, April 7, 1970, as amended, and Ordinance No. 55-6 passed on August 2, 1955, all zoning district regulations and zoning classifications heretofore established under said ordinances and as indicated upon the official zoning map of the City of Grapevine shall remain in full force and effect until amended or changed to conform to the districts, regulations and zoning classifications of this ordinance.

Providing a procedure for changing existing zoning to district uses, classification and regulation under this ordinance.

Providing for zoning maps and use designation and changes.

Providing that uses now prohibited by other ordinances shall not be permitted.

Providing for applications for zoning changes, fees, procedures and notices.

Providing for a Board of Zoning Adjustment and duties of such board.

Defining certain words and phrases.

Providing for changes and amendments of the ordinance, zoning districts, zoning use designations and classifications and procedures.

Providing that all new applications for zoning changes shall be granted under this ordinance.

Providing for enforcement of the terms and provisions of this ordinance.

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

Providing that each day any violation or noncompliance continues shall constitute a separate offense.

Providing that exceptions need not be negatived in complaints.

Providing for catchlines, saving clauses and declaring an emergency.

****

Section 3. That Section 1 of the Zoning Ordinance – "Preamble.", is hereby amended, as follows:

****

This ordinance shall be known and may be cited and referred to as the 1982 Comprehensive Zoning Ordinance of the City of Grapevine, Texas as amended on December 17, 2024.

****

Section 4. That Section 3 of the Zoning Ordinance – “Districts and Boundaries Thereof.”, is hereby renamed and amended, as follows:

****

The City of Grapevine is hereby divided into the following zoning districts, which districts are shown and described on the Zoning Map of the City of Grapevine, which map is incorporated herein by reference.

R-20 Single-Family Residential District.

A zone designed to accommodate single-family development on lots that are a minimum of 20,000 square feet in area, at a density of not more than two (2) dwelling units per gross acre.

R-12.5 Single-Family Residential District.

A zone designed to accommodate single-family residences on lots that are a minimum of 12,500 square feet in area, at a density of not more than three (3) dwelling units per gross acre.

R-7.5 Single-Family Residential District.

A zone designed to accommodate single-family development on lots that are a minimum of 7,500 square feet in area, at a density of not more than four (4) dwelling units per gross acre.

R-5.0 Zero Lot Line District.

A zone designed to accommodate single-family development at a density of not more than eight (8) dwelling units per gross acre on lots that are not less than 5,000 square feet in area and on which the residence may be located in closer proximity to the side yard lot line when compared to other districts.

R-3.5 Two-Family Residential District.

A zone designed to accommodate development with residential buildings containing two (2) dwelling units in each building, at a density of not more than eight dwelling units per gross acre.

R-3.75 Three- and Four-Family Residential District.

A zone designed to accommodate development with residential buildings containing three (3) and four (4) dwelling units in each building at a density of not more than ten dwelling units per gross acre.

R-MH Manufactured Home District.

A zone designed to accommodate development with planned manufactured home parks at a density of not more than five (5) dwelling units per gross acre.

R-TH Townhouse Residential District.

A zone designed to accommodate development with townhouses at a density of not more than nine (9) dwelling units per gross acre.

R-MF Multifamily District.

A zone designed to accommodate multiple-family residential development at a density of not more than 20 dwelling units per gross acre.

R-MODH Modular Home District.

A zone designed to provide adequate space and site diversification for single-family detached modular home subdivisions. This district recognizes modular homes as a specific form of housing and provides appropriate standards generally consistent with the R-7.5 Single-Family Residential District.

LB Limited Business District.

A zone in size designed for sites on lots not larger than three (3) acres in size to accommodate neighborhood convenience retail shopping facilities and professional and business offices that are primarily engaged in providing services to residents of the immediate neighborhood.

GV Grapevine Vintage District.

A zone designed to accommodate wineries, vineyards, wine tasting rooms, and associated low intensity retail/commercial uses which promote, enhance, and complement the Texas Wine Industry.

CN Neighborhood Commercial District.

A zone designed to provide locations for the local neighborhood shopping and personal service needs of the surrounding area.

CC Community Commercial Development District.

A zone designed to accommodate general retail shopping facilities including community and regional shopping centers.

HC Highway Commercial District.

A zone designed to accommodate business and commercial uses that depend upon high visibility and convenient sites on arterial highways in order to attract customers.

P-O Professional Office District.

A zone designed to accommodate low intensity business or professional offices that are designed and sited to be compatible with nearby residential uses and which primarily provide services to residents of the community.

CBD Central Business District.

A zone designed to accommodate the types of business and commercial uses that have historically been located in the Grapevine central business area.

HGT Historic Grapevine Township District.

A zone designed to accommodate limited commercial and residential uses in the historically significant original township of Grapevine area which is approximately bounded by Northwest Highway, Ball Street, Cotton Belt Rail Road, Austin Street, and Wood Street.

HCO Hotel Corporate Office District.

A zone designed to accommodate the development of hotels, motels, restaurants, and other uses that are incidental to the function of providing lodging, food, and services to transients and to encourage the location of planned office complexes and corporate headquarter facilities in Grapevine on tracts of not less than two (2) acres in size.

RA Recreation/Amusement District.

A zone designed to accommodate recreation and amusement uses representing various types of recreational activities.

LI Light Industrial District.

A zone designed to accommodate industrial development in accordance with performance standards designed to ensure that such uses will have little or no impact on the area around them.

BP Business Park District.

A zone designed to incorporate commercial and industrial uses into one district with quality architectural and landscape design development standards on lots that are a minimum of 30,000 square feet in area.

Planned Development Districts:

PRD-6 Planned Residential Low-Density District.

A zone designed to accommodate development with a variety of types of residences in accordance with a master development plan and in which residential uses predominate and the residential density is not more than six dwelling units per gross acre.

PRD-12 Planned Residential Medium Density District.

A zone designed to accommodate development with a variety of types of residences in accordance with a master development plan and in which residential uses predominate and the residential density for standard developments does not exceed nine (9) dwelling units per gross acre and the residential density for planned developments does not exceed twelve (12) dwelling units per gross acre.

PCD Planned Commerce Development District.

A zone designed to accommodate mixed uses in which the predominant uses are retail business and commercial development in accordance with a master development plan.

PID Planned Industrial Development District.

A zone designed to accommodate industrial development in accordance with a master development plan.

Special Districts:

GU Governmental Use District.

This district is intended to apply to those lands where national, state or local governmental activities are conducted and where title to such lands are held by a governmental body.

In classifying the area within the corporate limits of the City of Grapevine in the various districts set out above, the following criteria shall be considered:

1. The land use recommendations and policies contained in the Master Plan of the City of Grapevine.

2. The existing development on the site and the density and intensity of use in such development.

****

Section 5. That Section 4 of the Zoning Ordinance – "Official Zoning Map.", is hereby amended, as follows:

****

Official Zoning Map. The City is hereby divided into the districts listed in Section 3 of this ordinance as shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this ordinance.

The Official Zoning Map shall be identified by the signature of the Mayor attested by the City Secretary, and bearing the seal of the City under the following words: "This is to certify that this is the Official Zoning Map referred to in Section 4 of Ordinance Number 82-73 of the City of Grapevine, Texas," together with the date of the adoption of this ordinance.

If, in accordance with the provisions of this ordinance, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the City Council. No amendments to this ordinance which involves matter portrayed on the Official Zoning Map shall become effective until after such change and entry has been made on said map. The City shall maintain records identifying the ordinance number making such changes and the effective date of the change.

No changes of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this ordinance.

Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map which shall be located in the office of the City Secretary shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the City. The Official Zoning Map shall be available to the public at all hours when the office of the City Secretary is open to the public and a digital copy shall be maintained on the City's website. Digital maps, created through the use of geographic information system technology, containing registration points recorded on the Texas State Plan Coordination System, as amended, may be used in the administration and enforcement of this ordinance, but shall not replace the paper originals of official maps required by this section.

If the Official Zoning Map is partially or entirely damaged, destroyed, lost, suffers deterioration, or is otherwise unreadable, the City Council may adopt a new Official Zoning Map by ordinance following a public hearing. The new Official Zoning Map that

the City Council adopts under this section replaces and supersedes any prior Official Zoning Map following adoption.

****

Section 6. That Section 5 of the Zoning Ordinance – "Rules for Interpretation of District Boundaries.", is hereby renamed and amended, as follows:

****

A. Where uncertainty exists as to the boundaries of zoning districts as shown on the Official Zoning Map, the following shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed as following those center lines.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following those lot lines.
3. Boundaries indicated as approximately following city limit lines shall be construed as following such city limits.
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
5. Boundaries indicated as following shorelines of bodies of water shall be construed as following such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes or other bodies of water shall be construed as following such center lines.
6. Boundaries indicated as parallel to or extensions of features indicated in Subsections A.1 through A.5 above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
7. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by Subsections A.1 through A.6 above, the Zoning Board of Adjustment shall interpret the district boundaries. See Section 68.
8. Where a district boundary line divides a lot which was in single ownership at the time of passage of this ordinance, the Board of Zoning Adjustment may permit, as a special exception, the extension of the regulations for either portion of the lot not to exceed 50 feet beyond the district line into the remaining portion of the lot.

****

Section 7. That Section 6 of the Zoning Ordinance – "General Provisions.", is hereby, renamed and amended, as follows:

****

B. *General application.* After the effective date of this ordinance, all buildings and structures erected, remodeled, altered and relocated and any use of land, buildings or structures established shall comply with the applicable provisions of this ordinance. Existing buildings, structures and uses of land not complying with the

provisions of this ordinance may continue subject to the provisions of Section 43 of this ordinance relating to nonconforming uses.

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F. *Applicability—Existing variances and special permits, and licensed manufactured home parks.* Variances granted prior to the date of this ordinance shall remain valid provided the use authorized by such variance has been established. Any building, structure, or use for which a specific use permit has been granted pursuant to Ordinance No. 70-10 shall be deemed to be a lawful, permitted use and shall have the same status as that of a special or conditional use authorized pursuant to this ordinance; provided, however, no such building, structure, or use shall be altered, changed or expanded unless a conditional or special use permit therefore has been granted pursuant to this ordinance. Buildings, structures or uses allowed by variances or special permits which cannot be issued under this ordinance may continue subject to the provisions of Section 43 of this ordinance relating to nonconforming uses. Any manufactured home park for which a license has been issued for a manufactured home park pursuant to Ordinance 70-10 and Chapter 24 of the Code of Ordinances and is zoned "R-MH" Manufactured Home District shall be deemed to be a lawful, permitted use and shall have the same status as that of a manufactured home park developed under the R-MH Manufactured Home District of this ordinance, provided, however, no manufactured home park may be expanded unless a conditional use permit therefore has been granted pursuant to this ordinance.

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H. *Applicability - Pending applications.* From and after the effective date of this ordinance, the provisions of this ordinance shall apply to all pending applications upon which no final decision has been made, subject, however, to the provisions of Section 69 of this ordinance relating to vested rights determinations.

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Section 8. That Section 7 of the Zoning Ordinance – “Newly Annexed Territory.”, is hereby renamed and amended, as follows:

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All territory to the City of Grapevine after the date of passage of this ordinance shall be automatically classified for R-20 Single-Family District purposes until permanently zoned by the governing body of the City of Grapevine. The Planning and Zoning Commission shall, as soon as practicable, after annexation of any territory to the City of Grapevine, institute proceedings on its own motion to give the newly annexed territory a permanent zoning and the procedure to be followed shall be the same as is provided by law for the adoption of original zoning regulations.

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Section 9. That Section 8 of the Zoning Ordinance – “Zoning Designation of Vacated Streets and Alleys.”, is hereby renamed and amended, as follows:

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A. Whenever any street, alley or other public way is vacated by official action of the City Council, the zoning district adjoining each side of such street, alley, or public way shall be automatically extended to the center of such vacated street, alley or public way and all areas included in the vacated street, alley or public way shall then and thenceforth be subject to all regulations of the extended district.

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Section 10. That Section 9 of the Zoning Ordinance – "Railroad Rights-of-Way and Tracks.", is hereby renamed.

Section 11. That Section 10 of the Zoning Ordinance – "Water Areas.", is hereby renamed.

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The water surface and the land under the water surface of all rivers, waterways, ponds, lakes and other water areas in the City of Grapevine not otherwise zoned are hereby placed in the same zoning district as the land on which such water areas abut, as shown on the Official Zoning Map. Where the zoning districts shown on the Official Zoning Map are different or opposite sides of a water area, then the zoning district boundary shall be at the center line or midpoint of the water area.

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Section 12. That Section 12 of the Zoning Ordinance – "Definitions.", is hereby amended, as follows:

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A. The following words, when used in this ordinance, shall have the meanings respectively ascribed to them in this section, unless such construction would be inconsistent with the manifest intent of the City Council or where the context of this ordinance clearly indicates otherwise:

Accessory dwelling unit. A secondary dwelling located on a lot with a primary detached residential structure and used as living quarters but not for rent or lease separate and apart from the primary detached residential structure.

Adult Uses. Establishments or activities that involve the provision of goods, services, or entertainment intended for individuals of legal adult age and may contain explicit or sexually oriented content. Included are the following sub-uses:

Adult arcade. Any place to which the public is permitted or invited wherein coin-operated or slug-operated for electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of specified sexual activities or specified anatomical areas.

Adult bookstore or *adult video store.* A commercial establishment which, as one of its principal business purposes, openly advertises or displays or offers for sale or rental for any form of consideration any one or more of the following:

a. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides, or other visual representations which depict or describe specified sexual activities or specified anatomical areas; or
b. Instruments, devices, or paraphernalia which are designed for use in connection with specified sexual activities.

Adult cabaret. A nightclub, bar, restaurant, or similar commercial establishment which regularly features:

a. Persons who appear in a state of nudity or seminudity; or
b. Live performances which are characterized by the exposure of specified anatomical areas or by specified sexual activities; or
c. Films, motion pictures, video cassette, slides, or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas.

Adult motel. A hotel, motel or similar commercial establishment which:

a. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas; and has a sign visible from the public right-of-way which advertises the availability of this type of photographic reproductions; or
b. Offers a sleeping room for rent for a period of time that is less than ten hours; or
c. Allows a tenant or occupant of a sleeping room to subrent the room for a period of time that is less than ten hours.

Adult motion picture theater or *adult movie theater.* A commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are regularly shown which are characterized by the depiction or description of specified sexual activities or specified anatomical areas.

Adult theater. A theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity or seminudity or live performances which are characterized by the exposure of specified anatomical areas or by specified sexual activities.

Escort. A person who, for consideration, agrees or offers to act as a companion, guide or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.

Escort agency. A person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes, for a fee, tip or other consideration.

Establishment, adult. Includes any of the following:

1. The opening or commencement of any sexually oriented business as a new business;
2. The conversion of an existing business, whether or not a sexually oriented business, to a sexually oriented business;
3. The addition of any sexually oriented business to any other existing sexually oriented business; or
4. The relocation of any sexually oriented business.

Nude model studio. Any place where a person who appears in a state of nudity or seminudity or displays specified anatomical areas is provided, to be observed, sketched, drawn, painted, sculptured, photographed or similarly depicted by other persons who pay money or any other form of consideration.

Nudity or a *State of nudity.* Includes either of the following:

a. The appearance of a human bare buttock, anus, male genitals, female genitals or female breast; or
b. A state of dress which fails to opaquely cover a human buttock, anus, male genitals, female genitals or areola of the female breast.

Seminude. A state of dress in which clothing covers no more than the genitals, public region, and areola of the female breast, as well as portions of the body covered by supporting straps or devices.

Sexual encounter center. A business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:

a. Physical contact in the form of wrestling or tumbling between persons of the opposite sex or persons of the same sex; or
b. Activities between male and female persons and/or persons of the same sex, when one or more of the persons is in a state of nudity or seminudity.

Sexually oriented business. An adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio or sexual encounter center, as such terms are defined herein.

Specified anatomical areas. Human genitals in a state of sexual arousal.

Specified sexual activities. Includes any of the following:

1. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts; or
2. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy; or
3. Masturbation, actual or simulated; or
4. Excretory functions as part of or in connection with any of the activities set forth in 1. through 3. above.
5.

Advertise. The act of drawing the public's attention to a short-term rental in order to promote the availability of the residence for use as a short-term rental. Said advertising may be found in any medium, including but not limited to, newspaper, magazine, brochure, website, or mobile application.

Airport. A landing facility for aircraft approved by the United States Federal Aviation Agency.

Alcoholic beverage. Alcohol and any beverage containing more than one-half of one percent of alcohol by volume which is capable of use for beverage purposes, either alone or when diluted.

Alley. A public way, public space or thoroughfare which affords only secondary means of access to property abutting thereon.

Amusement park. A lot, tract or parcel of land, or any improvement thereon, either temporary or permanent, used in whole or in part for the operation and maintenance of any game of skill or chance, any circus, carnival, any riding device or devices, stationary or movable, or any combination thereof, or any animal, any of which is operated for a profit.

Antenna or *Antenna array*. The arrangement of wires or metal rods used in transmission, retransmission and/or reception of radio, television, electromagnetic, or microwave signals (includes microwave reflectors/antennas). See Section 49.B

Antenna support structure. Any tower, mast, monopole, tripod, box frame, or other structure utilized for the purpose of transmission, retransmission, and/or reception or electromagnetic, radio, television or microwave signal. See Section 49.B

Apartment. A room or suite of rooms arranged, designed or occupied as a residence by a single family, individual or group of individuals.

Apartment house. Any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied as three or more apartments or which is occupied as the home or residence of three or more families living independently of each other and maintaining separate cooking facilities.

Area of lot. The net area of the lot and shall not include portions of streets and alleys.

Assisted living facility. An establishment that furnishes, in one or more facilities, food and shelter to four or more persons who are unrelated to the proprietor of the establishment and that provides personal care services as defined by Chapter 247 of the Texas Health and Safety Code. Personal care services include assistance with daily living activities such as meals, dressing, movement, bathing, or other personal needs or maintenance; the administration of

medication; or the general supervision or oversight of a person's physical and mental well-being.

Attached. Physical connection above the top of the floor line of the first floor.

Attraction. A place of interest where individuals or groups of persons visit for its entertainment, inherent or exhibited cultural value, historical significance, natural or built beauty or amusement opportunity. See Section 41.A.

Automobile impound. A business which provides the service of towing, moving or removing wrecked or disabled vehicles for the sole purpose of temporarily storing such wrecked or disabled vehicles. The impound may be used only for temporarily storing wrecked or disabled vehicles and shall not be used for salvaging or scrap, or selling of secondhand parts or selling wrecked or disabled vehicles.

Automotive repair garage. A garage or portion thereof in which automotive repair and maintenance takes place, including, but not limited to, automotive mechanical work and automotive body work, but excluding the outside storage of automobiles waiting to be repaired, automotive parts, and inoperative automobiles.

Basement. See definition for Basement in the most recently adopted International Codes by the City of Grapevine.

Bed and breakfast facility. A secondary use to a single-family dwelling in which no more than 12 rooms in the principal residential structure are set aside for guest clients; breakfast is available on-site to only such guest clients at no extra cost; length of stay of guest clients ranges from one to 30 days; and the owner/operator of the principal structure resides on-site. Bed and breakfast homestay does not include uses such as motels, hotels, community residential homes, boarding or lodging houses, multifamily residential dwellings, guest cottages or single-family dwelling transient rental

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Bedrooms. A room in an apartment other than a kitchen, dining room, living room, bathroom or closet. This definition shall include extra dining rooms, living rooms, and all dens, studies, game rooms, sun rooms or similar extra rooms, all of which are capable of being used as bedrooms.

Blind fence or wall. A fence or wall through which a person is unable to see standing six feet from such fence or wall at ground level.

Block. An area within the city enclosed by streets and occupied by or intended for buildings; or, if said word is used as a term of measurement, it shall mean the distance along a side of a street between the nearest two streets which intersect said street on said side.

Booking Service. Any reservation and/or payment service provided by a person or entity that facilitates a short-term rental transaction between an Owner and a prospective Occupant, and for which the person or entity collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the reservation and/or payment services provided for the short-term rental transaction.

Boutique hotel. A building or arrangement of buildings on one lot, in which there are a minimum of 13 guestrooms, but not exceeding 125 guestrooms designed to blend into a community and reflect the visual design aesthetics tied to the local area around them. These lodging facilities are smaller in size, have a unique character, focus attention on design aesthetics, are located in distinct districts, offer high levels of services, provide authentic cultural and historic experiences, and exceptional guest services.

Breezeway. A covered one story in height connecting a main structure and a secondary building.

Brew pub. Defined in accordance with the definition contained in the Texas Alcoholic Beverage Code, as from time to time amended, and as defined at the time of passage of this ordinance, in Texas Alcoholic Beverage Code Section 74.01 et seq. All authorized activities, requirements and limitations contained within said Texas Alcoholic Beverage Code Section 74.01 et seq., as from time to time amended, are hereby incorporated in the body of this ordinance by reference as if copied in their entirety, provided brew pubs shall be authorized and permitted uses in any commercial zoning category zoned for that purpose pursuant to Section 48. This definition of brew pub applies to Chapter 4 of the City Code and throughout the city's applicable ordinances and Code.

Buildable area. That portion of a building site exclusive of the required yard areas on which a structure or building improvements may be erected, and including the actual structure, driveway, parking lot, pool, and other construction as shown on the site plan.

Building. Any structure built for the support, shelter and enclosure of persons, animals, chattels or movable property of any kind.

Building line. A line parallel or approximately parallel to the street line and beyond which buildings may not be erected.

Business. Any lawful commercial endeavor to engage in the manufacturing, purchase, sale, lease, or exchange of goods, and/or the provision of business services.

Business service. A commercial use, other than retail sales and professional services, devoted to:

(a) The fabrication, processing, assembly, cleaning, or repair of articles of goods, wares, merchandise, foods, liquids or plants, but excluding the manufacturing of such articles and automobile repair garages.
(b) The instruction, training or physical treatment of animals, but excluding animal shelters or places where animals are kept on the premises overnight.
(c) The providing of temporary abodes for transient persons, such as a hotel or motel.
(d) The providing of food, drink or entertainment to persons.

Cabana. A secondary structure on a lot incidental to a swimming pool or recreational area, but excluding sleeping and cooking facilities.

Call center. A physical location for the placement and/or reception of telephone calls or internet communication for the purpose of sales, marketing, marketing research, customer service, telemarketing, technical support, fundraising, internet-based retailing or any other specialized business activity.

Carnival or circus. A temporary traveling show or exhibition usually housed in tents and which has no permanent structure or installation.

Church. Any building, place, or structure(s) owned and/or used by religious organizations or congregations and providing religious worship, religious training, or education of its members. This definition includes secondary uses such as rectories, convents, monasteries or other congregate residences for the housing of religious organization personnel, meeting halls, offices for administration of the institution, day care facilities, education or schools, recreation associated with schools or day care facilities which are associated or affiliated with a church.

Clinic. An institution or facility for examining, consulting with or treating patients, including offices, laboratories and out-patient facilities, but not including hospital beds and rooms for acute or chronic care.

Club. An association of persons for promotion of some common object, such as literature, science or good fellowship, and jointly supported by its members and carries the privilege of exclusive use of a club building and premises.

Collocation. Mounting or installing an antenna facility on a preexisting structure, and/or modifying a structure for the purpose of mounting or installing an antenna facility on that structure. See Section 59.

Commercial. Any business, other than a customary home occupation or manufacturing business, which involves the exchange of goods or services for the remuneration of a person occupying the premises upon which the transaction or part thereof takes place.

Commercial amusement. An amusement enterprise offering entertainment or games of skill to the general public for a fee or charge.

Commercial communications operations. The transmission, retransmission and/or reception of radio, television, electromagnetic, or microwave signals primarily for the purpose of operating a business and/or for financial gain. See Section 49.

Commercial laundry. A heavy commercial service in which items such as clothes and linens are cleaned. This definition includes cleaning for hospitals, restaurants, hotels and diaper cleaning services as well as rug and dry cleaning plants where on-premise retail services to individual households are incidental to the operation of the plant. A commercial laundry plant shall exceed 5,000 square feet of floor area and no plant containing less than 5,000 square feet shall be considered a commercial laundry.

Commercial print center. A commercial establishment open to the general public that is primarily involved in the electronic duplication of graphic and printed materials for personal or business use, and which also provides other products and services including, but not limited to, photocopying, lithography, publishing, electrostatic printing, laser printing, word processing services, computer-generated graphics, computer-aided design services, video imaging and reproduction services, on-site computer rental and on-site teleconferencing

Condominium. The separate ownership of single units or apartments in a multiple unit structure or structures with common elements as defined in Texas Property Code Section 81.001 et seq.

Convenience store. Any retail establishment of less than 13,000 square feet that sells a variety of convenience goods, including food, beverages, tobacco products, and household goods, and may include gasoline sales or provides electric vehicle charging stations.

Country club. An area containing a golf course and a club house available only to the membership of the country club and their guests, including facilities for dining and entertainment, swimming, tennis and similar recreational facilities and services.

Customary home occupation. An occupation customarily carried on in the home by a member of the occupant's family. See Section 42.J.

Day care activity space. An area or rooms used for children's activities including those separate from a group's classroom, excluding day care single use areas which include, but are not limited to, bathrooms, hallways, storage rooms, cooking areas of kitchens, and indoor swimming pools.

Day nursery. A place where children are left for care between the hours of 6:00 a.m. and 12:00 midnight.

Damages to the remainder. The diminution or reduction of value of the remainder property suffered as a result of the acquisition of a portion of property for a public purpose. See Section 43.

Density. The measure of the degree to which land is filled with residential units designed to accommodate a family group. Measurement excludes public or private streets in calculating density per acre.

Depth of front yard. The minimum distance from the front lot line to the front line of a building.

Depth of lot. The mean distance between the front and rear lot lines.

Depth of rear yard. The minimum distance between the rear line of a building other than a secondary building and the rear lot line.

Detached. Having no physical connection above the top of the floor line of the first floor with any other building or structure.

Distillery. A location whereby alcoholic spirits are created or manufactured, to include but not be limited to the following processes: milling, mashing, fermentation, distillation, ageing, and blending. See Section 42.B.

District. A section of the City of Grapevine for which the regulations governing the area, height and use of buildings are uniform.

Drip line. A vertical line run through the outermost portion of the crown of a tree and extending to the ground. See Section 52.B.

Drive-through. A building or facility where customers can be served without leaving a vehicle.

Duplex. A detached building having separate accommodations for two single-family dwellings or occupied by two families.

Dwelling. An enclosed building or portion thereof having accommodations for only one family or occupied by one family.

Efficiency apartment. A dwelling unit in a multifamily structure, consisting of not more than one habitable room, together with kitchen or kitchenette and sanitary facilities, and having a minimum of 600 square feet of floor area. A habitable room shall be defined as being a space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas, shall not be considered habitable space.

Electric Vehicle (EV) Charging Station. A public or private vehicle space utilized as an area to fuel an electric or hybrid vehicle and featuring equipment for charging electric or hybrid vehicles.

Electric Vehicle Supply Equipment (EVSE). The electrical conductors and ground equipment external to an electric vehicle that provides a connection for an electric or hybrid vehicle to a power source to provide vehicle charging. The following are typical classification levels:
Level 1: Provides charging through 120-volt electrical service.
Level 2: Provides charging between 120-volt and 240-volt electrical service.
Level 3 or Rapid Charge: Provides a voltage or rating greater than 240-volt, through three-phase or inductive charging equipment.

Enclosed building. A structure which is floored, roofed and surrounded by outside walls, which contains no opening larger than 120 square feet in area normally open to the air and which contains no series of openings forming a divided opening larger than 120 square feet in area normally open to the air.

Equivalent sound pressure levels (L_{eq}). The time weighted, mean squared, A-weighted sound pressure level (dBA). The L eq sound pressure level has the same acoustical energy as the time varying sound pressure levels measured during the monitoring time period.

Establishment, General. See definition for business.

Family. Any number of individuals living together as a single housekeeping unit interdependent upon one another.

Financial Institution or Bank. A building or portion of a building primarily devoted to the provision of financial and/or banking services to customers or clients such as banks, credit unions, savings banks, savings and loan associations, lending establishments, and investment companies.

Floor area. The sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings, computed as follows:

(a) For determining floor area ratio: The sum of the following areas: (1) the basement floor area when more than one-half of the basement height is above the finished lot grade level where curb level has not been established; (2) elevator shafts and stairwells at each floor; (3) floor space used for mechanical equipment (except equipment, open or enclosed, located on the roof); (4) penthouses; (5) attic space having headroom of seven feet, ten inches or more; (6) interior balconies and mezzanines; (7) enclosed porches; (8) floor area devoted to secondary uses; and (9) space devoted to off-street parking, aisles and ramps when it is located in a

parking structure. Space devoted to off-street loading shall not be included in the floor area. The floor area of structures devoted to bulk storage of materials including, but not limited to, grain elevators and petroleum storage tanks shall be computed by counting each ten feet of height, or fraction thereof, as being equal to one floor.

(b) For determining off-street parking and loading requirements: The sum of the following areas (1) floor space devoted to the principal use of the premises, including secondary storage areas located within selling or working space such as counters, racks, or closets; (2) any basement floor area devoted to retailing activities; and (3) floor area devoted to the production or processing of goods or to business or professional offices. For this purpose, floor area shall not include space devoted primarily to storage purposes (except as otherwise noted herein), off-street parking or loading facilities, including aisles, ramps and maneuvering space, or basement floor area other than area devoted to retailing activities, the production or processing of goods, or business or professional offices.

Floor area ratio (F.A.R.). The floor area ratio of the building or other structure on any lot is determined by dividing the floor area of such building or structure by the area of the lot on which the building or structure is located. When more than one building or structure is located on a lot, then the floor area ratio is determined by dividing the total floor area of all buildings or structures by the area of the lot, or in the case of planned developments, by the net site area. The floor area ratio requirements, as set forth under each zoning district, shall determine the maximum floor area allowable for a building or other structure (including both principal and secondary buildings) in direct ratio to the gross area of the lot.

First floor. A floor and the space above it between the floor and the next floor or the ceiling or roof, the height of said space being no more than 50 percent below grade and the top of the floor being no higher than six feet above grade. All floors above the first floor shall be numbered in ascending sequence, starting with the second floor.

Floor level. Any occupiable or usable floor space including mechanical rooms, storage areas, and expansion space. Floor levels may have elevation changes not to exceed 24 inches.

Fourplex apartment house. A detached building containing four single-family attached dwellings.

Freight forwarding warehouses. Warehouses engaged in the storage of goods in transit which are under the control of a direct air or transport carrier or an agency responsible for the transportation of goods via any such carrier.

Garage, front entry. A structure or portion thereof for the secondary use of storing or parking of private motor vehicles owned by the occupant of the premises, located

in front of or beside the living area, the access thereto is from the front property line.

Garage, rear entry. A structure or portion thereof for the secondary use of storing or parking of private motor vehicles owned by the occupant of the premises, with access or door facing the side or rear property line, said structure shall be located partially or totally behind any portion of the living area.

Garage, public storage or public storage garage. A building or portion thereof, not a private garage, constructed or used for the storage or parking of passenger motor vehicles and trucks of less than one-ton capacity only, where the rental of space is on an hourly, weekly or monthly basis.

Gasoline service station. A place or establishment where gasoline, oil, grease, or motor vehicle accessories are sold, supplied, or dispensed to the retail motor vehicle trade, or the minor repair of motor vehicles is performed, or the washing of motor vehicles, or provides electric vehicle charging stations.

Governmental agency. The United States of America, State of Texas, County of Tarrant, County of Dallas, County of Denton, City of Grapevine, or any other governmental agency with the ability to exercise eminent domain powers. See Section 43.I.

Grade. The finished ground level adjoining the building at all exterior walls.

Grade plane. A reference plane representing the average of the finished ground level adjoining the building at all exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet (1,829 mm) from the building between the structure and a point six feet (1,829 mm) from the building.

Graphic plan. A map indicating the proposed areas of common land usage by generalized drawing.

Gross leasable area (GLA). The total floor area designed for the tenant's occupancy and exclusive use, including basements, mezzanines or upper floors, expressed in square feet and measured from the centerline of joint partitions and from outside wall faces. It is the space for which tenants pay rent, including sales areas and integral stock areas. Gross leasable area does not include public or common areas such as public toilets, corridors, stairwells, elevators, machine and equipment rooms, lobbies or enclosed mall areas.

Half story. A story under a gable, hip or gambrel roof, the wall plates of which on at least two exterior walls are not more than two feet above the floor of such story.

Half-way house. A facility providing for housing and rehabilitation or training of adults on probation, parole, early or pre-release from penal institution, including facilities that provide in-patient treatment for chemical dependency if such persons are ordered to obtain such treatment as condition of release.

Height, building. The vertical distance from grade plane to the average height of the highest roof surface. If a flat surface, to the deck line of mansard roofs and to the mean height level between eaves and ridge for hip and gable roofs. In measuring the height of buildings, the following structures shall be excluded:

Chimneys, cooling towers, elevator bulkheads, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding four feet in height.

Heliport. An area of land or water or a structural surface which is used, or intended for use, for the landing and taking-off of helicopters, and any appurtenant areas which are used, or intended for use, for heliport buildings and other heliport facilities.

Helistop. The same as a heliport, except that no refueling, maintenance, repairs or storage of helicopters is permitted.

Historic landmark. Any buildings, land, areas or districts of historical, architectural, archaeological or cultural importance or value, which the City Council determines shall be protected, enhanced and preserved in the interest of the culture, prosperity, education and welfare of the people. See Section 39.B.

Hospital. An institution or place where sick or injured in-patients are given medical or surgical care, at either public or private expense, but excluding institutions where persons suffering from permanent types of illness, injury, deformity or deficiency or age are given care and treatment on a prolonged or permanent basis.

Hosting Platform. A person or entity that participates in the short-term rental business by providing, and collecting or receiving a fee for booking services through which an owner may offer premises for an occupant on a short-term basis. Hosting Platforms usually, though not necessarily, provide booking services through an online platform that allows an owner to advertise the premises through a website provided by the Hosting Platform and the Hosting Platform conducts a transaction by which potential occupants arrange their use and their payment, whether the would-be occupant pays rent directly to the owner or to the Hosting Platform.

Hotel or *motel*. A building or arrangement of buildings on one lot, in which there are 13 or more guestrooms used, designed and occupied as a temporary lodging place of individuals with or without meals, in which the rooms are individually rented. Access to guestrooms shall be restricted exclusively to interior corridors. These corridors shall be accessed via the main lobby of the building or

entryways individually equipped with some form of security-controlled access system.

Housekeeping Unit. A permanent residence as defined by Section 92.001 of the Property Code. Housekeeping unit specifically excludes any short-term rental, boarding house, lodging house, hotel, club, or any other use which is subject to the hotel occupancy tax imposed by Section 156.051 of the Texas Tax Code.

Impulsive sound. A sound of short duration, usually less than one second, with an abrupt onset and rapid decay. It may be repetitive in nature. See Section 55.A.

Inn. An establishment for lodging and entertaining of travelers limited to a maximum of 20 rooms with a minimum floor area of 380 square feet per room.

Kindergarten. The school for children of preschool age, in which construction endeavors, object lessons and helpful games are prominent features of the curriculum.

Leaseback. An arrangement where the seller of a home leases the home back from the purchaser. In a leaseback arrangement, the specifics of the arrangements are typically made prior or immediately after the sale of the home.

Lot. A tract of land occupied or to be occupied by a building and its secondary buildings, and including such open spaces as are required under this ordinance, and having its principal frontage upon a public street or officially approved place.

Lot, Corner. A lot situated at the junction of two or more streets.

Lot, Flag. A lot which is platted such that a portion of the lot is behind and a portion is beside an adjacent lot, fronts on the same right-of-way or dedicated easement as the adjacent lot, and does not meet the minimum lot width at the required minimum front building setback line for the zoning district in which it is located. Such flag lots shall be prohibited in the "R-20" Single Family District, "R-12.5" Single Family District, "R-7.5" Single Family District, "R-5.0" Zero Lot Line District, "R-3.5" Two Family District, "R-3.75" Three and Four Family District, and "R-TH" Townhouse District.

For non-residentially zoned property developed as a flag lot, the front yard setback shall begin at the point where the lot meets the minimum lot width established for the district.

Lot, Internal. A lot other than a corner lot.

Lot, Reverse Frontage. A corner lot, the rear of which abuts the side of another lot.

Lot coverage. The total area of a lot upon which is placed a building, buildings, or other structures.

Lot of record. A lot which is part of a subdivision, the plat of which has been recorded in the office of the county clerk of Tarrant County, Texas, or a parcel of land, the deed of which was recorded in the office of the county clerk of Tarrant County, Texas, prior to the effective date of this ordinance.

Manufactured plant. An establishment devoted to the fabrication, processing, assembling, cleaning or repair of articles, foods, liquids, and/or plants.

Massage establishments. A building, room, place or establishment, other than a regularly licensed hospital, where manipulated massage services or manipulated exercises or practices upon the human body by anyone not a duly licensed physician, osteopath, chiropractor or a registered nurse or licensed vocational nurse acting at the direction of a doctor whether with or without the use of mechanical, therapeutic or bathing devices, and shall include Turkish bathhouses. This term shall not include, however, duly licensed beauty parlors and barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operate only under such a physician's direction. See Section 49.B.

Massage services. Any process consisting of kneading, rubbing or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but shall not include massage by duly licensed physicians, osteopaths, chiropractors and registered physical therapists or registered nurses or licensed vocational nurses who treat only patients recommended by a licensed physician and who operate only under such physician's direction. The term "massage services" shall not include massage services authorized by the State of Texas in establishments licensed by the State of Texas in beauty shops and barbershops staffed by licensed barbers and beauticians. See Section 49.B.

Mechanical equipment. Any machinery designed or manufactured for permanent installation in one place, either outside of a building or inside of a mechanical equipment building or room, driven by a motor or motors of more than five horsepower or more.

Medical Office. An establishment where patients receive consultation, diagnosis, therapeutic, preventative, or corrective personal treatment by doctors, dentists, or similar practitioners of medical and healing arts for humans, medical or dental laboratories. These facilities can be differentiated from a medical clinic in that such facilities primarily operate on an appointment basis, are generally not open to the general walk-in public, and offer specialized services or attention. This definition includes dentist's office and doctor's office.

Microwave reflector/antenna. An apparatus constructed of solid, mesh or perforated materials of any configuration that is used to receive and/or transmit microwave

signals from a terrestrial or orbitally located transmitter or transmitter relay. This definition is meant to include, but is not limited to, what are commonly referred to as satellite receive only earth stations (T.V.R.O.S.) or satellite dishes. See Section 49.B.

Mini-storage warehouse. A building or group of buildings containing individual compartmentalized storage units for rent or lease, each individual unit not exceeding 500 square feet in floor area, for the exclusive inside storage of a customer's goods or wares. No sales, business, or any activity beyond storage is permitted within an individual compartmentalized storage unit.

Minimum square footage of dwelling unit. The minimum square footage of living space required per dwelling unit, excluding porches, patios, or areas designated for automobile parking.

Mobile home. Any vehicle used or manufactured to be used as a temporary or permanent dwelling or sleeping place for one or more persons, and having no foundation other than wheels, jacks or skirtings so arranged as to be integral to or portable by the vehicle, and shall include self-propelled and non self-propelled vehicles so designed, constructed, reconstructed or added to by means of accessories in such manner as will permit the occupancy thereof as a temporary or permanent dwelling or sleeping place for one or more persons.

Mobile home subdivision. Any lot, tract or parcel of land used in whole or in part for the parking of mobile homes used for or to be used as a temporary or permanent dwelling or sleeping place for one or more persons by the day or week, or for a longer period of time with or without compensation and where parking facilities are provided for one or more automobiles and mobile homes to be used for temporary or permanent dwellings.

Mobile sound source. Sound pressure created by motorized vehicles designed to operate on public right-of-way, including, but not limited to, automobiles and aircraft. See Section 55.A.

Modular home. A structure or building module that is manufactured at a location other than the location where it is installed and used as a residence by a consumer, transportable in one or more sections on a temporary chassis or other conveyance device, and to be used as a permanent dwelling when installed and placed upon a permanent foundation system. The term includes the plumbing, heating, air conditioning and electrical systems contained in the structure. The term does not include a mobile home as defined in the Texas Manufactured Housing Standards Act, nor does it include building modules incorporating concrete or masonry as a primary component.

Motor freight terminal. An establishment which charges for the transportation of goods by motor truck from one city to another, designed for storing and handling

of goods so transported or to be transported, and for the parking, storing and maintenance of motor trucks engaged in such transportation.

Multifamily dwelling. A building or buildings containing or aggregating more than four single-family dwelling units.

Multifamily Short-Term Rental. The renting of a multifamily dwelling unit, or any portion thereof, for a period of less than 30 days.

Natural vegetation. Living plant material.

Neighborhood day care center. A place where children are left for care in the R-7.5, R-5.0, R-3.5, R-3.75, R-MH, R-MODH, and R-TH districts. The lot on which the neighborhood day care center is located must front upon a street designated as a type A, B, C, D, or E thoroughfare on the Grapevine Thoroughfare Plan. See Section 49.B.

Network node. Type of telecommunications facility. See small cell or small wireless facility.

New car showroom. An establishment of a dealer of new automobiles, authorized by the manufacturer of the automobiles.

Newspaper Establishment. Any establishment that publishes and distributes a newspaper or other periodical publication.

Noise. Unwanted sound and is any sound which annoys or disturbs humans or which causes or tends to cause an adverse psychological or physiological effect on humans. See Section 55.A.

Noise disturbance. Any sound which: (a) endangers or injures the safety or health of humans or animals; or (b) annoys or disturbs a reasonable person of normal sensitivities; or (c) endangers or injures personal or real property. See Section 55.A.

Noncommercial. An enterprise which provides goods and/or services only to its own members, stockholders or shareholders and their guests, and which returns all profits from the operation, if any, to the members, stockholders or shareholders, in accordance with their share of investment.

Nonconforming use. A building, structure or use of land lawfully occupied at the time of the effective date of this ordinance or amendments thereto, and which does not conform to the use regulations of the districts in which it is situated.

Novelty Establishment. A retail establishment which includes as part of its merchandise for sale to the general public: equipment, products or materials that

may be used as drug paraphernalia, including pipes, bongs, clips, scales, sifters, rolling papers, spoons and other items that may be classified and defined as drug paraphernalia.

Skilled Nursing Facility. An institution, other than a hospital, licensed by the State of Texas or the City of Grapevine which provides primarily in-patient health care, personal care, or rehabilitative services over a long period of time to persons chronically ill, aged, or disabled who need ongoing health supervision, but not hospitalization. Skilled nursing facilities may also be referred to as a nursing home, convalescent home, or long-term care facility.

Off-street parking. Asphalt or concrete surface areas upon which motor vehicles may be parked and which area has access to a public street. The minimum required off-street parking shall be provided free of charge, unless approved with a special use permit in accordance with Section 49 of this ordinance.

Office. A place where the transaction of business takes place exclusive of retail sale and transfer of goods, manufacturing, and storage of commodities.

Open space. All land designated for the recreational enjoyment and/or natural beauty of area.

Operator. Any person or entity who has control of the property or dwelling unit.

Outdoor advertising sign. A signboard advertising a service commodity, goods, wares, merchandise or opinion not sold or offered to the public at the site upon which the signboard is located.

Outside storage. The storage of commodities, goods, machinery and equipment, company vehicles including box trucks, pickup trucks, and storage vehicles, and/or refuse outside of an enclosed building.

Occupancy. The purpose or activity for which a piece of land or its building, or part thereof, is used or intended to be used.

Package store. A retail establishment that sells "liquor", “wine and vinous liquor”, “malt beverages”, or “beer”, as defined by the Texas Alcoholic Beverage Commission, to the public for the purpose of off-premise consumption. See Section 42.B.

Periodic and pure tone sound. Any sound which can be heard as a single pitch or set of single pitches. See Section 55.A.

Permissible sound pressures level. The equivalent sound pressure level (L_{eq}) and for this regulation measured over an eight-minute time period. See Section 55.A.

Person. An individual, proprietorship, trust, partnership, corporation, association or other legal entity.

Pharmacy. A building or portion thereof where prescription drugs and nonprescription medicines are sold at retail, together with dry goods, food, or beverages.

Planned commercial center. A center consisting of one or more lots having a total site area of a minimum of five acres with a combination of permitted and conditional uses in the zoning district for which the zoning application is made.

Planned business park. A center consisting of one or more lots having a total site area of a minimum of five acres with a combination of the permitted and conditional uses of the Business Park District.

Planned neighborhood shopping center. A combination of retail stores, offices, personal service establishments and similar uses whose aggregate gross floor area does not exceed 100,000 square feet. See Section 24.

Premises. A piece of land or real estate owned, rented, leased, used or occupied distinct from those adjacent, by virtue of different ownership, rental, lease, usage or occupancy.

Principal structure. A building or structure, the use of which is a principal use.

Principal use. A use which, in comparison with another use occurring on the same property, has the greatest effective producing power.

Private. The exclusion of those who have not been invited.

Private club. A social organization to which membership is by invitation only, and its meeting place in which only members and their guests are permitted, but excluding private clubs in which alcoholic beverages are stored, possessed or consumed.

Professional service. Work performed by a member of a profession licensed as a profession by the State of Texas.

Property. All contiguous land and any fixed or moveable object on such land, under common ownership, irrespective of leasehold or other interest. See Section 55.

Public. Promotion of a public cause or service, including utilities having a franchise from the City of Grapevine, but excluding other profit-making organizations.

Public rail station. A facility owned by a municipal, state or federal entity or a public transportation authority where passengers may board a type of rail service which may be light rail, commuter rail, or some other form of passenger rail service.

Such facilities may include provisions for parking, and other uses such as retail, office, or meeting space.

Railroad equipment storage yards. A place for the storage of railway cars, boxcars and engines and related equipment.

Railway freight station. An establishment which charges for the transport of goods, by railway from one city to another, designed for storing and hauling of goods so transported or to be so transported, but excluding the outside storage of railway cars, boxcars and engines.

Receiver. Location where the sound is to be evaluated at opposite the bounding lot line from the sound source. The location is often referred to as a Noise Assessment Site (NAS).See Section 55.A.

Religious institution. See definition for church.

Rental. The renting, bartering, trading, letting or otherwise allowing the use of a dwelling unit, or portions thereof, for compensation.

Restaurant. An eating establishment where food and drink are prepared and consumed primarily on the premises and whose gross sales from food on an annual basis at the location represent at least 50 percent of total sales with a conditional use as set out in Section 48.

Retail sales. The regular sale of general merchandise from existing, on-site inventory to the general public for direct use or consumption.

Retail sales of previously used merchandise. Selling, offering for sale or displaying for sale, antique items, used goods, wares, materials, merchandise, or second hand items of any kind by retail.

Retail store. A place where goods, wares, merchandise and commodities are sold and transferred directly to the purchaser or consumer in small quantities such as by the single yard, pound, gallon, single articles as opposed to wholesale trade.

Right-of-way acquisition. The securing of right-of-way through negotiation, purchase, bargain, trade, donation, condemnation, or other means by use or threat of eminent domain, but not including the dedication of right-of-way through platting or zoning processes. See Section 43.I.

RMS sound pressure. The square root of the time averaged square of the sound pressure. See Section 55.A.

Sale and rental of heavy machinery and equipment. A building or open area, other than a right-of-way or public parking lot, used for the display, sale, rental, maintenance, repair, and storage of heavy machinery. Heavy machinery includes but is not limited to track loaders, excavators, backhoe loaders, skid steers, telehandlers, aerial lifts, tractors, farm machinery, bulldozers, street graders, and paving devices. This definition does not include the sale, storage, lease, or repair of living units such as mobile homes and commercial vehicles such as recreational vehicles (RVs), campers, trailers, trucks, vans, and any other vehicles licensed by the Texas Department of Public Safety.

Salvage yard. The outside storage of refuse and the recovery of usable portions of same.

Screening. A wall or fence, the surface of which does not contain openings more than 40 square inches in each one square foot of surface of such wall or fence, and which surface shall constitute a visual barrier. Any wall or fence constructed to comply with any screening provision specified within this ordinance shall be in accordance with the provisions of Section 50 of this ordinance.

Secondary building or *secondary structure*. A subordinate building or structure, attached to or detached from the main building, and customarily incidental to the principal building.

Secondary use. A use subordinate to and incidental to the principal use.

Service Organization. A not-for-profit organization whose primary purpose is to provide social, educational, recreational, or other services to the community.

Short-Term Rental. The rental or offer for a rental of a dwelling unit, or any portion thereof, for a period of less than 30 days. This term does not include a leaseback.

Sign, Awning or Canopy or Marquee. A sign that is mounted or painted on, or attached to, an awning, canopy or marquee that is otherwise permitted by this Ordinance.

Sign, Construction. A temporary sign containing the names of architects, engineers, landscape architects, contractors, and similar artisans involved in the design and construction of a structure or project.

Sign, Converted Digital Billboard. An off-premise advertising sign existing in whole or in part that is converted to a sign, display or device, internally illuminated, which changes the static message or copy by electronic means.

Sign, Development. A temporary sign identifying the developing tract of land on which it is located.

Sign, Electronic Message. A sign or portion of a sign that displays an electronic image or video, which may or may not include text, where the rate of change is electronically programmed and can be modified by electronic processes. This definition includes television screens, plasma screens, digital screens, LED screens, video boards, holographic displays and other similar media.

Sign, Ground. A sign, except a portable sign, permanently placed upon, or supported by the ground independent of the principal building or structure on the property, the top edge of which sign is no more than six (6) feet above ground level, except ground signs in the HGT District shall be three (3) feet above ground level.

Sign, Historic Wall. A sign painted directly on a building existing as of October 18, 1994, which is a restoration of or an exact replica of a sign advertising a historic former premise or a product.

Sign, Monument. A sign, solid from the ground up with concealed pole(s) or support(s), permanently placed upon, or supported by the ground independent of the principal building or structure on the property.

Sign, Nameplate. A permanent sign affixed to the exterior wall of a building, giving the name and/or address of the owner or occupant of a building or premises in which it is located, and, where applicable, a professional status.

Sign, On-premise. A permanent sign, including multi-tenant pole signs, which directs attention to a business or profession conducted, or to a commodity or service sold, offered or manufactured, or an entertainment offered, on the premises where the sign is located or to which it is affixed.

Sign, Pole. A sign that is mounted on a freestanding pole.

Sign, Political. A temporary sign meeting the requirements of Chapter 20, Article II, Division 3 of the Grapevine Code of Ordinances.

Sign, Portable Commercial Billboard. Any sign which is supported by the ground but not attached to the ground, or other object which is used primarily to advertise to the general public for commercial purposes; is of a temporary nature; is not directly connected to or in relation to or in close proximity to a business, church, development or other establishment that is being advertised.

Sign, Portable On-site Business. Any sign supported by the ground but not attached to the ground or other object, which is of a temporary nature, and is used for advertising purposes connected to, adjacent to or in close proximity of the business, church, development or other establishment that is being advertised.

Sign, Portable Sandwich Board. A portable sign, consisting of two panels of equal size, made of painted, decay resistant wood, which are hinged at the top and placed on the ground or pavement so as to be self supporting.

Sign, Projecting. A sign that is wholly or partly dependent upon a building for support and which projects more than twelve (12) inches from such building, but less than forty-eight (48) inches.

Sign, Pylon. A free-standing sign erected on one or more free-standing shafts, posts, poles, or piers, solidly affixed to the ground which are totally enclosed from view by a decorative cladding that is a minimum width of 50% (fifty percent) of the cabinet, if the width of the cabinet is greater than the height of the cabinet or 100% (one hundred percent) of the width of the cabinet, if the cabinet width is equal to or less than the height of the cabinet.

Sign, Real Estate. A temporary sign pertaining to the sale or lease of the lot or tract of land on which the sign is located, or to the sale or lease of one or more structures, or a portion thereof located thereon.

Sign, Roof. A sign fastened to or resting on the roof of a structure.

Sign, Subdivision. A sign identifying a subdivision on which it is located.

Sign, Temporary. A sign supported by the ground and permitted for a period of two years.

Sign, Temporary Directional. A temporary sign, permitted for a period of two years, directing attention to the location of a developing subdivision located in Grapevine that is zoned R-7.5, R-12.5, R-20 or R-5.0.

Sign, Wall. A sign fastened to or painted on a wall of a building or structure in such a manner than the wall becomes merely the supporting structure or forms the background surface, and which does not project more than twelve (12) inches from such building.

Single-family attached dwelling. A portion of an enclosed building having accommodations for and occupied by only one family, attached to like units, which units may be sold individually provided that the entire building meets all lot area, front yard, side yard, rear yard, height and other zoning requirements.

Single-family detached dwelling. An enclosed building having accommodations for and occupied by only one family, which building must of itself meet all the lot area, front yard, side yard, rear yard, height and other zoning requirements.

Single-Family Short-Term Rental. The renting of a single-family dwelling unit, or any portion thereof, for a period of less than 30 days. This term does not include a leaseback.

Small cell or small wireless facility. A facility mounted on structures fifty (50) feet or less in height including their antennas, or on structures no more than ten (10) percent taller than other adjacent structures, or that do not extend existing structures where they are located to a height of more than fifty (50) feet or by more than ten (10) percent whichever is greater; where each antenna is no more than three (3) cubic feet in volume; where all other wireless equipment associated with the structure, including wireless equipment associated with the antenna and any pre-existing associate equipment on the structure is no more than twenty-eight (28) cubic feet in volume; and where facilities do not result in human exposure to radio frequency radiation in excess of applicable safety standards. See Section 59.

Solar Panel System. A combination of equipment and/or controls, accessories, interconnecting means and terminal elements for the collection, storage, and distribution of solar energy. Solar panel systems do not include powered outdoor solar lights, such as garden lights, accent lights, security lights, or flood lights.

Sound. The weighted sound pressure level obtained by use of a sound level meter and frequency weighting network, such as A or C as specified in ANSI S1.4. If the frequency weighting is not indicated, the A-weighting shall apply. If the meter time response is not indicated, the Slow response shall apply .See Section 55.A.

Sound levels and sound pressures levels (dB). 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals, and is expressed in decibels. The sound levels are usually denoted as Lp or SPL. See Section 55.A.

Sound pressure. The instantaneous difference between the actual and the average or barometric pressure at a given point in space, as produced by sound energy. See Section 55.A.

Sound level meter. An instrument which includes a microphone, amplifier, RMS detector, integrator or time averager, weighting network, and output meter used to measure sound pressure levels. See Section 55.A.

Stationary sound sources. The fixed point of origin and location of emitter or emitters of sound under investigation. Multiple sources on a property shall be treated as a single source. See Section 55.A.

Storage. A space or place for storing and safekeeping of goods in a warehouse or other depository.

Story. The portion of the building included between the upper surface of a floor and the upper surface of the floor or roof next above.

Story, above ground. Any story having its finished floor surface entirely above grade, except that a basement shall be considered as a story above grade where the finished surface of the floor above the basement is:

1. More than six feet (1,829 mm) above grade plane.
2. More than six feet (1,829 mm) above the finished ground level for more than 50 percent of the total building perimeter.
3. More than 12 feet (3,658 mm) above the finished ground level at any point.

Street. Any public thoroughfare dedicated to the public and not designated as an alley.

Street right-of-way. A street, including its pavement and all the publicly owned property adjacent to it, dedicated for street purposes.

Structural alterations. Any change in the supporting members of a building, such as bearing walls, columns, beams, or girders.

Structure. Any building, construction, facility or edifice including, but not limited to, an underground or overground utility line, drainage facility, fence, street or runway.

Taxi dispatch office. A building or part thereof used as an office to dispatch taxis to their fares for the purpose of transporting passengers for a fee or charge.

Time weighted. An established period of time during which the sound pressure levels are averaged. For this regulation the time period is eight minutes. See Section 55.A.

Towing service. A secondary use which provides the service of towing, moving or removing wrecked or disabled vehicles for the sole purpose of repairing such wrecked or disabled vehicle in conjunction with a permitted or conditional use.

Townhouse. A single-family attached dwelling unit on a separately platted lot which is joined at another dwelling unit on one or more sides by a party wall or abutting walls and occupied by not more than one family.

Transport facility. The transmission path physically within a public right-of-way, extending with a physical line from a network node directly to the network, for the purpose of providing backhaul for network nodes associated with small cell facilities. See Section 59.

Tree, historic. A tree which has been found by the city to be of a notable historic interest because of its age, type, size or historic association and has been so designated as part of the official records of the city. See Section 52.B.

Tree, protected. Any self-supporting woody perennial plant which has a caliper of three inches or more when measured at a point of 4½ feet above ground level and which normally attains an overall height of at least 20 feet at maturity, usually with one main stem or trunk and many branches. It may appear to have several stems or trunks as in several varieties of oaks. See Section 52.B.

Tree, specimen. A tree which has been determined by the city to be of high value because of its type, size, or other professional criteria, and which has been so designated as part of the official records of the city.

Tree topping. The severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree. See Section 52.B.

Triplex. A detached building containing three single-family attached dwelling units.

Use. The purpose or activity for which a piece of land or its buildings is designed, arranged, or intended, or for which it is occupied or maintained.

Vineyard. The cultivation or planting of grapes.

Vocational, trade, technical or industrial schools. An institution that offers specialized training and education in specific trades or occupations such as, but not limited to automotive repair, cosmetology, healthcare, technology and building construction.

Warehousing. Storage in an enclosed building 5,000 square feet in area or larger, of articles, foods, liquids and/or plants including all necessary office and/or sales space, but not including freight forwarding warehouses, motor terminal facilities or railway freight station facilities.

Wholesale business. A commercial use devoted to the sale of goods and commodities in large lots to retail outlets and stores and manufacturers.

Width of lot. The distance between the side property lines measured at a required building setback line, measuring parallel to the front property line, perpendicular to the side property line. At no time, however, shall the front property line be less than 20 feet.

Width of lot, cul-de-sac. The distance between the side property lines measured at a required building setback line, measuring parallel to a perpendicular line bisecting the angle between two side property lines. At no time, however, shall the front property line be less than 20 feet. A cul-de-sac is a street, one end of which is closed and consists of a circular turnaround.

Width of side yard. The least distance between a side wall of a building and the side line of the lot.

Winery. The manufacturing, bottling, labeling and packaging of wine containing not more than 24 percent alcohol by volume from grapes, fruits and berries grown on premise or imported, and to include the manufacturing and importation of grape brandy for fortifying purposes only. Wine sales may be to holders of wholesaler's permits, winery permits, wine bottlers permits. Retail sales to ultimate consumers in unbroken packages for off-premise consumption may not exceed an amount of 25,000 gallons annually. A winery may include the following secondary uses; a tasting room to dispense wine for on-premise consumption, meeting/banquet facilities, restaurants and retail sales area of wine for off-premise consumption.

Yard, front. An open, unoccupied space on a lot facing a street and extending across the front of a lot between the side yard lines. On a cul-de-sac, as that term is defined in the City's subdivision rules and regulations, the front building line is to be determined by establishing a 30-foot setback from the front property pins on the front property or lot lines. A chord connecting these two points shall be the front building line. Where a front property line has a curved section and a straight section, the front building line shall be determined by establishing a 30-foot setback on the side property lines, 30 feet from the property pins. A line perpendicular to the straight section will be established at the property pin where the curve begins. A point will be established on this line 30 feet behind the property pin. The building line will be established by connecting these two points. The term "property pins" refers to the front corners of the property contiguous to the street right-of-way as shown on the subdivision.

Yard, rear. A space unoccupied by a principal structure extending for the full width of the lot between a principal structure and the rear lot line.

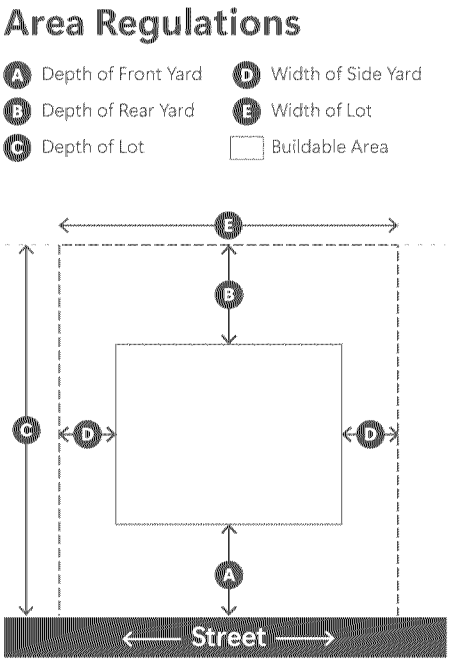
Yard, side. An open unoccupied space on the same lot with a building, situated between the building and the side line of the lot, and extending through from the street or from the front yard to the rear line of the lot. Any lot line not a rear line or a front line shall be deemed a side line.

Yard area. The front, side and rear yard areas as required under the Comprehensive Zoning Code and the zoning district requirements applicable thereto. See Section 52.B.

Zoning district. The designation as set forth in the zoning ordinance such as residential, commercial, or industrial and their sub-section designations. See Section 55.A.

B. *Amendments to the definitions* in this section, or additional definitions to be added to this section, may be made by the Planning and Zoning Commission in accordance with the provisions set forth in Section 67.

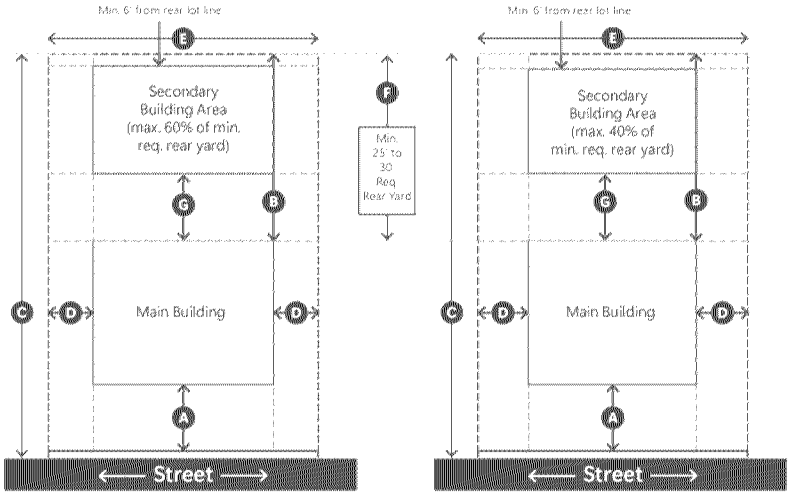
C. *Pictorials* in this section are intended to support users in visualizing the definitions provided. These visual aids are meant to enhance understanding and clarity for anyone referencing the zoning ordinance.



Buildable Area of Secondary Buildings

(does not apply to ADUs)

A Depth of Front Yard
B Depth of Rear Yard
C Depth of Lot
D Width of Side Yard
E Width of Lot
Buildable Area
F Min. Required Rear Yard (typically 25')
G Min. 10' Separation between buildings

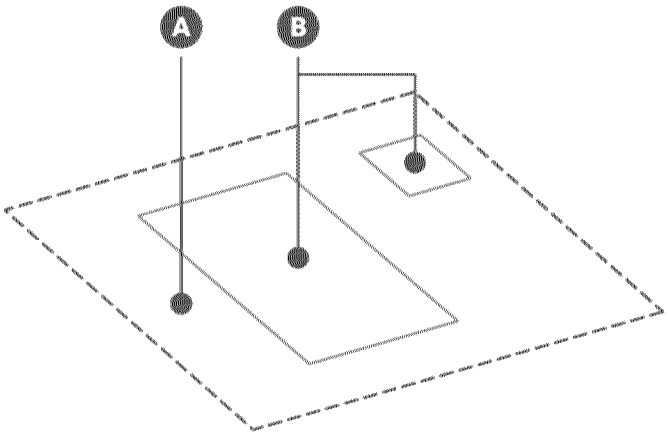


Secondary Building (One Story)

Secondary Building (Greater than One Story)

Building Coverage

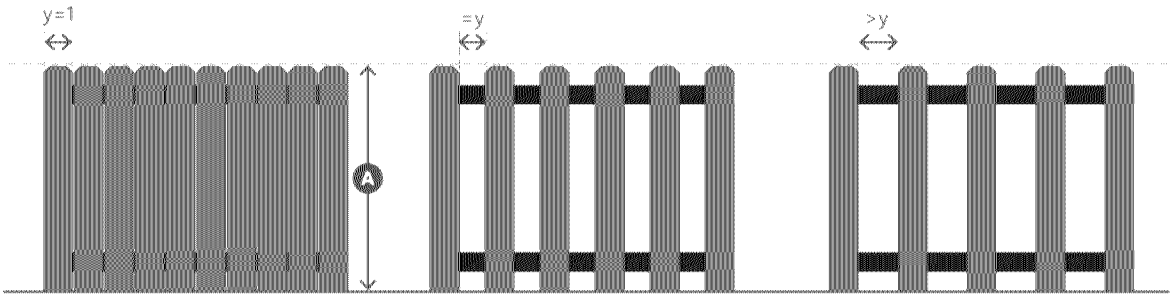
$$\text{Building Coverage Ratio} = \frac{\text{Building Coverage Area (B)}}{\text{Total Lot Area (A)}} \times 100$$



Fence Height

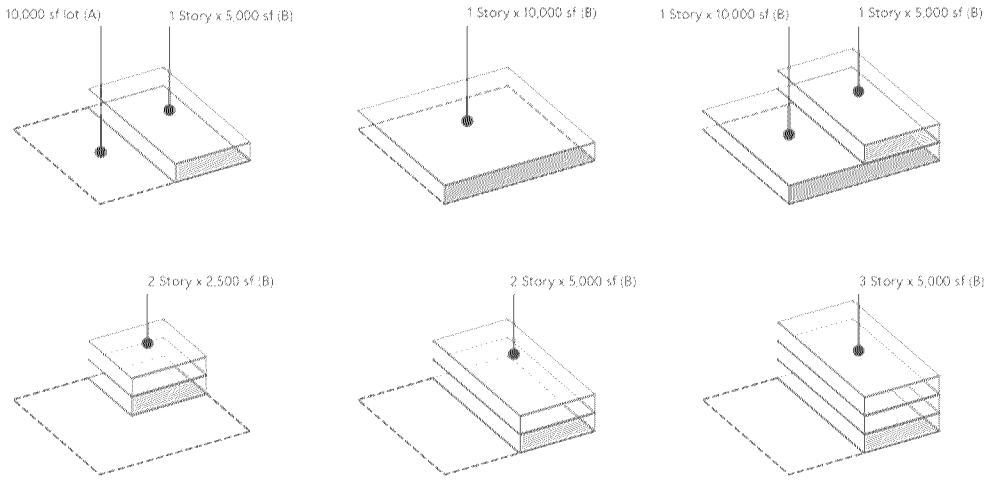
50% Open Construction

A Fence Height



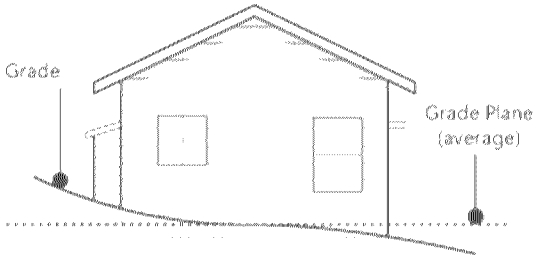
Less than 50% open construction | 50% open construction | More than 50% open construction

Floor Area Ratio (FAR) = $\frac{\text{Sum of Total Floor Area (B)}}{\text{Total Lot Area (A)}}$

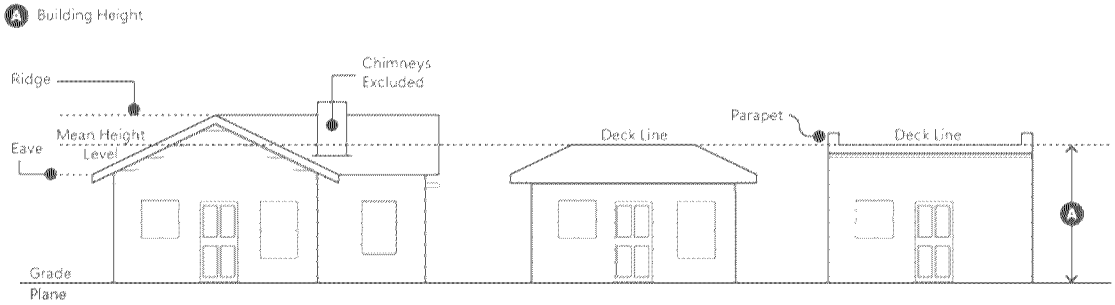


0.5 FAR | **1.0 FAR** | **1.5 FAR**

Grade



Height, Building



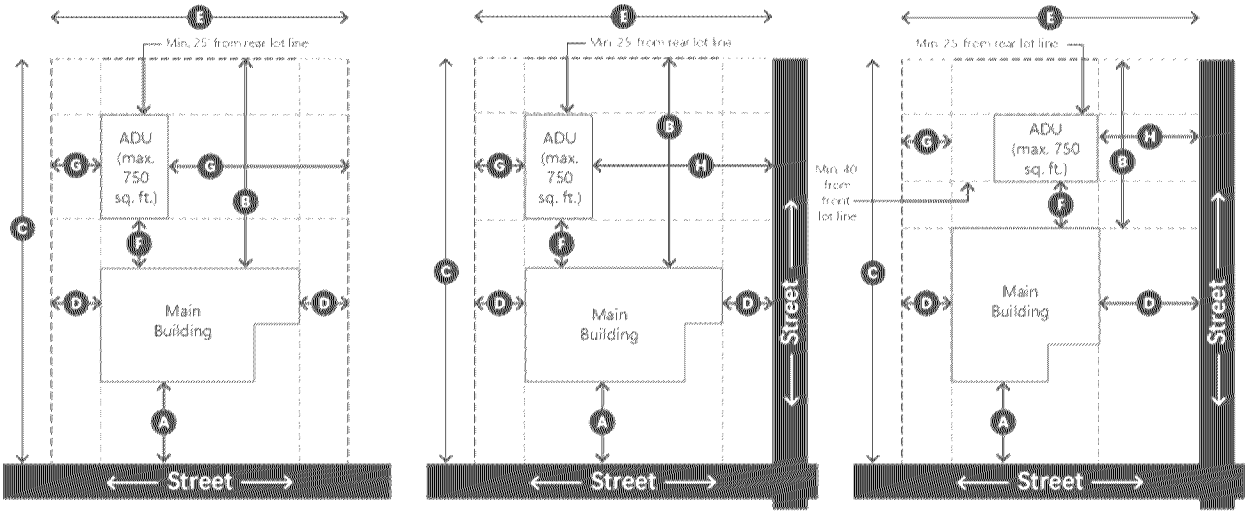
Gable, Hip, Gambrel
Barrel, and Shed Roofs

Mansard
Roof

Flat
Roof

Locational Criteria for Accessory Dwelling Units in R-20 District

A Depth of Front Yard
B Depth of Rear Yard
C Depth of Lot
D Width of Side Yard
E Width of Lot
F Min. 10' Separation from Primary Dwelling Unit
G Min. 15' from Side
H Min. 40' from Street-Facing Side Yard



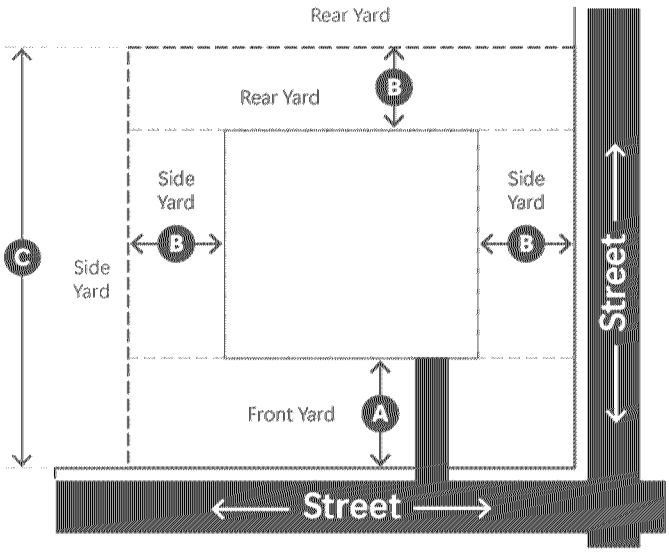
Accessory Dwelling Unit (Internal Lot)

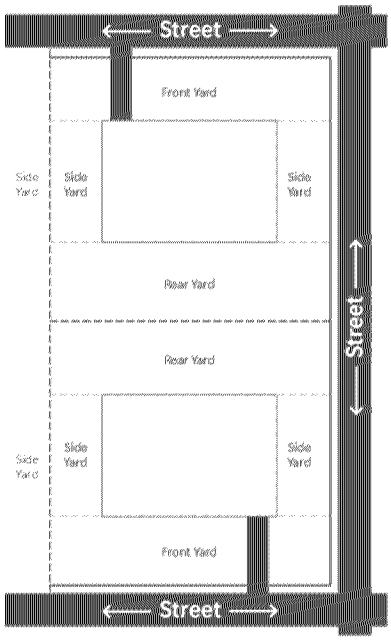
Accessory Dwelling Unit (Corner Lot)

Accessory Dwelling Unit (Reverse Frontage)

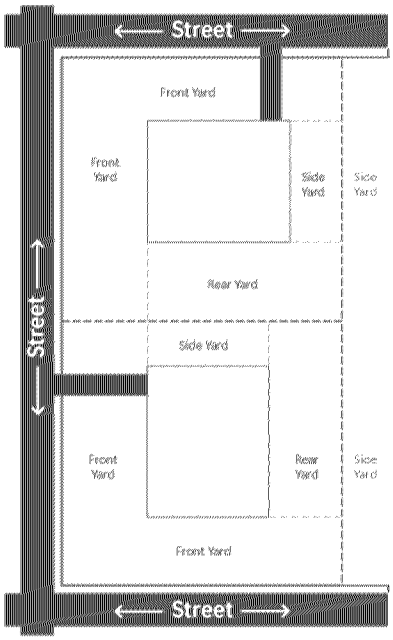
Corner Lot

A Depth of Front Yard
B Width of Rear Yard
C Depth of Lot
Buildable Area



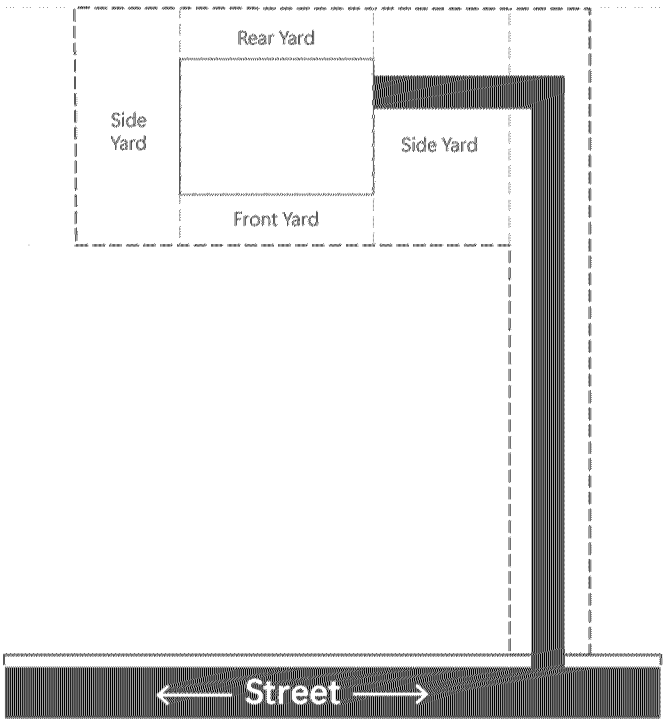


Corner Lots
(Regular)

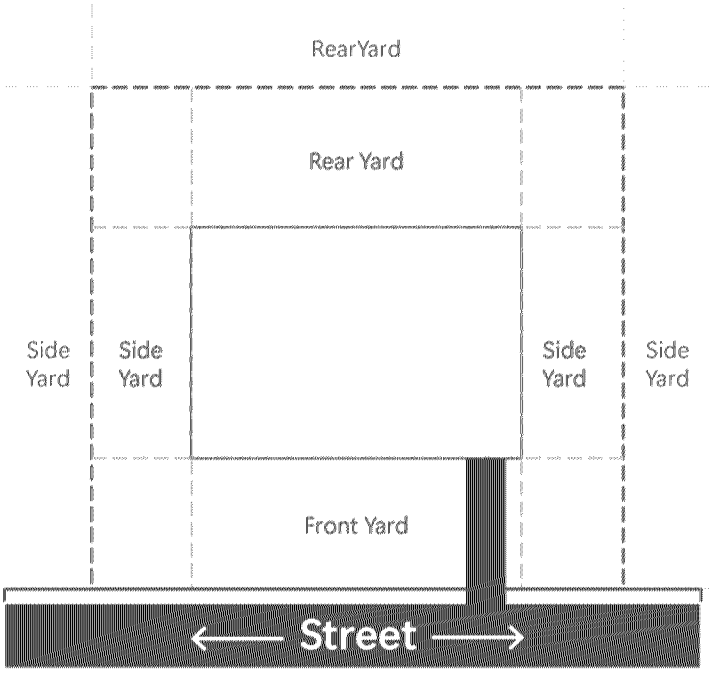


Corner Lots
(Reverse Frontage)

Flag Lot



Interior Lot

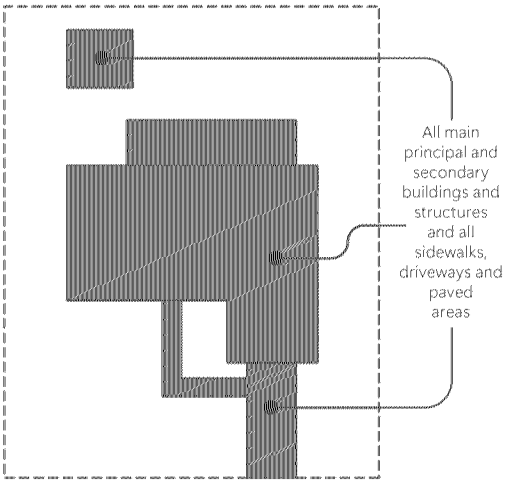


Lot Coverage

Lot Area

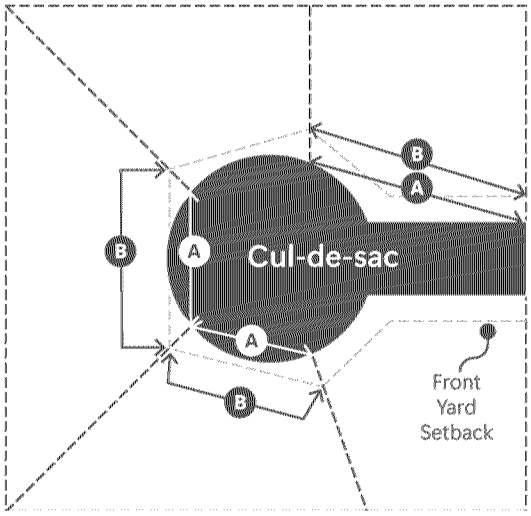
Impervious Surface

$$\text{Lot Coverage Ratio} = \frac{\text{Impervious Surface Area}}{\text{Total Lot Area}} \times 100$$



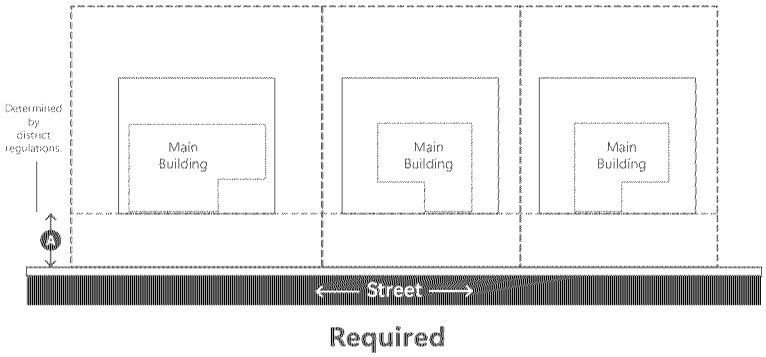
Lot Width, Cul-de-sac

A Front Property Line B Width of Lot (Measured at setback line)

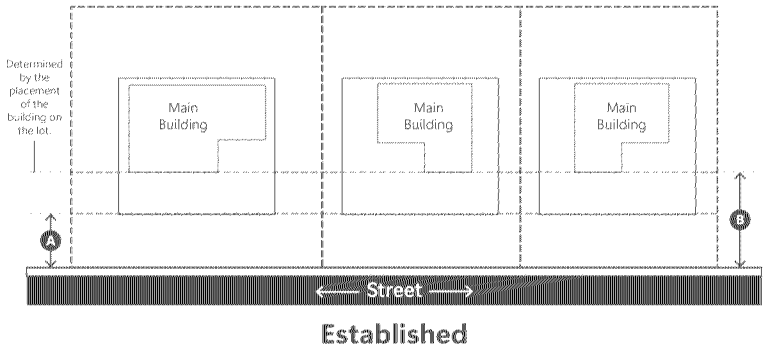


Required versus Established Front Yard

A Required Minimum Front Yard Setback Buildable Area
B Established Front Yard Setback



Required



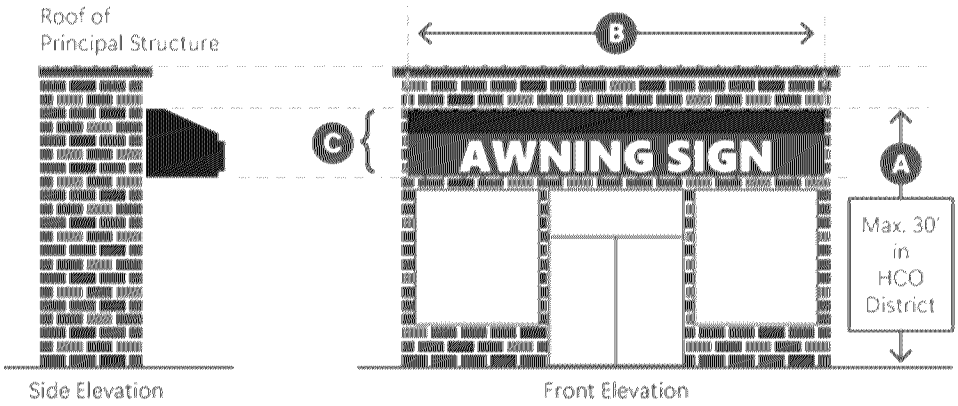
Established

Awning Sign

A Max Height C Sign Height

B Sign Width

Effective Area = B x C (sq. ft.)



Max. 50% Gross Surface Area of awning, canopy or marquee in non-residential districts except
Max. 25% Gross Surface Area of awning, canopy or marquee in CBD District

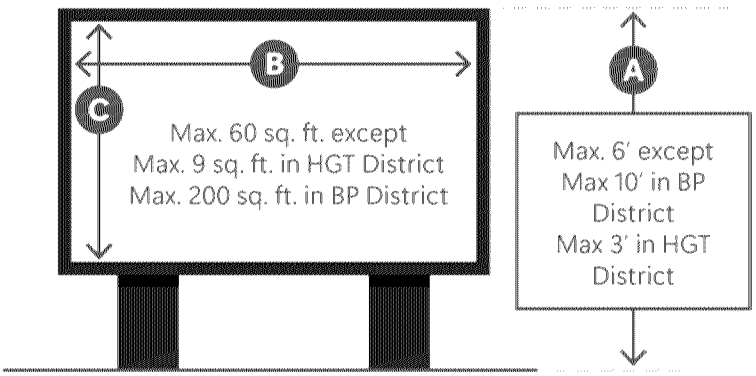
May not project above, below, or beyond the physical dimensions of the awning, canopy or marquee

Ground Sign

A Max Height C Sign Height

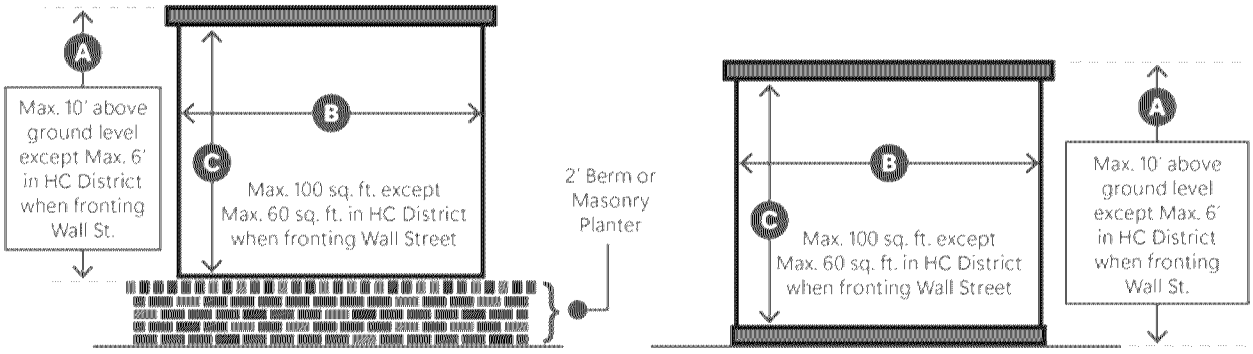
B Sign Width

Effective Area = B x C (sq. ft.)



Monument Sign

A Max Height C Sign Height **Effective Area** = B x C (sq. ft.)
B Sign Width

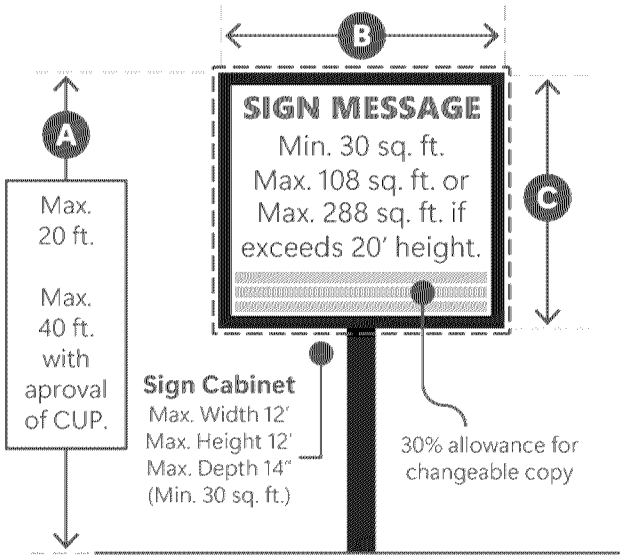


Pole Sign

Conditional Use Permit required.

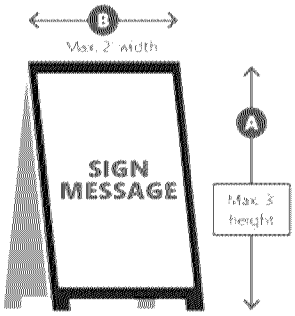
A Max Height C Sign Height
B Sign Width

Effective Area = B x C (sq. ft.)



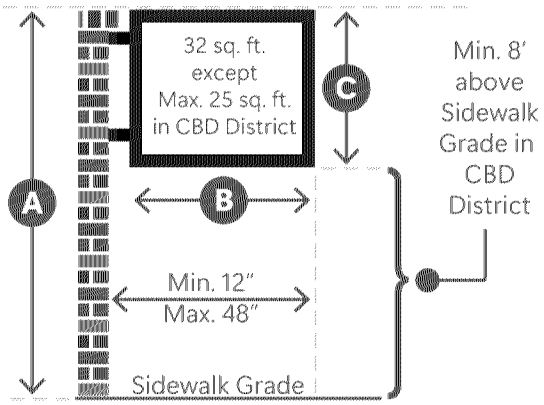
Portable Sandwich Board Sign

A Max Height C Sign Height
B Sign Width
Effective Area = B x C (sq. ft.)



Projecting Sign

A Max Height C Sign Height
B Sign Width
Effective Area = B x C (sq. ft.)



Projecting Sign

Pylon Sign

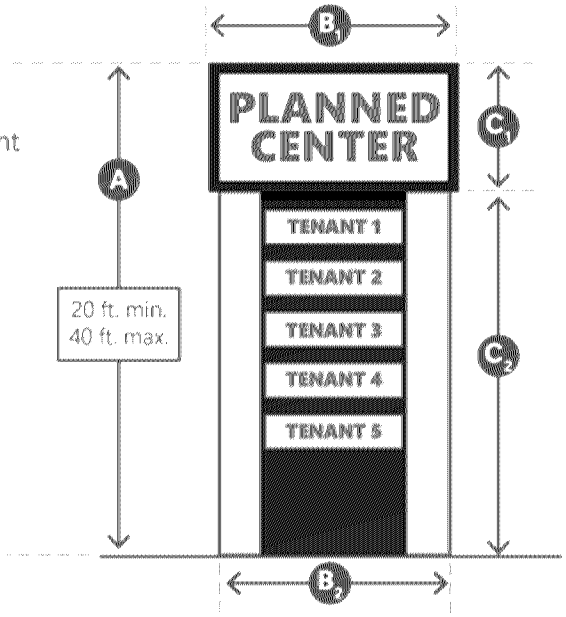
Only permitted in CC District

A Max Height C Sign Height

B Sign Width

Gross Surface Area

$B_1 \times C_1$ (sq. ft.)
+ $B_2 \times C_2$ (sq. ft.)
Max. 288 sq. ft.

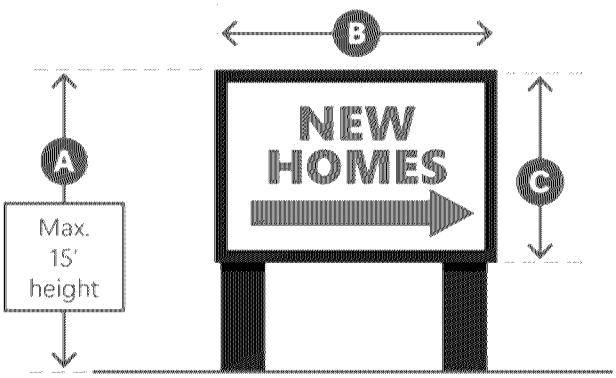


Temporary Directional Sign

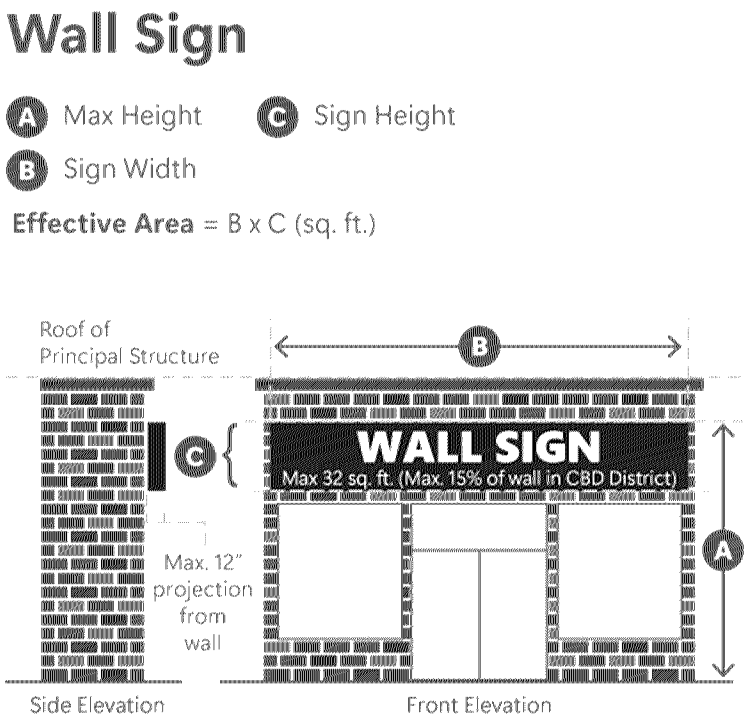
A Max Height C Sign Height

B Sign Width

Effective Area = B x C (sq. ft.)



State Highways = Max. 64 Sq. Ft.
Property Fronting Streets = Max. 32 Sq. Ft.



****

Section 13. That Section 13 of the Zoning Ordinance – "R-20, Single-Family District Regulations.", is hereby amended, as follows:

****

A. *Permitted uses:* The following uses shall be permitted as principal uses:

****

4. Agricultural uses subject to the provisions of Ordinance 75-25, Chapter 6, Section 6-2.

****

6. Model homes and model home parking lots are permitted as a temporary use in new subdivisions, provided a notice is continually posted in a prominent place in a livable area in the home and the owner signs an affidavit on a form approved by the Director of Planning Services affirming compliance with all the regulations of this section.

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to a single-family detached dwelling provided that none shall be a source of income to the owner or user of the principal single-family dwelling, except for customary home occupation.

****

3. Cabana, pavilion, pergola, or roofed area.

****

5. Secondary buildings (storage buildings, hobby shops, barns).
6. Signs subject to the provisions of Section 60.

****

E. *Plan requirements:* No application for a building permit for the construction of a principal building shall be approved unless a plat, meeting all requirements of the City of Grapevine, has been approved by the City Council and recorded in the official records of Tarrant County.

F. *Density requirements:* The following density requirements shall apply:
1. Maximum density: two (2) dwelling units per acre of gross area.
2. Lot size: 20,000 square feet.
3. Minimum open space: All areas not devoted to buildings, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs or other suitable landscape material. In addition, all developments shall reserve open space in accordance with the provisions of Section 51.
4. Maximum building coverage: 40 percent of the combined area occupied by all main and secondary buildings and structures of the total lot area.
5. Maximum impervious area: 60 percent of the combined area occupied by all buildings, structures, off-street parking and paved areas of the total lot area.
6. Minimum floor area: 1,600 square feet of floor area.

G. *Area regulations:* The following minimum standards shall be required:
1. Depth of front yard: 40 feet
   A minimum of 50 percent of the area of the lot within the required front yard setback shall be a landscaped area.
2. Depth of rear yard: 25 feet
3. Width of side yard on each side: 15 feet
4. Width of lot: 100 feet
   Except reverse frontage lots shall be a minimum of 130 feet in width.
5. Depth of lot: 100 feet
6. Minimum distance between buildings: 30 feet, between principal and secondary buildings on adjacent lots.

****

I. *Maximum Height:* The following maximum height regulations shall be observed:
1. Principal structure: two (2) stories, 35 feet.
2. Secondary structure: one and one-half (1 ½) stories, 20 feet.

J. *Off-street parking:* Provisions for the parking of automobiles shall be allowed as a secondary use to any principal permitted use provided that such shall not be located on a required front yard. Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this ordinance and other applicable ordinances of the city.
Parking of recreational vehicles, recreational trailers, motor homes or boats (all listed hereinafter referred to as vehicles) is prohibited in the required front yard except in the following circumstances:
1. Pursuant to a permit to park said vehicle on a paved driveway in the front yard issued by the Director of Planning Services, or a designee, after a determination

is made by the director that it is not feasible to park said vehicle in the side or rear yard.

****

K. *Off-street loading:* No off-street loading is required in the R-20 District for residential uses. Off-street loading for conditional uses may be required as determined by the Planning and Zoning Commission.

****

Section 14. That Section 14 of the Zoning Ordinance – "R-12.5, Single-Family District Regulations.", is hereby amended, as follows:

****

A. *Permitted uses:* The following uses shall be permitted as principal uses:

****

5. Model homes and model home parking lots are permitted as a temporary use in new subdivisions, provided a notice is continually posted in a prominent place in a livable area in the home and the owner signs an affidavit on a form approved by the Director of Planning Services affirming compliance with all the regulations of this section.

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to single-family detached dwellings provided that none shall be a source of income to the owner or user of the principal single-family dwelling, except for customary home occupation:

****

2. Cabana, pavilion, pergola, or roofed area.

****

4. Secondary buildings.

****

E. *Plan requirements:* No application for a building permit for construction of a principal building shall be approved unless a plat, meeting all requirements of the City of Grapevine, has been approved by the City Council and recorded in the official records of Tarrant County.

F. *Density requirements:* The following requirements shall apply:

1. Maximum density: The maximum density within the R-12.5 District shall not exceed three dwelling units per acre of gross area.
2. Lot size: Lots for any permitted use shall have a minimum area of 12,500 square feet.
3. Minimum open space: All areas not devoted to buildings, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs or other suitable landscape material. In addition, all developments shall reserve open space in accordance with the provisions of Section 51.
4. Maximum building coverage: The combined area occupied by all main and secondary buildings and structures shall not exceed 40 percent of the total lot area.

5. Maximum impervious area: The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed 60 percent of the total lot area.
6. Minimum floor area: The minimum square footage of a dwelling unit shall be not less than 1,400 square feet of floor area.

G. *Area regulations:* The following minimum standards shall be required:
1. Depth of front yard: 35 feet
   A minimum of 50 percent of the area of the lot within the required front yard setback shall be a landscaped area.
2. Depth of rear yard: 25 feet
3. Width of side yard on each side: 8 feet
4. Width of lot: 80 feet
   Except reverse frontage lots shall be a minimum of 110 feet in width.
5. Depth of lot: 100 feet
6. Minimum distance between buildings: 16 feet, between principal or secondary buildings on adjacent lots.

****

I. *Maximum Height regulations:* The following maximum height regulations shall be observed:
   1. Principal structure: two (2) stories, 35 feet.
   2. secondary structure: one and one-half (1 ½) stories, 20 feet.

J. *Off-street parking:* Provisions for the parking of automobiles shall be allowed as a secondary use to any principal permitted use provided that such shall not be located on a required front yard. Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this ordinance and other applicable ordinances of the city.

   ****

   1. Pursuant to a permit to park said vehicle on a paved driveway in the front yard issued by the Director of Planning Services, or a designee, after a determination is made by the director that it is not feasible to park said vehicle in the side or rear yard.

   ****

K. *Off-street loading:* No off-street loading is required in the R-12.5 District for residential uses. Off-street loading for conditional uses may be required as determined by the Planning and Zoning Commission.

****

Section 15. That Section 15 of the Zoning Ordinance – “R-7.5, Single-Family District Regulations.”, is hereby amended, as follows:

****

A. Permitted uses:

****

5. Model homes and model home parking lots are permitted as a temporary use in new subdivisions, provided a notice is continually posted in a prominent place in a livable area in the home and the owner signs an affidavit on a form approved by the Director of Planning Services affirming compliance with all the regulations of this section.

B. Secondary uses: The following uses shall be permitted as secondary uses to a single-family detached dwelling provided that none shall be a source of income to the owner or user of the principal single-family dwellings, except for customary home occupation:

****

2. Cabana, pavilion, pergola, or roofed area.

****

4. Secondary buildings.
5. Signs subject to the provisions of Section 60.

****

With the exception of Item 8, when any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than 45 feet from the front lot line and shall meet the requirements of Section 42.C., D., E., F., and G.

****

E. Plan requirements: No application for a building permit for the construction of a principal building shall be approved unless a plat, meeting all requirements of the City of Grapevine, has been approved by the City Council and recorded in the official records of Tarrant County.

F. Density requirements: The following density requirements shall apply:

1. Maximum density: The maximum density within the R-7.5 District shall not exceed four dwelling units per acre of gross area.
2. Lot size: Lots for any permitted use shall have a minimum area of 7,500 square feet.
3. Minimum open space: All areas not devoted to buildings, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs or other suitable landscape material. In addition, all developments shall reserve open space in accordance with the provisions of Section 51.
4. Maximum building coverage: The combined area occupied by all main and secondary buildings and structures shall not exceed 40 percent of the total lot area.
5. Maximum impervious surface area: The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed 60 percent of the total lot area.
6. Minimum floor area: The minimum square footage of a dwelling unit shall be not less than 1,200 square feet of floor area.

G. Area regulations: The following minimum standards shall be required:
   1. Depth of front yard: 30 feet
      A minimum of 50 percent of the area of the lot within the required front yard setback shall be a landscaped area.
   2. Depth of rear yard: 25 feet
   3. Width of side yard on each side: 6 feet
   4. Width of lot: 65 feet
      Except reverse frontage lots shall be a minimum of 95 feet in width.
   5. Depth of lot: 100 feet
   6. Minimum distance between buildings: 12 feet, between principal or secondary buildings on adjacent lots.

****

I. *Maximum Height regulations*: The following maximum height regulations shall be observed:
   1. Principal structure: two (2) stories, 35 feet.
   2. Secondary structure: one-story, 16 feet.

J. Off-street parking: Provisions for the parking of automobiles shall be allowed as a secondary use to any principal permitted use provided that such shall not be located on a required front yard. Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this ordinance and other applicable ordinances of the city.
   ****
   1. Pursuant to a permit to park said vehicle on a paved driveway in the front yard issued by the Director of Planning Services, or a designee, after a determination is made by the director that it is not feasible to park said vehicle in the side or rear yard.

****

K. Off-street loading: No off-street loading is required in the R-7.5 District for residential uses. Off-street loading for conditional uses may be required as determined by the Planning and Zoning Commission.

****

Section 16. That Section 16 of the Zoning Ordinance – "R-5.0, Zero-Lot-Line District Regulations.", is hereby amended, as follows:

****

A. *Principal uses:*

****

   5. Model homes and model home parking lots are permitted as temporary uses in new subdivisions, provided a notice is continually posted in a prominent place in a livable area in the home and the owner signs an affidavit on a form approved by the Director of Planning Services affirming compliance with all the regulations of this section.

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to an R-5.0 Zero-lot-line district provided that none shall be a source of income to the owner or user of the principal single-family dwelling, except for customary home occupation:

****

2. Cabana, pavilion, pergola, or roofed area.

****

Secondary buildings or structures more than 16 feet in height shall be set back from the rear property line six feet plus two additional feet for each additional foot of height over 16 feet. The height of the secondary buildings or structures shall be measured from the top of the slab or from its bottom floor.

****

C. *Conditional uses:* The following conditional uses may be permitted provided they meet the provisions of Section 48, and a conditional use permit is issued.

****

6. Single-family detached dwellings with a minimum front yard depth of 20 feet when the dwellings are constructed as period homes. A period home is defined as a house in which the exterior elevation incorporates amenities from housing designs during the 1930s through the 1950s period.
When a 20-foot front yard depth is established by a conditional use permit, all lots fronting on one side of a street between two intersecting streets, shall maintain a uniform front yard setback for the entire block.
Final elevations of proposed period homes, with type or kind of building material used, and a final plat shall be submitted as a part of the conditional use permit request. Calculation of the percentage of masonry of the entire structure shall be provided in the application for the conditional use permit. A period home committee consisting of a member of the Planning and Zoning Commission (appointed by the Planning and Zoning Commission chairman), the City Council representative to the Planning and Zoning Commission, and the township restoration coordinator may approve additional period home elevations or amendments to existing elevations when a conditional use permit is approved for period homes. The Director of Planning Services may approve minor changes to the exterior elevations such as window, door, and porch railings.

****

E. *Plan requirements:* No application for a building permit for the construction of a principal building shall be approved unless a plat, meeting all requirements of the City of Grapevine, has been approved by the City Council and recorded in the official records of Tarrant County.

F. *Density requirements:* The following density requirements shall apply:

1. Maximum density: The maximum density within the R-5.0 District shall not exceed eight dwelling units per acre of gross area.
2. Lot size: Lots for any permitted use shall have a minimum area of 5,000 square feet.
3. Minimum open space: All areas not devoted to buildings, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs or other suitable

landscape material. In addition, all developments shall reserve open space in accordance with the provisions of Section 51.

4. Maximum building coverage: The combined area occupied by all main and secondary buildings and structures shall not exceed 40 percent of the total lot area.
5. Maximum impervious area: The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed 60 percent of the total lot area.
6. Minimum floor area: The minimum square footage of a dwelling unit shall be not less than 1,200 square feet of floor area.

G. *Area regulations:* The following minimum standards shall be required:

1. Depth of front yard: 25 feet
   A minimum of 50 percent of the area of the lot within the required front yard setback shall be a landscaped area.
2. Depth of rear yard: 25 feet
3. Width of side yard on each side: 6 feet
   Side yard setbacks for final subdivision plats approved between January 21, 1986 and December 16, 2003 shall be 12 inches on one side and 11 feet on the opposite side or, upon approval of a conditional use permit, six feet on each side. Provided, however the side yard setbacks contained in this subsection G.3 shall not apply to final subdivision plats approved and filed prior to January 21, 1986 and the side yard setbacks applied to the approved plat shall be those in force and effect prior to the adoption of this ordinance.
4. Width of lot: 50 feet
   Except reverse frontage lots shall be a minimum of 75 feet in width.
5. Depth of lot: 100 feet
6. Distance between buildings: The minimum distance between principal or secondary buildings on adjacent lots shall be not less than twelve (12) feet.
7. Only one single-family detached dwelling shall be permitted on each lot or lot of record.
8. No dwelling shall be closer than 12 feet between the face of the exterior walls of neighboring dwelling units.

****

I. *Maximum Height regulations:* The following maximum height regulations shall be observed:

1. Principal structure: two (2) stories, 35 feet.
2. Secondary structure: one-story, (16) feet.

J. *Off-street parking:* Provisions for the parking of automobiles shall be allowed as a secondary use to any principal permitted use provided that such shall not be located on a required front yard. Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this ordinance and other applicable ordinances of the City.

****

1. Pursuant to a permit to park said vehicle on a paved driveway in the front yard issued by the Director of Planning Services, or a designee, after a determination is made by the director that it is not feasible to park said vehicle in the side or rear yard.

****

K. *Off-street loading:* No off-street loading is required in the R-5.0 District for residential uses. Off-street loading for conditional uses may be required as determined by the Planning and Zoning Commission.

****

Section 17. That Section 17 of the Zoning Ordinance – "R-3.5, Two-Family District Regulations.", is hereby amended, as follows:

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to dwelling units provided that none shall be a source of income to the owner or users of the principal use. All secondary uses shall be located at least 20 feet from any street right-of-way and shall not be located between the building line and the front property line.

****

Secondary buildings or structures more than 16 feet in height shall be set back from the rear property line six feet plus two additional feet for each additional foot of height over 16 feet. The height of the secondary buildings or structures shall be measured from the top of the slab or from its bottom floor.

****

E. *Plan requirements:* No application for a building permit for the construction of a principal building shall be approved unless:

1. A plat, meeting all requirements of the City of Grapevine, has been approved by the City Council and recorded in the official records of Tarrant County.

****

F. *Density requirements:* The following density requirements shall apply:

1. Maximum density: eight (8) dwelling units per acre of gross area.
2. Lot size: 8,000 square feet.
3. Minimum open space: 10 percent of the gross site area shall be devoted to open space including required yards and buffer areas. Open space shall not include areas covered by structures, parking areas, driveways and internal streets.
   A portion of the minimum open space equivalent to 300 square feet per dwelling unit shall be devoted to planned and permanent usable recreation area. The amount, type and location of usable recreation space shall be shown on the site plan.
4. Maximum building coverage: 40 percent of the combined area occupied by all main and secondary buildings and structures of the total lot area.
5. Maximum impervious area: 60 percent of the combined area occupied by all main and secondary buildings of the total lot area.
6. Minimum floor area: Every duplex dwelling hereafter erected, constructed, reconstructed or altered in this dwelling district shall have a minimum square

feet of floor area, excluding common corridors, basements, open and screened porches, and garages as follows:

a. Efficiency and one-bedroom unit: 750 square feet
b. Two-bedroom unit: 900 square feet
c. Three-bedroom unit: 1,000 square feet

7. The minimum land area for each dwelling unit shall be not less than 4,000 square feet.

G. *Area regulations:* The following minimum standards shall be required:

1. Depth of front yard: 30 feet
   A minimum of 50 percent of the area of the lot within the required front yard setback shall be a landscaped area.
2. Depth of rear yard: 25 feet
3. Width of side yard on each side: 6 feet
4. Width of lot: 65 feet
   Except that reverse frontage lots shall be a minimum of 95 feet in width.
5. Depth of lot: 100 feet
6. Distance between buildings*:* The minimum distance between detached principal or secondary buildings shall be not less than 16 feet.

****

I. *Maximum Height regulations*: The following maximum height regulations shall be observed.

1. Principal structure: two (2) stories, 35 feet.
2. Secondary structure: one-story, 15 feet.

J. *Off-street parking:* Provisions for the parking of automobiles shall be allowed as a secondary use to any principal permitted use provided that such shall not be located on a required front yard. Off-Street parking shall be provided in accordance with the provisions of sections 56 and 58 of this ordinance and other applicable ordinances of the city.

****

1. Pursuant to a permit to park said vehicle on a paved driveway in the front yard issued by the Director of Planning Services, or a designee, after a determination is made by the director that it is not feasible to park said vehicle in the side or rear yard.

****

K. *Off-street loading:* No off-street loading is required in the R-3.5 District for residential uses. Off-street loading for conditional uses may be required as determined by the Planning and Zoning Commission.

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Section 18. That Section 18 of the Zoning Ordinance – "R-3.75, Three- and Four-Family District Regulations.", is hereby amended, as follows:

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B. *Secondary uses:* The following uses shall be permitted as secondary uses to dwelling units provided that none shall be a source of income to the owner or users of the

dwelling. All secondary uses shall be located at least 20 feet from any street right-of-way and shall not be located between the building line and the front property line.

****

4. Cabana, pavilion, pergola, or roofed area.

****

E. *Plan requirements:* No application for a building permit for the construction of a principal building shall be approved unless:
   1. A plat, meeting all requirements of the City of Grapevine, has been approved by the City Council and recorded in the official records of Tarrant County.

F. *Density requirements:* The following density requirements shall apply:
   1. Maximum density: ten dwelling units per acre of gross area.
   2. Lot size: 11,250 square feet for triplexes, and 15,000 square feet for fourplexes.
   3. Minimum open space: ten percent of the gross site area shall be devoted to open space including required yards and buffer areas. Open space shall not include areas covered by structures, parking areas, driveways and internal streets.
      A portion of the minimum open space equivalent to 275 square feet per dwelling unit shall be devoted to planned and permanent usable recreation area. The amount, type and location of usable recreation space shall be shown on the site plan.
   4. Maximum building coverage: The combined area occupied by all main and secondary buildings and structures shall not exceed of the total lot area.
   5. Maximum impervious area: 40 percent of the combined area occupied by all main and secondary buildings and structures of the total lot area.
   6. Minimum floor area: Every dwelling hereafter erected, constructed, reconstructed or altered in the R-3.75 District shall have a minimum square feet of floor area, excluding common corridors, basements, open and screened porches, and garages as follows:
      a. Efficiency and one-bedroom unit: 750 square feet
      b. Two-bedroom unit: 900 square feet
      c. Three-bedroom unit: 1,000 square feet

G. *Area regulations:* The following minimum standards shall be required:
   1. Depth of front yard: 30 feet
      A minimum of 50 percent of the area of the lot within the required front yard setback shall be a landscaped area.
   2. Depth of rear yard: 25 square feet
   3. Width of side yard on each side: 8 square feet
   4. Width of lot: triplex units - 80 square feet; fourplex units - 100 square feet
      Except reverse frontage lots shall be a minimum of 110 feet and 130 feet in width respectively.
   5. Depth of lot: 100 feet

****

I. *Maximum Height regulations:* The following maximum height regulations shall be observed:

1. Principal structure: two (2) stories, 25 feet. Whenever a triplex or fourplex structure is erected contiguous to an existing single-family dwelling, the number of stories and height of the triplex or fourplex structure shall not exceed the number of stories and height of the contiguous single-family dwelling. In no instance shall the height of a triplex or fourplex structure exceed two stories or 25 feet.
2. Secondary structure: one-story, 15 feet.

J. *Off-street parking:* Provisions for the parking of automobiles shall be allowed as a secondary use to any principal permitted use provided that such shall not be located in a required front yard. Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this ordinance and other applicable ordinances of the city.

****

1. Pursuant to a permit to park said vehicle on a paved driveway in the front yard issued by the Director of Planning Services, or a designee, after a determination is made by the director that it is not feasible to park said vehicle in the side or rear yard.

****

K. *Off-street loading:* No off-street loading is required in the R-3.75 District for residential uses. Off-street loading for conditional uses may be required as determined by the Planning and Zoning Commission.

****

Section 19. That Section 19 of the Zoning Ordinance – "R-MH, Manufactured Home District Regulations.", is hereby amended, as follows:

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PURPOSE: The R-MH Manufactured Home District is established to provide adequate space for manufactured home subdivision development, at a density of not more than five (5) dwelling units per gross acre. This district recognizes the manufactured home as a specific form of housing.

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D. *Area regulations:* The following minimum standards shall be required.
1. Depth of front setback: 30 feet
2. Depth of rear setback: 25 feet
3. Width of side yard: 15 feet
4. Manufactured home: Only one single-family manufactured home shall be permitted on each lot or lot of record or each plot within a manufactured home subdivision. Each lot of record within a manufactured home subdivision shall contain a minimum of 5,000 square feet.
5. Minimum square footage per dwelling unit: 600 square feet

E. *Maximum Height regulations:* The following height regulations shall be observed:
1. Principal structure: One-story, 15 feet.
2. Secondary structure: One-story, 15 feet.

****

Section 20. That Section 20 of the Zoning Ordinance – "R-TH, Townhouse District Regulations.", is hereby amended, as follows:

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A. *Permitted uses:* The following uses shall be permitted as principal uses:

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5. Model homes and model home parking lots are permitted as a temporary use in new subdivisions, provided a notice is continually posted in a prominent place in a livable area in the home and the owner signs an affidavit on a form approved by the Director of Planning Services affirming compliance with all the regulations of this section.

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to dwelling units provided that none shall be a source of income to the owner or user of the principal family dwelling:

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2. Cabana, pavilion, pergola, or roofed area.

****

E. *Plan requirements:* No application for a building permit for construction of a principal building shall be approved unless:

1. A plat, meeting all requirements of the City of Grapevine, has been approved by the City Council and recorded in the official records of Tarrant County.

****

F. *Density requirements*: The following density requirement shall apply:

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1. Maximum Density: nine (9) dwelling units per gross acre.

****

5. Maximum impervious area: For lots less than 40 feet in width the combined area occupied by all main and secondary buildings and structures and all sidewalks, driveways and paved areas shall not exceed 80 percent of the total lot area. For lots 40 feet in width or greater the combined area occupied by all main and secondary buildings and structures and all sidewalks, driveways and paved areas shall not exceed 75 percent of the total lot area.

****

I. *Maximum Height regulations*: The following maximum height regulations shall be observed:

1. Principal structure: Two-story, 35 feet. Whenever a townhouse structure is erected contiguous to an existing single-family dwelling, the number of stories and height of the townhouse structure shall not exceed the number of stories and height of the contiguous single family dwelling. In no instance shall the height of a townhouse structure exceed two stories or 35 feet.
2. Secondary structure*:* One-story, 15 feet.

****

Section 21. That Section 22 of the Zoning Ordinance – "R-MF, Multifamily District Regulations.", is hereby amended, as follows:

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to the multiple-family dwellings provided that none shall be a source of income to the owner or users of the multiple-family dwellings. All secondary uses shall be located at least 20 feet from any street right-of-way and shall not be located between the building line and the front property line.

****

5. Cabana, pavilion, pergola, or roofed area.

****

C. *Conditional uses:* The following conditional uses may be permitted provided they meet the provisions of Section 48, and a conditional use permit is issued.

****

4. Skilled nursing facilities.

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9. Flexible design standards: The standards set forth in sections 22.F.1. (Maximum Density), 22.F.3. (Minimum Open Space), 22.G.1 (Front Yard Setback), 22.I.1 (Height Regulations) and Section 56.1 (Off-Street Parking Requirements) may be considered flexible in order to encourage development within the R-MF Multifamily District. In some situations, the above referenced sections may vary from the specific standards established upon approval of a conditional use permit by the City Council.
10. Electric Vehicle (EV) Charging Stations. (See Section 42.I.)
11. Short-Term Rentals. (See Section 21)

****

E. *Plan requirements:* No application for a building permit for construction of a principal building shall be approved unless:

1. A plat, meeting all requirements of the City of Grapevine, has been approved by the City Council and recorded in the official records of Tarrant County.

****

F. *Density requirements:* The following density requirements shall apply.

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2. *Lot size*: Lots for any permitted use shall have a minimum area of two acres. Day care centers and personal care facilities permitted as a conditional use shall meet the requirements of Section 22.N.1.

****

6. Minimum floor area – Every dwelling hereafter erected, constructed, reconstructed or altered in the R-MF District shall have a minimum square feet of floor area, excluding common corridors, basements, open and screened porches or decks, and garages as follows:
   a. Efficiency unit, square feet: 600
   b. One-bedroom unit, square feet: 750
   c. Two-bedroom unit, square feet: 900
   d. Three-bedroom unit, square feet: 1,000

e. Units containing a minimum of 600 square feet to 750 square feet shall not exceed 15 percent of the total number of units in the development.

G. *Area regulations:* The following minimum standards shall be required. Day care centers and personal care facilities permitted as a conditional use shall meet the requirements of Section 22.N.2.

1. Depth of front yard: 40 feet
2. Depth of rear yard: 30 feet
3. Width of side yard, each side: 20 feet
4. Width of lot: 200 feet
5. Depth of lot: 200 feet

****

J. *Off-street parking:* Off-street parking shall be provided in accordance with the provisions of Section 56 and Section 58 of this appendix and other applicable ordinances of the city. No off-street parking shall be located closer than ten feet to any adjacent property line. No off-street parking shall be allowed in the front yard, however, with an appropriate landscaped berm, the front yard setback relative to parking may be reduced to no less than 15 feet. Such berm shall be a minimum of four feet in height of combined berming and landscape plantings. It is preferred that berms undulate and vary in height and width for a more natural appearance. Similarly, while plantings shall extend the length of the front yard it is preferred that they vary in distance from the property line and complement the berming as opposed to being planted in a straight line. Though the front yard setback may be reduced relative to parking, the building setback shall remain at 40 feet.

K. *Off-street loading:* No off-street loading is required in the R-MF District for residential uses. Off-street loading for conditional uses may be required as determined by the Planning and Zoning Commission.

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N. *Design requirements for day care centers and assisted living facilities:* The following minimum design requirements shall be provided in the R-MF Multi-Family District.

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2. *Minimum area regulations of day care centers and assisted living facilities:* The following minimum standards shall be required for day care centers and assisted living facilities permitted as a conditional use:
   a. Depth of front yard: 30 feet
   b. Depth of rear yard: 25 feet
   c. Width of side yard, each side: 20 feet
   d. Width of lot: 150 feet
   e. Depth of lot: 175 feet

****

Section 22. That Section 22A of the Zoning Ordinance – "R-MODH, Modular Home District Regulations.", is hereby amended, as follows:

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B. *Secondary uses:* The following uses shall be permitted as secondary uses to a single-family detached modular home provided that none shall be a source of income to the owner or user of the principal use:

****

4. Cabana, pavilion, pergola, or roofed area.

****

D. Area regulations: The following minimum requirements shall be required:

1. Depth of front yard: 30 feet
2. Depth of rear yard: 25 feet
3. Width of side yard: 6 feet
4. Width of lot: 65 feet
5. Depth of lot: 100 feet
6. Land area per dwelling unit: 7,500 square feet
7. Square footage of dwelling unit: 1,200 square feet
8. Only one single-family detached modular home shall be permitted on each lot or lot of record as the case may be.

E. *Maximum Height and area regulations:*

1.	Principal structure:	Two (2) stories, 25 feet.
2.	Secondary structure:	One-story, 16 feet. Except a storage building which shall not exceed ten feet in height.
3.	Lot coverage by principal structure:	40 percent of total lot area.

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Section 23. That Section 23 of the Zoning Ordinance – "LB, Limited Business District Regulations.", is hereby renamed and amended, as follows:

****

A. *Permitted uses:* The following uses shall be permitted as principal uses.

1. Retail sales in completely enclosed buildings limited to stores and shops for the following: bakery, books, confectionery, dairy products, pharmaceutical products, delicatessens, florist, gift, jewelry, hobby, music, pet, tobacco, newsstands, wearing apparel, toys, and camera and photo development shops.

****

3. Medical offices.

****

C. *Conditional uses:* The following uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, Section 48 of the ordinance.

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6. Financial institutions or banks

****

E. *Plan requirements:* No application for a building permit for construction of a principal building shall be approved unless:

1. A plat, meeting all requirements of the City of Grapevine, has been approved by the City Council and recorded in the official records of Tarrant County.

****

F. *Density requirements:* The following bulk and intensity of use requirements shall apply:
   1. Maximum density: Floor area ratio of 0.35.
   2. Minimum lot size: 10,000 square feet
   3. Maximum lot size: 3 acres.
   4. Minimum open space: 20 percent of the total lot area shall be devoted to nonvehicular open space. (Nonvehicular open space is any area not devoted to buildings, parking, loading, storage or vehicular use.)
      a. Landscaping in excess of the required minimum open space that is located in the rear yard of the site shall not be used to meet the minimum open space requirements for the site.
   5. Maximum building coverage: 60 percent of the total lot area; the combined area occupied by all main and secondary structures.
   6. Maximum impervious surface: 80 percent of the total lot area; the combined area occupied by all main and secondary structures, parking, storage, loading and other paved areas.

G. *Area regulations:* The following minimum standards shall be required:
   1. Minimum lot width: 80 feet.
   2. Minimum lot depth: 100 feet.
   3. Minimum front yard: 15 feet which shall be utilized as a landscaped setback area. Front yards shall not be used for any building, structure, fence, wall or storage area, except that signs may be permitted in this area. Front yards shall be landscaped with grass, shrubbery, vines, or trees and no part shall be paved or surfaced except for minimum access, driveways and sidewalks in accordance with Section 53 of this ordinance.
   4. Minimum side yards: 10 feet; every lot shall have two side yards.
   5. Minimum rear yard: 25 feet; every lot shall have a rear yard.
   6. Minimum distance between buildings: 20 feet between detached principal or secondary buildings on the same lot.

****

I. *Maximum Building Height*:
   1. Principal structure: two (2) stories, 25 feet except buildings located adjacent to an R-20, R-12.5, or R-7.5 District, buildings shall not exceed one (1) floor level and 20 feet in height.
   2. Secondary structure: 15 feet.

J. *Landscaping requirements:* Landscaping shall be required in accordance with Section 53 of this ordinance.

K. *Off-street parking:* Off-street parking shall be provided in accordance with the provision of Section 56 and Section 58 and shall be landscaped in accordance with section 53 of this ordinance.

L. *Off-street loading:* Off-street loading shall be provided in accordance with the provisions of Section 57 of this ordinance.

M. *Design requirements:* The following design requirements shall apply in the LB District:

1. No outside storage, except for refuse disposal, shall be permitted. Refuse disposal areas shall be landscaped and screened from view.

****

5. Additional buffering, screening, fencing and landscaping—The Planning and Zoning Commission may recommend and the City Council may require additional buffering, screening, fencing and landscaping requirements on any zone change, conditional use or special use case or concept plan in addition to or in lieu of buffering, screening, fencing or landscaping requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such methods in order to protect such property and to further provide protection for the general health, welfare and morals of the community in general.

****

Section 24. That Section 23A of the Zoning Ordinance – "GV, Grapevine Vintage Regulations.", is hereby amended, as follows:

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A. *Permitted Uses:* The following uses shall be permitted as principal uses.

1. Vineyard.

B. *Secondary Uses*: The following uses shall be permitted as secondary uses to those uses listed in Section 23A.C.

Conditional uses:

1. Mechanical equipment located within 120-feet of any residentially zoned district must meet the standards established for noise regulation as stated in Section 55, performance standards.

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3. Off-street parking to serve permitted uses, provided that any off-street parking or vehicular use area within 60 feet of a residentially zoned district shall be separated from said lot in accordance with Section 50.C.1. screening alternate A.
4. Signs advertising uses on the premises in accordance with Section 60, with the exception of pole signs. Pole signs shall not be allowed within the Grapevine Vintage District.

****

8. Studios for the creations of crafts, and heritage arts which are handmade or handcrafted that do not exceed 20 percent of the total floor area of a permitted use listed in Section 23A.B. SECONDARY USES.

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C. *Conditional Uses*: The following uses may be permitted, provided they meet the provisions of, and a conditional use permit is issued pursuant to, Section 48.

1. Winery with alcoholic beverage sales, with on-premise and off-premise consumption, provided a special permit is issued in accordance with Section 42.B.

2. Wine tasting facility with alcoholic beverage sales with on-premise and off-premise consumption, provided a special permit is issued in accordance with Section 42.B. All alcoholic beverage sales shall be consistent with the Texas Alcoholic Beverage Code.
3. Restaurants and restaurants with outside dining, including alcoholic beverage sales provided a special permit is issued in accordance with Section 42.B. Drive-in and drive-through restaurants shall not be allowed. Restaurants adjacent or contiguous to any existing residential uses (excluding multi-family uses) shall only be allowed as a secondary use to the other conditional uses listed in this section.

****

E. *Plan Requirements*: No application for a building permit for construction of a principal building shall be approved unless:
1. A plat, meeting all requirements of the city has been approved by the City Council and recorded in the official records of Tarrant County.
2. A site plan, meeting the requirements of Section 47 has been approved.
3. A landscape plan, meeting the requirements of Section 53, has been approved.

F. *Density Requirements*: The following bulk and intensity of use requirements shall apply:
1. Maximum density: 0.20 floor area ratio.
2. Minimum lot size: 20,000 square feet.
3. Minimum open space: 25 percent of the total lot area shall be devoted to nonvehicular open space. (Nonvehicular open space is any area not devoted to buildings, parking, loading, storage, or vehicular use.)
    a. Landscaping in excess of the required minimum open space that is located in the rear yard of the site shall not be used to meet the minimum open space requirements for the site.
4. Minimum district size: one (1) acre.
5. Maximum impervious surface area: 75 percent of the total lot area, the combined area occupied by all main and secondary structures, parking storage, loading and other paved areas shall not exceed 75 percent of the total lot area.

G. *Area Regulations*: The following minimum standards shall be required:
1. Minimum lot width: 125 feet.
2. Minimum lot depth: 150 feet.
3. Minimum front yard: 30 feet, which shall be utilized as a landscaped setback area. Front yards shall not be used for any building, structure, fence wall, or storage area, except that signs may be permitted in this area. Front yards shall be landscaped with grass, shrubbery, vineyards, or trees, and no part shall be paved or surfaced except of minimum access, driveways and sidewalks in accordance with Section 53.

4. Minimum side yards: 15 feet, every lot shall have two side yards. Planned commercial centers permitted as a conditional use shall meet the requirements of Subsection N.1.
5. Minimum rear yard: 25 feet. Planned commercial centers permitted as a conditional use shall meet the requirements of Subsection N.1.
6. Minimum distance between buildings: 20 feet, between detached principal or secondary buildings on the same lot.

H. *Buffer area regulations*:
1. Buffer and Screening Requirements: Whenever a GV District abuts a residential district, an appropriate buffer and screen shall be provided in accordance with the provisions of Section 50, Section 53, Section 23A.H.2. and Section 23A.H.3.
2. Additional Building Setback Requirements: No building or structure shall be located nearer to any residentially zoned property than a distance equal to two times the height of any building or structure, or 50 feet whichever is greater.
3. Additional Screening, Fencing and Landscaping: The Planning and Zoning Commission may recommend and the City Council may require screening, fencing, buffering and landscaping requirements on any zone change, conditional use, or special use case or concept plan in addition to or in lieu of buffering, screening, fencing or landscaping requirements set out specifically in each use district, when the nature and character of surrounding or adjacent property dictate a need to require such methods in order to protect such property and to further provide protection for the general health, welfare and morals of the community in general.

I. *Maximum Building Height*:
1. Principal structure: 35 feet. Principal structures located contiguous to an R-20, R-12.5, R-7.5 or R-5.0 residential district shall be limited to one floor level, however an increase up to five feet to this requirement may be granted upon approval of a conditional use request by the City Council.
   A winery or wine tasting facility not adjacent to a R-7.5, R-12.5 or R-20 single family residential district, may exceed the maximum height requirements of subsection I.1. (35 feet) not to exceed a maximum height of 50 feet, provided a conditional use permit is issued in accordance with Section 48.
2. Secondary structure: 25 feet.

J. *Landscaping requirements*: Landscaping shall be required in accordance with Section 53.

K. *Off-street parking*: Off-street parking shall be provided in accordance with the provisions of Section 56 and Section 58 and shall be landscaped in accordance with Section 53.

L. *Off-street loading*: Off-street loading shall be provided in accordance with the provision of Section 57.

M. *Design requirements*: The following design requirements shall apply in the GV District:

****

3. No outside storage, except for refuse disposal, shall be permitted. Refuse disposal areas shall be landscaped and screened from view in accordance with Section 50.B.3.
4. Due to the development nature of the Grapevine Vintage District, it is recognized that requiring wineries to have exterior fire resistant construction having at least 70 percent of the total exterior walls, excluding doors and windows constructed of brick, stone or other masonry or material of equal characteristics in accordance with the City Building Code and Fire Prevention Code may not allow for vintage type developments. Wineries proposed in the GV not meeting the 70 percent masonry requirement shall present an exterior wall plan to the Planning and Zoning Commission and the commission shall establish the amount of masonry required.

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N. *Planned commercial center design requirements*: Each lot or parcel of land created within a planned commercial center shall comply with the following requirements:

1. Minimum yard requirements of planned commercial centers: The front yard requirements contained in subsection G.3. shall be applicable to each lot or parcel of land within a planned commercial center. A minimum 15-foot side yard and a minimum 25-foot rear yard shall be required around the outside perimeter of the planned commercial center. Minimum side and rear yard requirements of interior lots may be required if deemed necessary by City Council in order to meet the provisions of Section 48.
2. Landscaping requirements of planned commercial centers: The minimum landscaping requirements of Section 53.H.2 shall be applicable around the outside perimeter of a planned commercial center. For interior lots the minimum landscaping requirements of Section 53.H.2.b. may be required if deemed necessary by City Council in order to meet the provisions of Section 48.
3. Minimum open space requirements of planned commercial centers: At least 25 percent of the total site area of the planned commercial center shall be devoted to nonvehicular open space (nonvehicular open space is any area not devoted to buildings, parking, loading, storage, or vehicular use.)

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Section 25. That Section 24 of the Zoning Ordinance – "CN, Neighborhood Commercial District Regulations.", is hereby amended, as follows:

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USES GENERALLY: In a CN Neighborhood commercial district no land shall be used and no building shall be erected for or converted to any use other than as hereinafter provided.

A. *Permitted uses:* The following uses shall be permitted as principal uses.
   1. Planned neighborhood shopping centers.
   2. Any use permitted in the P-O Professional office district provided that the total floor area devoted to office use does not exceed 30 percent of total floor area permitted on the lot.
   3. Any use permitted in the LB Limited business district.
   4. Day nursery and kindergarten.
   5. Convenience stores.
   6. Retail sales of previously used merchandise in an enclosed building provided the space does not exceed 3,000 square feet in area.

****

C. *Conditional uses:* The following uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, Section 48 of this ordinance.

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   2. Automotive parts and supplies stores located within a planned shopping center.

   ****

   5. Gasoline service station.

   ****

   9. Any individual retail store, office, personal service establishment, restaurants, or other uses provided for in Section 24.A. with a floor area open to the public, including display, service and sales, greater than 9,500 square feet.
   10. Assisted living facilities.

****

D. *Limitation on uses:*
   1. The CN District is intended for neighborhood scale shopping and service facilities and the total retail or commercial shopping floor area on any lot or parcel shall not exceed 100,000 square feet. No individual retail store, office, personal service establishment, restaurant or other uses provided for in Section 24.A. shall have a floor area open to the public including display, service and sales, greater than 9,500 square feet.
   2. The maximum size of any CN District shall not exceed 12 acres in size.
   3. The hours of operation for uses provided for in Section 24.C.10 shall be limited to between the hours of 7:00 a.m. to 10:00 p.m. unless specifically provided for in the conditional use permit.

E. *Plan requirements:* No application for a building permit for construction of a principal building shall be approved unless:
   1. A plat, meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County.

****

F. *Density requirements:* The following bulk and intensity of use requirements shall apply:
   1. Maximum density: 0.20 floor area ratio.
   2. Minimum lot size: 20,000 square feet.

3. Minimum open space*:* 20 percent of the total lot area shall be devoted to nonvehicular open space. (Nonvehicular open space is any area not devoted to buildings, parking, loading, storage or vehicular use.) Planned commercial centers permitted as a conditional use shall meet the requirements of Section 24.N.3.
   a. Landscaping in excess of the required minimum open space that is located in the rear yard of the site shall not be used to meet the minimum open space requirements for the site.
4. Minimum district size: one (1) acre.
5. Maximum district size: 12 acres.
6. Maximum impervious surface*: 80 percent of the total lot area.* The combined area occupied by all main and secondary structures, parking, storage, loading and other paved areas.

****

G. *Area regulations:* The following minimum standards shall be required:
   1. Minimum lot width: 125 feet.
   2. Minimum lot depth: 150 feet.
   3. Minimum front yard: 25 feet, which shall be utilized as a landscaped setback area. Front yards shall not be used for any building, structures, fence, wall or storage area, except that signs may be permitted in this area. Front yards shall be landscaped with grass, shrubbery, vines, or trees and no part shall be paved or surfaced except for minimum access, driveways and sidewalks in accordance with Section 53 of this ordinance.
   4. Minimum side yards: 10 feet, every lot shall have two side yards. Planned commercial centers permitted as a conditional use shall meet the requirements of Section 24.N.1.
   5. Minimum rear yard: 25 feet. Planned commercial centers permitted as a conditional use shall meet the requirements of Section 24.N.1.
   6. Minimum Distance between buildings: 20 feet, between detached principal or secondary buildings on the same lot.

H. *Buffer area regulations:* Whenever a CN District abuts a residential district, an appropriate buffer and screen shall be provided in accordance with the provisions of Section 24(M)4 and Section 53 of this ordinance. In addition, no building or structure shall be located nearer to any residentially zoned property than a distance equal to one and one-half times the height of such building or structure.

I. *Maximum Height:*
   1. Principal structure: 30 feet, except buildings located adjacent to an R-20, R-12.5, or R-7.5 Residential district shall not exceed one (1) floor level and twenty-five (25) feet in height.
   2. Secondary structure: 15 feet.

J. *Landscaping requirements:* Landscaping shall be required in accordance with Section 53 of this ordinance.

K *Off-street parking:* Off-street parking shall be provided in accordance with the provisions of Section 56 and Section 58 and shall be landscaped in accordance with Section 53 of this ordinance.

L. *Off-street loading:* Off-street loading shall be provided in accordance with the provisions of Section 57 and Section 58 of this ordinance.

M. *Design requirements:* The following design requirements shall apply in the CN District:

1. No outside storage, except for refuse disposal, shall be permitted. Refuse disposal areas shall be landscaped and screened from view.

****

4. Whenever a CN District is adjacent to any residentially zoned district, a buffer strip, at least 20 feet in width shall be provided between the two districts. A wall, fence or berm shall be erected to effectively screen the CN District from the residential area. No streets, alley, vehicular storage or use shall be permitted in the required buffer strip.

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6. Additional buffering, screening, fencing and landscaping—The Planning and Zoning Commission may recommend and the City Council may require additional buffering, screening, fencing and landscaping requirements on any zone change, conditional use or special use case or concept plan in addition to or in lieu of buffering, screening fencing or landscaping requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such methods in order to protect such property and to further provide protection for the general health, welfare and morals of the community in general.

N. *Planned commercial center design requirements:* Each lot or parcel of land created within a planned commercial center shall comply with the following requirements.

1. Minimum yard requirements of planned commercial centers: The front yard requirements contained in Section 24.G.3 shall be applicable to each lot or parcel of land within a planned commercial center. A minimum ten-foot side and a minimum 25-foot rear yard shall be required around the outside perimeter of the planned commercial center. Minimum side and rear yard requirements of interior lots may be required if deemed necessary by City Council in order to meet the provisions of Section 48.
2. Landscaping requirements of planned commercial centers: The minimum landscaping requirements of Section 53.H.2(b) shall be applicable around the outside perimeter of a planned commercial center. For interior lots the minimum landscaping requirements of Section 53.H.2(b) may be required if deemed necessary by the City Council in order to meet the provisions of Section 48.
3. Minimum open space requirements of planned commercial centers: At least 20 percent of the total site area of the planned commercial center shall be devoted to nonvehicular open space. (Nonvehicular open space is any area not devoted to buildings, parking, loading, storage or vehicular use.)

4. Building elevations of proposed structures shall be submitted with the site plan required by Section 48.D.7.

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Section 26. That Section 25 of the Zoning Ordinance – "CC, Community Commercial District Regulations.", is hereby amended, as follows:

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PURPOSE: The CC Community commercial district is established to provide locations for general commercial uses representing various types of retail trade, businesses, services and planned commercial centers that serve a community or regional area. The district is intended for community and regional shopping centers and clusters of commercial development that attract a substantial amount of their trade from beyond the immediate neighborhoods.

USES GENERALLY: In a CC Community commercial district no land shall be used and no building shall be erected or converted to any use other than as hereinafter provided.

A. *Principal uses:*
   1. Any use permitted in a P-O Professional office district or CN Neighborhood commercial district except that there shall be no limitation on size of planned shopping centers or total floor area.
   2. Hospital.
   3. Ambulance service.
   4. Commercial amusements, the operation of which is totally within an enclosed building, including bowling alleys, video arcades, roller skating and ice skating arenas, motion picture theatres, but excluding billiard parlors and arcades.
   5. Taxi dispatch office.
   6. Professional dry cleaning, pressing, dyeing and laundry services.
   7. Nursery or greenhouse.
   8. Radio and television broadcasting studios.
   9. Department stores.
   10. Furniture stores.

B. *Secondary uses:* The following uses shall be permitted as secondary uses:
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   6. Signs advertising uses located on the premises in accordance with Section 60 of this ordinance.

C. *Conditional uses:* The following uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, Section 48 of the ordinance.
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   4. Alcoholic beverage sales provided a special permit is issued in accordance with Section 42B of this ordinance.
   ****

13. Automotive repair garages, within a completely enclosed building. Salvage and/or wrecking yards are prohibited. All storage areas must be surfaced, and screening shall be provided in accordance with Section 58 and Section 50.
14. Outdoor commercial amusements such as golf driving ranges, miniature golf, archery.
15. Planned commercial centers in excess of 1,000,000 square feet of gross leasable space. Due to the development nature of planned commercial centers in excess of 1,000,000 square feet of gross leasable space, it is recognized that the requirements established in Section 25.F., Section 25.I., Section 53.H., Section 53.I. and Section 60 may be difficult to provide. The Planning and Zoning Commission may recommend and the City Council may approve a request to establish different amounts and methods than established in Section 25.F., Section 25.I., Section 53.H., Section 53.I. and Section 60.

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18. Winery with alcoholic beverage sales with on-premise and off-premise consumption, provided a special permit is issued in accordance with Section 42.B of the ordinance.

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

D. *Limitation on uses:*
1. Whenever the CC Community commercial district is utilized for hotel-motel office or hospital use, the minimum open space shall be increased to 30 percent of the total lot area.

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3. The minimum size of any CC District shall be five acres.

E. *Plan requirements:* No application for a building permit for construction of a principal building shall be approved unless:
1. A plat, meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County.
2. A site plan, meeting the requirements of Section 47, has been approved.
3. A landscape plan, meeting the requirements of Section 53, has been approved.

F. *Density requirements:* The following bulk and intensity of use requirements shall apply:
1. Minimum lot size: 30,000 square feet
2. Minimum district size: five (5) acres.

3. Minimum open space: 20 percent of the total lot area shall be devoted to nonvehicular open space. (Nonvehicular open space is any area not devoted to buildings, parking, loading, storage or vehicular use.) Planned commercial centers permitted as conditional uses shall meet the requirements of Section 25.N.3.
    a. Landscaping in excess of the required minimum open space that is located in the rear yard of the site shall not be used to meet the minimum open space requirements for the site.
4. Maximum building coverage: 60 percent of the combined area occupied by all main and secondary structures total lot area.
5. Maximum impervious surface*:* 80 percent of the combined area occupied by all main and secondary structures, parking, storage, loading and other paved areas of the total lot area.

G. *Area regulations:* The following minimum standards shall be required:
1. Minimum lot width: 120 feet.
2. Minimum lot depth: 120 feet.
3. Minimum front yard: 25 feet, which shall be utilized as a landscaped setback area. Front yards shall not be used for any building, structure, fence, wall or storage area, except that signs may be permitted in this area. Front yards shall be landscaped with grass, shrubbery, vines, or trees and no part shall be paved or surfaced except for minimum access, driveways and sidewalks in accordance with Section 53 of this ordinance.
4. Minimum side yards: 20 feet, every lot shall have two side yards. Planned commercial centers permitted as a conditional use shall meet the requirements of Section 25.N.1.
5. Minimum rear yard: 25 feet, every lot shall have a rear yard of not less than 25 feet in depth except as specified below. Planned commercial centers permitted as a conditional use shall meet the requirements of Section 25.N.1.
   Whenever a side or rear yard is adjacent to any residential area, the minimum side or rear yard, as the case may be, shall be increased to a distance equivalent to two times the height of the tallest building on the lot.
6. Minimum distance between buildings: 40 feet between detached principal or secondary buildings.

H. *Buffer area regulations:* Whenever a CC District abuts a residential district, an appropriate buffer and screen shall be provided in accordance with the provisions of Section 53 and Section 25.M.4. of this ordinance. In addition, no building or structure shall be located nearer to any residentially zoned property than a distance equal to two times the height of any building or structure.

I. *Maximum Height:*
1. Principal structure: 50 feet. Principal structures located contiguous to an existing R-20, R-12.5, or R-7.5 Residential district shall not exceed one (1) floor level and 25 feet in height, however an increase up to five (5) feet to this requirement may be granted upon approval of a conditional use request by the City Council.

2. Secondary structure: 15 feet.

J. *Landscaping requirements:* Landscaping shall be required in accordance with Section 53 of this ordinance.

K. *Off-street parking:* Off-street parking shall be provided in accordance with the provisions of Section 56 and Section 58 and shall be landscaped in accordance with Section 53 of this ordinance.

L. *Off-street loading:* Off-street loading shall be provided in accordance with the provisions of Section 57 of this ordinance.

M. *Design requirements:* The following design requirements shall apply in the CC District:

1. Outside storage and refuse disposal shall be landscaped and screened from view.

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4. Whenever a CC Community commercial district is created adjacent to any residentially zoned district, a buffer strip, at least 20 feet in width shall be provided between the two districts. A wall, fence, or berm at least six feet high shall be erected to effectively screen the CC District from the residential area and no streets, alley, vehicular storage or use shall be permitted in the required buffer strip.
5. The masonry requirements of Section 54 shall be met.
6. Additional buffering, screening, fencing, and landscaping—The Planning and Zoning Commission may recommend and the City Council may require buffering, screening, fencing and landscaping requirements on any zone change, conditional use, or special use case or concept plan in addition to or in lieu of buffering, screening, fencing or landscaping requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such methods in order to protect such property and to further provide protection for the general health, welfare and morals of the community in general.

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N. *Planned commercial center design requirements:* Each lot or parcel of land created within a planned commercial center shall comply with the following requirements:

1. Minimum yard requirements of planned commercial centers*:* The front yard requirements contained in Section 25.G.3 shall be applicable to each lot or parcel of land within a planned commercial center. A minimum 20-foot side and a minimum 25-foot rear yard shall be required around the outside perimeter of a planned commercial center. Minimum side and rear yard requirements of interior lots may be required if deemed necessary by City Council in order to meet the provisions of Section 48. Perimeter lots in a Planned business park shall have a minimum 20 feet of frontage on a public right-of way. Interior lots in a Planned commercial center that have no frontage on a public right-of-way must have a

minimum 25-foot dedicated public access easement connecting to a public right-of-way.

2. Landscaping requirements of Planned commercial centers*:* The minimum landscaping requirements of Section 53.H.2(b) shall be applicable around the outside perimeter of a Planned commercial center. For interior lots the minimum landscaping requirements of Section 53.H.2(b) may be required if deemed necessary by City Council in order to meet the provisions of Section 48.
3. Minimum open space requirements of Planned commercial centers*.* At least 20 percent of the total site area of the planned commercial center shall be devoted to nonvehicular open space. (Nonvehicular open space is any area not devoted to buildings, parking, loading, storage or vehicular use.)
4. Building separation requirements of Planned commercial centers. The minimum distance between principal or secondary buildings on the same lot required by Section 25.G.6 may be modified if deemed necessary by City Council to accommodate for secondary structures.
5. Building elevations of proposed structures shall be submitted with the site plan required by Section 48.D.7.

O. *Master Site Development Plan requirements:* Each lot or parcel of land created within a Master Site Development Plan shall comply with the following requirements:

1. *Purpose:* The purpose of the Mater Site Development Plan is to encourage thoughtful, efficient, and purposeful utilization of land that promotes a mixture of uses that blends retail, commercial, office and/or residential functions whereby those functions are physically and functionally integrated, with appropriate vehicular and pedestrian connectivity. The Master Site Development Plan also allows the Planning and Zoning Commission and the City Council the ability to consider these multiple uses, including conditional uses, special uses, and planned development overlays upon one or more parcels of land, five acres in size or greater, through one application process.
2. *Additional uses allowed:* Given the elements that can be incorporated within a Master Site Development Plan in an effort to achieve a successful, multifaceted development, additional uses may be considered by the Planning and Zoning Commission and City Council that are not normally considered as individual elements allowed as permitted, conditional, or special uses within the zoning district. The following uses may be considered in conjunction with at least one other permitted or conditional use allowed in the "CC" Community Commercial District:
    (a) Any uses allowed within Section 16, "R-5.0" Zero Lot Line District
    (b) Any uses allowed within Section 17, "R-3.5" Two Family District
    (c) Any uses allowed within Section 18, "R-3.75" Three and Four Family District
    (d) Any uses allowed within Section 20, "R-TH" Townhouse District
    (e) Any uses allowed within Section 22, "R-MF" Multifamily District
3. *Request for a Master Site Development Plan/application process:* The procedure to follow to establish a Master Site Development Plan shall be the

same process as that required to establish, amend, or alter a development as specified under Section 48, Conditional Uses.

4. *Site plan requirements:* No application for a building permit for construction of a principal building shall be approved without the following:
   (a) A Plat meeting all the requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant and/or Dallas Counties.
   (b) A site plan meeting the requirements of Section 47, Site Plan Review of the Zoning Ordinance has been approved as specified under Section 48, Conditional Uses. Recognizing the scale and scope of a large multifaceted development has many components, each component, in an effort to provide clarity and ease of understanding, may consist of its own individual site plan as part of the overall Master Site Development Plan.
   Developments planned to be conducted in phases may submit a site plan as required per Section 47, Site Plan Review for the phase(s) of the project to be initially developed, along with a concept plan for the remaining phase(s); however, development of the remaining phases of the project shall require approval of a site plan in accordance with Section 47.
   (c) A Landscape Plan meeting the requirements of Section 53, Landscaping Regulations.
5. *Master Site Development Plan design requirements:* In addition to the requirements already established in Section 25, "CC" Community Commercial District, each lot or parcel of land created within a Master Site Development Plan shall also comply with the criteria established in paragraph N., Planned Commercial Center Design Requirements. For individual components of a Master Site Development Plan that have clearly defined boundaries between uses relative to Paragraph 2. above, the development criteria for that particular district shall apply.
6. *Period of validity:* No Site Plan in conjunction with a Master Site Development Plan shall be valid for a period longer than one year from the date on which the City Council grants approval, unless within such one year period: (a) a Building Permit is obtained and the erection or alteration of a structure is started, or (b) an Occupancy Permit is obtained and a use commenced. The City Council may grant one additional extension not exceeding one year, upon written application, without notice or hearing. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application as required in Section 67, Amendments. It should be recognized that the establishment of a Master Site Development Plan is contractual in nature and upon expiration of a Site Plan approved in conjunction with a Master Site Development Plan, the property will revert to the underlying zoning district designation and all uses and the general development guidelines as stated in the underlying district shall apply. There shall be no vested right(s) associated with an expired site plan approved in conjunction with a Master Site Development Plan. All property that has received approval as part of a Master

Site Development Plan shall be eligible for the provisions of this ordinance provided that the application for a Master Site Development Plan has not expired.

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Section 27. That Section 26 of the Zoning Ordinance – "HC, Highway Commercial District Regulations.", is hereby renamed and amended, as follows:

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PURPOSE: The HC Highway commercial district is established to provide adequate space and site diversification for commercial uses which depend upon high visibility, uses with outside storage unless specifically prohibited by Section 26A, convenience to arterial highways, and will involve development that may be more intensive than other commercial districts and objectionable to adjacent residential uses.

USES GENERALLY: In an HC Highway commercial district, no land shall be used and no building shall be erected for or converted to any use other than as hereinafter provided.

A. *Permitted uses:* The following uses shall be permitted as principal uses except as provided in Section 26.D.
   1. Any use permitted in the "CC" Community Commercial District, except that there shall be no limitation size of planned shopping centers or total floor area.
   2. Furniture or appliances, new and used within a completely enclosed building.
   3. Mortuary and funeral homes.
   4. Upholstery shops.
   5. Commercial amusements, the operation of which is totally within an enclosed building, including bowling alleys, video arcades, roller skating and ice skating arenas, motion picture theaters, but excluding any special uses authorized by Section 49.B.
   6. Pawn shops within a completely enclosed building.

B. *Secondary uses:* The following uses shall be permitted as secondary uses to a principal use provided that none shall be a source of income to the owner or user of the principal use:
   1. Secondary uses permitted in the CN and CC Commercial Districts.

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   4. Off-street parking, provided that all area devoted to the parking of vehicles or the sale and display of merchandise, except nurseries, shall be surfaced in accordance with Section 58 of this ordinance.

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   7. Signs advertising uses located on the premises in accordance with Section 60 of this ordinance.

C. *Conditional uses:* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, Section 48 of this ordinance.

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4. Alcoholic beverage sales provided a special permit is issued in accordance with Section 42.B. of this ordinance.
5. Public or private storage garages, including mini storage warehouses.

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9. Automotive repair garages, within a completely enclosed building. Salvage and/or wrecking yards are prohibited. All storage areas must be surfaced and screening shall be provided in accordance with Section 58 and Section 50.

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20. Commercial print center or newspaper establishments.

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

D. *Limitation of uses:*

1. Residential structures and uses are expressly prohibited in the HC Highway commercial district. Existing residentials may remain as nonconforming uses, but it is intended that new residential construction not be allowed in the district.
2. All property zoned "HC," Highway Commercial, shall have driveway access and frontage in accordance with Section 26, paragraph G.2. only from a state highway or Central Avenue except as provided in Section D.3.
   (a) Additional driveway access on a corner lot from other than a state highway for the intersecting street only, may be approved by the Planning and Zoning Commission and City Council with the filing of a concept plan in accordance with Section 45. For purposes of this Section 26.D., corner lot shall mean a lot located at the juncture of a state highway and a street which intersects such state highway.
3. Access to and frontage on a street other than a state highway or Central Avenue will be permitted only for property zoned "HC," Highway Commercial prior to the 15th day of July, 1986, provided the principal uses and conditional uses are limited to the following uses:

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   (b) Conditional use:

   ****

   9. Commercial print center or newspaper establishments.

   ****

   (c) Prohibited uses:

   1. Commercial amusements, the operation of which is totally within an enclosed building, including bowling alleys, video arcades, roller skating and ice skating arenas, motion picture theaters, but excluding any special uses authorized by section 49.B.

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E. *Plan requirements:* No application for a building permit for construction of a principal building shall be approved unless:
   1. A plat, meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County.

   ****

F. *Density requirements:* The following bulk and intensity of use requirements shall apply:
   1. Maximum density: 1.0 floor area ratio.
   2. Minimum lot size: 5,000 square feet.
   3. Minimum open space: 15 percent of the total lot area. Planned commercial centers permitted as a conditional use shall meet the requirements of Section 26.N.3.
      a. Landscaping in excess of the required minimum open space that is located in the rear yard of the site shall not be used to meet the minimum open space requirements for the site.

      Provided, however, there shall be no open space required for lots fronting on the south side of Northwest Highway, between Jenkins Street and Dooley Street.
   4. Maximum impervious surface: 85 percent of the combined area occupied by all main and secondary structures, parking, storage, loading and other paved areas of the total lot area.

      Provided, however, there shall be no maximum impervious area requirement for lots fronting on the south side of Northwest Highway, between Jenkins Street and Dooley Street.

G. *Area regulations:* The following minimum standards shall be required:
   1. Minimum lot width: 50 feet.
   2. Minimum lot depth: 100 feet.
   3. Minimum front yard: 25 feet which shall be utilized as a landscaped setback area. Front yards shall not be used for any building, structure, fence, wall or storage area, except that signs may be permitted in this area in accordance with Section 60. Front yards shall be landscaped with grass, shrubbery, vines or trees, and no part shall be paved or surfaced except for minimum access, driveways and sidewalks.

      Provided, however, the front yard setback for lots fronting on the south side of Northwest Highway, between Jenkins Street and Dooley Street, shall be a minimum of ten feet and may be used for off-street parking, drives and sidewalks. The ten-foot front yard for this area shall not be used for any building, structure, fence, wall or storage area.
   4. Minimum side yards: No side yards are required, except that when property in an HC District abuts property of a district in which a side yard is required, a side yard of equivalent width shall be provided in the HC District.
   5. Minimum rear yard: A rear yard equivalent to the adjacent or contiguous district shall be provided. Provided, however, there shall be no rear yard requirement for lots fronting on the south side of Northwest Highway, between Jenkins Street and Dooley Street. A screen shall be provided regardless of the adjacent or

contiguous district in accordance with the provisions of Section 50 of this Ordinance.

6. Minimum distance between buildings: 10 feet between detached principal or secondary buildings on the same lot.

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I. *Maximum Height:*

1. Principal structure: two (2) stories, 35 feet. Principal structures located adjacent to an R-20, R-12.5, or R-7.5, or R-5.0 District shall not exceed one (1) floor level and 20 feet in height, however an increase up to five (5) feet to this requirement may be granted upon approval of a conditional use request by the City Council.
2. Secondary structure: 15 feet.

J. *Landscaping requirements:* Landscaping shall be required in accordance with Section 53 of this ordinance.

K. *Off-street parking:* Off-street parking shall be provided in accordance with the provisions of Section 56 and Section 58 and shall be landscaped in accordance with Section 53 of this ordinance.

L. *Off-street loading:* Off-street loading shall be provided in accordance with the provisions of Section 57 of this ordinance.

M. *Design requirements:* The following design requirements shall apply in the HC District:

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4. Whenever an HC Highway Commercial District is adjacent to any residentially zoned district, a buffer strip, at least twenty (20) feet in width shall be provided between the two (2) districts. A wall, fence, or berm shall be erected to effectively screen the HC District from the residential area and no streets, alley, vehicular storage area or use shall be permitted in the required buffer strip. Provided, however, there shall be no buffer yard requirement for lots fronting on the south side of Northwest Highway, between Jenkins Street and Dooley Street.
5. The masonry requirements of Section 54 shall be met.
6. All sales, display or outside storage areas shall be surfaced in accordance with Section 58 except those areas of nurseries and garden centers where living plants are located.

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8. Additional buffering, screening, fencing, and landscaping - The Planning and Zoning Commission may recommend and the City Council may require buffering, screening, fencing and landscaping requirements on any zone change, conditional use, or special use case or concept plan in addition to or in lieu of screening or fencing requirements set out specifically in each use district when the nature and character or surrounding or adjacent property dictate a need to require such methods in order to protect such property and to further provide protection for the general health, welfare and morals of the community in general.

****

N. *Planned commercial center design requirements:* Each lot or parcel of land created within a planned commercial center shall comply with the following requirements:

1. *Minimum yard requirements of planned commercial centers:* The front yard requirements contained in Section 26.G.3. shall be applicable to each lot or parcel of land within a planned commercial center permitted. The minimum side and minimum rear yards as required in Section 26.G.4. and 26.G.5 shall be required around the outside perimeter of a planned commercial center. Minimum side and rear yard requirements of interior lots may be required if deemed necessary by City Council in order to meet the provisions of Section 48. Perimeter lots in a Planned Commercial Center shall have a minimum 20 feet of frontage on a public right-of-way. Interior lots in a Planned business park that have no frontage on a public right-of-way must have a minimum 25-foot dedicated public access easement connecting to a public right-of-way.
2. *Landscaping requirements of planned commercial centers:* The minimum landscaping requirements of Section 53.H.2(b) shall be applicable around the outside perimeter of a planned commercial center. For interior lots the minimum landscaping requirements of Section 53.H.2(b) may be required if deemed necessary by City Council in order to meet the provisions of Section 48.

****

O. *Master Site Development Plan requirements:* Each lot or parcel of land created within a Master Site Development Plan shall comply with the following requirements:

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2. *Additional uses allowed:* Given the elements that can be incorporated within a Master Site Development Plan in an effort to achieve a successful, multifaceted development, additional uses may be considered by the Planning and Zoning Commission and City Council that are not normally considered as individual elements allowed as permitted, conditional, or special uses within the zoning district. The following uses may be considered in conjunction with at least one other permitted or conditional use allowed in the "HC" Highway Commercial District:
   (a) Any uses allowed within Section 16, "R-5.0" Zero Lot Line District
   (b) Any uses allowed within Section 17, "R-3.5" Two Family District
   (c) Any uses allowed within Section 18, "R-3.75" Three and Four Family District
   (d) Any uses allowed within Section 20, "R-TH" Townhouse District
   (e) Any uses allowed within Section 22, "R-MF" Multifamily District

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5. *Master Site Development Plan design requirements:* In addition to the requirements already established in Section 26, "HC" Highway Commercial District, each lot or parcel of land created within a Master Site Development Plan shall also comply with the criteria established in paragraph N., Planned Commercial Center Design Requirements. For individual components of a Master Site Development Plan that have clearly defined boundaries between uses relative to Paragraph 2. above, the development criteria for that particular district shall apply.

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Section 28. That Section 27 of the Zoning Ordinance – "P-O, Professional Office District Regulations.", is hereby amended, as follows:

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PURPOSE: The P-O Professional Office District is established to create a restrictive district for low intensity office or professional uses which may be located close to all types of residential uses, with appropriate buffers and landscaping so as not to create a blighting effect on adjacent residential areas.

USES GENERALLY: In a P-O Professional office district no land shall be used and no building shall be erected for or converted to any use other than as hereinafter provided.

A. *Permitted uses:* The following uses shall be permitted as principal uses:
   1. Offices, including professional, business and administrative.
   2. Financial institutions or banks.
   3. Governmental office buildings and uses.
   4. Pharmacies.
   5. Medical offices, but not including laboratories for the manufacture of pharmaceutical or other products for general sale or distribution.
   6. Schools and studios for art, dancing, drama, music, photography, interior decorating or reducing.
   7. Permanent cosmetic application with approval of a tattoo studio license from the Texas Department of Health and licensure from the Texas Cosmetology Commission.

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C. *Conditional uses:*
   1. Restaurants, including alcoholic beverage sales, provided a special permit is issued in accordance with Section 42.B. of the ordinance. Drive-in and drive-through restaurants shall not be allowed.
   2. Funeral homes and mortuaries.
   3. Assisted living facilities.
   4. Any use allowed within this district with drive-through service.

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D. *Limitations on uses:*
   1. Professional offices shall not include animal grooming salons, dog kennels, funeral homes, veterinarian or veterinary hospitals.
   2. Drive-in and drive-through restaurants shall not be allowed.

E. *Plan requirements:* No application for a building permit for construction of a principal building shall be approved unless:
   1. A plat, meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County.

****

F. *Density requirements:* The following bulk and intensity of use requirements shall apply:
   1. Maximum density: 1.0 floor area ratio.
   2. Minimum lot size: 10,000 square feet.

3. Minimum district size: two (2) acres for Planned Professional Office Centers, approved as a conditional use permit.
4. Minimum open space: 20 percent of the total lot area, devoted to nonvehicular open space. (Nonvehicular open space is any area not devoted to buildings, parking, loading, storage or vehicular use.)
   a. Landscaping in excess of the required minimum open space that is located in the rear yard of the site shall not be used to meet the minimum open space requirements for the site.
5. Maximum building coverage: 60 percent of the combined area occupied by all main and secondary structures.
6. Maximum impervious surface: 80 percent of the combined area occupied by all main and secondary structures, parking, storage, loading and other paved areas of the total lot area.

G. *Area regulations:* The following minimum standards shall be required:
1. Minimum lot width: 80 feet.
2. Minimum lot depth: 100 feet.
3. Minimum front yard: 25 feet which shall be utilized as a landscaped setback area. Front yards shall not be used for any building structure, fence, wall or storage area, except that signs may be permitted in this area. Front yards shall be landscaped with grass, shrubbery, vines, or trees and no part shall be paved or surfaced except for minimum access, driveways and sidewalks.
4. Minimum side yards: 10 feet, every lot shall have two side yards.
5. Minimum rear yard: 25 feet.
6. Minimum distance between buildings: 20 feet between detached principal or secondary buildings on the same lot.

H. *Buffer area regulations:* Whenever a P-O District abuts a residential district, an appropriate buffer and screen shall be provided in accordance with the provisions of Section 53 of this ordinance. In addition, no building or structure shall be located nearer to any residentially zoned property than a distance equal to two times the height of such building or structure or 25 feet, whichever is greater.

I. *Maximum Height:*
1. Principal structure: two (2) stories, 30 feet. Principal structures located contiguous to a R-20, R-12.5, or R-7.5 District shall not exceed one (1) floor level and 20 feet in height, however an increase up to five (5) feet to the above stated height requirements may be granted upon approval of a conditional use permit by the City Council.
2. Secondary structure: 15 feet.

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K. *Off-street parking:* Off-street parking shall be provided in accordance with the provisions of Section 56 and Section 58 and shall be landscaped in accordance with Section 53 of this ordinance.

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M. *Design requirements:* The following design requirements shall apply in the P-O District:

1. No outside storage, except for refuse disposal, shall be permitted. Refuse disposal areas shall be landscaped and screened from view.

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4. Whenever a P-O District is adjacent to any residentially zoned district, a buffer strip, at least 20 feet in width shall be provided between the two districts. A wall, fence or berm shall be erected to effectively screen the P-O District from the residential area.

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6. Additional buffering, screening, fencing, and landscaping – The Planning and Zoning Commission may recommend and the City Council may require buffering, screening, fencing and landscaping requirements on any zone change, conditional use or special use case or concept plan in addition to or in lieu of screening for fencing requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such methods in order to protect such property and to further provide protection for the general health, welfare and morals of the community in general.

N. *Planned Professional Office Center design requirements:* Each lot or parcel of land created within a Planned Professional Office Center shall comply with the following requirements:

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5. *Building elevations of proposed structures:* Building elevations of proposed structures shall be submitted with the site plan required by Section 48.D.7.

****

O. *Master Site Development Plan requirements:* Each lot or parcel of land created within a Master Site Development Plan shall comply with the following requirements:

****

2. *Additional uses allowed:* Given the elements that can be incorporated within a Master Site Development Plan in an effort to achieve a successful, multifaceted development, additional uses may be considered by the Planning and Zoning Commission and City Council that are not normally considered as individual elements allowed as permitted, conditional, or special uses within the zoning district. The following uses may be considered in conjunction with at least one other permitted or conditional use allowed in the "PO" Professional Office District:

(a) Any uses allowed within Section 16, "R-5.0" Zero Lot Line District
(b) Any uses allowed within Section 17, "R-3.5" Two Family District
(c) Any uses allowed within Section 18, "R-3.75" Three and Four Family District
(d) Any uses allowed within Section 20, "R-TH" Townhouse District
(e) Any uses allowed within Section 22, "R-MF" Multifamily District

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Section 29. That Section 28 of the Zoning Ordinance – "CBD, Central Business District Regulations.", is hereby renamed and amended, as follows:

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USES GENERALLY: In a CBD Central Business district no land shall be used and no building shall be erected for or converted to any use other than as hereinafter provided.

A. *Permitted uses:* The following uses shall be permitted as principal uses.
   1. Personal service establishments including beauty and barbershops, cleaning, shoe repair, art and instructional studios, photography, and newsstands.
   2. Pharmacies.
   3. Offices, including professional, business, and administrative.
   4. Governmental office buildings and uses.
   5. Retail stores and sales, including antique, art supply, automotive accessories, sporting goods, business machine shops, clothing, dry goods, music, TV sales and repair, cards, home appliances, jewelry, leather goods and luggage, linens, fabrics and draperies, optical goods, wallpaper and paint, dairy supplies, carpeting, retail sales of previously used merchandise in an enclosed building provided the space does not exceed 3,000 square feet in area.
   6. Furniture, including office furniture and equipment.
   7. Clubs and lodges.
   8. Museums.
   9. Motion Picture theaters and opera houses.
   10. Publicly operated parking facilities.
   11. Outdoor sales of merchandise are prohibited during all sanctioned festivals, except the holder of a special permit issued by the City of Grapevine authorizing outdoor sales of merchandise.

****

C. *Conditional use:* The following conditional uses may be permitted provided they meet the provisions of Section 48 and a conditional use permit is issued pursuant to Section 48 of the ordinance.

   ****

   9. Electric Vehicle (EV) Charging Stations. (See Section 42.I.).

   ****

D. *Limitation of uses:* No uses, other than uses existing at the date of this ordinance, which require extensive off-street parking, shall be permitted unless adequate off-street parking, consistent with Section 56 of this ordinance, is provided.
   1. This limitation of use includes but is not limited to call centers.

E. *Plan requirements:* Any new development in the CBD District shall require a site plan in accordance with the provisions of Section 47 of this ordinance.

F. *Density requirements:* The following density requirements shall apply:
   1. Maximum density: 3.0 floor area ratio.
   2. Minimum lot size: 1,500 square feet.
   3. Minimum open space: None required.
   4. Maximum building coverage: 100 percent of the total lot area. The combined area occupied by all main and secondary buildings and structures.

5. Maximum impervious area: 100 percent of the total lot area. The combined area occupied by all buildings, structures, off-street parking and paved areas.

G. *Area regulations:* The following minimum standards shall be required:
1. Minimum lot width: 20 feet.
2. Minimum lot depth: 75 feet.
3. Minimum front yard: None required.
4. Minimum side yard: None required.
5. Minimum rear yard: None required.
6. Minimum distance between buildings*:* None required.

****

I. *Maximum Height:*
1. Principal structure: 30 feet.
2. Secondary structure: 30 feet.

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K. *Off-street parking and loading:* Due to the development nature of the CBD, it is recognized that conventional off-street parking and loading for individual lots may be difficult to provide. Any new uses proposed in the CBD shall present a plan for parking to the Planning and Zoning Commission shall establish the amount and method of off-street parking to be provided for this district.

L. *Masonry requirements:* The masonry requirements of Section 54 shall be met.

M. *Additional buffering, screening, fencing, and landscaping:* The Planning and Zoning Commission may recommend and the City Council may require buffering, screening, fencing and landscaping requirements on any zone change, conditional use, or special use case or concept plan in addition to or in lieu of screening or fencing requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such methods in order to protect such property and to further provide protection for the general health, welfare and morals of the community in general.

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Section 30. That Section 28A of the Zoning Ordinance – "HGT, Historic Grapevine Township District Regulations.", is hereby renamed and amended, as follows:

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PURPOSE*:* The HGT Historic Grapevine Township District is established to accommodate limited commercial and residential uses in the historically significant original township of Grapevine area which is approximately bounded by Northwest Highway, Ball Street, Cotton Belt Rail Road, Austin Street and Wood Street. The master plan designates portions of the original town of Grapevine as a special planning area to preserve the historical integrity and encourage a mixture of uses that reflect the spirit of the original township. The HGT District acknowledges the changing development trends and needs of this significant area while preserving its historic character. The limited commercial uses in the Historic Grapevine Township District are intended to allow the mixture of single-family residential uses with limitations of compatible non-residential uses permitted as a conditional use.

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B. *Secondary uses:* The following uses shall be permitted as secondary uses in a HGT Historic Grapevine Township District provided that none shall be a source of income to the owner or user of the principal structure.

1. Off-street parking in conjunction with any permitted use in this district. The off-street parking areas shall be separated from said lot by a blind fence or wall at least six feet high. The blind fence requirement may be waived by City Council after receiving a recommendation from the historic preservation commission.

****

C. *Conditional uses:* The following uses may be permitted provided the building or structures approved with the conditional use permit are (1) historic building, defined by the National Register of Historic Places and/or the historic preservation commission as a "contributing" building or structure to the historic district, or (2) new or rehabilitated building that has been approved by the historic preservation commission as compatible with the historic district. These compatible buildings would not be contributing to the National Register district (because they are not "historic") but they will be visually compatible with the neighborhood, provided they meet the provisions of, and a conditional use permit is issued pursuant to, Section 48 of the ordinance.

****

2. Wine tasting facility with alcoholic beverage sales with on-premise and off-premise consumption provided a special permit is issued in accordance with Section 42.B. of the ordinance. All alcoholic beverage sales shall be consistent with Texas Alcoholic Beverage Code Section 1.01 et seq.

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E. *Plan requirements:* No application for a building permit for construction or alteration of a principal or secondary building or exterior alteration to a principal or secondary building shall be approved unless:

1. A plat meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County.

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3. A site plan meeting the requirements of Section 47 has been approved. Such site plan shall be approved by the historic preservation commission. The commission may require additional criteria to ensure the historic integrity of the area. A floor plan indicating the maximum occupancy shall be required in conjunction with the site plan. Building permit requests for alteration to a principal or secondary structure with no addition to the structure, requirements of Section 47.E.1.b.3. (14), (16) — (19) and (21) — (23) shall not be required.

****

F. *Density requirements:* The following bulk and intensity of use requirements shall apply.

1. Minimum lot size: Subdividing an existing lot into two or more lots is not permitted except for the purpose of correcting the Tarrant Appraisal District maps on tracts that were noted as part of lots or tracts, or tracts that are unplatted. Any lot or tract platted shall be a minimum of 7,500 square feet except that a lot having less than herein required which was an official "lot of record" prior to the adoption

of this ordinance may be used for permitted use or conditional use in the HGT District. No lot existing at the time of passage of this ordinance shall be reduced in area below 7,500 square feet.

2. Maximum district size: None required.
3. Minimum open space: The established front yard as determined by the existing structure or by adjacent development.
4. Maximum building coverage: None required.
5. Maximum impervious surface: None required.

G. *Area regulations:* The following minimum standards shall be required:

1. Minimum lot width: 20 feet.
2. Minimum lot depth: None required.
3. Minimum front yard: Every lot shall have a front yard setback as established by the existing building or by the adjacent development and shall be utilized as a landscaped setback area. Front yards shall not be used for any building, structure, fence, wall or storage area, except that signs may be permitted in this area. Front yards shall be landscaped with grass, shrubbery, vines or trees, and no part shall be paved or surfaced except for minimum access, driveways, and sidewalks in accordance with Section 53 of this ordinance.
4. Minimum side yards: six (6) feet, every lot shall have two side yards. For lots which are currently developed, the minimum side yard requirement will be equivalent to the side yard which is already established.
5. Minimum rear yard: None required.
6. Minimum distance between buildings*:* None required.

H. *Buffer area regulations:*

1. *Buffer and screening requirements:* Whenever a HGT District abuts a residential district, a wall, fence, or berm at least six feet in height, shall be erected to effectively screen the HGT District from the residential area. The wall, fence or berm requirement may be waived by City Council after receiving a recommendation from the historic preservation commission.
2. *Additional screening, fencing and landscaping:* The Planning and Zoning Commission may recommend, and the City Council may require, additional buffering, screening, fencing and landscaping requirements on any zone change, conditional use or special use case or concept plan in addition to or in lieu of buffering, screening, fencing, or landscaping requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such methods in order to protect such property, and to further provide protection for the general health, welfare, and morals of the community in general.

I. *Maximum Height:*

1. Principal structure: two (2) stories, 35 feet.
2. Secondary structure: 15 feet.

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K. *Off-street parking and loading:* Due to the development nature of the HGT District, it is recognized that conventional off-street parking, loading, and development standards required by Section 56, Section 57, and Section 58 of the Appendix D Zoning Ordinance for individual lots may be difficult to provide. Any new uses proposed in the HGT District may present a plan for a parking lot the Planning and Zoning Commission; and the Planning and Zoning Commission may establish different amounts and methods established in off-street parking to be provided for this district.

****

M. *Design requirements:* The following design requirements shall apply in the HGT District:

1. No outside storage, except for refuse disposal, shall be permitted. Refuse disposal areas shall be landscaped or screened from view.

****

Section 31. That Section 29 of the Zoning Ordinance – "HCO, Hotel and Corporate Office District Regulations.", is hereby renamed and amended, as follows:

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PURPOSE: The HCO District is established to provide areas to accommodate hotel-motel development. These districts are also intended to encourage the location of planned office complexes and corporate office parks in the City of Grapevine. HCO Districts are intended to include extensive open space and landscaping and should be located in areas which can take advantage of the regional access provided by the freeway system and in reasonable proximity to the Dallas-Fort Worth Regional Airport.

USES GENERALLY: In a HCO Hotel and Corporate Office District, no land shall be used and no building shall be erected for or converted to any use other than as hereinafter provided.

A. *Permitted uses:* The following uses shall be permitted as principal uses.

1. Financial institutions or banks
2. Offices for businesses and professional use.
3. Laboratories for scientific, educational and industrial research and development.
4. Medical and dental laboratories; hospitals and clinics.
5. Office and studio facilities for radio and television except for broadcasting towers.
6. Parks and playgrounds, publicly owned.
7. Golf courses, public and private.
8. Professional and business schools.
9. Private clubs, excluding alcoholic beverages.
10. Restaurants, excluding fast-food and drive-in facilities.
11. Planned retail development provided that said use is part of a mixed use development, located within a fully enclosed building and not more than 20 percent of the total acreage of the applicable HCO District is utilized for retail purposes.
12. Parking garages exceeding two stories.

B. *Secondary uses:* The following uses shall be permitted as secondary uses to a principal use provided that none shall be a source of income to the owner or user of the principal use:

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C. *Conditional uses:* The following conditional uses may be permitted provided a conditional use permit is issued pursuant to Section 48, and the following minimum standards are met:

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3. Convenience stores, including gasoline service stations, prepared food carry-out service with alcoholic beverage sales of off-premise consumption of beer only, provided a special permit is issued in accordance with Section 42.B of the ordinance.

****

E. *Plan requirements:*
1. A site plan shall be required in accordance with the provisions of Section 47 of this ordinance.
2. A landscape plan, in accordance with Section 53 of this ordinance, shall be required.

F. *Density requirements:* The following density requirements shall apply:
1. Maximum density: 3.0 floor area ratio.
2. Minimum lot size: two (2) acres except that planned HCO development on land parcels in excess of 50 acres may have a minimum lot size of 30,000 square feet provided the minimum open space requirements for the overall district are increased to 40 percent. The minimum lot sizes for banks, financial institutions, restaurants, and convenience stores, shall be reduced to 30,000 square feet provided all other district requirements are met.
3. Minimum open space: 30 percent. Minimum open space requirements may be calculated on the basis of the overall development including required buffer areas, provided that the minimum open space on any individual lot within the development is not less than 15 percent. Minimum open space areas may include plazas, paved recreation areas and similar urban open space.
   A. Landscaping in excess of the required minimum open space that is located in the rear yard of the site shall not be used to meet the minimum open space requirements for the site.
4. Maximum building coverage: 40 percent of the combined area occupied by all main and secondary structures of the total lot area. In the event a planned development contains structured parking, the maximum coverage may be increased to 50 percent of the total lot area provided the minimum open space requirement is increased to 40 percent.
5. Maximum impervious area: 70 percent of the combined area occupied by all buildings, structures, off-street parking and paved areas of the total lot area. Open space amenities such as sidewalks, paved recreational areas, plazas, and common open space areas may be excluded from impervious area calculations provided at least 40 percent of the total development area is devoted to minimum open space requirements.

G. *Area regulations:* The following minimum standards shall be required for each lot within an HCO district:
   1. Minimum lot width: 150 feet.
   2. Minimum lot depth: 200 feet.
   3. Minimum front yard: 50 feet which shall be utilized as a landscaped setback area. Front yards shall not be used for any building, structure, fence, wall or storage area, except that signs may be permitted in this area. Front yards shall be landscaped with grass, shrubbery, vines, or trees and no part shall be paved or surfaced except for minimum access, driveways and sidewalks in accordance with Section 53 of this ordinance.
   4. Minimum side yard*:* 15 feet or 10 percent of the width of the lot, whichever is greater, but in no case more than 25 feet.
   5. Minimum rear yard: 40 feet.
   6. Minimum distance between buildings: 20 feet or one-half the average height of the two adjacent buildings, whichever is greater, minimum distance between principal or secondary buildings.

H. *Buffer area regulations:* Any development in an HCO District adjacent to a residential district shall maintain a 75-foot buffer adjacent to the residential district. Such buffer yards shall not contain buildings and structures, parking or loading areas and shall be landscaped with trees, shrubbery and grass. Whenever a buffer is required, no additional yard requirements shall apply.

I. *Maximum Height:*
   1. Principal buildings: one-half (1/2) the shortest distance between the structure and the nearest adjacent residential zoning district.
   2. Secondary structure: 20 feet except for two-story parking garages.
   3. All structures shall comply in all respects with the restrictions on height contained in the DFW International Airport Zoning Ordinance.

****

K. *Off-street Parking:* Off-street parking shall be provided in accordance the provisions of Section 56 of this chapter. No off-street parking area shall be located closer than 50 feet to any residential district nor ten feet to any adjacent property line.
For hotels in excess of 500 rooms with restaurants, clubs and conference facilities in excess of 100,000 square feet, any required or additional off-street parking may be provided on another lot or parcel of land. Said off-site parking must be a secondary use to a permitted principal use within the zoning district that contains the off-site parking. A site plan and a conditional use permit meeting all of the requirements of Section 48 shall be required.

****

M. *Design requirements:* The following design requirements shall apply in the HCO District:
   1. No outside storage, except for refuse disposal, shall be permitted. Refuse disposal areas shall be landscaped and screened from view.

****

5. Whenever a concept plan is approved pursuant to Section 45 of this ordinance, the minimum landscaping requirements of Section 53.H.2.(b) shall be applicable around the outside perimeter of the subdivision. For interior lots of subdivisions with two or more lots, the minimum landscaping requirements of Section 53.H.2.(b) may be required, if deemed necessary by the City Council.
6. Additional buffering, screening, fencing, and landscaping – The Planning and Zoning Commission may recommend and the City Council may require buffering, screening, fencing and landscaping requirements on any zone change, conditional use, or special use case or concept plan in addition to or in lieu of screening or fencing requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such methods in order to protect such property and to further provide protection for the general health, welfare and morals of the community in general.

****

N. *Planned commercial center design requirements:* Each lot or parcel of land created within a planned commercial center shall comply with the following requirements:
   1. Minimum yard requirements of planned commercial centers: The front yard requirements contained in Section 29.G.3. shall be applicable to each lot or parcel of land within a planned commercial center. A minimum 25-foot side and a minimum 40-foot rear yard shall be required around the outside perimeter of a planned commercial center. Minimum side and rear yard requirements of interior lots may be required if deemed necessary by City Council in order to meet the provisions of Section 48.
   2. Landscaping requirements of planned commercial centers: The minimum landscaping requirements of Section 53.H.2(b) shall be applicable around the outside perimeter of a planned commercial center. For interior lots the minimum landscaping requirements of Section 53.H.2.(b) may be required if deemed necessary by City Council in order to meet the provisions of Section 48.

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   4. Building separation requirements of planned commercial centers: The minimum distance between principal or secondary buildings on the same lot required by Section 29.G.6 may be modified if deemed necessary by City Council to accommodate for secondary structures.
   5. Building elevations of proposed structures shall be submitted with the site plan required by Section 48.D.7.

****

O. *Master Site Development Plan requirements:* Each lot or parcel of land created within a Master Site Development Plan shall comply with the following requirements:
   ****
   2. *Additional uses allowed:* Given the elements that can be incorporated within a Master Site Development Plan in an effort to achieve a successful, multifaceted development, additional uses may be considered by the Planning and Zoning Commission and City Council that are not normally considered as individual elements allowed as permitted, conditional, or special uses within the zoning district. The following uses may be considered in conjunction with at least one

other permitted or conditional use allowed in the "HO" Hotel and Corporate Office District:

(a) Any uses allowed within Section 16, "R-5.0" Zero Lot Line District
(b) Any uses allowed within Section 17, "R-3.5" Two Family District
(c) Any uses allowed within Section 18, "R-3.75" Three and Four Family District
(d) Any uses allowed within Section 20, "R-TH" Townhouse District
(e) Any uses allowed within Section 22, "R-MF" Multifamily District

****

5. *Master Site Development Plan design requirements:* In addition to the requirements already established in Section 29, "HCO" Hotel and Corporate Office District, each lot or parcel of land created within a Master Site Development Plan shall also comply with the criteria established in paragraph N., Planned Commercial Center Design Requirements. For individual components of a Master Site Development Plan that have clearly defined boundaries between uses relative to Paragraph 2. above, the development criteria for that particular district shall apply.

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Section 32. That Section 30 of the Zoning Ordinance – "RA, Recreation Amusement District Regulations.", is hereby renamed and amended, as follows:

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A. *Permitted uses:* The following uses shall be permitted as principal uses.

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10. Motion picture theaters and opera houses within an enclosed building.

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E. *Plan requirements:* No application for a building permit for construction of a building or structure shall be approved unless:
   1. A plat, meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County.

****

F. *Density requirements:* The following bulk and intensity of use requirements shall apply:
   1. Maximum density: No floor area ratio restriction.
   2. Minimum lot size: 8,000 square feet.
   3. Minimum open space: 20 percent of the total lot area shall be devoted to nonvehicular open space. (Nonvehicular open space is any area not devoted to buildings, parking, loading, or vehicular use.) Planned commercial centers permitted as a conditional use shall meet the requirements of Section 30.N.3.
      a. Landscaping in excess of the required minimum open space that is located in the rear yard of the site shall not be used to meet the minimum open space requirements for the site.
   4. Maximum building coverage*:* 60 percent of the total lot area. The combined area occupied by all buildings and structures shall not exceed.
   5. Maximum impervious surface*:* 80 percent of the total lot area. The combined area occupied by all buildings and structures, parking, storage, loading and other paved areas.

G. *Area regulations:* The following minimum standards shall be required:
   1. Minimum lot width: Every lot shall have a minimum width of not less than 80 feet.
   2. Minimum lot depth: Every lot shall have a minimum depth of not less than 100 feet.
   3. Minimum front yard: Every lot shall have a front yard of not less than 25 feet which shall be utilized as a landscaped setback area. Front yards shall not be used for any building, structure, fence, wall or storage area, except that signs may be permitted in this area. Front yards shall be landscaped with grass, shrubbery, vines, or trees and no part shall be paved or surfaced except for minimum access, driveways and sidewalks in accordance with Section 53 of this ordinance.
   4. Minimum side yard: Every lot shall have two side yards, each of which shall be not less than ten feet in width. Planned commercial centers permitted as a conditional use shall meet the requirements of Section 30.N.1.
   5. Minimum rear yard*:* Every lot shall have a rear yard of not less than ten feet in depth. Planned commercial centers permitted as a conditional use shall meet the requirements of Section 30.N.1.
   6. Minimum distance between buildings: None required.
   7. Buffer area: Additional buffer yard may be required to accommodate additional building or structure setbacks in Section 30.H.

****

I. *Maximum Height:*
   1. No building or structure shall be erected or altered to a height exceeding 35 feet. For buildings or structures exceeding 35 feet, a conditional use permit must be issued in accordance with Section 48 of this ordinance.

****

M. *Design requirements:* The following design requirements shall apply to all the permitted, secondary and conditional uses:
   1. No outside storage, except for refuse and garbage storage, shall be permitted. Refuse and garbage storage areas shall be landscaped and screened in accordance with Section 50.B.3.

   ****

   4. Masonry requirement: Due to the development nature of the RA Recreation/Amusement District, it is recognized that requiring all permitted and conditional uses in this district to comply with the requirements set forth in Section 54 may not allow for some amusement recreational type developments. Uses proposed in the RA District not meeting the masonry requirements set forth in Section 54 shall present an exterior wall plan to the Planning and Zoning Commission and the commission shall establish the amount of masonry required.
   5. Additional buffering, screening, fencing, and landscaping. The Planning and Zoning Commission may recommend and the City Council may require additional buffering, screening, fencing and landscaping requirements on any zoning change, conditional use or special use case or concept plan in addition to or in lieu of buffering, screening, fencing, or landscaping requirements set out specifically in each use district when the nature and character of surrounding or

adjacent property dictate a need to require such protection for the general health, welfare and morals of the community in general.

****

N. *Planned commercial center design requirements:* Each lot or parcel of land created within a planned commercial center shall comply with the following requirements:

1. Minimum yard requirement of planned commercial centers: The front yard requirements contained in Section 30.G.3. shall be applicable to each lot or parcel of land within a planned commercial center. A minimum ten-foot side yard and a minimum 25-foot rear yard shall be required around the outside perimeter of a planned commercial center. Minimum side and rear yard requirements of interior lots may be required if deemed necessary by City Council in order to meet the provisions of Section 48.
2. Landscaping requirements of planned commercial centers: The minimum landscaping requirements of Section 53.H.2.b. shall be applicable around the outside perimeter of a planned commercial center. For interior lots the minimum landscaping requirements of Section 53.H.2.b. may be required if deemed necessary by City Council in order to meet the provisions of Section 48.

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4. Building elevations of proposed structures shall be submitted with the site plan required by Section 48.D.7.

****

Section 33. That Section 31 of the Zoning Ordinance – "LI, Light Industrial District Regulations.", is hereby renamed and amended, as follows:

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PURPOSE: The LI Light Industrial District is designed to accommodate light manufacturing, assembly, research and wholesale activities with limitations on outside storage.

USES GENERALLY: In an LI Light Industrial District no land shall be used and no building or structure or part thereof, shall be erected, altered, or used, in whole or in part, for other than one or more of the following specified uses. All permitted uses listed shall be within a completely enclosed building or structure unless otherwise noted:

A. *Permitted uses:* The following uses shall be permitted as principal uses.

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3. Manufacturing of food products, pharmaceutical products and the like, except that such uses shall not include production of fish or meat products, sauerkraut, vinegar or the like; or the rendering or refining of fats and oils.

****

5. Commercial print center.

****

14. Retail establishments for the sale of new automotive parts and supplies.

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses. No secondary uses shall be allowed within the front yard:

1. Mechanical equipment located within 120-feet of any residentially zoned district must meet the standards established for noise regulation as stated in Section 55. Performance Standards.
2. Provisions for off-street parking of employee and customer motor vehicles within 60 feet of a residentially zoned district shall be screened in accordance with Section 50, Alternates A or E.
3. Screened refuse and garbage storage on a concrete pad, and located no closer than 50 feet to a residentially zoned district. All refuse and garbage storage shall be landscaped and screened in accordance with Section 50.B.3.
4. Other uses, including retail sales and structures which are customarily secondary, clearly incidental and subordinate to the permitted and conditional uses; provided, however, that no residential facilities shall be permitted except for watchmen or caretakers whose employment requires residence on the premises.
5. Bulk storage of flammable liquids associated with a permitted use, subject to the provisions of city and/or state fire codes.
6. All other mechanical equipment shall be located within a completely enclosed building and shall meet the masonry requirements of Section 54.
7. Signs advertising use on the premises, in accordance with Section 60 of this ordinance.

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C. *Conditional uses:* The following uses may be permitted, provided they meet the provisions of, and a conditional use permit is issued pursuant to Section 48 of this ordinance.

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

****

D. *Limitation of uses:* The following uses shall not be permitted within this District:
1. Dwelling units (including motels and hotels) except as provided under secondary uses; hospitals or clinics (except clinics in connection with industrial activity); skilled nursing facilities and similar uses; yards or lots for scrap or salvage operations or for processing, storage, display or sale of any scrap, salvage, or secondhand building materials and automotive vehicle parts.

****

E. *Plan requirements:* No application for a building permit for construction of a building or structure shall be approved unless:
1. A plat, meeting all requirements of the City of Grapevine, has been approved by the City Council and recorded in the official records of Tarrant County;

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F. *Density requirements:* The following density requirements shall apply:
   1. Minimum lot size: 20,000 square feet.
   2. Minimum open space: 15 percent of the total lot area, devoted to nonvehicular open space. (Nonvehicular open space is any area not devoted to buildings, parking, loading, storage or vehicle use.)
      a. Landscaping in excess of the required minimum open space that is located in the rear yard of the site shall not be used to meet the minimum open space requirements for the site.
   3. Maximum building coverage: 50 percent of the total lot area. The combined area occupied by all buildings and structures.
   4. Maximum impervious area: 85 percent of the total lot area. The combined area occupied by all buildings, structures, off-street parking and paved areas.

G. *Area regulations:* The following minimum standards shall be required:
   1. Minimum lot width: 100 feet.
   2. Minimum lot depth: 150 feet.
   3. Minimum front yard: 30 feet, utilized as a landscaped setback area. Front yards shall not be used for any building, structure, fence, wall, parking or storage area, except that signs shall be permitted in this area. Front yards shall be landscaped with grass, shrubbery and trees; and no part shall be paved or surfaced except for minimum access, driveways and sidewalks in accordance with Section 53 of this ordinance.
   4. Minimum side yard: 15 feet, every lot shall have two side yards.
   5. Minimum rear yard: 30 feet.
   6. Minimum distance between buildings: 30 feet. Includes distance between buildings or structures on adjacent lots.

H. *Buffer area regulations:* Whenever the LI Light Industrial District abuts a residentially zoned district, a landscaped buffer zone of not less than 25 feet in depth shall be provided from the lot line. No buildings or structures, parking, loading or storage shall occur in the buffer area and such area shall be landscaped to provide visual and acoustical privacy to adjacent property. Screening shall be provided in accordance with the provisions of Section 50 of this chapter. In addition, no building or structure shall be located nearer to any residentially zoned property than a distance equal to one and one-half times the height of any building or structure.

I. *Maximum Height:*
   1. Principal structure: 50 feet. Principal structures located contiguous to an existing R-20, R-12.5 or R-7.5 Single Family District shall not exceed one (1) story and 35 feet in height, however an increase up to five (5) feet to the above stated height requirements may be granted upon approval of a conditional use request by the City Council.

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N. *Additional buffering, screening, fencing and landscaping:* The Planning and Zoning Commission may recommend and the City Council may require buffering, screening, fencing and landscaping requirements on any zone change, conditional use, or special use case or concept plan in addition to or in lieu of buffering, screening, fencing or

landscaping requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such methods in order to protect such property and to further provide protection for the general health, welfare and morals of the community in general.

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Section 34. That Section 32 of the Zoning Ordinance – "BP, Business Park District Regulations.", is hereby renamed and amended, as follows

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PURPOSE: The purpose of the BP Business Park District is to provide a unique zone incorporating commercial and industrial uses into one district with quality architectural and landscape design development standards. The BP Business Park District differs from other districts by allowing a mixture of compatible commercial and industrial land uses with limitation of associated outside uses.

All business operations and activities within the BP Business Park District shall be conducted completely within an enclosed building, and in no instance shall any outside activity be permitted in this district, except for off-street parking or loading, refuse storage, drive-in or drive-through window at a financial institution or bank, restaurant, pharmacy or dry cleaning establishment, temporary outside display and sale of Christmas trees; with gasoline sales and outdoor dining approved as a conditional use.

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A. *Permitted uses:* The following uses shall be permitted as principal uses.

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12. Commercial print center.
13. Vocational, trade, technical, or industrial schools.
14. Warehousing completely within an enclosed building, but specifically excluding mini-storage warehouses.
15. Full service hotels/motels which includes dining rooms, personal service shops (i.e. beauty/barber shops, newsstands, retail and office space.
16. Restaurants with inside dining.
17. Health spas and physical fitness centers (massage establishments must meet the requirements of Section 49.B.5.).
18. Travel agencies.
19. Financial institutions or banks.
20. Office supplies.
21. Parking garages.

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C. *Conditional uses:* The following uses may be permitted, provided they meet the provisions of, and a conditional use permit is issued pursuant to, Section 48 of this ordinance.

1. Planned business parks in accordance with Section 32.N., Planned business park provisions.
2. Alcoholic beverage sales, provided a special permit is issued in accordance with Section 42.B. of the ordinance.
3. Gasoline service stations and related convenience store and automated car washes.

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12. Electric Vehicle (EV) Charging Stations (See Section 42.I.).

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D. *Limitation of uses:* The following uses shall not be permitted within this district.
   1. Any proposed use located in the BP Business Park District shall meet the requirements of Section 55, Performance Standards.
   2. Uses listed in Section 31.D., LI Light Industrial District shall not be permitted within this district.
   3. Freight forwarding.

E. *Plan requirements:* No application for a building permit for construction of a building or structure shall be approved unless:
   1. A plat, meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County.

F. *Density requirements:* The following bulk and intensity of use requirements shall apply:
   1. Minimum district size: five (5) acres.
   2. Minimum lot size: 30,000 square feet.
   3. Minimum open space: 20 percent of the total lot area devoted to nonvehicular open space. (Nonvehicular open space is any area not devoted to buildings, parking, loading, storage or vehicular use.) Planned business parks permitted as a conditional use shall meet the requirements of Section 32.N.3.
      The percentage of minimum open space may be reduced to a minimum of 15 percent of the total lot area, if the lot width at the platted front property line is a minimum of 150 feet wide and the depth of the entire front yard setback required in Section 32.G.3. is increased to 35 feet.
      a. Landscaping in excess of the required minimum open space that is located in the rear yard of the site shall not be used to meet the minimum open space requirements for the site.
   4. Maximum building coverage: 60 percent of the total lot area, combined area occupied by all buildings and structures shall not exceed.
   5. Maximum impervious surface: 80 percent of the total lot area, combined area occupied by all buildings and structures, parking, storage, loading and other paved areas shall not exceed.
      The percentage of maximum impervious surface may be increased to a maximum of 85 percent of the total lot area if the requirements of Section 32.F.3. are met.

G. *Area regulations:* The following minimum standards shall be required:
   1. Minimum lot width: 150 feet.
   2. Minimum lot depth: 200 feet.
   3. Minimum front yard: 30 feet, utilized as a landscaped setback area. Front yards shall not be used for any building, structure, fence, wall or storage area, except that signs may be permitted in this area. Front yards shall be landscaped with grass, shrubbery, vines, or trees and no part shall be paved or surfaced except

for minimum access, driveways and sidewalks in accordance with Section 53 of this ordinance.

4. Minimum side yard: 15 feet, every lot shall have two side yards. Planned business parks permitted as a conditional use shall meet the requirements of Section 32.N.1.
5. Minimum rear yard: 25 feet. Planned business parks permitted as a conditional use shall meet the requirements of Section 32.N.1.
6. Minimum distance between buildings*:* None required.

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I. *Maximum Height:*

1. Principal structure: 50 feet. Principal structures located adjacent to an R-20, R-12.5, or R-7.5 District shall not exceed one (1) floor level and 20 feet in height, however an increase up to five (5) feet may be granted upon approval of a conditional use request by the City Council.
2. Additional building height granted under a conditional use permit shall not exceed one-half (1/2) the shortest distance between the structure and the nearest adjacent residentially zoned district.

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M. *Design requirements:* The following design requirements shall apply to all permitted, secondary and conditional uses.

1. No outside storage, except for refuse and garbage storage, shall be permitted; except for heavy machinery and equipment storage subject to and conditioned upon approval of a conditional use permit pursuant to Section 48. Refuse and garbage storage areas shall be landscaped and screened in accordance with Section 50.B.3.

****

5. Additional buffering, screening, fencing, and landscaping—The Planning and Zoning Commission may recommend and the City Council may require additional buffering, screening, fencing and landscaping requirements on any zoning change, conditional use or special use case or concept plan in addition to or in lieu of buffering, screening, fencing, or landscaping requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such protection for the general health, welfare and morals of the community in general.

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N. *Planned business park provisions:* Each lot or parcel of land created within a Planned business park shall comply with the following requirements:

1. Minimum yard requirement of Planned business park provisions—The front yard requirements contained in Section 32.G.3. shall be applicable to each lot or parcel of land within a Planned business park. A minimum 15-foot side yard and a minimum 25-foot rear yard shall be required around the outside perimeter of a Planned business park. Minimum side and rear yard requirements of interior lots may be required if deemed necessary by City Council in order to meet the provisions of Section 48. Perimeter lots in a Planned business park shall have a minimum 20 feet of frontage on a public right-of way. Interior lots in a Planned business park that have no frontage on a public right-of-way must have a

minimum 25-foot dedicated public access easement connecting to a public right-of-way.

2. Landscaping requirements of Planned business parks—The minimum landscaping requirements of Section 53.H.2.b. shall be applicable around the outside perimeter of a Planned business park. For interior lots the minimum landscaping requirements of Section 53.H.2.b. may be required if deemed necessary by City Council in order to meet the provisions of Section 48.

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O. *Master Site Development Plan requirements:* Each lot or parcel of land created within a Master Site Development Plan shall comply with the following requirements:

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2. *Additional uses allowed:* Given the elements that can be incorporated within a Master Site Development Plan in an effort to achieve a successful, multifaceted development, additional uses may be considered by the Planning and Zoning Commission and City Council that are not normally considered as individual elements allowed as permitted, conditional, or special uses within the zoning district. The following uses may be considered in conjunction with at least one other permitted or conditional use allowed in the "BP" Business Park District:
   (a) Any uses allowed within Section 16, "R-5.0" Zero Lot Line District
   (b) Any uses allowed within Section 17, "R-3.5" Two Family District
   (c) Any uses allowed within Section 18, "R-3.75" Three and Four Family District
   (d) Any uses allowed within Section 20, "R-TH" Townhouse District
   (e) Any uses allowed within Section 22, "R-MF" Multifamily District

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Section 35. That Section 34 of the Zoning Ordinance – "PRD-6, Planned Residential Low Density District Regulations.", is hereby renamed and amended, as follows:

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A. *Preamble.* The PRD-6 District is designed to accommodate low density residential development in accordance with the comprehensive master plan. The district provides for two methods of development:

1. *Standard development* permits single-family detached residential use at densities not exceeding four dwelling units per gross acre subject to the same restrictions as apply in the R-7.5 District.
2. Planned development is an optional form of development which may be permitted provided an applicant submits and the City Council approves a master development plan for the property. In a planned development, mixed residential uses are permitted provided the predominant portion of the land is developed with single-family detached residences and the overall density does not exceed six dwellings units per acre.

****

C. *Intent.* The PRD-6 District is designed to provide for development as a matter of right in conformity with the regulations and restrictions in the R-7.5 Single-family residential district, or, alternatively, to provide for development with a variety of housing types at a density not exceeding six dwelling units per acre in conformity with a master development plan, approved by the City Council pursuant to Section

46 of this ordinance and the standards and restrictions in this Section 34. For this reason, the proposed inclusion of a mixture of types of dwelling units in a PRD-6 planned development shall not be a ground for disapproval of a proposed master development plan. The PRD-6 District is not intended to provide an alternative set of development regulations that may, through the rezoning process, be used interchangeably with the R-7.5, R-12.5 nor R-20 District regulations. The PRD-6 District is specifically designed and intended to provide a more flexible classification, with a broader range of development options, for those properties on which greater residential densities were permitted under the 1970 and 1982 Zoning Ordinances of the city, as amended from time to time, but on which the permitted residential densities must be reduced so the zoning restrictions will be in conformity with the recommendation in the comprehensive master plan. The PRD-6 regulations are designed to expand the uses to which property that would otherwise have been restrictively reclassified in the R-7.5 zone may be devoted and thus enhance the range of economically viable uses for such parcels of land. The PRD-6 regulations are not intended to be used to supplant the regulations for the R-20, R-12.5, and R-7.5 Districts, and the PRD-6 regulations shall not be used as a substitute for such classifications on property that has previously been so classified. Nor are the PRD-6 regulations intended to be employed as a means for creating standard, grid subdivisions of lots that are smaller than 7,500 square feet. The PRD-6 regulations are intended to encourage imaginative and aesthetically pleasing development designs utilizing smaller lots. To that end, the PRD-6 regulations are designed to encourage the clustering of single-family lots that are smaller than 7,500 square feet and the incorporation of land that would otherwise be devoted to private yards in passive and active common open space.

****

E. *Planned development option.* Upon approval of a master development plan in accordance with Section 46 of this ordinance and in compliance with the following development standards, the City Council may authorize an applicant to utilize the planned development option within the PRD-6 District.

1. *Conditions for application and approval:* The following conditions and procedures shall govern the application for, and approval of, a planned development within the PRD-6 District. No building permits or other development approval shall be issued for any development activity except for standard development permitted under Section 34.D of this ordinance, until the following conditions have been satisfied:

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(b) Approval of master development plan required: Under no circumstances shall an applicant be granted development approval under the planned development option until a master development plan is approved by the City Council in accordance with the provisions of Section 34 and 46 of this ordinance.

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4. *Maximum density:* six (6) dwelling units per gross acre.

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5. *Open space:* Open space, recreation areas and landscaping are deemed to be an essential component of any approved planned development within the PRD-6 District and shall be provided in accordance with the following standards:

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(c) Maintenance: No master development plan shall be approved unless the applicant has submitted an appropriate legal instrument which makes provision for the permanent preservation of all common open space areas, recreational facilities and communally owned land. Such instrument shall be approved by the city attorney as to legal form and effect and the Planning and Zoning Commission as to the suitability of the proposed use of common open space areas.

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11. *Area regulations:* Any part of a planned development that is devoted to single-family detached residence uses shall comply with all of the regulations and requirements for the most restrictive district in which the lot or lots would also comply with the minimum lot area requirements, except that in a single-family area in a planned development residential lots may be clustered so as to create usable common open space in reasonable proximity to all single-family lots, and providing the following conditions are met:

(a) *Maximum gross density*: six (6) dwelling units an acre, for the single-family area.
(b) Minimum lots size: 500 square feet.
(c) Those areas within 250 feet of R-7.5, R-12.5 or R-20 SF districts shall be developed to the same development standards as are required in the R.7-5 district.

All other residential buildings shall comply with the minimum yard, lot width, and lot depth requirements in the most restrictive zoning district in which such buildings would otherwise be permitted by this ordinance; provided, however, that the minimum yard requirements, and lot width and depth requirements within the portions of a planned development that are not to be developed with single-family detached dwellings may be waived by the Planning and Zoning Commission, except for those areas adjacent to or facing existing or zoned single-family residential areas, as required by Section 34.E.9(a) upon finding that:

(a) Minimum distance between buildings: 20 feet, except for zero lot line development;
(b) The development plan shall provide reasonable visual and acoustical privacy for residential dwelling units; and

(c) The proposed lot dimensions are generally consistent with the limitations set out in other residential zoning classifications for areas of similar density and use.

(d) Maximum number of dwelling units (d.u.), multiple-family area:

(1) Duplexes: 8 d.u./acre
(2) Fourplexes: 10 d.u./acre
(3) Townhouses: 9 d.u./acre
(4) Apartments: 20 d.u./acre
(e) All buildings shall be set back at least 15 feet from any parking lot or driveway.

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13. *Masonry requirements.* Masonry requirements shall be met as provided in Section 54 of this ordinance.

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Section 36. That Section 35 of the Zoning Ordinance – "PRD-12, Planned Residential Medium Density District Regulations.", is hereby renamed and amended, as follows:

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A. *Preamble.* The PRD-12 District is designed to accommodate medium density residential development in accordance with the comprehensive master plan. The district provides for two methods of development:

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2. *Planned development* is an optional form of development which may be permitted provided an applicant submits and the City Council approves a master development plan for the property. In a planned development, mixed residential uses are permitted, including single-family detached residences, duplexes, triplexes, quadplexes, townhouses, and apartments provided the overall density does not exceed 12 dwelling units per acre.

****

E. *Planned development option.* Upon approval of a master development plan in accordance with Section 46 of this ordinance and in compliance with the following development standards, the City Council may authorize an applicant to utilize the planned development option within the PRD-12 District.

1. *Conditions for application and approval:* The following conditions and procedures shall govern the application for, and approval of, a planned development within the PRD-12 District. No building permits or other development approval shall be issued for any development activity except for standard development permitted under Section 35.D of this ordinance, until the following conditions have been satisfied:

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(b) Approval of master development plan required: Under no circumstances shall an applicant be granted development approval under the planned development option until a master development plan is approved by the City Council in accordance with the provisions of Sections 35 and 46 of this ordinance.

****

5. *Open space:* Open space, recreation areas and landscaping are deemed to be an essential component of any approved planned development within the PRD-12 District and shall be provided in accordance with the following standards:
   (a) Minimum open space area: 40 percent of the total gross area of the planned development shall be devoted to open space, including private yards on individual lots. Open space shall not include areas covered by dwelling units, secondary buildings, parking areas, driveways, and internal streets, or any part of an individual lot on which a building, or part thereof, could lawfully be erected.
   (b) Minimum Common open space: 25 percent of the minimum open space area shall be devoted to planned and permanent usable common open space. The amount and general location of the amount of common open space shall be shown on the master development plan. The exact delineation and nature of the common open space may be deferred until an application is filed for approval of a site plan.
   (c) Maintenance: No master development plan shall be approved unless the applicant has submitted an appropriate legal instrument which makes provision for the permanent preservation of all common open space areas, recreational facilities and communally owned land. Such instrument shall be approved by the city attorney as to legal form and effect and the Planning and Zoning Commission as to the suitability of the proposed use of common open space areas.

****

11. *Area regulations:* Any part of a planned development that is devoted to single-family residence uses shall comply with all of the regulations and requirements for the most restrictive district in which the lot or lots would also comply with the minimum lot area requirements, except that in a single-family area in a planned development residential lots may be clustered so as to create usable common open space in reasonable proximity to all single-family lots, and provided the following conditions are met:
   (a) Maximum gross density, single-family area: six (6) dwelling units per acre;
   (b) Minimum lot sizes: 5,000 square feet; and
   (c) Those areas within 250 feet of an R-7.5, R-12.5, or R-20 single-family district shall be developed to the same standards as are required in the R-7.5 District.

   All other residential buildings shall comply with the minimum yard, lot width, and lot depth requirements in the most restrictive zoning district in which such buildings would otherwise be permitted by this ordinance; provided, however, minimum yard requirements and lot width and depth requirements within a planned development may be waived by the Planning and Zoning Commission, except for those areas adjacent to or facing existing or zoned single-family residential areas, as required by Section 34.E.9(a) upon finding that:

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13. *Masonry requirements.* Masonry requirements shall be met as provided in Section 54 of this ordinance.

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G. *Off-street loading.* No off-street loading is required in the PRD-12 District except in conjunction with any commercial use that may be included.

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Section 37. That Section 36 of the Zoning Ordinance – "PCD, Planned Commerce Development District Regulations.", is hereby renamed and amended, as follows:

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A. *Preamble:* The Planned Commerce Development (PCD) District is designed to accommodate commercial, noise-proof industrial and commercial and low intensity office-commercial development in accordance with the comprehensive master plan. The district provides for two methods of development:

1. *Standard development* permits commercial development subject to the same restrictions as apply in the CC Community Commercial District on tracts of at least two acres in size, and hotel development exceeding 500 guest rooms subject to the same restrictions as apply in the HCO Hotel/Corporate Office District and hotel development of 500 guest rooms or less approved pursuant to a conditional use permit subject to the same restrictions as apply in the HCO Hotel/Corporate Office District and any additional restrictions included in the conditional use permit. In the event of a conflict between the HCO requirements and the requirements included in the conditional use permit the requirements in the conditional use permit shall prevail.

   Due to the unique development requirements of hotels exceeding 500 rooms, it is generally recognized that the requirements established in Section 60, Sign standards may be difficult to provide. The Planning and Zoning Commission may recommend and the City Council may approve a request to vary from the standards established in Section 60 when appropriate.

2. *Planned development* is an optional form of development which may be permitted provided an applicant submits and the City Council approves a master development plan for the property. In a planned commercial development, mixed commercial developments are permitted.

****

C. *Intent:* The PCD District is designed to provide for retail, commercial and office development, as a matter of right, for those uses permitted in the P-O, CC, CN, and HCO Districts, or alternatively, to provide for development with a variety of employment generating uses in conformity with a master development plan, approved by the City Council pursuant to Section 46 of this ordinance and the standards and restrictions in this Section 36. The PCD District is primarily designed and intended to apply to those areas of the city which are located within Airport Noise Zones B or C and are designated for industrial, noiseproof, industrial-commercial and low intensity office-commercial on the future land use plan for the City of Grapevine. It is the intent, under the planned development option, to allow a variety of employment opportunities, consistent with the airport noise overlay standards, to occur in a single stage or in approved development phases provided these development stages or phases are consistent with an approved master development plan.

D. *Standard development option:* Any use permitted in the P-O, CC, CN, or HCO Districts shall be permitted as a matter of right within a PCD District. In the event the standard development option is chosen by the landowner, all development shall be regulated by the criteria established in the most restrictive zoning district in which the particular use would be permitted, provided, however, that each such use shall be located on a lot not less than two acres in size.

E. *Planned development option:* Upon approval of a master development plan in accordance with Section 46 of this ordinance and in compliance with the following development standards, the City Council may authorize an applicant to utilize the planned development option within the PCD District.

1. *Conditions for application and approval:* The following conditions and procedures shall govern the application for, and approval of, a planned development within the PCD District. No building permits or other development approval shall be issued for any development activity except for standard development permitted under Section 36.D of this ordinance, until the following conditions have been satisfied:

****

(b) Approval of master development plan required: Under no circumstances shall an applicant be granted development approval under the planned development option until a master development plan is approved by the City Council in accordance with the provisions of Sections 36 and 46 of this ordinance.

(c) Site plan required: No building permit shall be issued for any development under the planned development option until a site plan, consistent with the approved master development plan, is approved in accordance with the provisions of Section 47 of this ordinance.

(d) Minimum parcel size: 25 contiguous acres of gross area, provided, however, the Planning and Zoning Commission may recommend and the City Council may approve a PCD master development plan for a site containing less than 25 acres if they find that unusual or unique characteristics of the site or its vicinity make development pursuant to a master development plan advisable and if the proposed development of the site is consistent with the purpose and intent of this section.

(e) Conformance with the comprehensive master plan: All development activity and proposed land uses within the PCD District shall be consistent with the goals, objectives and policies of the comprehensive master plan and any area proposed for a PCD District shall be substantially within the area shown on the future land use map as being located within Airport Noise Zones B and C.

(f) Perimeter buffer yard: Each PCD District shall, as part of the approved master development plan, provide a perimeter buffer yard in conformance with Section 36.4(j) of this ordinance.

(g) Each property owner who initially purchases property within a PCD District shall be provided with a copy of the approved master development plan and any restrictions or conditions related to that plan by the developer.

****

2. *Permitted uses:* The PCD District is intended to accommodate mixed use commercial development where the various land uses and development components are physically and functionally integrated. Permitted uses are intended to incorporate community and regional commercial activities; professional and corporate office development; hotel and motel uses; light manufacturing and research. To provide for compatible land use associations, specific permitted uses within the PCD District are categorized among four land use groups, which may be permitted in certain locations consistent with a master development plan, shall generally direct the following land use groups in subsections 2(a) through 2(b) below, to particular areas of the site. Whenever an area is indicated for a particular land use group, the other use groups may be integrated into this area provided that the primary use so designated shall occupy a minimum of 75 percent of that land area.

   No building or structure, or part thereof, shall be erected, altered or used, in whole or in part, under the planned development option for other than one or more of the following uses:

   (a) Any use permitted in the CN Commercial neighborhood and CC Community commercial districts (Group 1).
   (b) Any use permitted in the HCO Hotel corporate office district (Group 2).
   (c) Any use permitted in the P-O Professional office district (Group 3).
   (d) The following uses that are permitted in the LI Light industrial district shall be permitted provided that such uses do not occupy more than 15 percent of the total site area within the PCD District and such uses conform to the performance standards established in Section 55 of this ordinance (Group 4).
      (1) Manufacturing, assembly or packaging of products from previous prepared materials, such as cloth, plastic, paper, leather, precious or semiprecious metals or stones.
      (2) Manufacture of electric and electronic instruments and devices, such as televisions, radio and phonograph equipment.
      (3) Manufacture of food products, pharmaceutical products and the like, except that such uses shall not include production of fish, or meat products, sauerkraut, vinegar or the like, or the rendering or refining of fats and oils.

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4. *Lot, area and density regulations:* Each lot or parcel of land created within an approved PCD District shall comply with the following requirements:

   ****

   (c) Maximum density: The maximum lot coverage by principal buildings and other structures shall not exceed the following percentages of the lot area for each land use group provided that the development meets all buffer yards, open space and setback requirements.
   Group 1 - Commercial uses: 50 percent
   Group 2 - Hotel-corporate office: 40 percent
   Group 3 - Professional office: 30 percent

Group 4 - Light industrial use: 50 percent

(d) Minimum open space lots: 30 percent of the total lot area, for all lots. No building, structure, secondary use, parking or loading area or storage areas shall be included in the calculation of the minimum open space area. Landscaping of these areas shall be in accordance with Section 53 of this ordinance.

****

(f) Maximum impervious area: 75 percent of the total lot area. The cumulative impervious area for the entire PCD District shall not exceed 70 percent.

(g) Minimum yard requirements: Each lot or parcel of land created within a PCD District shall conform to the yard requirements of the most restrictive zoning district in which the building would be permitted as a matter of right. Minimum yard requirements of interior lots may be waived by the Planning and Zoning Commission provided that all lots shall have a front yard of not less than 25 feet.

****

(i) Perimeter buffer yards: Each PCD District shall maintain a buffer yard around the entire perimeter of the property. The perimeter buffer yard shall be at least 100 feet in width as measured from the property line. As an alternative, on any side the 100-foot wide perimeter buffer yard may be reduced to 60 feet in width provided a three-foot high berm is within the 60-foot wide buffer yard around the entire perimeter of the property and the berm is landscaped with grass, trees, shrubbery and similar landscaped elements that are sufficient to protect adjacent views.

No buildings, secondary buildings, parking and loading areas, storage areas or other principal users shall be permitted within the perimeter buffer yards. However, perimeter buffer yards may contain parks, waterways, stormwater detention and retention areas, lakes, nature trails, picnic areas and natural areas. Railroad right-of-way and road rights-of-way for the purpose of ingress and egress to the PCD District may cross perimeter buffer yards provided such roads and rights of way minimize the amount of buffer yard devoted to such use. The width of a side or rear buffer yard may be reduced by the Planning and Zoning Commission under the following circumstances: the affected buffer yard is adjacent to and abuts a freeway or limited access highway with a right-of-way of at least 200 feet in width; the affected buffer yard is adjacent to and abuts an electric transmission or other utility right-of-way at least 150 feet in width; or, the affected buffer yard is adjacent to and abuts an existing or zoned nonresidential area and further provided that the uses in the adjoining areas are of a compatible nature.

A primary purpose of the perimeter buffer yards is to maintain a parklike setting for PCD Districts and to assure that potentially adverse affects associated with commercial development are mitigated. Therefore, the perimeter buffer yards shall be appropriately landscaped with grass, trees, shrubbery, berms and similar landscape elements. Natural areas that may exist within the designated perimeter buffer yards, shall be maintained whenever possible and incorporated into the landscape design.

(j) Screening from adjacent residential areas: Whenever a PCD District is created adjacent to an existing or zoned residential area, that portion of the perimeter buffer yard abutting the residential area shall be designed to screen effectively the adjoining residential area. Such screening area shall have a minimum height of eight feet and may consist of trees, shrubbery, evergreen planting materials, walls, berms, fences (except that chain-link fences shall be prohibited) and similar materials that will form an opaque screen of at least 75 percent within two years from time of planting.

After a PCD District is approved, any residential zoning district that is created adjacent to or abutting any boundary of the PCD District shall provide the following:

(1) No residential structure shall be erected within 75 feet of the PCD District boundary.

(2) Any side or rear yard that adjoins or abuts the boundary line of a PCD District shall contain a landscape buffer strip of at least 20 feet in width and shall be appropriately landscaped with trees, shrubbery, berms, evergreen planting materials or walls.

(3) Minimum open space: Each PCD District shall maintain an area equivalent to not less than 40 percent of the total land area of the district in open space. This minimum open space may include the perimeter buffer yard and those portions of required yard areas not devoted to urban use provided that each individual lot or parcel within the PCD District maintain a minimum open area equivalent to 30 percent of the total land area of the individual lot or parcel area. This minimum open space shall have the following characteristics: The minimum open space shall not be improved with buildings, structures, driveways, roads, parking or loading areas, outside storage or similar uses. Minimum open space areas may include active and passive recreation areas, park areas, waterways, lagoons, retention/detention ponds, floodplains, nature trails, picnic areas, landscape areas and open space in natural condition. Land designated as minimum open space shall be appropriately landscaped with grass, trees, vegetation, open space in natural condition and similar landscape elements as required by Section 53 of this ordinance. The owner(s) and/or developer(s) of a PCD District shall file an appropriate legal instrument, satisfactory to the city attorney, providing for the continuous maintenance of the minimum open space areas with the PCD District and restricting said minimum open space area perpetually. Such instruments shall be binding upon the developer, its successors, and assigns and shall constitute a covenant running with the land and be in recordable form.

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Section 38. That Section 37 of the Zoning Ordinance – "PID, Planned Industrial Development District Regulations.", is hereby renamed and amended, as follows:

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A. *Preamble:* The PID District is designed to accommodate industrial, noiseproof industrial and commercial and low intensity office-commercial development in

accordance with the comprehensive master plan. The district provides for two methods of development:

1. *Standard development* permits light industrial development subject to the same restrictions as apply in the LI Light industrial district on tracts of at least three acres in size.
2. *Planned development* is an optional form of development which may be permitted provided an applicant submits and the City Council approves a master development plan for the property. In a planned industrial development mixed industrial and commercial developments are permitted.

B. *Purpose:* The purpose of the standard form of development in the PID District is to permit an owner, as a matter of right, to develop light industrial uses on lots not less than three acres in area.

The purpose of the optional planned development method, within the PID District, is to provide a unique zone for the coordination of industrial, office, hotel, commercial, and similar uses in a parklike setting. Approval of the planned development option will provide a mechanism to achieve industrial development which will contribute to the diversification of the city's economic base in a manner consistent with the comprehensive master plan.

A further purpose of the PID District is to allow development with a compatible mixture of land uses not provided for in other industrial districts in accordance with a specific plan of development. The PID District regulations are intended to provide a method for protecting adjacent development from adverse impacts associated with economic development while promoting efficient and economic land use arrangements. The PID District regulations contemplate the use of high standards of physical design which result in developments characterized by: a landscaped setting; extensive open space; low ground coverage of buildings; and coordinated design elements.

C. *Intent:* The PID District is designed to provide for industrial development, as a matter of right, for those uses permitted in the LI Light industrial district, or alternatively, to provide for development with a variety of employment generating uses in conformity with a master development plan, approved by the City Council pursuant to Section 46 of this ordinance and the standards and restrictions in this Section 37. The PID District is primarily designed and intended to apply to those areas of the city which are located within Airport Noise Zones B or C and are designated for industrial, noiseproof, industrial-commercial and low intensity office-commercial on the future land use plan for the City of Grapevine. It is the intent, under the planned development option, to allow a variety of employment opportunities, consistent with the airport noise overlay standards, to occur in a single stage or in approved development phases provided these development stages or phases are consistent with an approved master development plan.

D. *Standard development option:* Any use permitted in the LI Light industrial district shall be permitted as a matter of right within a PID District. In the event the standard development option is chosen by the landowner, all development shall be regulated

by the criteria established in Section 31 for the LI Light industrial district except that the minimum lot size shall be not less than three acres.

E. *Planned development option:* Upon approval of a master development plan in accordance with Section 46 of this ordinance and in compliance with the following development standards, the City Council may authorize an applicant to utilize the planned development option within the PID District.

1. *Conditions for application and approval:* The following conditions and procedures shall govern the application for, and approval of, a planned development within the PID District. No building permits or other development approval shall be issued for any development activity except for standard development permitted under Section 34.D of this ordinance, until the following conditions have been satisfied:

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(b) Approval of master development plan required: Under no circumstances shall an applicant be granted development approval under the planned development option until a master development plan is approved by the City Council in accordance with the provisions of Sections 37 and 46 of this ordinance.

****

(d) Minimum parcel size: 20 acres of gross area, provided, however, the Planning and Zoning Commission may recommend and the City Council may approve a PID master development plan for a site containing less than 20 contiguous acres if they find that unusual or unique characteristics of the site or its vicinity make development pursuant to a master development plan advisable and if the proposed development of the site is consistent with the purpose and intent of this section.

(e) Conformance with the comprehensive master plan: All development activity and proposed land uses within the PID District shall be consistent with the goals, objectives and policies of the comprehensive master plan and any area proposed for a PID District shall be substantially within the area shown on the future land use map as being located within Airport Noise Zones B and C.

(f) Perimeter buffer yard: Each PID District shall, as part of the approved master development plan, provide a perimeter buffer yard in conformance with Section 37.4(j) of this ordinance.

(g) Each property owner who initially purchases property within a PID District shall be provided with a copy of the approved master development plan and any restrictions or conditions related to that plan by the developer.

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2. *Permitted uses:* The PID District is intended for uses related to industrial activity and associated employment, where the various uses and development components are physically and functionally integrated. Permitted uses are intended to incorporate a wide range of traditional light industrial uses and a variety of nonindustrial activities which may support or otherwise relate to the economic development of the site, including wholesaling and warehousing,

construction services, transportation activities, personal services, financial institution and office development and commercial use. To provide for compatible land use associations, specific permitted uses within the PID District are categorized among five land use groups, which may be permitted in certain locations consistent with a master development plan for the entire property. The master development plan shall generally direct the following land use groups in subsections 2(a) through 2(b), below, to particular areas of the site. Whenever an area is indicated for a particular land use group, the other use groups may be integrated into this area provided that the primary use so designated shall occupy a minimum of 75 percent of that land area.

No building or structure, or part thereof, shall be erected, altered or used, in whole or in part, under the planned development option for other than one or more of the following uses:

(a) Any use permitted in the LI Light industrial district. (Group 1)
(b) Warehousing and wholesale distribution facilities completely within an enclosed building and air freight forwarding. (Group 2)
(c) Any use permitted in the HCO Hotel corporate office district provided such uses do not occupy more than 20 percent of the total site area within the PID District. (Group 3)
(d) Any use permitted in the P-O Professional office district. (Group 4)
(e) Any use permitted in the CC Community commercial district provided that the total amount of land designated for commercial uses shall not exceed 15 percent of the total site area and no commercial parcel shall exceed 20 acres in size. (Group 5)

3. *Secondary uses:* Any secondary use permitted within the LI, HCO, P-O and CC Districts shall be permitted as secondary uses to a principal use provided that no such secondary use shall be a source of income to the owner or occupant of the principal use.
4. *Lot, area and density regulations:* Each lot or parcel of land created within an approved PID District shall comply with the following requirements:
   (a) *Minimum size*: 30,000 square feet provided that the average of all lots or parcels of land created within the total PID District shall have an average lot size of at least one acre.
   (b) *Minimum lot frontage*: 150 feet on an approved public or private street. Whenever a lot or parcel of land fronts on a cul-de-sac or similar street curves with extraordinary features, the minimum lot frontage may be reduced to 50 feet provided that any building or structure created on said reduced lot frontage shall have a minimum width of 100 feet at the front building setback line.
   (c) *Maximum density*: 1.5 floor area ratio.
   (d) *Maximum lot coverage*: The maximum lot coverage by principal buildings and other structures shall not exceed the following percentages of the lot area for each land use group provided that the development meets all buffer yards, open space and setback requirements.

Group 1 - Light industrial uses: 50 percent
Group 2 - Commercial-warehousing: 60 percent

Group 3 - Hotel-corporate office: 40 percent
Group 4 - Professional office: 30 percent
Group 5 - Commercial: 50 percent

These standards may be increased for certain uses such as warehousing or other highly automated industry in industrial land use groups 1 and 2 upon recommendation by the Planning and Zoning Commission. A finding must be made that these uses will have a maximum equivalent of five full-time employees per acre and require corresponding lower demands for off-street parking, loading and storage areas than other industrial uses permitted in these use groups. Under no circumstances should these standards be varied to increase lot coverage more than 75 percent. All uses which have lot coverage standards increased must meet all buffer area, open space, and setback requirements.

(e) *Minimum open space lots*: 30 percent of the total lot area for all lots. No building structure, secondary use, parking or loading area or storage areas shall be included in the calculation of the minimum open space area. Landscaping of these areas shall be in accordance with Section 53 of this ordinance.

(f) *Distance between buildings*: No two buildings on the same parcel may be located closer to one another than a distance equal to the height of the lower building.

(g) *Maximum impervious area*: 75 percent of the total lot area.

(h) *Minimum yard requirements*: Each lot or parcel of land created within a PID District shall generally conform to the yard requirements of the most restrictive zoning district in which the building would be permitted as a matter of right. Minimum yard requirements may be waived by the Planning and Zoning Commission provided that all lots shall have a front yard of not less than 25 feet. Where the lot lines of uses in industrial groups 1 and 2 abut railroad rights-of-way or sidings, no minimum yard is required.

(i) *Maximum height*: 40 feet, unless additional front yard space is provided. For each additional three feet of front yard, in excess of 25 feet, the height of the building may be increased by ten feet provided that: all allowable heights shall conform to the airport height district regulations; no building shall exceed 100 feet in height; and no building within 200 feet of any residential district shall exceed 40 feet in height.

(j) *Perimeter buffer yards*: Each PID District shall maintain a buffer yard around the entire perimeter of the property. The perimeter buffer yard shall be at least 100 feet in width as measured from the property line. As an alternative on any side, the 100-foot wide perimeter buffer yard may be reduced to 60 feet in width provided a three-foot high berm is within the 60-foot wide buffer yard around the entire perimeter of the property and the berm is landscaped with grass, trees, shrubbery and similar landscaped elements that are sufficient to protect adjacent views.

No buildings, secondary buildings, parking and loading areas, storage areas or other principal users shall be permitted within the perimeter buffer yards. However, perimeter buffer yards may contain parks, waterways,

stormwater detention and retention areas, lakes, nature trails, picnic areas and natural areas. Railroad rights-of-way and road rights-of-way for the purpose of ingress and egress to the PID District may cross perimeter buffer yards provided such roads and rights-of-way minimize the amount of buffer yard devoted to such use. The width of a side or rear buffer yard may be reduced by the Planning and Zoning Commission under the following circumstances: the affected buffer yard is adjacent to and abuts a freeway or limited access highway with a right-of-way of at least 200 feet in width; the affected buffer yard is adjacent to and abuts an electric transmission or other utility right-of-way at least 150 feet in width; or, the affected buffer yard is adjacent to and abuts an existing or zoned industrial area and further provided that the uses in the adjoining industrial areas are of a compatible nature.

A primary purpose of the perimeter buffer yards is to maintain a parklike setting for PID District and to assure that potentially adverse effects associated with internal industrial development are mitigated. Therefore, the perimeter buffer yards shall be appropriately landscaped with grass, trees, shrubbery, berms and similar landscape elements. Natural areas that may exist within the designated perimeter buffer yards, shall be maintained whenever possible and incorporated into the landscape design.

(k) *Screening from adjacent residential areas*: Whenever a PID District is created adjacent to an existing or zoned residential area, that portion of the perimeter buffer yard abutting the residential area shall be designed to screen effectively the adjoining residential area. Such screening area shall have a minimum height of eight feet and may consist of trees, shrubbery, evergreen planting materials, walls, berms, fences (except that chain-link fences shall be prohibited with permanent vegetation) and similar materials that will form an opaque screen of at least 75 percent within two years from time of planting.

After a PID District is approved, any residential zoning district that is created adjacent to or abutting any boundary of the PID District shall provide the following:

(1) No residential structure shall be erected within 75 feet of the PID District boundary.

(2) Any side or rear yard that adjoins or abuts the boundary line of a PID District shall contain a landscape buffer strip of at least 20 feet in width and shall be approximately landscaped with trees, shrubbery, berms, evergreen planting materials or walls.

(l) *Minimum open space*: 40 percent of the total land area of the district in open space. This minimum open space may include the perimeter buffer yard and those portions of required yard areas not devoted to urban use provided that each individual lot or parcel within the PID District maintain a minimum open space area equivalent to 20 percent of the total land area of the individual lot or parcel area. This minimum open space shall have the following characteristics; the minimum open space shall not be improved with buildings, structures, driveways, roads, parking or loading areas, outside storage or similar uses. Minimum open space areas may include active and passive

recreation areas, park areas, waterways, lagoons, retention/detention ponds, floodplains, nature trails, picnic areas, landscape areas and open space in natural condition. Land designated as minimum open space shall be appropriately landscaped with grass, trees, vegetation, open space in natural condition and similar landscape elements as required by Section 53 of this ordinance. The owner(s) and/or developer(s) of a PID District shall file an appropriate legal instrument, satisfactory to the city attorney, providing for the continuous maintenance of the minimum open space areas with the PID District and restricting said minimum open space area perpetually. Such instruments shall be binding upon the developer, its successors, and assigns and shall constitute a covenant running with the land and be in recordable form.

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Section 39. That Section 38 of the Zoning Ordinance – "GU, Government Use Regulations.", is hereby renamed and amended, as follows:

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PURPOSE: The GU Governmental use district is established to apply to those lands where national, state, or local governmental activities are conducted and where governments hold title to such lands. Any lawful governmental activity is permitted in these districts. It is not intended to classify all lands owned by government into this district, but only those lands particularly and peculiarly related to the public welfare. It is generally intended to utilize this district to implement the comprehensive master plan.

A. *Permitted uses:* The following uses shall be permitted as principal uses.
   1. Parks, playgrounds, and recreation areas.
   2. Government administrative and judicial buildings.
   3. Public schools, hospitals and libraries.
   4. Other public facilities of a like nature.

B. *Secondary uses:* The following uses shall be permitted as secondary uses to a principal use provided that none shall be a source of income to the owner or user of the principal use:

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C. *Conditional uses:* The following conditional uses may be permitted provided a conditional use permit is issued pursuant to Section 48.

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   6. Alcoholic beverage sales, provided a special permit is issued in accordance with Section 42.B.

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   10. Electric Vehicle (EV) Charging Stations (See Section 42.I.).

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E. *Plan requirements:* No application for a building permit for construction of a building or structure shall be approved unless:
   1. A plat, meeting all requirements of the City of Grapevine, has been approved by the City Council and recorded in the official records of Tarrant County;
   2. A site plan, meeting the requirements of Section 47, has been approved;
   3. A landscape plan, meeting the requirements of Section 53, has been approved.

****

F. *Governmental immunity:*

1. Upon petition of the applicant, the Planning and Zoning Commission may recommend, and the City Council may officially recognize, that the applicant is immune from compliance with specific provisions of the city zoning ordinance for a proposed building, structure, use, development or activity:

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2. Governmental immunity may be granted pursuant to subparagraph (b) only after notice is given and public hearings are held in compliance with Section 67.

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H. *Buffer area regulations:* Whenever any conditional use that is allowable in this district abuts a residentially zoned district or a P-O District, a landscaped buffer zone of not less than 25 feet in depth shall be provided between the lot line and any building, structure, or activity area. No building, structure, parking, loading or storage shall occur in the buffer area and such area shall be landscaped to provide visual and acoustical privacy to adjacent property. In addition, screening shall be provided in accordance with the provisions of Section 50 of this ordinance.

I. *Maximum Height:* No restrictions.

J. *Landscaping requirements:* Landscaping shall be required in accordance with Section 53 of this ordinance.

K. *Off-street parking:* Off-street parking shall be provided in accordance with the provisions of Section 56 of this ordinance.

L. *Off-street loading:* No off-street loading is required in the GU District.

M. *Masonry requirement:* The masonry requirements of Section 54 shall be met.

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Section 40. That Section 39 of the Zoning Ordinance – “Historic Landmark.”, is hereby renamed and amended, as follows:

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A. *Establishment of "HL" zoning designation as a historic landmark subdistrict:* Any zoning district designation appearing on the zoning district map may be followed by the suffix "HL" indicating a historic landmark subdistrict. Such subdistrict may include buildings, land, areas, or districts of historical, architectural, archaeological or cultural importance or value which merit protection, enhancement, and preservation in the interest of the culture, prosperity, education, and welfare of the people. The "HL" designation shall apply to those premises, lots or tracts designated through procedures set forth herein. Additional principal and secondary uses may be permitted in any specific "HL" subdistrict and shall be enumerated in the ordinance establishing such historic landmark subdistrict, provided such uses are included in the zoning application. Such suffix shall not affect the legal use of the property and the basic underlying zoning of the property except as provided in the ordinance establishing the subdistrict.

B. *Declaration of policy:* The City Council hereby finds and declares as a matter of public policy that the protection, enhancement, preservation and use of historic landmarks is a public necessity and is required in the interest of the culture, prosperity, education and welfare of the people.

C. *Historic landmarks - Designation:* The City Council may designate certain buildings, land, areas, and districts in the city as historic landmarks and define, amend and delineate the boundaries thereof. Requests for designation may be made by the City Council, Historic Preservation Commission, or by the public on a form or zoning application obtained from the City. Completed request forms shall be returned to the City for processing and accompanied by payment of the appropriate fee to be charged by the City of Grapevine for administering the application. All designations must meet all requirements under Section 211.0165 of the Texas Local Government Code, as amended from time to time, or subsequent Texas statute replacing Section 211.0165 of the Texas Local Government Code.

1. Signature Requirements for Property Owner-Initiated Designations. Application for designation of a historic landmark shall require the signatures of all owners of the property, or their authorized agents.
2. Property Owner Consent Requirements for City-Initiated Designations. The Historic Preservation Commission or Planning and Zoning Commission may recommend to the City Council an application be submitted to designate any property, structure, site, or district within the incorporated limits of the City of Grapevine as a historic landmark designation. The City Council may, on its own motion, direct City staff to initiate designation proceedings. Upon approval of such motion, the Historic Preservation Officer shall prepare a historic landmark designation petition on behalf of the City of Grapevine.
    a. Pursuant to Section 211.0165 of the Texas Local Government Code, city-initiated designation of a historic landmark shall require:
        i. Written consent of all property owners within the boundaries of the proposed designation, which may be withdrawn at any time in the process; or
        ii. A three-fourths vote of approval by the Historic Preservation Commission, a review by the Planning and Zoning Commission, and a three-fourths vote of approval by the City Council.
3. Historic Landmark Site Review. At least fifteen (15) calendar days prior to the public hearing of the Historic Preservation Commission for designation of a historic landmark, City staff shall provide the property owner(s) with a Historic Landmark Site Review that includes:
    a. Regulations that are authorized to be applied to the historic landmark after the designation;
    b. Procedures for the designation;
    c. Tax benefits that are authorized to be applied to the historic landmark after the designation, if any; and
    d. Rehabilitation or repair programs offered by the City of Grapevine for a historic landmark, if any.

4. Review and Recommendation by the Historic Preservation Commission. Upon staff's acceptance or completion of an application, the Historic Preservation Officer shall schedule a public hearing at the next practicable Historic Preservation Commission meeting. The Historic Preservation Commission shall make a recommendation to the Planning and Zoning Commission as to whether or not the property, district, or site is eligible for historic landmark designation according to the criteria in Section 39.D of this article and the merits of the application.
5. Review and Recommendation by the Planning and Zoning Commission. Upon receiving a recommendation by the Historic Preservation Commission, the matter shall be scheduled by City staff for a public hearing before the Planning and Zoning Commission. The matter shall proceed in the same manner as that required to amend, repeal, or alter the zoning on a tract or parcel of land under Section 48 relating to conditional uses. The Planning and Zoning Commission will consider the criteria for designation specified in the Zoning Ordinance.
6. Decision by the City Council. The matter shall proceed to the City Council in the same manner and in the same instances as that required to amend, repeal, or alter the zoning on a tract or parcel of land as specified in this article, except for the procedural requirements in Section 39.C.2. After all notice requirements of state zoning statutes have been complied with and all required public hearings conducted pursuant to said state statutes and upon receipt of the Historic Preservation Commission and Planning and Zoning Commission recommendations, the City Council may designate the building, land, area or district within the "HL" suffix. The suffix "HL" shall indicate the zoning subdistrict designation of those buildings, land, areas and districts which the City Council has designated historic landmarks. Such designation shall be in addition to any other zoning district designation established in the Comprehensive Zoning Ordinance. All zoning district maps shall reflect the designation of a historical landmark subdistrict by the letter "HL" as a suffix. If the City Council does not approve the designation, the procedure for successive applications for petitions for the amendment of the Zoning Ordinance for a particular tract of property shall apply.
7. Decision Recordation. Upon passage by the City Council of an ordinance designating property as "HL," the City Secretary or his or her designee shall file a copy of the ordinance with the appropriate county clerk, in accordance with state law, and the appropriate county tax assessor, and, together with a written notice briefly stating the fact of the designation, shall send a copy of such notice by certified mail to the owner of the affected property.
8. Amendment or Removal. The same application and procedure that is followed for the designation of a historic landmark shall apply for amendment or removal of the designation, except:
    a. The Historic Preservation Commission or the Historic Preservation Officer may initiate amendments to a historic landmark ordinance without a motion from the City Council as described in subsection 2 above.

D. *Historic landmarks - Criteria to be used in Determination:* In making such designation as set forth in Section 39.C above, the City Council shall consider one or more of the following criteria:
   1. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Grapevine, State of Texas, or the United States;
   2. Identification with a person or persons who significantly contributed to the culture and development of the City;
   3. Location as the site of a significant historic event;
   4. Exemplification of the cultural, economic, social or historical heritage of the City;
   5. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historical, cultural or architectural motif;
   6. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City;
   7. Value as an aspect of community sentiment or public pride;
   8. Detailed recommendation from the Historic Preservation Commission;
   9. Detailed recommendation from the Planning and Zoning Commission.

E. *Present use not affected:* Use classifications of all property included in a historic landmark subdistrict shall continue to be governed by the Comprehensive Zoning Ordinance of the City.

F. *Off-street parking and loading:* Due to the development nature of property with a historic landmark designation, it is recognized that conventional off-street parking, loading, and development standards required by Section 56, Section 57, and Section 58 of the comprehensive zoning ordinance for individual lots may be difficult to provide. Any uses proposed with a historic landmark designation may present a plan for parking to the Planning and Zoning Commission and the Planning and Zoning Commission may determine different amounts and methods in establishing off-street parking.

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Section 41. That Section 41 of the Zoning Ordinance – “PD, Planned Development Overlay.”, is hereby amended, as follows:

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APPLICATION FOR ESTABLISHING A "PD" PLANNED DEVELOPMENT OVERLAY: An application for a "PD" Planned Development Overlay shall be filed with the Director of Planning Services which shall be forwarded to the Planning and Zoning Commission and the City Council. The application shall contain a Site Plan as stated in Section 47, Site Plan Review, with the following information as well as any additional information as may be required by the Planning and Zoning Commission, City Council, or the Director of Planning Services. Failure to meet the following submittal requirements will result in the rejection of the application.

****

HEARING ON THE "PD" PLANNED DEVELOPMENT OVERLAY APPLICATION: A public hearing on the application shall be held and notice thereof given in the manner and form required as set out in Section 67, Amendments of this ordinance unless the Director

of Planning Services or the Planning and Zoning Commission determines that the application is incomplete.

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13. For those requests to establish a "PD" Planned Development Overlay based on the residential zoning districts: "R-20" Single Family District, "R-12.5" Single Family District, "R-7.5" Single Family District and "R-5.0" Zero Lot Line District, the requirement for a Site Plan shall be waived and a survey or subdivision plat shall suffice. The following zoning districts are not permitted to be utilized for the establishment of a "PD" Planned Development Overlay: "R-MH" Manufactured Home District, "R-MODH" Modular Home District, "PRD-6" Planned Residential Low Density District, and "PRD-12" Planned Residential Medium Density District.

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D. *Limitation of Uses:* Uses prohibited shall be those uses specifically prohibited within the underlying zoning district. The following uses are expressly prohibited within a "PD" Planned Development Overlay and cannot be established as a permitted, conditional, or secondary use under any circumstances:

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8. Those uses specifically designated in paragraph D. Limitation of Uses in Section 31, "LI" Light Industrial District.

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11. All uses listed in Section 49, Special Uses.

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Section 42. That Section 41A of the Zoning Ordinance – “EA, Entertainment and Attraction Overlay.”, is hereby amended, as follows:

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PURPOSE: The entertainment and attraction overlay is a planning tool that is intended to encourage the development of property with the goal of establishing unique as well as modern urban development in situations where strict adherence to standard zoning criteria inhibits the creative process. The objective of the entertainment and attraction overlay is to promote progressive land development on tracts of land with maximum flexibility in the design of entertainment and attraction projects. This overlay should be utilized to establish compatible land uses within urbanized areas and generate the appropriate criteria necessary to enable the development of land that is unlikely to occur given the standards established in other zoning districts. Care should be given to ensure that development under this section in no way negatively impacts the health, safety, and welfare of the general public. The discretionary oversight granted in this section shall allow the Planning and Zoning Commission and the City Council the ability to establish standards and impose conditions upon such requests to mitigate or eliminate potentially adverse effects upon the community or upon properties within the vicinity of the proposed use. Designation under this section shall not affect the underlying zoning of the property except as provided in the ordinance establishing the overlay.

GENERAL GUIDELINES: All uses—permitted, accessory, and conditional relative to a request for the creation of an entertainment and attraction overlay shall be initially established by the underlying zoning district. Consideration may be given to projects of

an unusual nature that employ creative features that can not meet the intended literal requirements of the zoning ordinance as well as to the grouping or massing of uses.

APPLICATION FOR ESTABLISHING AN ENTERTAINMENT AND ATTRACTION OVERLAY: An application for an entertainment and attraction overlay shall be filed with the Director of Planning Services, which shall be forwarded to the Planning and Zoning Commission and the City Council. The application shall contain a site plan as outlined in Section 47, site plan review, with the following information as well as any additional information as may be required by the Planning and Zoning Commission, City Council, or the Director of Planning Services. Failure to meet the following submittal requirements will result in the rejection of the application.

****

HEARING ON THE ENTERTAINMENT AND ATTRACTION OVERLAY APPLICATION: A public hearing on the application shall be held and notice thereof given in the manner and form required as set out in Section 67, amendments of this ordinance unless the Director of Planning Services or the Planning and Zoning Commission determines that the application is incomplete.

STANDARDS: The following standards may be considered by the Planning and Zoning Commission and the City Council in determining whether an entertainment and attraction overlay should be established:

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10. The following zoning districts are not permitted to be utilized for the establishment of an entertainment and attraction overlay: "R-20," "R-12.5," and "R-7.5," Single Family Districts; "R-5.0" Zero Lot Line District, "R-3.5" Two Family District, "R-3.75" Three and Four Family District, "R-MH" Manufactured Home District, "R-TH" Townhouse District, "R-MF" Multifamily District, "R-MODH" Modular Home District, "PRD-6" Planned Residential Low Density District, "PRD-12" Planned Residential Medium Density District, "PO" Professional Office District and "CN" Neighborhood Commercial District.

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PERIOD OF VALIDITY: No site plan for an entertainment and attraction overlay shall be valid for a period longer than one-year from the date on which the City Council grants approval, unless within such one-year period: (a) a building permit is obtained and the erection or alteration of a structure is started, or (b) an occupancy permit is obtained and a use commenced. The City Council may grant one additional extension not exceeding one-year, upon written application, without notice or hearing. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application as required in Section 67, amendments. It should be recognized that the establishment of an entertainment and attraction overlay is contractual in nature and upon expiration of a site plan approved in conjunction with an entertainment and attraction overlay, the property will revert to the underlying zoning district designation and all uses and the general development guidelines as stated in the underlying district shall apply. There shall be no vested right(s) associated with an expired site plan approved in conjunction with an entertainment and attraction overlay. All property that has received an entertainment and attraction overlay designation shall be eligible for the provisions of

this ordinance provided that the application for an entertainment and attraction overlay has not expired.

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B. *Secondary uses.*

1. All secondary uses established in the underlying zoning district. When varying from the uses within the underlying zoning district the applicant shall provide an amended list of secondary uses and the conditions and reasons necessary for the change in standards from the underlying zoning district.

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D. *Limitation of uses.* Uses prohibited shall be those uses specifically prohibited within the underlying zoning district. Uses which are not directly related or ancillary to entertainment and attraction type uses are expressly prohibited. An entertainment and attraction overlay shall not be established relative to any uses established within Section 49, special uses. Unique hotel concepts developed as part of an overall attraction/entertainment development may propose standards that are less restrictive than those required relative to room count, room size, conference center space, swimming pool requirement and size, full service restaurant requirement, and staffing.

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I. *Landscaping requirements.* Relief from strict compliance with landscaping requirements may be permitted. Requirements associated with landscaping shall be initially established in accordance with Section 53, landscaping regulations of the zoning ordinance. When varying from the guidelines within Section 53, landscaping regulations, the applicant shall provide the method for establishing the new standards and the conditions necessary for the change in standards from those established.

J. *Masonry requirements.* Relief from strict compliance with masonry requirements may be permitted. Requirements associated with the percentage coverage of masonry for all principal and secondary structures/buildings shall be initially established in accordance with Section 54, masonry requirements. When varying from the guidelines within Section 54, masonry requirements, the applicant shall provide the method for establishing the new standards and the conditions necessary for the change in standards from those established.

K. *Off-street parking requirements.* Relief from strict compliance with off-street parking requirements may be permitted. Requirements associated with off-street parking shall be initially established in accordance with Section 56, off-street parking requirements and Section 58, parking, loading, and outside storage area development standards of the zoning ordinance. When varying from the guidelines within these sections the applicant shall provide the method for establishing the new standards and the conditions necessary for the change in standards from those established.

L. *Off-street loading requirements.* Relief from strict compliance with off-street loading requirements may be permitted. Requirements associated with off-street loading shall be initially established in accordance with Section 57, off-street loading

requirements of the zoning ordinance. When varying from the guidelines within Section 57, off-street loading requirements, the applicant shall provide the method for establishing the new standards and the conditions necessary for the change in standards from those established.

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O. *Sign standards.* Relief from strict compliance with sign standards may be permitted. Requirements associated with the height, size, type, and number of signs allowed shall be initially established in accordance with Section 60, sign standards. When varying from the guidelines within Section 60, sign standards, the applicant shall provide the method for establishing the new standards and the conditions necessary for the change in standards from those established.

P. *Subdivision regulations and construction standards.* Given the unique nature of this type of development, consideration may be given by the City Council to deviate from the subdivision regulations established for new construction within the city relative to the establishment of an entertainment and attraction overlay, however, all constructions standards shall be met.

Q. *Additional requirements, restrictions and considerations.* In granting an entertainment and attraction overlay, the Planning and Zoning Commission may recommend, and the City Council may impose such conditions, safeguards and restrictions upon the premises benefited by the entertainment and attraction overlay as may be necessary to comply with the standards set out in Section 41a, standards of this section to avoid, or minimize, or mitigate any potentially injurious effect of such entertainment and attraction overlay uses upon other property in the vicinity, and to carry out the general purpose and intent of this section. The Planning and Zoning Commission may also recommend and the City Council consider any additional conditions or stipulations in addition to, in lieu of, or provide relief from any other provisions of this ordinance when necessary. Such conditions shall be set out in the ordinance approving the entertainment and attraction overlay.

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Section 43. That Section 42 of the Zoning Ordinance – "Supplementary District Regulations.", is hereby amended, as follows:

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A. *Temporary uses:*

1. The following uses, which are classified as temporary uses, may be permitted by the City Council in any district not to exceed a period of 30 days except for (g) which shall be issued for a period of one year or less, subject to compliance with all other applicable city ordinances:

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5. Permission may be granted for a period not to exceed 40 days by the Director of Planning Services to allow Christmas tree sales lots in all nonresidential zoning districts.
6. A building, electrical and/or plumbing permit, where determined applicable by the Director of Planning Services, for any temporary use approved under this Section 42 shall be obtained from the building inspection department prior to

commencement of such use. Section 60 and all other provisions of this ordinance determined to be applicable by the Director of Planning Services shall be complied with prior to the commencement of any approved temporary use.

7. Temporary concrete mixing or batching plant for use during the construction of buildings or public improvements for 30 days or less may be approved by the Director of Planning Services.
8. Temporary outside display and sales of merchandise, and food service may be permitted on one occasion in any quarter of a calendar year for a period not to exceed 14 consecutive days, subject to the following conditions:

(a) A plan must be submitted for approval by the Director of Planning Services designating the area for outside display, sales and/or food service.

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(e) Use of required parking areas for temporary outside display and sales shall not negatively impact the ability to provide adequate parking on the subject site nor shall it create a burden on surrounding properties or encourage parking within the right-of-way. Approval for use of required parking areas shall be at the discretion of the Director of Planning Services.

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B. *Sale of alcoholic beverages:*

1. Notwithstanding any other provision of this ordinance, the storage, possession, sale, serving, or consumption of alcoholic beverages, except for the consumption of the occupants or owners of the premises and their guests at no charge, when permitted by the laws of the State of Texas, shall be regulated and governed by the following use regulations and requirements:
2. The storage, possession, sale or serving of alcoholic beverages by any party for either on-premises or off-premises consumption shall be illegal unless on property zoned specifically for that purpose as a conditional use in accordance with and pursuant to Section 48 of this ordinance.

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3. With the exception of wineries, wine tasting rooms, breweries and distilleries, no party shall sell or serve alcoholic beverages for on-premise consumption as the holder of a duly issued Texas Alcohol Beverage Commission permit allowing on-premise consumption except in a restaurant or on the premises of an entity whose principal business is transporting of the general public and is operating pursuant to a certificate of public convenience and necessity issued by a federal or state regulatory body with a conditional use permit in accordance with and pursuant to Section 48.

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7. A certificate of occupancy shall be issued by the City's Building Inspection Department at such time as the party complies with all aspects of this zoning ordinance and all other applicable ordinances. No certificate of occupancy may be assigned or transferred and same is valid only as to the recipient. No party may operate a restaurant or private club that is zoned pursuant to Sections 42.B and 49 of this ordinance without a valid and current certificate of occupancy.

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F. *Required yards:*

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4. The Planning and Zoning Commission may recommend and the City Council may require a minimum front yard, rear yard or side yard greater than that required as a minimum setback by the specific use categories in the ordinance rezoning any property when the safety of the traveling public and the general health, welfare and morals of the community require greater setback depth.

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G. *Projections into required yards:* Certain architectural features, fences, walls, and hedges may project into or be located in required yards as follows:

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3. Unenclosed covered patios used only for outdoor, recreational purposes and not as carports, garages, storage rooms or habitable rooms in the R-7.5, R-12.5, R-20 and the R-TH districts may be located no closer than six feet to any side yard property line nor closer than six feet to the rear property line. Unenclosed covered patios used only for outdoor, recreational purposes and not as carports, garages, storage rooms or habitable rooms in the R-5.0 district may be located no closer than six feet to the rear property line and shall have the side yard setbacks as required in Section 16.G.3. Unenclosed covered patios constructed within the required 25 foot rear yard setback of each district shall not be used as second story patios. The height of an unenclosed patio cover shall not exceed 15 feet. The height of an unenclosed patio cover shall be measured from the finished first floor of the residence to the highest point of the roof's surface if a flat surface, to the deck line of a mansard roof, and the mean height level between eaves and ridge for hip and gable roofs. In the case of a corner lot, patios shall be subject to the regular street side yard requirements of the district. Openings may be enclosed with insect mesh screening or plastic that is readily removable, translucent or transparent plastic not more than 0.125 inch in thickness.
4. An open fire escape not more than three and one-half feet into rear yards, provided that such structure does not obstruct ventilation or light.
5. Any fence, wall, hedge, shrubbery, etc., no higher than a base line extending from a point two and one-half feet above front walk grade to a point four and one-half feet above walk grade at the depth of the front yard, and single trees having single trunks which are pruned to a height of seven feet above walk grade. Corner lots where the side yard on the street side is required to be the same as the front yard, shall also observe front yard regulations with regard to fences, walls, hedges, shrubbery, etc., on the side street except that the City Council may by special ordinance, permit the construction of a fence not to exceed eight feet in height, which does not project more than five feet into the required side yard setback area.
6. No object or combination of objects, including but not limited to any structure, fence, wall, screen hedge, tree, bush, shrub, billboard or mound of earth, terrace, bank or barrier shall be erected, placed, planted or maintained on any corner lot in such a manner as to create a traffic hazard by obstructing the view of the drivers of motor vehicles using the streets adjacent thereto. The natural existing

terrain which cannot be removed by reasonable landscaping techniques including retaining walls constructed below or at the same grade line of said natural existing terrain shall be excluded from the objects otherwise prohibited by this paragraph. And said object or combination of objects, erected, placed, planted or maintained on a corner lot or parkway adjacent thereto so as to interfere with the visual line of sight at an elevation between three feet above the top of the adjacent roadway curb and six feet above the top of the adjacent street curb, or if there is no curb then from the average street curb grade, within a triangular area formed by the intersection of the adjacent street right-of-way lines, the right-of-way line 20 feet from the intersection, shall be prima facie evidence that said object, or combination of objects, so erected, placed, planted or maintained is an obstruction constituting a traffic hazard. Any object or combination of objects, placed, planted, or maintained is an obstruction constituting a traffic hazard. Any object or combination of objects, placed, planted or maintained in violation of this paragraph, shall be removed upon written notice by certified mail from the building official of the city, or his representative, to the owner, agent or occupant of the premises where such obstruction has been erected, placed, planted or maintained. Failure of the owner, agent or occupant to remove such an obstruction within ten days after receipt of such notice shall constitute a violation of the zoning ordinance.

7. No mechanical equipment designed or manufactured for permanent installation in one place, either outside of a building or projecting through an opening in a building, driven by a motor or motors of five horsepower or more installed in a residentially zoned district, P-O, CN, CC, or in any industrial district under this ordinance shall be permitted in the required side yard or rear yard abutting a residentially zoned district.

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H. *Right-of-way and easement dedication requirements:*

1. Under the constitution and laws of the State of Texas and the provisions of this ordinance, the zoning power of the city is hereby exercised for the purpose of promoting the health, safety, morals and general welfare of the general public under a comprehensive plan designed to lessen congestion in the streets, to secure safety from fire, panic and other dangers, to promote the health and general welfare of the general public, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population and to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public improvements, and the City Council finds that the transportation, water, sewerage, drainage and public utility facilities are not adequate to lessen congestion in the streets, to secure safety from fire and panic, to prevent unsanitary conditions, to provide adequate light and air, prevent the overcrowding of land, to avoid undue concentration of population, facilitate the adequate provision of transportation, water drainage, sewerage and other public requirements in the area zoned herein should any portion of said area be developed for residential or professional or commercial or industrial or agricultural or amusement or airport purposes and uses or a combination of any of said purposes and uses and the city shall regulate the use of all of the property

rezoned herein in order to lessen congestion in the streets, to secure safety from fire, panic and other dangers, to promote the health and general welfare of the general public, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, and to facilitate the adequate provision of transportation, water, drainage, sewerage, and other public requirements and in so regulating the use of said property does hereby require that prior to the issuance of a building permit and certificate of occupancy that the primary means of access have a minimum right-of-way width along the entire frontage of the property as follows, and further, if property should be a corner lot, said property shall have access to both streets having a minimum right-of-way width prior to issuance of a building permit and certificate of occupancy as follows (corner lots shall be considered to front on each street for purposes of determining minimum right-of-way):

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K. *Solar panel systems:* An applicant's submittal for a building permit, and electrical permit, for locating a solar panel system within the City must demonstrate compliance with the following standards:

1. Permit Required. All solar panel systems shall comply with the current adopted International Building Code and International Fire Code, as amended, except to the extent a solar pergola or solar panel system is exempt pursuant to Texas Local Government Code Section 214.221 and 229.101.
2. Solar Pergolas. Solar pergolas are subject to Secondary Use regulations in R-20, R-12.5, R-7.5, R-5.0, R-3.75, R-TH, R-MF, and R-MODH residential districts, except to the extent said regulations conflict with Texas Local Government Code Section 214.221 and 229.101.

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Section 44. That Section 43 of the Zoning Ordinance – "Nonconforming Uses and Structures.", is hereby renamed and amended, as follows:

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D. *Termination of nonconforming uses:*

1. It is the declared purpose of this ordinance that nonconforming uses be eventually discontinued and the use of the premises be required to conform to the regulations prescribed herein having due regard for the investment in such nonconforming uses.
2. A nonconforming use may be occupied, used, and maintained in good repair, but it shall not be remodeled or enlarged except as hereinafter provided.
3. The right to operate a nonconforming use shall cease and such use shall be terminated under any of the following circumstances.

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(f) The right to maintain or operate a nonconforming use may be terminated by the Board of Zoning Adjustment in accordance with the provisions of Section 67A of this ordinance.

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4. Amortization of nonconforming uses or structures.
   (a) First public hearing. Upon direction by the City Council, the Board of Zoning Adjustment shall hold a public hearing to determine whether the continued operation of the nonconforming uses will have an adverse effect on nearby properties or the community welfare. Notice of the public hearing shall be in the manner established in Section 67.B.3.(a).
   (b) In determining whether the continued operation will have an adverse effect on nearby properties or the community welfare, the Board of Zoning Adjustment shall consider the following factors:
      (1) The Comprehensive Plan;
      (2) The character of the surrounding neighborhood;
      (3) The degree of incompatibility of the use with the zoning district in which it is located;
      (4) The manner in which the use is being conducted;
      (5) The hours of operation of the use;
      (6) The extent to which continued operation of the use may threaten public health or safety;
      (7) The environmental impacts of the use's operation, including, but not limited to, the impacts of noise, glare, dust, and odor;
      (8) The extent to which public disturbances and nuisances may be created or perpetuated by continued operation of the use;
      (9) The extent to which traffic or parking problems may be created or perpetuated by continued operation of the use; and
      (10) Any other factors relevant to the issue of whether continued operation of the use will adversely affect nearby properties.
   (c) If the Board of Zoning Adjustment determines that the nonconforming use has an adverse effect on nearby properties or the community welfare, it shall hold a second public hearing to set a date for compliance. The Board of Zoning Adjustment shall have the authority to request the owner to produce financial documentation and/or records to the factors listed in Section 43.D.4.(e), below. The owner shall provide said documents and/or records at least thirty (30) days before the second public hearing. If the owner does not provide said documentation, the Board of Zoning Adjustment is authorized to make its determination of a compliance date based upon any reasonably available public records as well as public or expert testimony at the hearing. Failure by the owner to provide the requested financial documents and records shall not prevent the Board of Zoning Adjustment from setting a compliance date.
   (d) Second public hearing. Notice of the public hearing shall be in the manner established in Section 67.B.3.(a).
   (e) The Board of Zoning Adjustment shall, in accordance with Section 211.019 of the Texas Local Government Code, as amended, utilize the procedures and owner or lessee compensation criteria contained in said section in the event the City determines that a nonconforming use of property shall cease.

(f) Ceasing operations. If the Board of Zoning Adjustment establishes a compliance date for a nonconforming use, the use must cease operations on that date, and it may not operate thereafter unless it becomes a conforming use.

(g) Decisions that cannot be immediately appealed. A decision by the Board of Zoning Adjustment that the continued operation of a nonconforming use will have an adverse effect on neighboring property or the community welfare and the Board of Zoning Adjustment's decision to schedule a second public hearing to establish a compliance date are not final decisions and cannot be immediately appealed.

(h) Decision to deny a request to establish a compliance date. A decision by the Board of Zoning Adjustment to deny a request to establish a compliance date is final unless appealed to state court within ten (10) calendar days in accordance with Chapter 211 of the Texas Local Government Code.

(i) Decision setting a compliance date. A decision by the Board of Zoning Adjustment setting a compliance date is final unless appealed to state court within ten (10) calendar days in accordance with Chapter 211 of the Texas Local Government Code.

(j) Nothing in this section shall prevent the City and the property owner(s) of such nonconforming use from mutually agreeing upon a compliance date and memorializing such agreement in writing, to be approved by the City Council and said property owner(s) and filed in the real property records of Tarrant County.

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E. *Changing nonconforming uses:*

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2. The Board of Zoning Adjustment may grant a change of use from one nonconforming use to another nonconforming use provided such change is to a use permitted in a zoning district where the original nonconforming use would be permitted, or provided that such change is to a use permitted in a more restrictive classification. However, such change of use and occupancy shall not tend to prolong the life of a nonconforming use. Upon review of the facts in accordance with Section 67A, the Board of Zoning Adjustment may establish a specific period of time for the return of the occupancy to a conforming use.
3. The Board of Zoning Adjustment may approve the remodeling or enlargement of a nonconforming use when such an enlargement would not tend to prolong the life of the nonconforming use. Upon review of the facts, the Board of Zoning Adjustment may establish a specific period of time for the return of the occupancy to a conforming use.

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F. *Limitation on changing nonconforming uses:* No nonconforming use shall be changed to another nonconforming use, which requires more off-street parking spaces or off-street loading space than the original nonconforming use, unless additional off-street parking and loading space is provided so as to comply with the requirements of Sections 55 and 56.

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No nonconforming use may be expanded or increased beyond the lot or tract upon which such nonconforming use is located as of the effective date of this ordinance except to provide off-street loading or off-street parking space upon approval of the Board of Zoning Adjustment.

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G. *Termination of nonconforming structures:*

1. In the event of damage or destruction of a nonconforming structure to the extent of 60 percent of the replacement cost of such structure on the date of such damaged, such nonconforming structure may be rebuilt only after public hearing and favorable action by the Board of Zoning Adjustment as provided by Section 67A.
2. Whenever a nonconforming structure is determined to be obsolete, dilapidated, or substandard by the Board of Zoning Adjustment, the right to operate, occupy, or maintain such structure may be terminated by action of the Board of Zoning Adjustment as provided in Section 67A and such structure shall be demolished.

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I. *Right-of-way acquisition by governmental agency:*

1. *Exemption permitted.* In the event a right-of-way acquisition by a governmental agency causes a property or its existing improvements to be in violation of a city zoning ordinance, subdivision rule, or other land use regulation or ordinance, the property shall be exempt from the provision to the extent the violation is caused by the right-of-way acquisition, subject to the following:
    (a) *Zoning change.*
        (1) The exemption shall not apply to a property that undergoes a zoning change initiated by the property owner subsequent to the right-of-way acquisition; instead, the property shall have a non-conforming status to the extent that any nonconformance with city ordinances resulted from a right-of-way acquisition by a governmental agency prior to the rezoning, and shall be treated as a nonconforming use or structure pursuant to the city's comprehensive zoning ordinance.
        (2) A zoning change initiated by the City shall not cause a property to lose the exemption provided by this section for property affected by right-of-way acquisitions.
    (b) *Safety hazard.* Nothing in this provision shall be construed to permit any site element to create a traffic safety hazard or another life safety hazard.
    (c) *Compensation for noncompliance.*
        (1) The exemption shall not apply to property if the right-of-way acquisition renders the remainder of the property unusable, and the governmental agency compensates the property owner for the damage to the remainder. Where such compensation is provided, the property owner is responsible for any curative measures necessary to bring the property in compliance with city codes, ordinances, and regulations.

(2) The exemption shall not apply to the property if the governmental agency offered compensation to the property owner for demolition, removal, relocation, or replacement of improvements or other measures curative of the violation of city codes or ordinances caused by the right-of-way acquisition.

(3) For property ineligible for an exemption under this subsection (c), the Director of Planning Services is authorized to:

a. Provide notice to any affected property owner, lienholder, and/or certificate of occupancy holder, listing any items of noncompliance; and

b. File an affidavit in the Tarrant County Deed Records noting the item(s) of noncompliance, advising that compensation was paid for such noncompliance, and that a certificate of occupancy shall not issue until such noncompliance is cured. Once the property and its improvements are brought into full compliance with all applicable ordinances of the city, the planning director shall file an affidavit in the Tarrant County Deed Records noting such compliance.

(4) If a property is ineligible for an exemption under this subsection (c), the building official is authorized to revoke a certificate of occupancy of any building or structure for noncompliance with a code, ordinance, or regulation.

(5) The Building Board of Appeals is authorized to issue an order of demolition a minimum of 90 days after the certificate of occupancy has been revoked for any building or structure on property ineligible for an exemption under subsection (c)(1).

2. *Effective date.* The provisions of this section shall apply to any property acquired by eminent domain after January 19, 2010.

3. In the event that a 2010 right-of-way acquisition by a governmental agency necessitates the alteration or redevelopment of an off-premise advertising sign existing in whole or in part and fronting on State Highway 114, City Council may approve such alteration, and any other alterations, enlargements, or remodeling deemed appropriate through a conditional use permit.

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Section 45. That Section 45 of the Zoning Ordinance – “Concept Plans.”, is hereby renamed and amended, as follows:

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A. *Purpose:* The concept plan is intended to provide the Planning and Zoning Commission and the City Council with the information and data that is necessary to assess the merits of requests for rezoning.

B. *When required.* Approval of a concept plan shall be required in connection with a request for rezoning of any specific parcel of land when requesting zoning for the following zoning districts: R-3.5, R-3.75, R-5.0, R-MF, R-TH, R-MH, R-MODH, P-O,

CN, CC, CBD, G-V, HCO, HC, LB, LI, BP, RA, or when a plat (preliminary, final or replat) is filed unless one has been approved with a zone change request.

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C. *Content of concept plan:* A concept plan shall include all of the following information in graphic representation or written document as appropriate, and shall be prepared by a registered architect, registered engineer or registered surveyor.

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19. Any other information that may be required by the Director of Planning Services deemed necessary.
20. A tree preservation permit may be required by the Planning and Zoning Commission or the City Council in accordance with Section 52.D.1. The tree preservation permit shall be in accordance with Section 52.E.

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Section 46. That Section 46 of the Zoning Ordinance – "Approval of Master Development Plans.", is hereby renamed and amended, as follows:

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A. *Authority.* The City Council may approve from time to time, by ordinance duly enacted, Planned Developments in the PRD-6, PRD-12, PCD, and PID Districts; provided, however, that no such development shall be approved except in accordance with procedures established in this ordinance.

****

B. *Purpose.* Development within a Planned Development District, other than with such uses as are permitted as a matter of right, shall be permitted only in accordance with an approved Master Development Plan. The Master Development Plan shall clearly indicate how the proposed development would comply with the city's Comprehensive Master Plan and would be consistent with the standards and purposes of the district applied for.

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The Master Development Plan is intended to provide the opportunity to submit a plan which will enable the city: to assess the desirability of particular development; to determine whether adequate public facilities can be provided; and, to measure the impact on present and future development in a given area of Grapevine. It is also intended to allow the developer to request approval for a master plan of development without incurring substantial planning and engineering costs. A public hearing is required prior to any official action by the city to allow the public the opportunity to comment on the proposed Master Development Plan.

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C. *Contents of a Master Development Plan.* In order to assist in the review of applications for planned development districts, the developer shall be required to submit a Master Development Plan, in accordance with the procedures established in this Section 46. All maps or plans submitted as part of a Master Development Plan shall be at an appropriate scale of not less than one inch to 200 feet and shall be presented on a sheet having a maximum size of 24" × 36". An 8½" × 11" reduced copy shall also be filed. If presented on more than one sheet, match lines shall clearly

indicate where the several sheets join. The Master Development Plan shall include the following, in addition to any other information that the city or the developer may deem necessary to evaluate the impact of the proposed development on the surrounding areas.

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(4) The names and addresses of any person whose interest in the applicant or the property in question would be a conflicting interest within the meaning of the provisions of Texas Local Government Code Section 171.002 et seq.

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(19) Data that determines the potential traffic impacts indicating the estimated amount of vehicular traffic that will be generated by the development, the capacity of external roads to handle site traffic, and a description of the traffic impact of the proposed development.

(20) A written or graphic statement indicating how adequate essential services will be provided for the development. Essential services will include such items as roads, storm and surface drainage systems, potable water service, wastewater treatment and disposal service, solid waste disposal, emergency medical service, police service, and fire protection service. These, and similar essential services, shall be available prior to occupancy of any buildings and structures within a Planned Development District, and shall have adequate capacity to provide for the needs of the development.

These essential services may be staged in accordance with the approved phased steps of the development within the Planned Development District provided that each stage, or phase, is adequate for that level of development, and conforms to an overall plan for essential services for the district.

If existing capacity is unavailable, conditional approval may be granted by the City Council if the applicant of the Master Development Plan can demonstrate that (1) there is a feasible plan to expand the capacity of the affected essential services so that the enlargement or extension of such systems will not result in a higher net public cost or earlier incursion of public cost as delineated in the city's capital improvements program; or (2) if the applicant will provide private facilities, utilities or services, approved by appropriate public agencies, and assure their satisfactory and continuing operation until similar public utilities, facilities and services are made available; or (3) make provision acceptable to the city for off-setting any added net public cost or early commitment of public funds made necessary by such development; or (4) the applicant can demonstrate that essential services will be available prior to their request for a building permit.

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D. *Procedure.*

(1) *Initiation.* An application for an amendment to reclassify property in a PRD-6, PRD-12, PCD or PID District and to approve a Master Development Plan for such property may be filed by the owner of, or any person having a contractual interest in and the consent of the owner of, the subject property.

(2) *Pre-application conference.* Prior to filing any application for approval of a reclassification amendment and a Master Development Plan, the prospective applicant shall by letter request a pre-application conference with the Director of Public Works and the City staff. Such request shall include a brief and general description of the nature, location and extent of the proposed planned development.

The purpose of the pre-application conference shall be to assist the applicant in preparing a request for Preliminary Master Development Plan approval that conforms as nearly as possible to the requirements of this ordinance and the other ordinances and regulations of the city that will be applicable to the proposed development.

(a) No applications may be submitted to or accepted by the Director of Public Works, or a designee, during the pre-application conference.

(3) *Optional concurrent submission of a site plan.* The applicant may, at his option, submit a site plan for the proposed planned development simultaneously with the submission of the Master Development Plan. In such case, the applicant shall comply with all provisions of this ordinance applicable to submission of the Master Development Plan and to submission of a site plan. The Planning and Zoning Commission and the City Council shall consider such plans simultaneously and shall grant or deny Master Development Plan and site plan approval in accordance with the provisions of this ordinance.

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(5) *Staff review and comment.* Upon certification by the Director of Public Works that an application for Master Development Plan approval is complete, the director shall request review and comment on the proposed development by the city staff and any other federal, state, county, or local governmental agencies as the director may determine to be affected by, or potentially interested in, the proposed development comments on the proposed Master Development Plan shall be filed with the director within 30 days of the date of certification that the application is complete. The Director of Public Works shall transmit all such comments, together with his comments and recommendation to the Planning and Zoning Commission within 45 days of the date that the Master Development Plan application has been certified to be complete.

(6) *Public hearing.* A joint public hearing before the Planning and Zoning Commission and the City Council on the proposed Master Development Plan shall be set, advertised and conducted by the Planning and Zoning Commission in accordance the provisions of Section 67 of this ordinance relating to amendments within 45 days after the Director of Public Works has certified that the application is complete. At such public hearing the applicant shall submit the proposed development plan for review by the commission together with such supporting testimony and documentation as he may believe necessary or desirable. The members of the public shall have the opportunity to comment on the proposed plan and submit such testimony

and documentation with respect thereto as they may believe to be necessary or desirable.

(7) *Action by Planning and Zoning Commission.* Within 15 days following the conclusion of the public hearing, the Planning and Zoning Commission shall consider the application and all comments, recommendations and submissions with respect to it and shall transmit to the City Council its findings and recommendation that the proposed Master Development Plan either be approved, be approved subject to modifications, or not be approved. Such recommendation shall be accompanied by the comments and recommendations of the director of public works and all other comments with respect to the proposed development that have been filed with the director. In considering the Master Development Plan and formulating its recommendation, the Planning and Zoning Commission shall be guided by, and shall in its report specifically address, the standards made applicable to the proposed planned development by the applicable Planned Development District regulations of this ordinance. The failure of the Planning and Zoning Commission to act within 15 days following the conclusion of such hearing, or such longer period as may be agreed to in writing by the applicant, shall be deemed a recommendation for the approval of the Master Development Plan as submitted.

(8) *Action by City Council.* Within 15 days following the receipt of the report of the Planning and Zoning Commission, or its failure to act as above provided, the City Council shall either refuse to approve the proposed Master Development Plan; shall refer it back to the Planning and Zoning Commission for further consideration of specified matters; or, shall, by ordinance duly adopted, approve the Master Development Plan, with or without modifications to be accepted by the applicant as a condition of such approval. An application for approval of a Master Development Plan shall not be denied solely on the ground that it contains a mixture of different types of residential units. In the event the City Council shall fail to act within the time limit herein specified, or the applicant declines to accept the modifications requested by the City Council, the Master Development Plan shall be deemed finally denied. In any case where the proposed Master Development Plan is resubmitted to the Planning and Zoning Commission, the commission shall undertake further consideration of the plan with the applicant and file its further recommendation with the City Council pursuant to subsection D.7. above within 30 days of such resubmittal.

(9) *Notice of action.* Within seven days of the City Council's action, or its failure to act as above provided, the Director of Public Works shall mail notice thereof to all parties of record to the public hearing.

(10) *Reapplication after denial.* If the City Council has refused to approve a Master Development Plan, a subsequent application for approval of substantially the same plan may not be refiled until at least 12 months have elapsed since the action of the City Council in refusing to approve the said Master Development Plan.

K. *Inspections during development.*

(1) *Inspections by Director of Public Works.* Following Master Development Plan approval of a planned development, or a stage thereof, the Director of Public Works or his deputy shall, at least annually until the completion of development, review all permits issued and construction undertaken and compare actual development with the approved plans for development and with the approved development schedule and file his report with respect thereto with the City Council and the Planning and Zoning Commission.

(2) *Action by Director of Public Works.* If at any time the Director of Public Works finds that development is not proceeding in accordance with the approved schedule, or that it fails in any other respect to comply with the Master Development Plan, he shall immediately notify the City Council of such fact and issue an order stopping any and all work on the planned development until such time as any noncompliance is cured.

(3) *Action by City Council.* Within 30 days of such notice, the council may: (1) after a public hearing has been held pursuant to subsection D.6. above, revoke, by ordinance, the Master Development Plan approval; (2) take such steps as it shall deem necessary to compel compliance with the Master Development Plan as approved; or, (3) require the owner or applicant to seek an amendment of the Master Development Plan, as provided in subsection M below.

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Section 47. That Section 47 of the Zoning Ordinance – "Site Plan Review.", is hereby renamed and amended, as follows:

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A. *Applicability.* Site plans, prepared and approved in accordance with the provisions of this section, shall be required to assist the Planning Services department in the review of certain applications for building permits, to assure compliance with all applicable requirements and standards of this ordinance, and in such other instances as may be required by the terms of this ordinance. Whenever a site plan is required by this section, or any other provision of this ordinance, the city shall not issue any building permit until a site plan, which is in compliance with the applicable zoning district regulations, is approved.

B. *Authority.*

1. The Director of Planning Services shall, subject to the procedures, standards and limitations hereinafter set forth, review and approve site plans for those uses listed under Section 47.C.1—C.5 of this ordinance.
2. Any site plan that is required by Section 47.C.6 of this ordinance shall not be approved until:
   a. The Director of Planning Services has reviewed the site plan and made a report to the Planning and Zoning Commission, with respect of whether the plan complies with codes and ordinances of the city; and
   b. The Planning and Zoning Commission has received the site plan and made a recommendation to the City Council with respect to whether the site plan is in substantial conformity with the approved master development plan for this property; and

c. The City Council has reviewed and approved the site plan as being in substantial conformity with the approved master development plan.

3. Any site plan that is required by Section 48 of this ordinance shall not be approved until a conditional use permit has been authorized by the City Council.

C. *Development and uses requiring a site plan.* Site plan review and approval, in accordance with the provisions of this section, shall be required for the following developments and uses.

1. Any permitted, secondary, or conditional use in the following residential districts: R-3.5, R-3.75, R-TH, R-MF.
2. Any permitted, secondary, or conditional use in the following commercial districts: LB, GV, CN, CC, HC, PO, HCO and RA.
3. Any permitted, secondary, or conditional use in the following industrial districts: BP and LI.
4. Any development or redevelopment within the airport noise overlay districts.
5. All permitted, secondary, and conditional uses in the governmental use (GU) district.
6. All development in the PRD-6, PRD-12, PCD and PID districts, except single-family detached dwellings and their related secondary uses and structures. Any site plan issued in connection with a planned development district must be in conformance with the approved master development plan for that district.

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E. *Contents of site plan application.*

1. Whenever a site plan is required under subsection C, the application for site plan approval shall include the following information and material:

(a) Site plan application:

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(6) The copy of the final plat or replat of the approved subdivision by City Council showing property boundary lines and dimensions; and easements, roadways, rail lines and public rights-of-way crossing and adjacent to the subject property.

****

E. *Contents of site plan application.*

1. Whenever a site plan is required under subsection C, the application for site plan approval shall include the following information and material:

(b) Site plan requirements.

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(1) All site plans submitted in conjunction with a conditional use, Section 48 or a special use, Section 49 shall be drawn by a registered surveyor, registered architect, or registered engineer.

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(17) A detailed landscaping plan meeting the provisions of Section 53 of this ordinance.

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(20) Any other information that may be required by the Director of Planning Services to determine that the application is in compliance with the codes and ordinances of the City.

(21) Parking for disabled persons should be designated according to Chapter 23 Section 23-64 through 23-69 of the Code of Ordinances.

(22) Designate all refuse storage areas according to Section 50.B.3.

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(24) In the case of any use requiring a conditional use permit or a special use permit, a tree preservation permit may be required by the City Council in accordance with Section 52.D.1. The tree preservation permit shall be in accordance with Section 52.E.

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F. *Procedure for processing site plans.* The following procedures shall govern the processing and approval of site plan applications.

1. *Pre-application conference:* Prior to filing a formal site plan application, the applicant shall request a pre-application conference with the Director of Planning Services, or a designee. The purpose of the pre-application conference shall be to assist the applicant in bringing the site plan into conformity with these and other regulations applying to the subject property and to define the specific submission requirements for site plan applications, thereby potentially expediting the review process.

(a) No applications may be submitted to or accepted by the Director of Planning Services, or a designee, during the pre-application conference.

(b) At the discretion of the Director of Planning Services, or a designee, the pre-application conference requirement may be waived.

2. *Application:* Applications for site plan approval shall be submitted to the Director of Planning Services, or a designee, in four duplicate copies. All maps and graphics, submitted as part of the site plan application, shall be to scale and not smaller than one inch equals 50 feet. A nonrefundable application fee, as established from time to time by the City Council, to help defray administrative costs and costs of a hearing, shall accompany each application.

(a) Certification of application and official filing date.

(1) For the purposes of these regulations, the “official filing date” shall be the date upon which a complete application for approval of a site plan containing all elements as specified in subsection E and subsection F.2. is submitted to the Director of Planning Services or a designee. No application shall be certified as officially filed until the Director of Planning Services or a designee determines the completeness of the application and a fee receipt is issued by the City. Failure by the Director of Planning Services or a designee to make a determination of incompleteness within ten (10) calendar days following the date on which the application was first received by the City shall result in the application being certified complete, and the “official filed date” shall become the 10th calendar day following initial receipt of the application by the City.

(2) Site plan applications which do not include all required content will be considered incomplete, shall not be accepted for official filing by the City, and the Director of Planning Services or a designee shall notify the applicant, in writing, of the respects in which the application is deficient within ten (10) calendar days.

(3) An incomplete application that has not been revised to meet the completeness requirements shall be considered expired on the 45th day after the original submission of the application. The City may retain the application fee paid. Following an expired application, any additional or further requests by the applicant must be accompanied by a new application and fee containing all elements as specified in subsection E and subsection F.2. No vested rights accrue from the submission of an application that has expired pursuant to this section.

(4) If the application is determined to be complete, the applicant shall be provided notice of acceptance and the date of official filing for scheduling and review purposes, and the application shall be processed as prescribed by this section. It is not guaranteed that a certified, complete application will be approved if, after the application is deemed complete, it is determined that the application does not comply with regulations set forth in this ordinance and all other applicable laws or regulations.

(b) *Withdrawal of application by applicant*. An applicant shall have the right to withdraw an application, without prejudice, at any time prior to action on the application.

(1) The applicant shall submit a written withdrawal request to the Director of Planning Services, and after withdrawal, the City will not take further action on the application.

(2) The application shall be considered terminated and no rights shall vest based on the application.

(3) To re-initiate review, the applicant may resubmit the application which shall in all respects treated as a new application for purposes of review, scheduling, and payment of application fees.

3. *Action by Director of Planning Services:* Within 30 days of the filing of an application, the Director of Planning Services shall cause such application and the attached site plan to be reviewed, in terms of the standards established by Section 47.H. below, by qualified City personnel. The Director shall then either: (1) approve the application; (2) approve it subject to the applicant obtaining further specified approvals pursuant to the provisions of this ordinance; (3) on the basis of written findings in accordance with Section 47.H below, approve it subject to specific modifications; or (4) on the basis of such findings, decline to approve the application, provided, however, that in the case of site plan applications required by Section 47.C.6, the Director of Planning Services shall not approve said applications but shall submit them together with his report thereon to the Planning and Zoning Commission. Immediately upon concluding his review, the Director of Planning Services shall return one copy of the applicant's plans to him, marked to show either approval or approval subject to

modification, which modifications shall be clearly and permanently marked on such plans. The failure of the Director of Planning Services or a designee to act within said 30 days on any application, except one required by Section 47.C.6, shall be deemed to be approval of the application and plans.

(a) 30-day action extension request and waiver.
  (1) Waiver. The City may not request or require an applicant to waive a deadline or other approval procedure.
  (2) An applicant may submit in writing a request to extend the 30-day action in relation to the decision time for approval of the site plan, in accordance with applicable laws and regulations.
  (3) If the applicant requests an extension, such request must be received by the Director of Planning Services on or before the 11th calendar day prior to the Director of Planning Services' deadline to take action on the application. Extension requests that are not received by that day shall not be considered properly submitted, and action shall be taken on the application as scheduled.
  (4) Submission of a request to extend the 30-day action, and acceptance of such waiver by the Director of Planning Services, shall not be deemed in any way a waiver of any requirement within these regulations. Where applicable, a waiver from requirements herein is a separate and distinct process.

(b) Disapproval.
  (1) If an application is disapproved, the Director of Planning Services shall include in their decision a reference to the specific reasons for disapproval.
  (2) The applicant shall be provided with a written statement no later than the end of the next business day after the date of the decision of the reasons for disapproval that clearly articulates each specific reason for disapproval. Each reason specified in the written statement may not be arbitrary and must:
    (i) Be directly related to the requirements under this Section; and
    (ii) Include a citation to the law, including a statute or municipal ordinance, that is the basis for the approval with modifications or disapproval, if applicable.

(c) Resubmittal.
  (1) If the Director of Planning Services declines to approve the site plan application, or approves the site plan application subject to modifications, the applicant may submit a written response demonstrating how they have satisfied each modification, or remedied each reason for denial. The written response shall include the revised site plan and any additional submittal requirements applicable.
    (i) The applicant's disapproval of any specific modifications for approval constitutes the City's continuing disapproval of the site plan application.
    (ii) The applicant's disapproval to a reason for disapproval constitutes the City's continuing disapproval of the site plan application.

(2) The Director of Planning Services shall determine whether to approve or decline to approve a previously conditioned approval or declined site plan application no later than fifteen (15) days of receipt of the applicant's response.

(i) The Director of Planning Services may decline to approve the site plan application only for a specific condition or reason provided to the applicant in response to the initial modifications or denial.

(ii) If the applicant's response adequately addresses each modification or reason for denial, then the Director of Planning Services shall approve the site plan application following the same procedure for action on the initial site plan application.

(iii) If the Director of Planning Services does not approve or decline to approve the site plan application within fifteen (15) days, the site plan application is deemed approved.

4. *Conferences and modifications during review:* While reviewing such application, the Director of Planning Services or a designee may, or at the request of the applicant shall, meet with the applicant for such conferences concerning the proposed site plan as may be appropriate and may accept amended plans in substitution of those originally submitted.

5. *Action by Board of Zoning Adjustment:* If the Director of Planning Services declines to approve the application, or approves it subject to modifications which are not acceptable to the applicant, such action shall not be deemed final administrative action but shall entitle the applicant to have their application referred to the Board of Zoning Adjustment for review and decision of such matters as remained unresolved between the director and applicant. Such review may be secured by the applicant by filing a written request no later than fifteen (15) days after the date the decision being notified of the decision therefor with the Director of Planning Services. Upon receipt of such request, the Director of Planning Services shall immediately refer the applicant and their report thereon to the Board of Zoning Adjustment, which shall review and act upon the application in the same manner and subject to the same standards and limitations as those made applicable to the Director of Planning Services, except that the Board of Zoning Adjustment shall have 30 days from the date of such referral within which to act. The decision of the Board of Zoning Adjustment shall be final.

6. *Third Party Review*.

(a) If a regulatory authority does not approve, approve subject to modifications, or disapprove a development document by the 15th day after the date prescribed by a provision of this ordinance for the approval, approval subject to modifications, or disapproval of the document, any required review of the document may be performed by a person (third-party) in accordance with Texas Local Government Code, Chapter 247.

(b) If a regulatory authority does not conduct a required development inspection by the 15th day after the date prescribed by a provision of this ordinance for conducting the inspection, the inspection may be conducted by a person

(third-party) in accordance with Texas Local Government Code, Chapter 247.

G. *Standards for site plan review.*

1. *Standards.* The Director of Planning Services shall not refuse to approve, and the Planning and Zoning Commission and the City Council shall not disapprove site plans submitted pursuant to this section, except on the basis of specific written findings dealing with one or more of the following standards:
   a. The application is incomplete in specified particulars or contains or reveals violations of the zoning ordinance or other ordinances of the city which the applicant has, after written request, failed or refused to supply or correct.
   b. In the case of a site plan submitted in conjunction with a planned development, a special or conditional use permit or any district regulations in this ordinance that contain specific development standards, such as the PRD-6, PRD-12, PCD or PID districts, the site plan fails to meet adequately specified standards required by this ordinance with respect to such development or special use.

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   i. In the case of site plans for developments in the PRD-6, PRD-12, PCD and PID districts, the proposed site plan fails, in specified particulars, to conform substantially to the approved master development plan for the property.
2. *Alternative approaches.* In citing any of the foregoing standards, other than those of subparagraph 1.a, as the basis for declining to approve or for disapproving a site plan, the Director of Planning Services shall suggest alternate site plan approaches which could be utilized to avoid the specified deficiency or shall state the reasons why such deficiency cannot be avoided consistent with the applicant's objectives.

H. *Effect of site plan approval.* If the Director of Planning Services or the City Council or the Planning and Zoning Commission approves the application or approves it subject to further specified approvals or to modification which are acceptable to the applicant, such approval shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration or moving of any building, or structure, but shall authorize only the preparation, filing and processing of applications for any further permits or approvals which may be required by the codes and ordinances of the city, including any approvals such as a building permit, a certificate of occupancy or subdivision approval.

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K. *Filing fees for uses requiring a site plan.* For applications requiring a site plan not associated with Section 48, Conditional uses or Section 49 Special uses, the applicant shall pay to the city the sum of $250.00 for all tracts or parcels of land that do not exceed one acre and an additional fee of $12.50 per acre or part thereof for each additional tract or parcel that exceeds one acre, no part of which shall be refundable regardless of the action taken on the request.

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Section 48. That Section 47 of the Zoning Ordinance – "Conditional Uses.", is hereby renamed and amended, as follows:

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A. *Purpose.* In each zoning district, there are some uses which would be appropriate in some but not all locations within the district. Typically, there are uses that may have some special impact or uniqueness which requires a careful review of their location, design, configuration and special impact to determine, against fixed standards, the desirability of permitting their establishment on any given site. They are uses which may or may not be appropriate in a particular location depending on a weighing, in each case, of the public need and benefit against the local impact and effect. In this ordinance, such uses are classified as conditional uses and before they may be established, the Planning and Zoning Commission must recommend, based upon findings of fact derived from evidence received at a public hearing, and the City Council must by ordinance approve the establishment of the use.

B. *Authorization.* The Planning and Zoning Commission may recommend, and the City Council may authorize, the establishment of those conditional uses that are expressly authorized to be permitted as a conditional use in a particular zoning district or in one or more zoning district. No conditional use shall be authorized unless this ordinance specifically authorizes such conditional use to be granted and unless such grant complies with all of the applicable provisions of this ordinance.

C. *Initiation.* An application for a conditional use permit may be filed by the owner of, or other person having a contractual or possessory interest in, the subject property. Any application filed by a person who is not the owner of the property for which the conditional use permit is sought shall be accompanied by evidence of the consent of the owner.

D. *Application for conditional use permit.* An application for a conditional use permit shall be filed in duplicate with the Director of Planning Services, or such other official as he may designate, who shall forward without delay one copy to the Planning and Zoning Commission. The application shall contain a site plan and the following information; as well as such additional information as may be prescribed by rule of the commission or the Director of Planning Services. A site plan is not required for property zoned R-5.0 Zero Lot Line District:

   1. The applicant's name and address and their interest in the subject property;

   ****

   7. An application for site plan approval, as required and defined in Section 47 of this chapter;

****

E. *Hearing on conditional use permit application.* A public hearing on the application shall be held and notice thereof given in the manner and form required for amendments as set out in Section 67 of this chapter unless the Director of Planning Services or the Planning and Zoning Commission determines that the application is incomplete.

For applications involving minor modifications to previously approved conditional use permits, the Director of Planning Services may present the application to a site plan review committee consisting of a member of the Planning and Zoning Commission

(appointed by the commission chairman), the City Council representative to the Planning and Zoning Commission, and the Director of Planning Services, which shall determine if the proposed modification(s) are such that a public hearing before the Planning and Zoning Commission and the City Council is or is not warranted. If the Site Plan Review Committee determines that a public hearing is not warranted, the application will be reviewed and approved administratively under the authority of the Site Plan Review Committee. For administratively approved modifications to a previously approved conditional use permit, the full application fee shall be retained by the City.

F. *Standards.* The following standards, among other relevant standards, may be considered by the Planning and Zoning Commission and City Council in determining whether a conditional use may be granted:

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6. That off-street parking and loading areas will be provided in accordance with the standards set out in Section 56, Section 57 and Section 58 of this chapter, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect;

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11. The Director of Planning Services has approved the detailed landscaping plan as having met the provisions of Section 53;

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G. *Conditions and restrictions.* In granting a conditional use, the Planning and Zoning Commission may recommend, and the City Council may impose such conditions, safeguards and restrictions upon the premises benefited by the conditional use as may be necessary to comply with the standards set out in Section 48.F of this ordinance to avoid, or minimize, or mitigate any potentially injurious effect of such conditional uses upon other property in the neighborhood, and to carry out the general purpose and intent of this ordinance. Such conditions shall be set out in the ordinance approving the conditional use permit.

H. *Affidavit of compliance with conditions.* Whenever any conditional use permit authorized pursuant to this section is made subject to conditions to be met by the applicant, the applicant shall, upon meeting such conditions, file an affidavit with the Director of Planning Services so stating.

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J. *Period of validity.* No conditional use permit shall be valid for a period longer than one year from the date on which the City Council grants the conditional use, unless within such one-year period: (1) a building permit is obtained and the erection or alteration of a structure is started, or (2) an occupancy permit is obtained and a use commenced. The City Council may grant one additional extension not exceeding one year, upon written application, without notice or hearing. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a conditional use permit.

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Section 48. That Section 49 of the Zoning Ordinance – “Special Use Permits.”, is hereby renamed and amended, as follows:

A. *Purpose.* The Special Use Permit procedure is designed to provide the Planning and Zoning Commission and the City Council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable for, or which have the potential for a deleterious impact upon, the health, safety, and welfare of the public, for the purpose of determining whether the proposed location of the use or structure is appropriate and whether it will be designed and located so as to avoid, minimize or mitigate any potentially adverse effects upon the community or the other properties in its vicinity. The discretionary special use permit procedure is designed to enable the Planning and Zoning Commission and the City Council to impose conditions upon such uses and structures that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure, and to deny requests for a special use permit when it is apparent that a proposed use or structure will or may occasionally harm the community or cause injury to the value, lawful use, and reasonable enjoyment of other properties in the vicinity of the proposed use or structure.

B. *Authorized special uses.* The following uses and structures may be established or constructed only upon the issuance of a special use permit in accordance with the provisions of this Section 49:

1. *Communication uses:* Notwithstanding any other provision of this ordinance, including regulations identified in Section 59, Communication Antennas, Support Structures, and Satellite Dishes, the following communication uses shall be regulated and governed by the following use regulations and requirements:
   a. *Exceptions:* Communication uses shall be required to plat the property as required by Section 47, Site Plan Review, but shall not be required to meet the minimum lot size, width or depth and area requirements as regulated in the specific zoning district.
      For requests relative to communication uses that will be located on existing structures with associated cabinetry/equipment located underground or on/within an existing cabinet area/structure, or for the reconstruction of existing towers or monopoles with no increase in height, said request, upon review by the Director of Planning Services may be considered a permitted use to be administratively reviewed and approved under the authority of the Director of Planning Services pursuant to Section 47, Site Plan Review.
   b. Antenna support structures utilized for the purpose of transmission, retransmission, and/or reception of electromagnetic, radio, television, or microwave signal such as a tower, mast, monopole, tripod, box frame, or other structures in any residential, commercial or industrial district. One secondary equipment building is allowed per antenna support structure.
   c. Microwave reflectors/antennas and receivers and antenna support structures in any district. One secondary equipment building is allowed per antenna support structure.
   d. A commercial antenna may be attached to an existing utility structure, electrical transmission/distribution tower, or elevated water storage tank exceeding 75 feet in height, provided that the antenna does not extend more

than ten feet above the height of the utility structure. One secondary equipment building is allowed per utility structure. Setbacks from residentially zoned property do not apply to antennas attached to utility structures exceeding 75 feet in height.

2. Public utility distribution facilities and equipment in any district.
3. Amusement and video game arcades.
4. Massage establishments.
   (a) Notwithstanding any provision of any ordinance or any City code provision currently in effect in the City of Grapevine, the operation of a massage establishment and/or the performing of massage services permitted by the laws of the State of Texas, shall be regulated and governed as provided herein.
   (b) The operation of a massage establishment and/or the performing of massage services shall be illegal in the City of Grapevine, unless on property zoned specifically for that purpose in accordance with and pursuant to Section 49 of this ordinance.
5. Novelty establishments and retail specialty.

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7. Sexually oriented businesses.
   (a) A sexually oriented business shall be a permitted use only in Light industrial Districts and in Planned industrial Development Districts and only upon the issuance of a special use permit in accordance with and pursuant to the provisions of this Section 49. A sexually oriented business shall not be located within 1,000 feet of a church, a school, a boundary of a residential district, a public park or the property line of a lot devoted to residential use.

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8. Helistop.
9. Heliports in the CC, HC, HCO, LI and GU zoning districts.
10. Group care homes for the intellectually disabled, abused women, physical and psychiatric rehabilitation but excluding criminal correctional facilities in any district, except for R-7.5, R-12.5 and R-20 single-family districts. Half-way houses or criminal correction facilities shall not be permitted in any district, except as provided for in Section 38, Governmental Use District.

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13. Neighborhood day care center.
   (a) The following minimum design requirements shall be required for neighborhood day care centers permitted as a special use.
      (1) Lots for neighborhood day care centers permitted as a special use shall have a minimum lot area of one acre.
      (2) Width of lot, feet: 150.
      (3) Depth of lot, feet: 175.
      (4) A landscape plan, meeting the requirements of Section 53 of this ordinance.

(5) Required front yards shall be landscaped with grass, shrubbery, vines, or trees and no part shall be paved or surfaced except for minimum access, driveways, and sidewalks in accordance with Section 53 of this ordinance.

(6) Garbage storage shall be screened on all four sides by a solid wooden or masonry fence and located on a concrete pad not less than 50 feet to any adjoining property.

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D. *Contents of application.* An application for a special use permit shall be filed with the Director of Planning Services or a designee. The application shall contain the following information as well as such additional information as may be prescribed by rule of the commission or the Director of Planning Services:

1. The applicant's name and address and their interest in the subject property;

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6. An application for site plan approval, as required and defined in Section 47 of this ordinance;

****

E. *Hearing on special use permit application.* A public hearing on an application for a special use permit shall be held and notice thereof given in the manner and form required for amendments as set out in Section 67 of this chapter.

For applications involving minor modifications to previously approved special use permits, the Director of Planning Services may present the application to a site plan review committee consisting of a member of the Planning and Zoning Commission (appointed by the commission chairman), the City Council representative to the Planning and Zoning Commission, and the Director of Planning Services, which shall determine if the proposed modification(s) are such that a public hearing before the Planning and Zoning Commission and the City Council is or is not warranted. If the Site Plan Review Committee determines that a public hearing is not warranted, the application will be reviewed and approved administratively under the authority of the Site Plan review Committee. For administratively approved modifications to a previously approved special use permit, the full application fee shall be retained by the City.

F. In considering an application for a special use permit, the Planning and Zoning Commission, and the City Council shall take into consideration the following factors:

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13. Whether off-street parking and loading areas will be provided in accordance with the standards set out in Section 56 and Section 57 of this ordinance, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect;

****

17. Whether the Director of Planning Services has approved the detailed landscaping plan as having met the provisions of Section 53.

****

G. *Conditions and restrictions.* In considering a special use permit application, the Planning and Zoning Commission may recommend, and the City Council may impose such conditions, safeguards and restrictions upon the premises benefitted by

the special use as may be necessary to avoid, minimize, or mitigate any potentially injurious effect of such special uses upon other property in the neighborhood, and to carry out the general purpose and intent of this ordinance. Such conditions shall be set out in the ordinance approving the special use permit.

H. *Affidavit of compliance with conditions.* Whenever any special use permit authorized pursuant to this section is made subject to conditions to be met by the applicant, the applicant shall, upon meeting such conditions, file an affidavit with the Director of Planning Services so stating.

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J. *Period of validity.* No special use permit shall be valid for a period longer than one year from the date on which the City Council grants the special use, unless within such one-year period: (1) a building permit is obtained and the erection or alteration of a structure is started, or (2) an occupancy permit is obtained and a use commenced. The City Council may grant one additional extension not exceeding one year, upon written application, without notice or hearing. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a special use permit.

Section 50. That Section 50 of the Zoning Ordinance – "Screening.", is hereby amended, as follows:

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C. *Screening standards.* Under various zoning districts and circumstances, screening is required. The following are the approved types of screening as referred to in various places in this chapter:

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2. *Screening Alternate B.* Screening Alternate B shall consist of landscaped earthen berms to a minimum height of six feet. Side slopes of berm shall have a minimum of two feet of horizontal distance for each one foot of height. Berms shall contain necessary drainage provisions as required by the city engineer. Landscaping shall be as required in Section 53.

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E. *Additional screening, fencing, landscaping.* The Planning and Zoning Commission may recommend and the City Council may require screening, fencing and landscaping requirements on any zoning case in addition to or in lieu of screening or fencing requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such devices in order to protect such property and to further provide protection for the general health, welfare and morals of the community in general.

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Section 51. That Section 51 of the Zoning Ordinance – "Requirements for Open Space and Recreational Areas.", is hereby renamed and amended, as follows:

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A. *Purpose:* The requirements for open space, park and recreational areas contained in this Section 51 are intended to ensure that in new residential developments in the City of Grapevine there will be sufficient land dedicated or otherwise set aside to

meet the demand and need of the future residents of the development for open space, and neighborhood parks, containing passive or active recreational areas that are reasonably attributable to such development. In determining the size of the parcel, or parcels, that should be set aside and reserved in the manner set out in this Section 51 the City Council has taken as a benchmark the standards of the National Recreation and Park Association. It is the policy of the City that when land is dedicated or otherwise set aside and reserved for open space and park and recreational areas, such land should be in close proximity to the residential development it is designed to serve and shall be of such size, character, and dimensions as is necessary to provide usable open space and park and recreational areas.

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C. *Character and minimum area:*

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3. The minimum amount of open space and park recreational area that shall be dedicated or otherwise reserved pursuant to this Section 51 shall be:
   (a) In the R-20, R-12.5, R-7.5, R-5.0, and R-TH Districts, 300 square feet per dwelling unit.
   (b) In all other residential districts, including the PRD-6 and PRD-12 Districts, the open space and recreational area requirements shall be observed.
4. No land dedicated or otherwise reserved in compliance with this Section 51 shall have dimensions smaller than 100 feet in width and 150 feet in depth. In any development which includes wooded areas, flood plains, or other natural amenities which it is desirable to maintain, the City Council may grant an exception from the strict application of these minimum dimensions whenever it determines that by doing so the protection and preservation of such areas will be promoted.

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D. *Platting requirements:* The Director of Parks and Recreation, a designated Parks and Recreation Board Member, a member of the Planning and Zoning Commission, and a member of City Council shall compose an open space committee. The City Council representative shall be an ex officio, nonvoting member of the committee. The Open Space Committee shall have a plat review meeting regarding each proposed land donation prior to it being submitted to the City Council. Any land dedicated or otherwise reserved under this Section 51 for open space or park and recreational area shall be shown on a plat submitted for approval by the Planning and Zoning Commission and City Council. Upon approval, said plat shall be filed of record in the county in which the property is located.

The City Council may, upon application by a developer, or other person or firm with a legal interest in the land to be developed, allow the open space and park and recreational areas required by this Section 51 to be restricted to the use and enjoyment of residents of the particular development or subdivision. The City Council may grant such request whenever it finds: (1) that the public open space and park and recreational areas required by this Section 51 cannot be effectively and efficiently integrated into the public park system of the City; (2) that the open space and park and recreational needs of the residents of the development or subdivision

can be supplied by the reservation of private open space and recreational areas at least as adequately as by the dedication of public park land; and, (3) that the developer or subdivider has complied, or will comply, with the requirements of Section 51.F, below. Such open space and park and recreational areas shall be clearly noted on the plat or master development plan as "private open space or private recreational land" at the time of submission to the city for action by the Planning and Zoning Commission and City Council.

E. *Payment of cash in lieu of reservation of open space or park and recreational areas:* In any case in which the land required to be dedicated or otherwise reserved by this Section 51 would be less than 30,000 square feet, the developer or subdivider shall, and in all other instances the City Council may, upon finding that the park and recreational needs of a proposed development would be better served by the expansion or improvement of an existing park, require that the developer or subdivider pay the City of Grapevine a sum of money that is equal to the fair market value of the land that would be required to be dedicated or otherwise reserved for open space or park and recreational areas pursuant to this Section 51 in lieu of such dedication or reservation. A developer or subdivider may, with the consent of the City Council, as an alternative to, and in lieu of, dedicating or otherwise reserving land for open space or park and recreational purposes, pay the aforesaid sum to the City of Grapevine. Said payment shall be made in the form of a cashier's check or other cash equivalent including an irrevocable letter of credit on a form approved by the City Attorney and with a bank or financial institution acceptable to the City and delivered to the Director of Planning Services. Said payment shall be due before the City approves any construction plans for work authorized by Appendix E, or when construction plans are not required by Appendix E payment shall be due at the time the plats are accepted for filing. Title to all payments, in whichever approved form of payment is used, shall vest in the city immediately upon approval of the final plat by the City Council. All such payments: (1) shall be segregated in a separate fund and used only for the acquisition and improvements of open space and park and recreational areas within the City of Grapevine that will meet the needs of the residents of the development or subdivision in respect of which such payment was made; (2) shall be expended on the acquisition or improvements of park land that is not more than one mile from the development or subdivision, or within two miles from the development or subdivision in the event the City Council determines and finds that it is not feasible, practical or advantageous to expend the funds within the one mile distance; (3) if not expended within three years of receipt, or unconditionally committed to be expended, shall be refunded to the developer or subdivider.

F. *Maintenance:* If the open space and recreational areas required by this Section 51 are to remain private, such areas shall be maintained by and deeded to a homeowners' association, or a trustee. No plat or master development plan containing a reservation of private open space and recreational areas shall be approved until the applicant shall have filed with the Zoning Administrator a declaration of the covenants and restrictions that will govern such association or trustee, and received approval of the same from the Planning and Zoning

Commission and the City Council. Such instrument shall be approved by the City Attorney as to legal form and effect, and by the Planning and Zoning Commission as to the suitability of the proposed use of the proposed open space and recreational areas.

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Section 52. That Section 52 of the Zoning Ordinance – "Tree Preservation.", is hereby renamed and amended, as follows:

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A. *Purpose.* The purpose of this section is to establish rules and regulations governing the protection of trees and vegetation cover within the City of Grapevine, to encourage the protection of healthy trees and vegetation and to provide for the replacement and replanting of trees that are illegally removed from developed or undeveloped property, or are necessarily removed during construction, development, or redevelopment.

B. *Applicability.* The terms and provisions of this section shall apply to real property as follows:
   1. All real property upon which any designated specimen or historic tree is located.
   2. All vacant and undeveloped property.
   3. All property to be redeveloped, including additions and alterations.
   4. The yard areas of all developed property, excluding owner-occupied single-family residential property; rental properties are not excluded and are specifically subject to the provisions of this ordinance.
   5. All easements and rights-of-way except those included in a plat approved by City Council shall meet the terms and provisions of this section.

C. *Tree permit required.*
   1. A tree preservation permit may be required by City Council and approved in connection with a request for a zone change, conditional use or special use permit request or when a plat (preliminary, final, or replat) is filed, unless one has already been approved. This permit shall be prepared by a registered landscape architect, registered architect, registered engineer or registered surveyor.
   2. A protected tree removal permit shall be required when protected trees are to be removed from a site. No person, directly or indirectly, shall cut down, destroy, remove or move, or effectively destroy through damaging, any protected tree, specimen tree or historic tree situated on property described above without first obtaining approval from the Director of Planning Services and a protected tree removal permit unless the conditions of Section 52.H.1 and Section 52.H.2 apply. A registered landscape architect, registered architect, registered engineer or registered surveyor shall prepare a permit submitted for approval by the Planning and Zoning Commission. A tree removal permit and/or protected tree removal permit submitted for approval by Planning Services staff does not have to be prepared by a registered landscape architect, registered architect, registered engineer or registered surveyor.

D. *Tree preservation permit.* The purpose of this requirement is to provide a review process to preserve the existing natural environment whenever possible and to encourage the preservation of large specimen trees throughout any construction or land development. The tree preservation permit shall include the following:

1. Location of all existing or proposed structures, improvements such as streets, alleyways etc. and site uses, properly dimensioned and referenced to property lines, setback and yard requirements.
2. Date, scale, north point, and the names, addresses and telephone numbers of both property owner and the person preparing the plan.
3. Location of existing and proposed public utility easements, public access easements and drainage easements on the lot.
4. Location and dimensions of visibility triangles on the lot.
5. The City Council shall dictate what caliper size tree to survey for purposes of preservation of existing trees. Protected trees to remain shall be designated by a circle.
6. The City Council shall dictate what caliper size tree to survey for purposes of removal. Protected trees to be removed shall be designated by a triangle.
7. Tree information required above shall be summarized in legend form on the plan and shall include the reason for the proposed removal. This same summary shall also be submitted on an 8.5" x 11" sheet of paper.
8. Protected tree replacement plan: The plan shall exhibit the location of proposed protected trees to be replaced and include a legend indicating the species, caliper size and height of proposed protected tree replacement. Replacement trees shall be designated by a square. The legend shall also be submitted on an 8.5" x 11" sheet of paper.
   (a) No replacement tree may be planted within a visibility triangle, a water course, or an existing or proposed street or alley.
   (b) A replacement tree must have a minimum caliper of at least three inches when measured at six inches above ground level.
   (c) A replacement tree that dies within two years of the date it was planted must be replaced by another replacement tree that complies with the tree preservation permit.
9. Tree protection plan: The plan shall describe how existing, healthy protected trees proposed to remain will be protected from damage during any construction or land development in accordance with Section 52.J., Tree Protection.

E. *Protected tree removal permit.* Permits for removal or replacement of protected trees covered herein shall be obtained by making application on a form prescribed by the City and submitted to the Director of Planning Services. The application shall be accompanied by a preliminary plat showing the exact location, caliper size, height, and common name of all protected trees to be removed. The application shall also be accompanied by a written document indicating the reasons for removal or replacement of protected trees and two copies of a legible site plan drawn to the largest practicable scale indicating the following:

1. Location of all existing or proposed structures, improvements such as streets, alleyways, etc. and site uses, properly dimensioned and referenced to property lines, setback and yard requirements and special relationships.
2. Date, scale, north point, and the names, addresses and telephone numbers of both property owner and the person preparing the plan.
3. Existing and proposed site elevations, grades and major contours.
4. Location of existing and proposed public utility easements, public access easements and drainage easements on the lot.
5. Location and dimensions of visibility triangles on the lot.
6. Survey locating protected trees on the site to remain that are three inch caliper or greater when measured at a point 4½ feet above the ground level. Protected trees to remain shall be designated by a circle.
7. Survey locating trees on the site to be removed that are three inch caliper or greater when measured at point 4½ feet above the ground level. Protected trees to be removed shall be designated by a triangle.
8. Tree information required above shall be summarized in legend form on the plan and shall include the reason for the proposed removal. This same summary shall also be submitted on an 8.5" x 11" sheet of paper.
9. Protected tree replacement plan: The plan shall exhibit the location of protected trees proposed to be replaced and include a legend indicating the species, caliper size and height of proposed tree replacement. Replacement trees shall be designated by a square. The legend shall also be submitted on an 8.5" x 11" sheet of paper.
   (a) No replacement tree may be planted within a visibility triangle, a watercourse, or an existing or proposed street or alley.
   (b) A replacement tree must have a minimum caliper of at least three inches when measured at six inches above ground level.
   (c) A replacement tree that dies within two years of the date it was planted must be replaced by another replacement tree that complies with the tree preservation permit.
10. Tree protection plan: The plan shall describe how existing healthy protected trees proposed to be retained will be protected from damage during construction.

F. *Application review.* Upon receipt of a proper application, the Planning and Zoning Commission shall review the application for new subdivisions and for platted lots, the Director of Planning Services shall review applications for platted lots; said review may include a field inspection of the site, and the application may be referred to such departments as deemed appropriate for review and recommendations. Following the review and inspection, the permit applications will be approved, disapproved, or approved with conditions by the Planning and Zoning Commission or Director of Planning Services as appropriate, in accordance with the provisions of this chapter.

G. *Protected tree removal.*
   1. No protected tree or trees shall be removed prior to issuance of a building permit unless one of the following conditions exist:

(a) The protected tree is located in a public utility easement, public access easement or public street right-of-way as recorded on a plat approved by the City Council.

In the event that certain protected trees outside the above areas or protected trees based partially outside the easement are requested to be removed to allow the operation of equipment, the applicant shall submit a plat and site plan which indicates the exact operation area needed. The public works staff must approve all requests for tree removal within these areas.

(b) The protected tree is diseased, injured, in danger of falling, interferes with utility service, creates unsafe vision clearance, or conflicts with other ordinances or regulations with the approval of the Director of Planning Services.

(c) Except for the above, under no circumstances shall there be clear cutting of protected trees on a property prior to the issuance of a building permit.

(d) Planning Services staff may approve the removal of protected trees that interfere with the construction of a building and/or the drainage of a lot.

(e) The Public Works staff may approve of the removal of a protected tree or trees located within a drainage easement if the removal is determined to be necessary to ensure the proper construction or maintenance of said drainage easement.

(f) The following species of trees are exempt from the protection and preservation requirements stated within this ordinance except when located in a floodplain or watercourse as defined by the city or other government agency and provided that the subject tree is less than ten caliper inches in diameter:

Hackberry
Cottonwood
Honey Locust
Bois d'Arc
Mesquite

This list is subject to change and will be periodically reviewed and updated if necessary by the Planning and Zoning Commission.

2. Upon issuance of a building permit, developer shall be allowed to remove protected trees located on the buildable area of the property. Protected trees located in required yard areas, buffers and open space areas shall be maintained. The buildable area shall include sufficient adjacent area to allow the normal operation of construction equipment. Prior to any tree removal, an inspection by the building department shall be required and written approval from the building official shall be granted before said tree(s) are removed.

H. *Protected tree replacement requirements.* In the event that it is necessary to remove protected tree(s) outside the buildable area, the developer, as a condition of issuance of a protected tree removal permit, may be required to replace the protected tree(s) being removed with comparable trees somewhere within the site.

1. *Replacement tree specifications:* A sufficient number of trees shall be planted to equal, in caliper, the diameter of the tree removed. Said replacement trees shall be a minimum of three inches caliper and seven feet in height when planted, and

shall be selected from the list of approved replacement trees maintained by the Director of Planning Services as approved by the Planning and Zoning Commission. Protected trees that are removed without a permit shall be replaced at a number equivalent to 125 percent of those protected trees removed from the site as estimated by the Director of Planning Services.

2. *Replacement procedures:* At the time of review, the agent responsible for placement, the time of replacement and the location of the new trees will be determined by the Director of Planning Services. The replacement trees shall be located on the subject site whenever possible. However, if this is not feasible, the City has the authority to allow the planting to take place on another property. A replacement tree that dies within two years of the date it was planted must be replaced by another replacement tree in compliance with this ordinance. No certificates of occupancy shall be issued for the site until all required replacement trees have been planted, or until the required contribution has been made to the tree reforestation fund as provided for in subsection hereinbelow.
3. *Tree reforestation fund:* In situations in which it is not feasible to place the replacement trees on either the subject site or an alternate site, the applicant, upon approval of the Director of Planning Services, may make a payment into the tree reforestation fund. The fund amount shall be equivalent to 100 percent of the tree replacement cost. For those protected trees removed without a permit, the fund amount shall be the equivalent of 125 percent of the tree replacement cost. The funds shall be used only for purchasing and planting trees on public property or acquiring wooded property that shall remain in a naturalistic state in perpetuity. The amount of payment that is required for each replacement tree should be calculated based on a schedule published annually by the City, which sets forth the average cost of a quality tree added to the average cost of planting a tree. No certificates of occupancy shall be issued for the site until the required payment has been made to the tree reforestation fund.
4. Any person(s) aggrieved by the application or staff interpretation of this chapter may appeal said application or interpretation to the City of Grapevine City Council, subject to the following requirements: Any appeal of grievance must be filed in writing with the Director of Planning Services within ten days of the decision or interpretation. Said appeal must clearly state the basis of the appeal, including, where applicable, a reference to any applicable evidence supporting the appeal.

l. *Tree protection.* During any construction or land development, the developer shall clearly mark all protected trees to be maintained and may be required to erect and maintain protective barriers around all such trees or groups of trees. The developer shall not allow the movement of equipment or the storage of equipment, materials, and debris or fill to be placed within the drip line of any protected tree.

During the construction stage of development, the developer shall not allow the cleaning of equipment or material under the canopy of any protected tree or trees to remain. Neither shall the developer allow the disposal of any waste material such

as, but not limited to, paint, oil, solvents, asphalt, concrete, mortar, etc., under the canopy of any protected tree or trees.

No attachment or wires of any kind, other than those of a protective nature, shall be attached to any protected tree.

J. *Tree pruning restrictions.*

General: No protected tree shall be pruned in a manner that significantly disfigures the tree or in a manner that would reasonably lead to the death of the tree.

1. *Allowed pruning:* The City may approve pruning of a protected tree in cases where protected trees must be strategically pruned to allow construction or demolition of a structure. All pruning of protected trees by franchise utility companies to ensure the safe operation of utility services shall be allowed. When allowed, all pruning shall be by approved arboricultural techniques. This section is not intended to require a tree permit for reasonable pruning performed or contracted to be performed by the owner of the tree when unrelated to construction activity.
2. *Required pruning:* The owners of all trees adjacent to public right-of-way shall be required to maintain a minimum clearance of ten feet above the traveled pavement or curb of a public street. Said owners shall also remove all dead, diseased or dangerous trees, or broken or decayed limbs that constitute a menace to the safety of the public. The city shall also have the right to prune trees overhanging within public right-of-way which interfere with the proper spread of light along the street from a street light or interfere with visibility of any traffic control device or sign or as necessary to preserve the public safety.
3. *Tree topping:* It shall be unlawful as a normal practice for any person, firm or city department to top any tree. Trees severely damaged by storms or other causes or certain trees under obstructions where other pruning practices are impractical may be exempted from this ordinance at the determination of the Director of Planning Services.

K. *Exceptions.* In the event that any tree shall be determined to be in a hazardous or dangerous condition so as to endanger the public health, welfare or safety, and require immediate removal without delay, authorization may be given by the Director of Planning Services and the tree may then be removed without obtaining a written permit as herein required.

During the period of an emergency such as a tornado, storm, flood, or other act of God, the requirements of this ordinance may be waived as may be deemed necessary by the City Council.

All licensed plant or tree nurseries shall be exempt from the terms and provisions of this section only in relation to those trees planted and growing on the premises of said license, which are so planted and growing for the sale or intended sale to the general public in the ordinary course of said licensee's business.

Utility companies franchised by the City may remove trees which endanger public safety and welfare by interfering with utility service, except that where such trees are on owner-occupied properties developed for one-family use, disposal of such trees shall be at the option of the property owner.

L. *Exemption.* This ordinance shall not apply to any development that has received final plat approval prior to the effective date of this ordinance.

City of Grapevine
REQUIRED TREE LIST FOR REQUIRED LANDSCAPING
(Excluding Landscape Islands)
(Medium to Large Deciduous Trees)

Tree Name	Scientific Name	Height	Width
Burr Oak	(Quercus macrocarpa)	50'—60'	40'—50'
Cedar Elm	(Ulmus rassifolial)	50'—60'	40'—50
Chinese Pistacho	(Pistacia chinensis)	40'—50'	40'—50'
Chinquapin Oak	(Quercus muhlenbergii)	50'—60'	40'—50'
Pecan	(Carya illinoensis)	50'—60'	40'—50'
Shumard Red Oak	(Quercus shumardii)	50'—60'	40'—50'
Texas Red Oak	(Quercus shumardii)	30'—35'	20'—30'
Western Soapberry	(Sapindus drummondii)	30'—40'	25'—35'
Southern Magnolia	(Magnolia grandiflora)	60'—80'	30'—50'
Lacey Oak	(Quercus glancoides)		
EVERGREEN TREES			
Afghan Pine	(Pinus eldarica)	30'—40'	25'—30'
Austrian Pine	(Pinus nigra)	20'—25'	10'—15'
Eastern Red Cedar	(Juniperus virginiana)	30'—40'	20'—30'
Eldarica Pine	(Pinus eldarica)	30'—40'	25'—30'
Japanese Black Pine	(Pinus thunbergiana)	20'—50'	20'—30'
Leyland Cypress	(Cupressocyparis leylandi)	20'—40'	40'—50'
Live Oak	(Quercus virginiana)	25'—35'	35'—55'
Yaupon Holly	(Ilex vomitoria)	12'—18'	10'—15'
(Small Deciduous Trees)			
Desert Willow	(Chilopsis linearis)	15'—30'	15'—25'
Eve's Necklace	(Sophora affinis)	15'—25'	16'—20'
Mexican Plum	(Prunus mexicana)	16'—25'	15'—20'
Possumhaw holly	(Ilex decidua)	15'—20'	10'—15'
Redbud	(Cercis canadensis)	20'—25'	15'—20'
	"Oklahoma"		

City of Grapevine
REQUIRED TREE LIST FOR LANDSCAPE ISLANDS
(Medium to Large Deciduous Trees)

Tree Name	Scientific Name	Height	Width
Burr Oak	(Quercus macrocarpa)	50'—60'	40'—50
Cedar Elm	(Ulmus rassifolial)	50'—60'	40'—50'
Chinese Pistacho	(Pistacia chinensis)	40'—50'	40'—50'
Chinquapin Oak	(Quercus muhlenbergii)	50'—60'	40'—50'
Pecan	(Carya illinoensis)	50'—60'	40'—50'
Shumard Red Oak	(Quercus shumardii)	50'—60'	40'—50'
Texas Red Oak	(Quercus shumardii)	30'—35'	20'—30'

Western Soapberry	(Sapindus drummondii)	30'—40'	25'—35'
Southern Magnolia	(Magnolia grandiflora)	60'—80'	30'—50'
Lacey Oak	(Quercus glancoides)		
EVERGREEN TREES			
Afghan Pine	(Pinus eldarica)	30'—40'	25'—30'
Austrian Pine	(Pinus nigra)	20'—25'	10'—15'
Eastern Red Cedar	(Juniperus virginiana)	30'—40'	20'—30'
Eldarica Pine	(Pinus eldarica)	30'—40'	25'—30'
Japanese Black Pine	(Pinus thunbergiana)	20'—50'	20'—30'
Leyland Cypress	(Cupressocyparis leylandi)	20'—40'	40'—50'
Live Oak	(Quercus virginiana)	25'—35'	35'—55'
Yaupon Holly	(Ilex vomitoria)	12'—18'	10'—15'

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Section 53. That Section 53 of the Zoning Ordinance – "Landscaping Regulations.", is hereby renamed and amended, as follows:

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C. *Enforcement:* The provisions of this section shall be administered and enforced by the Director of Planning Services or a designee.

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D. *Permits:* No permits shall be issued for building, paving, grading or construction until a landscape plan is submitted and approved by the Director of Planning Services. In the event that the proposed development requires an approved subdivision plat, site plan, or master development plan, no such final approval shall be granted unless a landscape plan is submitted and approved.

Prior to the issuance of a certificate of occupancy for any building or structure, all screening and landscaping shall be in place in accordance with the landscape plan required in subsection E of this section.

In any case in which an occupancy certificate is sought at a season of the year in which the Director of Planning Services determines that it would be impractical to plant trees, shrubs or grass, or to lay turf, an occupancy certificate may be issued notwithstanding the fact that the landscaping required by the landscape plan has not been completed provided the applicant posts a letter of credit or deposits cash in an escrow account in the amount of the estimated cost of such landscaping. Such letter of credit or escrow deposit shall be conditioned upon the installation of all landscaping required by the landscaping plan within six months of the date of the application and shall give the City the right to draw upon the letter of credit or escrow deposit to complete the said landscaping if the applicant fails to do so.

E. *Landscape plans:* Prior to the issuance of a building, paving, grading or construction permit for any use other than single-family dwellings, a landscape plan shall be submitted to the department of Planning Services. The Director of Planning Services, or a designee, shall review such plans and shall approve same if the plans are in accordance with the criteria of these regulations. If the plans are not in accord, they shall be disapproved and shall be accompanied by a written statement setting forth the changes necessary for compliance.

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G. *General standards:* The following criteria and standards shall apply to landscape materials and installation.

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2. *Trees.* Trees referred to in this section shall be of a species common to this area of Texas and shall have an average spread of crown of greater than 15 feet at maturity. Trees having a lesser average mature crown of 15 feet may be substituted by grouping the same so as to create the equivalent of a 15 feet crown of spread. Trees shall be of a minimum of three caliper inches when measured six inches above ground, and shall be selected from the list of approved trees, maintained by the Director of Planning Services as approved by the Planning and Zoning Commission.

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H. *Minimum requirements for off-street parking and vehicular use areas.* Parking lots, vehicular use areas and parked vehicles are to be effectively screened from the public view and adjacent property. Both the interior and perimeter of such areas shall be landscaped in accordance to the following criteria. Areas used for parking or vehicular storage which are under, on, or within buildings are exempt from these standards.

1. *Interior landscaping.* A minimum of ten percent of the gross parking areas shall be devoted to living landscaping which includes grass, ground cover, plants, shrubs and trees. Gross parking area is to be measured from the edge of the parking and/or driveway paving and sidewalks. The following additional criteria shall apply to the interior of parking lots:

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d. The Director of Planning Services may approve planter islands required by Section 53.H.1.c. to be located further apart than 12 parking spaces in order to preserve existing trees in interior parking areas. Off-street parking and drive areas located within the drip line of a tree shall be paved with permeable material approved by the Director of Planning Services when the drip line of an existing tree is larger than planter islands required by Section 53.H.1.c.

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Section 54. That Section 54 of the Zoning Ordinance – “Masonry Requirements.”, is hereby renamed and amended, as follows:

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All principal buildings and structures located in the zoning districts R-3.5, R-3.75, R-MF, R-5.0, PRD-6, PRD-12, and R-TH shall be of exterior fire resistant construction, having at least 80 percent of the total exterior walls, excluding doors and windows, constructed of brick, stone, fibre reinforced cementitious board, or other masonry or material of equal characteristics in accordance with the City's Building Code and Fire Prevention Code or material approved for use under a national model code published within the last three code cycles that applies to the construction, maintenance, or other alternation of a building provided the material conforms to local concerns that do not conflict with Section 3000 of the Texas Local Government Code, or 80 percent of the total exterior walls may be an exterior wall insulation and finish system product.

All buildings or structures in the P-O, CN, HCO, HC, LB, LI, PCD, PID, CBD, CC, and RA zoning districts shall be of exterior fire-resistant construction having at least 70

percent of the total exterior walls, excluding doors and windows, constructed of brick, stone, fibre reinforced cementitious board, or other masonry or material of equal characteristics in accordance with the City's adopted Building Code and Fire Prevention Code or material approved for use under a national model code published within the last three code cycles that applies to the construction, maintenance, or other alternation of a building provided the material conforms to local concerns that do not conflict with Section 3000 of the Texas Local Government Code, or 70 percent of the total exterior walls may be an exterior wall insulation and finish system product.

All buildings or structures in the BP zoning district shall be of exterior fire-resistant construction having at least 100 percent of the total exterior walls, excluding doors and windows, constructed of brick, stone, fibre reinforced cementitious board, or other masonry or material of equal characteristics in accordance with the City's adopted Building Code and Fire Prevention Code or material approved for use under a national model code as defined by Section 214.217 of the Texas Local Government Code published within the last three code cycles that applies to the construction, maintenance, or other alternation of a building provided the material conforms to local concerns that do not conflict with Section 3000 of the Texas Local Government Code, or 100 percent of the total exterior walls may be an exterior wall insulation and finish system product.

All principal buildings or structures in the GU zoning district shall be of exterior fire resistant construction having at least 70 percent of the total exterior walls excluding doors and windows, constructed of brick, stone, fibre reinforced cementitious board, or other masonry or material of equal characteristics in accordance with the City's adopted Building Code and Fire Prevention Code or material approved for use under a national model code as defined by Section 214.217 of the Texas Local Government Code published within the last three code cycles that applies to the construction, maintenance, or other alternation of a building provided the material conforms to local concerns that do not conflict with Section 3000 of the Texas Local Government Code, or 70 percent of the total exterior walls may be an exterior wall insulation and finish system product. Temporary buildings or structures used as classrooms for the Grapevine—Colleyville Independent School District may be exempt from this requirement.

Any buildings or structures located within a historic district or within a site that has received "HL" Historic Landmark Subdistrict designation are exempt from the requirements set forth in this section and must receive an approved Certificate of Appropriateness prior to exterior modifications to ensure exterior modifications keep with the architectural character of the district or landmark.

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Section 55. That Section 55 of the Zoning Ordinance – “Performance Standards.”, is hereby renamed and amended, as follows:

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

- Lawn and yard maintenance

a. General Provisions

1. A person may not conduct a use that creates a sound which exceeds the sound levels established in Table 1 or that exceeds the background sound levels by 5 dBA., whichever is greater.
2. A sound level meter that meets the standards of ANSI with Type2 or greater precision must be used to determine whether the level of sound violates those established in this Section. The instrument must be maintained in good working order. A calibration check should be made prior to and following any noise investigation.
3. The sound levels must be measured at the bounding line between properties at a level five feet above ground level.
4. A sound level meter shall be used to determine the L_{eq} in dBA over an eight-minute time period.
5. The sound receiving property with the most stringent requirements will apply.
6. Traffic, aircraft, and other background sounds are not to be considered in measuring sound levels except when the background sound level is being determined.
7. All outdoor speakers in non-residentially zoned properties shall face away from contiguous residential zoning districts.

Table 1 Maximum Permissible Sound Pressure Levels By Receiving Zoning District

	L_{eq} Sound Level, dBA, Limits for Continuous Sound Sources	
District	Day Time (7:00 AM to 10:00 PM)	Night Time (10:00 PM to 7:00 AM)
Residential	59	52

Corrections for Character of Sound Applied to *Table 1* values are as follows:

- *If Sound is Impulsive in Character — (hammering, popping, exploding, etc.)*
  Subtract 5 dB from Maximum Permissible Sound Levels
  Note that for the purpose of this provision, an impulsive sound shall exist when the sound changes at a rate greater than 10 dB per second. The sound level meter should use Fast Response for this evaluation.
- *If Sound is Periodic in Character — (hum, buzz, screech, etc.)*
  Subtract 5 dB from Maximum Permissible Sound Levels
  Note that for the purpose of this provision, a pure tone shall exist if the one-third octave band sound pressure level with the tone exceeds the arithmetic average of the sound pressure levels of the two contiguous one-third octave bands by 5 dB for center frequencies of 500 Hz and above and by 8 dB for center frequencies between 160 and 400 Hz and by 15 dB for center frequencies less than or equal to 125 Hz. A one-third octave band spectrum analyzer instrument will be required to make these evaluations.

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5. *Lighting:* The purpose of this section is to regulate the placement, orientation, distribution patterns and fixture types of outdoor lighting. The intent of this section is to encourage lighting that provides safety, utility and security; also to prevent glare on public roadways, protect the privacy of residents and reduce atmospheric light pollution. These lighting regulations except for paragraphs (1.)(b.) and (1.)(c.) do not pertain to any exterior lighting allowed by electric permit issued prior to 04/17/01. Lighting for city or school district sports facilities and athletic fields, lighting located in a city right-of-way, facilities in areas zoned RA, Recreational/Amusement, emergency lighting, temporary construction lighting, Christmas lighting and those temporary uses permitted in Section 42 are exempted from these lighting provisions. All properties that are within the area bounded by Bethel Road, Bass Pro Boulevard and State Highway 26 on the south; Fairway Drive on the west; and the City limits line on the north and east are exempt from the lighting regulations in Section 5. In the case of uses allowed by a conditional use permit, the appropriateness of the lighting shall be reviewed and approved as part of the approval of the conditional use permit.

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i. For purposes of Section 55.A.5. subject property shall be the property under study or investigation pursuant to the requirements of Section 55.A.5.

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Section 56. That Section 56 of the Zoning Ordinance – "Off-Street Parking Requirements.", is hereby renamed and amended, as follows:

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C. *Number of parking spaces required:* Multiuse projects shall have aggregate parking requirements. The minimum number of off-street parking spaces required shall be as follows:

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Motel or hotel	1 parking space per guestroom for a hotel/motel with no restaurant or meeting facilities; 1.25 parking spaces per guestroom of a hotel/motel with restaurant or meeting facilities. The minimum number of parking spaces may be varied subject to and conditioned upon approval of a conditional use permit, pursuant to Section 48 of this ordinance and an approved site plan.
Multifamily Short-term Rental	At least one off-street parking space each for the greater of: 1) each bedroom or room where sleeping quarters are provided; and 2) every two (2) guests in the short-term rental's advertised capacity.

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Skilled nursing facility or institutional home for elderly	1	Each bed (Design Capacity)

****

Section 57. That Section 57 of the Zoning Ordinance – "Off-Street Loading Requirements.", is hereby renamed.

Section 58. That Section 58 of the Zoning Ordinance – "Parking, Loading and Outside Storage Area Development Standards.", is hereby renamed and amended, as follows:

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A. The off-street parking facilities required for the uses mentioned in this ordinance, and other similar uses shall be on the same lot or parcel of land as the structure they are intended to serve, or upon a lot or parcel of land within 300 feet of the lot or tract of land upon which the structure they are intended to serve is located and shall be exclusive of landscaping requirements.

For hotels/motels in excess of 500 rooms with restaurants, clubs and conference facilities in excess of 100,000 square feet which must comply with the development requirements set forth in Section 29, "HCO" Hotel and Corporate Office District, any required or additional off-street parking may be provided upon another lot or parcel of land with no distance requirements between the off-site parking and the principal use it is intended to serve. A site plan and a conditional use permit meeting all of the requirements of Section 48 shall be required.

****

O. Internal traffic cross access providing interconnecting access between developments or lots, exclusive of public street access, shall be required between all nonresidential developments to alleviate traffic hazards in the public right-of-way. Cross access will not be required between industrial zoning and other nonresidential zoning districts. Specific exceptions are noted in the driveway design and placement standards, Chapter 20, Article III, of the City of Grapevine Code of Ordinances. Exceptions to this requirement would require approval by the Planning and Zoning Commission and City Council through either an approved concept plan or a site plan. Internal cross access will not be required for properties having driveways approved by a concept plan in accordance with Section 45, or a site plan in accordance with Section 47, prior to June 21, 1994.

****

Section 59. That Section 59 of the Zoning Ordinance – "Communications Antennas, Support Structures, and Satellite Dishes.", is hereby renamed and amended, as follows:

****

A. *Purpose.* The purpose of this section is to regulate the installation of communications antenna, satellite dishes, and support structures in order to:
   1. Encourage collocation of new and existing structures; and
   2. Minimize the total number of structures throughout the community; and
   3. Encourage the use of stealth structures; and
   4. Protect the character and integrity of Grapevine neighborhoods and districts, including the historic district; and

5. Enhance the ability of telecommunication service providers to provide such services to the community quickly, effectively, and efficiently.

B. *Applicability.*

1. This section applies to all commercial and amateur antenna installations located outside of the City of Grapevine's right-of-way, unless exempted by Section 59.B.3.
2. Information required to demonstrate compliance with this section shall be shown on a Site Plan and Landscape Plan pursuant to Section 47, Site Plan Review, and Section 53, Landscaping Regulations.
3. Direct broadcast satellite reception, multi-channel multi-point distribution as defined by the Federal Communications Commission, television reception antennas, and amateur radio antennas meeting the following requirements do not require a permit unless identified in Section 49.B.1.

a. In any zoning district, antennas that are one meter (39 inches) or less in diameter.
b. In nonresidential zoning districts, antennas that are two (2) meters or less in diameter.
c. In any zoning district, antennas designed to receive television broadcasts.
d. In any zoning district, amateur radio antennas concealed behind, on, or within attics, eaves, gutters, or roofing.
e. In any zoning district, amateur radio ground-mounted whips and wire antennas unless mounted on a pole or mast over twenty (20) feet in height.

4. An AM array shall be subject to these regulations. An AM array consisting of one or more support structure units and supporting ground equipment, which functions as one AM broadcasting antenna, shall be considered one support structure. Measurements for setbacks and separation distances shall be measured from the outer perimeter of the support structures, including the guide wires, in the array. Additional support structure units may be added within the perimeter of the AM array by right.
5. *Exceptions.*

a. Small cell node support poles, transport facilities, and network nodes, as they are defined in Section 12 and Texas Local Government Code Chapter 284, within the rights-of-way in the City shall not be subject to this Section but shall be subject to the provisions of the City's Right-of-Way Ordinance.
b. Regulations contained herein shall not apply to the extent that they have been preempted by specific regulations of the Federal Communications Commission to the contrary.

C. Site Standards for all Commercial Antennas and Antenna Support Structures/Towers

1. Collocation required

a. Collocation of antennas on telecommunication structures shall be required. No new antennas or telecommunication structures shall be permitted unless the applicant demonstrates to the reasonable

satisfaction of the city that the service provider is experiencing a significant gap in service for which no existing telecommunication structure can accommodate the applicant's proposed antennae. Evidence submitted to demonstrate the factors shall consist of a propagation map and corresponding data that identifies the following:

(a) That a large number of the service provider's subscribers are unable to connect or maintain a connection to the national telephone network through applicant's wireless telecommunications network;
(b) That no existing telecommunication structures, including elevated storage tanks, are located within the geographic service area which meet the applicant's engineering requirements;
(c) That existing telecommunication structures are not of sufficient height or structural strength to meet the applicant's engineering requirements; and
(d) That there are other limiting factors that render existing telecommunication structures unsuitable.

b. A "dead spot" or small area within a service area where the field strength is lower than the minimum level for reliable service, does not constitute a significant gap in service.

2. Minimum Distance Between Structures Required
   a. When new telecommunication structures are proposed, the following separation between structures must be maintained:

	Antenna and/or Antenna Support Structure, High Rise	Antenna and/or Antenna Support Structure, Low Rise	Stealth
Antenna and/or Antenna Support Structure, High Rise	1,500 ft	750 ft	n/a
Antenna and/or Antenna Support Structure, Low Rise	750 ft	750 ft	n/a
Stealth	n/a	n/a	n/a

   b. Separation distances may be reduced with the approval of a Specific Use Permit, in accordance with Section 49.

3. Design Standards for All Commercial Antennas and Telecommunication Structures
    a. Telecommunication structures (high-rise and low-rise) shall be of a monopole design with all associated antennae fully encased within the structure.
    b. Unless otherwise permitted herein, all commercial signs, lights, and attachments shall be prohibited on any antennae or telecommunication structure, unless required for communications operations, structural stability, or as required for flight visibility by the FCC and the Federal Aviation Administration (FAA).
    c. Any proposed telecommunications structure shall be designed in all respects to accommodate both the applicant's antennae and comparable antennae as follows:
    d.

Height of Proposed Tower/Structure	Additional User Accommodation Required
40’ to 100’	2
Greater than 100’	3

    e. Telecommunication structures must be designed to allow for future rearrangements of antennae upon the tower and to accept antennas mounted at varying heights.
    f. A minimum 6-foot tall masonry screening wall with Low Evergreen Shrubs shall be provided around all associated ground equipment and/or materials. The maximum height of the masonry screening wall shall not exceed the maximum allowable screening device height of the governing zoning district.

4. Heights and Setbacks
    a. Notwithstanding any height restrictions and exceptions within this section, antenna and telecommunication structures (low-rise and high-rise):
        (a) shall not exceed 125’ if located in a non-residential district;
        (b) shall not exceed a height of 175’ if located in an industrial district; and
        (c) shall not exceed height limitations imposed by virtue of aircraft approach and turning zone height restrictions.
    b. Telecommunication structures (low-rise and high-rise) shall be setback from all property lines a distance equal to the height of the telecommunication structure. This setback may be reduced with the approval of a Specific Use Permit.
    c.

D. Satellite dishes, parabolic antennas, and other similar antennas. Satellite dishes, parabolic antennas, and other similar antennas shall also comply with the following:

1. In residential districts, the following regulations shall apply:
    a. All (any size) satellite dishes, parabolic antennas, and other similar antennas shall be prohibited within the front yard and side yard at corner setback areas.
    b. Satellite dishes, parabolic antennas, and other similar antennas greater than three feet shall not exceed 12 feet in diameter, shall be allowed only in the rear half of a lot, shall observe secondary building setbacks, and shall be required to receive a permit.
    c. Satellite dishes shall be permitted on the roof of a building, provided they do not exceed three feet in diameter and do not extend more than ten feet above the roof of the building, except satellite dishes shall be prohibited upon roofs of residential uses within the HGT district if visible from a public right-of-way.
    d. Satellite dishes, parabolic antennas, and other similar antennas greater than three feet in diameter within the HGT district shall be so located and screened within the rear half of the lot so as to blend with and conform to the historic district's design standards and/or character in order to preserve the historic integrity of the district. Design approval shall be through the normal historic district design review process prior to submitting a permit application.
    e. Only one satellite dish, parabolic antenna, or other similar antenna shall be permitted per dwelling unit.
2. In all nonresidential zoning districts, the following shall apply:
    a. All (any size) satellite dishes, parabolic antennas, and other similar antennas shall be allowed only in the rear half of a lot, and shall observe secondary building setbacks.
    b. Satellite dishes, parabolic antennas, and other similar antennas shall be permitted on the roof of a building, provided they do not exceed three feet in diameter and do not extend more than ten feet above the roof of the building, except satellite dishes shall be prohibited upon roofs of residential uses within the HGT district if visible from a public right-of-way.
    c. Satellite dishes over three feet in diameter, but not exceeding 12 feet in diameter, may be mounted on the roof of a structure, provided a letter affirming its structural stability is written by a registered architect or engineer and submitted to the chief building official. Roof-mounted satellite dishes may not extend more than 12 feet above the roof of the building. Roof-mounted satellite dishes that comply with the above do not require additional yard setbacks or setbacks from residential areas or dwellings.
    d. Satellite dishes greater than three feet in diameter within the HGT and PD districts shall be so located and screened within the rear half of a lot as to blend with and conform to the district's design standards and character in order to preserve the integrity of the district. Design approval shall be through the normal historic district design review process prior to submitting a permit application.

e. Only one satellite dish, parabolic antenna, or other similar antenna shall be permitted per primary structure, unless specifically required for business needs and approved through the site plan process.

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Section 60. That Section 60 of the Zoning Ordinance – "Sign Standards.", is hereby renamed and amended, as follows:

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B. *Classification of signs.*

1. *Functional types.*

a. *Nameplate signs*.

b. *On-premise signs.* Signs within developments with frontage on Grapevine Mills Parkway (F.M. 2499), Grapevine Mills Boulevard North, North State Highway 121, Freeport Parkway, and a segment of West State Highway 114 frontage on the Payton-Wright Addition, Lots 3R1, and 3R2 shall be considered on-premise signs, regardless of the lot on which they are placed, provided the following conditions are met:

(1) A conditional use for such sign is approved by City Council.

(2) Written permission for the placement of such sign is submitted to the city by the owner of the property on which the sign is placed.

c. *Development signs.* In residential districts, said sign shall be removed after four (4) years, or when ninety (90) percent of the lots are sold, whichever occurs first. In all other zoning districts, said sign shall be removed after three (3) years, or when seventy (70) percent of the lots are developed, or whichever occurs first.

d. *Construction signs.* This temporary sign may be located only on the premises on which the construction is taking place and only during the period when construction is taking place. Said sign shall be removed prior to the issuance of the first Certificate of Occupancy.

e. *Real estate signs.* Said sign shall be removed upon the sale or lease of the property. Real Estate signs advertising the lease or rent of buildings or space within buildings shall comply with the following regulations:

(1) The sign shall be removed when the building is one hundred (100) percent occupied. This percentage shall be exclusive of common areas.

(2) The property owner or authorized management company (but in no case the sign contractor) shall submit a notarized affidavit with all permit applications for real estate signs on a form provided by the City. Said affidavit shall certify that the building is less than one hundred (100) percent occupied, exclusive of common areas.

(3) The sign permit shall be valid for a period of not more than one year or when the structure becomes one hundred (100) percent occupied, exclusive of common areas, whichever

comes first. The permit may be renewed annually provided the building is less than one hundred (100) percent occupied, exclusive of common areas. A twenty one dollar ($21.00) renewal fee is required. A new affidavit (as described above) shall be submitted certifying that the building is less than one hundred (100) percent occupied, excluding common areas.

(4) In lieu of providing an affidavit certifying that the building is less than one hundred (100) percent occupied, the property owner or authorized Management Company may provide a notarized affidavit showing that a vacancy will occur within thirty (30) days.

f. *Political signs.*

g. *Subdivision signs.* A subdivision sign shall not be located in any right-of-way or easement in the subdivision.

h. *Temporary directional signs.* Said sign shall not be located in any right-of-way or easement.

2. *Structural types.*

a. *Awning, canopy and marquee signs.* No such sign shall project above, below, or beyond the physical dimensions of the awning, canopy or marquee.

b. *Ground signs.* All ground signs must conform to the following regulations:

(1) Sign support shall be masonry, non-decaying wood, or structural steel tubing.

(2) Sign face shall be non-decaying wood, or flat, clear acrylic sheet with all copy and background sprayed on second surface with acrylic colors.

(3) Maximum gross surface area: Sixty (60) square feet, except signs in the HGT District shall be nine (9) square feet.

(4) Ground sign conditional uses: The following conditional uses may be permitted provided they meet the provision of Section 48 and a conditional use permit is issued: Sign face with changeable copy.

(5) Ground signs in the BP Business Park District:

i. Maximum sign height: Ten (10) feet

ii. Maximum gross surface area: Two hundred (200) square feet.

iii. Changeable copy: Thirty (30) percent. The percentage of changeable copy may be increased provided a conditional use permit is issued in accordance with Section 48 of this Ordinance.

c. *Monument signs.* The height of the sign, including the base shall be measured from ground level. A monument sign may be located on a two (2) foot high berm or masonry planter box. All monument signs must conform to the following regulations:

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d. *Pole signs.* Pole signs shall conform to the following regulations:

(1) Engineering regulations. All pole signs shall be designed in accordance with Chapter 23 of the Grapevine Building Code. All plans and specifications shall be prepared by a professional engineer. Wind pressure design for signs shall be twenty (20) pounds per square foot for signs less than thirty (30) feet in height and twenty-five (25) pounds per square foot for signs thirty (30) feet to forty (40) feet in height.

(2) Sign cabinet. Paint grip sheet metal on angle iron frame with angle retaining rim to secure sign face or other materials approved by the Director of Planning Services.

(3) Sign cabinet minimum gross surface area. Thirty (30) square feet.

(4) Maximum sign cabinet dimensions and maximum gross surface area. The maximum gross surface of the sign cabinet shall be one hundred eight (108) square feet with a maximum cabinet width of twelve (12) feet, a maximum cabinet height of twelve (12) feet and a maximum cabinet depth of fourteen (14) inches.

(5) Sign face. Flat, clear acrylic sheet, or other material approved by the Director of Planning Services; all copy and background sprayed on second surface with acrylic colors. Thirty (30) percent of the gross surface area of the sign face may have changeable copy. Neon tubing on solid background.

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(12) Pole sign conditional uses. The following conditional uses may be permitted provided they meet the provisions of Section 48 and a conditional use permit is issued:

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e. The Director of Planning Services may approve the replacement of an existing pole/pylon signs, approved in conjunction with a conditional use permit, with a monument sign.

f. Pole signs and multi-tenant pole signs on property zoned Highway Commercial located along a segment of West State Highway 114 frontage on the Payton-Wright Addition, Lots 3R1 and 3R2, with a planned commercial center designation, may include a multi-tenant sign, be a minimum of twenty (20) feet in height up to forty (40) feet in height. For pole signs and multi-tenant pole signs exceeding twenty (20) feet in height, the sign cabinet dimensional requirements shall not exceed twenty-four (24) feet in width or height, a maximum of thirty-six (36) inches in depth and a maximum grows surface area of two hundred eighty-eight (288) square feet, provided the following conditions are met:

****

e. *Projecting signs*.
f. *Roof signs*.
g. *Wall signs*.
h. *Portable commercial billboards*.
i. *Portable on-site business signs*.
j. *Portable sandwich board*. Portable Sandwich Boards must conform to the following regulations:

****

k. *Historic wall sign*.
l. *Temporary directional signs.* Temporary directional signs shall conform to the following regulations:

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m. *Pylon signs*.
n. *Electronic message signs*.
o. *Converted digital billboard*.

****

C. *General standards.*

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6. Accessway or window. No sign shall block any required accessway or window.

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11. Whenever a sign is damaged by wind, is inadequately maintained, the construction is faulty, or it is damaged by any other cause, it shall be declared a public nuisance and the owner shall be required to repair such sign substantially to its original condition as determined by the Director of Planning Services, or at the owner's election such sign shall be removed. A sign which has been permitted to remain in place as a nonconforming use shall be removed when the sign, or a substantial part of it is blown down or otherwise destroyed or dismantled for any purpose other than maintenance operations or for changing the letters, symbols or other material on the sign. For purposes of this Section 60, a sign or substantial part of it is considered to have been destroyed only if the cost of repairing the sign is more than sixty (60) percent of the cost of erecting a new sign of the same type at the same location.

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E. *Exemption.*

1. The following signs shall be exempt from the requirements of this section:

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(h) Permission is granted as a special privilege to any business in a properly zoned area to display flags, banners and balloons for a period not exceeding two (2) weeks in any quarter of a calendar year in connection with special sales being conducted by said business. Such signs and their placement must be approved by the Director of Planning Services. Such flags, banners and balloons may be erected and maintained only during such two (2) week period. Flags, banners and

balloons which advertise a business's grand opening may be displayed for an extended period not to exceed thirty (30) days within sixty (60) days of the issuance of a Certificate of Occupancy for a new business. Flags, banners and balloons which advertise a business going out of business may extend the two week period not to exceed thirty days. A permit shall be required.

(i) Permission may be granted by the Director of Planning Services as a special privilege to civic organizations and other nonprofit organizations to erect signs promoting special events or activities at the locations and times, and under the conditions specified by the Director of Planning Services. A permit shall be required.

****

H. *CN Neighborhood Commercial, CC Community Commercial, RA Recreation/Amusement and PCD Planned Commercial Development Districts.*

****

L. *GU Governmental Use District.* Signs in a Governmental District shall meet the sign requirements of the most restrictive adjacent or contiguous district, except wall, ground, or monument signs are permitted for public schools adjacent to any district.

The City Council may authorize and approve a sign that does not comply with the most restrictive adjacent or contiguous district where it is determined by the City Council, after receipt of a recommendation from the Planning and Zoning Commission, that a need exists for such a sign in order to properly and adequately apprise the public relative to the activities being conducted on the site by issuance of a conditional use permit.

M. *Application to extraterritorial jurisdiction:* In accordance with Section 215, Texas Local Government Code, the provisions of Section 60 are extended to the extraterritorial jurisdiction of the City as defined by Section 43, Texas Local Government Code.

****

Section 61. That Section 60 of the Zoning Ordinance – "Administration and Enforcement.", is hereby renamed and amended, as follows:

****

A. *Authorization.* The Director of Planning Services of the City of Grapevine shall be the Zoning Administrator and in that capacity shall be authorized to expend such funds to employ deputies and clerical assistants and to carry out the duties of the Zoning Administrator under this ordinance as shall be approved from time to time by the City Council.

B. *Duties of the* Zoning Administrator. In furtherance of this authority and in addition to the duties designated to him or her under this ordinance and other ordinances of the City, the Zoning Administrator or their duly designated and authorized representative shall:

****

3. Receive applications for approval of a master development plan pursuant to Section 46 of this ordinance, and provide the Planning and Zoning Commission with such clerical and technical assistance with such applications as the commission may require in the performance of its duties;
4. Receive, review, and approve, when authorized by the terms of this ordinance, site plans and concept plans submitted pursuant to Sections 45 and 46 of this ordinance, and provide clerical and technical assistance to the Planning and Zoning Commission in connection with site plans and concept plans that are required by this ordinance to be approved by the commission;

****

8. Provide such clerical and technical assistance to the City Council, Planning and Zoning Commission, and Board of Zoning Adjustment as they may require in the performance of their duties under this ordinance;

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10. Conduct inspections of buildings, structures, signs and uses of any premises to determine compliance with the terms of any application, permit or certificates issued by their office;

****

13. Maintain for distribution to the public a supply of copies of the zoning map or maps, the compiled text of the zoning ordinance, and the rules of the Board of Zoning Adjustment and the Planning and Zoning Commission. A reasonable fee for each copy shall be charged to defray the cost of printing.

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Section 62. That Sections 62 and 63 of the Zoning Ordinance – "Reserved.", is hereby amended, as follows:

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Sec. 62. Reserved.
Sec. 63. Reserved.

****

Section 63. That Section 64 of the Zoning Ordinance – "Certificate of Occupancy and Compliance.", is hereby renamed.

Section 64. That Sections 65 and 66 of the Zoning Ordinance – "Reserved.", is hereby amended, as follows:

****

Sec. 65. Reserved.
Sec. 66. Reserved.

****

Section 65. That Section 67 of the Zoning Ordinance – "Amendments.", is hereby amended, as follows:

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3. A waiting period of one-year between the date an application for amendment to the zoning ordinance, or a requested change in zoning, is denied by the City Council and a new application for such a change or amendment is accepted, is hereby established. The one-year waiting period shall be applicable to all requested amendments and changes for the same zoning district, or districts, on

all or any portion of the property previously considered for amendment or change in zoning; provided, however, said one-year waiting period shall not be applicable to any proposed amendment or change instituted by the City Council or Planning and Zoning Commission or to any proposed amendment or change denied by the City Council without prejudice. For purposes of this section, denied by the City Council shall mean that on final reading: (a) a motion by the City Council to deny the requested zoning change passed by a majority of the quorum present and voting; or (b) a motion by the City Council to deny or approve the requested zoning change received a tie vote of the quorum present and voting; or (c) a motion by the City Council to approve the requested zoning change failed for lack of having the necessary votes; or (d) a motion by the City Council to approve a withdrawal of a requested zone change, when requested by the applicant, that is approved by a majority of the quorum present and voting. A denial without prejudice must be expressly granted by the City Council, except that a tie vote shall automatically constitute a denial without prejudice.

An application for an amendment to the zoning ordinance or a requested change in zoning can be tabled (postponed) no more than once and must be scheduled to be heard no later than the next scheduled joint public hearing. This requirement also applies to applications being considered during the Planning and Zoning Commission's deliberations. This requirement shall not apply to requests to table initiated by city staff, the City Council, or the Planning and Zoning Commission.

4. 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.
5. The City shall have at least one sign erected on any property upon which a zoning change request has been filed. Such sign or signs shall, if possible, be located adjacent to a public thoroughfare in a visible location. Such sign shall be removed immediately after final action by the City Council or when the applicant withdraws the request, whichever comes first. The sign shall contain a notice of the rezoning and the agency and telephone number from which information relative to the rezoning request may be obtained. For a request for a change in zoning related to the establishment of a Historic Landmark "HL" designation, there shall be no requirement for a sign to be erected on the property for which the request has been filed. Accompanying every petition for amendment of this ordinance shall be a required statement signed by the applicant authorizing the placement of such or signs by the City. The erection or continued maintenance of the sign or signs shall not be deemed a condition precedent to the granting of any zoning change or the holding of any public hearing.

B. *Changes and amendments.*

1. Any person, corporation or group of persons having a proprietary interest in any property, upon proof of such interest, may petition the City Council for a change or amendment to the provisions of the ordinance, or the Planning and Zoning Commission may, on its own motion, institute proposals for change and amendment in the public interest. All petitions for the amendment of this ordinance shall bear the signatures of the owners of all property within the area of request.
2. The City Council may from time to time amend, supplement or change by ordinance the boundaries of the districts or regulations or definitions herein. Before taking action on any proposed amendment, supplement or change, the City Council shall submit the same to the Planning and Zoning Commission for its recommendation and report.
3. Public Hearings.
   (a) The Planning and Zoning Commission shall hold a public hearing on any application for amendment, supplement or change prior to making its recommendation and report to the City Council. Written notice of all public hearings before the Planning and Zoning Commission on a proposed amendment, supplement or change shall be sent to all owners, occupants or lessees of real property lying within 200 feet of the property on which the change is requested. Such notice shall be given not less than ten days before the date set for hearing by depositing a notice, properly addressed and postage paid in the United States Post Office, to such property owners as the ownership appears on the last approved city tax roll.
      (1) In addition to the foregoing notice, written notice of each public hearing regarding any proposed amendment, supplement or change under which a current conforming use of a property would become a nonconforming use shall be provided to affected owners of real property in accordance with the same procedures in subsection 3.(a) above and shall contain the following text in bold 14-point type or larger: "THE CITY OF GRAPEVINE IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY."
   (b) The Planning and Zoning Commission shall hold a public hearing on any amendment or addition to the definitions in Section 12 after at least 10 days' notice of the time and place of such hearing has been given by publication at least one time in the official newspaper of the City of Grapevine.
   (c) A public hearing shall be held by the City Council before adopting any proposed amendment, supplement or change. At least 15 days' notice of the time and place of such hearing shall be published in the official newspaper of the City of Grapevine.
   (d) Joint Hearings. The City Council and the Planning and Zoning Commission may hold a joint public hearing on any proposed amendment, supplement, or change by ordinance to the boundaries of the districts or regulations herein. The joint public hearing shall be conducted in accordance with the

rules of procedure adopted by the City Council. Both the City Council and the Planning and Zoning Commission shall have the opportunity to hear public testimony and ask questions.

4. Changes to any aspect of a zoning case or conditional use application, including changes to concept plans or site plans, that the City Council or Planning and Zoning Commission consider, in their sole judgment, to be significant that are proposed by the applicant shall not be considered, unless filed with the city at least 14 days prior to the scheduled public hearing. In the event such a proposed change is filed less than 14 days prior to the scheduled public hearing, the Planning and Zoning Commission or City Council may decline to consider the proposed changes or may continue the public hearing to a date certain that is at least 14 days from the date said proposed change was filed. This section does not apply to any changes proposed by the Planning and Zoning Commission or City Council.

****

Section 66. That Section 68 of the Zoning Ordinance – "Board of Zoning Adjustment.", is hereby renamed and amended, as follows:

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A. There is hereby created a Board of Zoning Adjustment which shall consist of five regular members, each to be appointed by a majority of the City Council for a term of two years.

B. In addition to the five regular members of the Board of Zoning Adjustment, three alternate members of the Board of Zoning Adjustment, who shall serve in the absence of one or more regular members when requested to do so by the Mayor or City Manager, shall be appointed by a majority of the City Council, so that all cases heard by the Board of Zoning Adjustment will always be heard by a minimum of four members.

C. Regular members and alternate members of the Board of Zoning Adjustment shall serve a term of two years and until their successors are appointed and qualified. Regular and alternate members of the Board of Zoning Adjustment may be removed from office for cause by the City Council upon written charges and after a public hearing.

D. The Board of Zoning Adjustment shall select from among its regular members, a chairman, and acting chairman, to act in the absence of the chairman, and a secretary.

E. The Board of Zoning Adjustment may adopt rules to govern its proceedings and conduct of the business before the board. Any rule or rules shall be adopted by a resolution by the board, entered upon the minutes of the board and a copy thereof shall be filed with the City Secretary of the City of Grapevine.

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G. Appeals to the Board of Zoning Adjustment may be taken by any person aggrieved, or by any officer, department, board or bureau of the City, affected by any decision

of the Chief Building Inspector or other administrative officer of the City relative to the zoning ordinance. Such appeal shall be taken within 15 days after the date of the decision of the Chief Building Inspector or other administrative officer has been rendered, by filing with the officer from whom the appeal is taken and within the Board of Zoning Adjustment a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the board all the papers constituting the record from which the appeal was taken.

1. A filing fee of $100.00 to help pay a part of the cost of legal publication, accumulating engineering data, and other administrative costs shall accompany each notice or appeal filed with the Board of Zoning Adjustment.
2. An appeal shall stay all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board of Zoning Adjustment after the notice of appeal shall have been filed with him that by reason of facts stated in the certificate a stay would in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Zoning Adjustment of a court of record on application of notice to the officer from whom the appeal is taken and on due cause shown.
3. The Board of Zoning Adjustment shall fix a reasonable time for the hearing of an appeal, give notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon hearing any party may appear in person, by agent or by attorney.

H. The Board of Zoning Adjustment shall have the following powers:

1. To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official of the City in the enforcement of this ordinance.
2. To hear and decide special exceptions to the terms of this ordinance upon which the board is required to pass under this ordinance, if any.
3. To authorize upon appeal in special cases, such variances from the terms of this ordinance as will not be contrary to the public interest, where, owing to special conditions, the literal enforcement of the provision of this ordinance will result in unnecessary hardship as determined by the criteria identified in Section 211.009 of the Texas Local Government Code, so that the spirit of this ordinance shall be observed and substantial justice done.
4. To permit in any district such modification of the requirements of the district regulations as the board may deem necessary to secure an appropriate development of a lot where adjoining such lot on two or more sides there are lots occupied by buildings which do not conform to the regulations of the district.
5. To interpret district boundaries where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by Sections 5.A.1 through 5.A.6.

I. The following limitations on authority shall apply to the Board of Zoning Adjustment:
   1. The Board of Zoning Adjustment may not grant a variance authorizing a use other than those permitted in the district for which the variance is sought, except as provided in subsection 68.H.3.
   2. The Board of Zoning Adjustment shall have no power to grant or modify conditional use permits authorized under Section 48 of these regulations.
   3. The Board of Zoning Adjustment shall have no power to grant a zoning amendment. In the event that a written request for a zoning amendment is pending before the Planning and Zoning Commission or the City Council, the Board of Zoning Adjustment shall neither hear nor grant any variances with respect to the subject property until final disposition of the zoning amendment.
   4. The Board of Zoning Adjustment shall not grant a variance for any parcel of property or portion thereof upon which an application for a site plan, preliminary plat, or final plat is pending for decision on the agenda of the Commission or, where applicable, of the City Council, in which case the site plan or plat application shall be decided first. If the site plan or construction plat application is dependent on the granting of a variance by the board, the application may only be approved on condition that the variance is granted. All administrative and procedural remedies available to the applicant shall have been exhausted prior to hearing by the Board of Zoning Adjustment.

J. In exercising its powers, the Board of Zoning Adjustment may, in conformity with the provisions of this ordinance and the provisions of Articles 1011-A to 1011-J, both inclusive, after amended, reverse or affirm wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as should be made, and to that end shall have all the powers of the officer from whom the appeal is taken.
   1. The concurring vote of four members of the board shall be necessary to revise any order, requirement, decision or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under the ordinance, or to effect any variance to this ordinance.
   2. Any person or persons, jointly or severally, aggrieved by any decision of the Board of Zoning Adjustment, or any taxpayer, or any officer, department, board or bureau of the city may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or part, specifying the grounds of the illegality. Such petition shall be presented to the court within ten days after the filing of the decision in the office of the Board of Zoning Adjustment.

K. No appeal to the Board of Zoning Adjustment shall be allowed on the same piece of property or on the same or similar question prior to the expiration of one year from the date of a ruling of the Board of Zoning Adjustment on any appeal to such body unless other property in the same zoning area shall have, within such one-year

period, been altered or changed by a ruling of the Board of Zoning Adjustment, in which each such change of circumstances shall permit the allowance of an appeal.

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Section 67. That Section 69 of the Zoning Ordinance – "Determination of Vested Rights.", is hereby renamed and amended, as follows:

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A. Upon application, the Board of Zoning Adjustment may authorize, as a special exception to the otherwise applicable provisions of this ordinance, the issuance of building permits for a specific proposed development that is not permitted by the terms of the zoning ordinance whenever the board finds that the applicant has demonstrated that he had a pre-existing, investment-backed, good faith expectation that he would be permitted to commence and complete a specific proposed development that has vested under the standards set out in paragraphs C, D, and E of this Section 69.

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F. Any person, firm, or corporation having an ownership interest in property may file an application for a determination that the right to commence and complete a specific development on that property has vested. Such application shall be filed with the Board of Zoning Adjustment, shall contain a recital of the facts which are claimed to support the vested rights claim, and shall contain such other information as the City Manager may specify.

G. A public hearing shall be held by the Board of Zoning Adjustment on an application for a vested rights determination. At least 15 days' notice of the date, time and place of such hearing shall be published in the official newspaper of the City of Grapevine and shall be sent to the applicant and all other persons who are owners of real property, as the ownership appears on the last city tax roll, lying within 200 feet of the property which is the subject of the application.

H. A stenographic transcript of the public hearing and the deliberations of the Board of Zoning Adjustment on vested rights applications shall be kept.

I. Within 30 days after the public hearing on an application, the Board of Zoning Adjustment shall file its written findings of fact and conclusions and serve the same by certified mail on the applicant and each person who filed an appearance in the public hearing.

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Section 68. That Sections 71 and 72 of the Zoning Ordinance – "Reserved.", is hereby amended, as follows:

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Sec. 71. Reserved.
Sec. 72. Reserved.

****

Section 69. That Section 73 of the Zoning Ordinance – "Savings Clause.", is hereby renamed and amended, as follows:

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It is hereby declared to be the intention of the City Council of the City of Grapevine that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional, illegal or invalid, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

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Section 70. That Section 74 of the Zoning Ordinance – "Existing Zoning Regulation Designation and Changes.", is hereby renamed and amended, as follows:

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B. As soon as practicable after the effective date of this ordinance, the City Council shall institute proceedings to rezone all of the City of Grapevine to conform to the districts, regulations and classifications established by this ordinance. Such changes may be by block, tract, section, or other area classification. Any person desiring to do so may at any time make an application for a change from a zoning district use, zoning use designation or classification of property heretofore zoned by Ordinance No. 55-6 or Ordinance No. 70-10 or an ordinance amending Ordinance No. 55-6 or Ordinance No. 70-10 to a similar district use, zoning use designation or zoning use classification under this ordinance so that the zoning of his property will conform to the provisions of this ordinance.

C. Any request for a zoning change coming before the City Council after the effective date of this ordinance, if granted by the City Council shall be granted in conformity with the terms and provisions of this ordinance.

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Section 71. That Section 75 of the Zoning Ordinance – "Ordinances Not Repealed.", is hereby renamed and amended, as follows:

****

Ordinance No. 55-6 adopted and approved by the City Council of the City of Grapevine, Texas, on the 2nd day of August, 1955, Ordinance No. 70-10, adopted on April 7, 1970 and all amendments thereto shall remain in full force and effect after the effective date of this ordinance until such time as the City Council of the City of Grapevine shall hold public hearing and define and create the use districts herein established, except that after the effective date of this ordinance all requests for zoning changes in property use shall be made under this ordinance, and if zoning changes and use designations are made by the City Council they shall be made under the terms and provisions of this ordinance, in accordance with the districts and the regulations herein established.

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Section 72. That Section 76 of the Zoning Ordinance – "Exceptions and Exemptions Not Required to be Negated.", is hereby renamed.

Section 6. That the City of Grapevine staff is hereby directed to proceed with the development and implementation of a notice and enforcement initiative as to short-term rentals.

Section 7. If any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall stay in full force and effect.

Section 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 public creates an emergency which requires that this ordinance become effective from and after the date of its passage, and it is accordingly so ordained.

Section 9. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars ($2,000.00) for each offense. Each day on which a reported violation is committed will be deemed a separate offense.

Section 10. All ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect.

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

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____

Matthew C.G. Boyle
City Attorney

ITEM #10

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: DECEMBER 17, 2024

SUBJECT: AWARD OF A CONTRACT FOR CROSSROADS DISTRICT DESIGN CONSULTING SERVICES

RECOMMENDATION: City Council to consider approval of a contract for consulting services to craft a comprehensive strategy for redeveloping and reimagining the Crossroads District with MESA Design Group.

FUNDING SOURCE: Funding is available in the Economic Development Fund in an estimated amount of $54,500.

BACKGROUND: The Crossroads District, once a thriving hub of nationally recognized restaurants, is primed for strategic redevelopment due to a combination of factors: the decline of key anchor brands, cost-prohibitive and deteriorating building conditions, multiple ownership groups, an outdated development layout, and external challenges like construction, negative perception, and the impact of COVID-19.

However, the announcement of the newly approved hotel will spur renewed interest in that area and we want to be ready for it.

To that end, staff is recommending MESA Design Group to provide consulting services to find ways to revitalize the district. Should the contract be awarded, MESA plans to deliver a conceptual site plan complete with design imagery, diagrams, plans, or sketches that illustrate the overall lifestyle, landscape, hardscape character, amenities, and open space of the proposed district by June 2025.

This initiative represents an opportunity for collaboration between the City and property owners of the Crossroads District to achieve shared beautification goals. The focus will be on enhancements such as landscape improvements, signage and wayfinding, overhead lighting, placemaking features, and other aesthetic upgrades. It's important to note that this initiative will center on fostering a cohesive and visually appealing proposal to improve the district.

Staff recommends approval.

Proposal and Contract for Professional Services

September 18, 2024

Ms. Ana Erwin
City of Grapevine
Commercial Outreach Manager
200 S. Main Street
Grapevine, Texas 76051

Project: Crossroads
Landscape Architectural Design
Grapevine, Texas

Dear Ms. Erwin

MESA is excited to partner with the City of Grapevine in a master planning effort to reimagine the Crossroads mixed-use development as an exciting new district and destination. Our aim is to create a comprehensive strategy that enhances the functionality and aesthetics of Crossroads while seamlessly integrating it into the broader urban fabric of Grapevine. By transcending the limitations of a single ownership entity, we envision Crossroads as a distinctive and vibrant district that leverages its strategic location to connect key areas and events in Grapevine, fostering a renewed sense of purpose through diverse residential, commercial, cultural, and recreational spaces.

Our approach to the new master plan will establish Crossroads as a readily identifiable district within Grapevine, reflecting the city's essence and contributing to its overall identity and charm. Through extensive collaboration with key stakeholders, the master plan will resonate with the community and align with their vision. Working with the City, we will create a district celebrated for its proximity, purpose, and place within the greater City of Grapevine, setting the stage for a vibrant, connected, and sustainable future.

This proposal and contract describe the landscape architectural services to be provided by MESA, the costs of these services and general terms and conditions under which these services would be executed.

SCOPE OF SERVICES:
PHASE 1: VISION PLAN

Task One: Project Kickoff

Data Collection

MESA will gather available base information from the City of Grapevine. MESA has the right to rely on this information and rely on any information provided by others. Specifically, the data collected will include, but not be limited to:

1. Boundary survey (provided by others)
2. Architectural plans for buildings (provided by others)
3. Inventory of existing features and adjacent development (connections, buffering, access, etc.)
4. Aerial photography (provided by others)
5. Topography information (provided by others)
6. Base information in AutoCAD format
7. As-Built(s) for the existing development and all associated buildings
8. As-built(s) and/or future development plans associated with TxDOT
9. Program and construction budget
10. Existing development guidelines, zoning ordinances or any other governing development control documents.
11. Applicable overlay district rules and regulations
12. Jurisdiction requirements

Project Kick-Off & Site Visit
MESA will meet with the Client on-site to verify all conditions of the project designed/constructed to date. The project requirements will be reviewed including project parameters, theme, programming (as delineated by City Staff), budget, and schedule. MESA will create a dialogue with the Client to better understand the project program, development strategies, urban and cultural context, and concerns.

Deliverables: Base data in reproducible format, coordination of project program, timeline, and confirmation of site plan.
Meetings: Included in Task 8

Task Two: Initial Public Realm District Master Plan Study
MESA will prepare one (1) site plan study to identify the highest and best use of the public realm to create a destination district. This plan will display the alignment of existing parking, roadways, buildings, and pad sites in addition to the proposed hotel pad site and open spaces. Proposed public realm improvements may include (but are not limited) to the following:

1. New signage (including potentially renaming the center)
2. A cohesive theming and branding throughout the district
3. Added shuttle stop (to connect with Citywide shuttle service to main attractions around the city)
4. Addition of public art
5. A pedestrian-friendly circulation system.

Deliverables: Site plan in AutoCAD format
Meetings: Included in Task 8

Task Three: Revised Public Realm District Master Plans
Based upon Client comments received from the previous site plan, MESA will prepare up to three (3) revised conceptual site plans. These revised site plans will be overlays to the original site plan prepared in task 2. These site plans will include an overall land use summary and building area/land use tabulation. These plans will be illustrative drawings in digital reproducible format.

Deliverables: Up to three (3) revised conceptual site plans. Any additional client requested revisions will be billed per the hourly rate schedule with Client written/email approval.
Meetings: Included in Task 8

Task Four: Programming & Visioning
MESA will review existing/proposed architectural program information (as provided by the City) associated with land uses, potential tenant mix, development objectives, desired amenities, and market study recommendations. This will be used to establish the landscape and public realm amenity program (including proposed entertainment areas and venues). MESA will prepare up to two (2) 24"x36" image boards exhibiting a sampling of the overall landscape and hardscape intent and character of the proposed softscape, streetscape, plazas/gathering areas, screening, service access and amenities, sidewalks, development entry signs, lighting, and any additional open space amenities. These image boards will allow the Client to confirm the desired overall landscape intent, aesthetic look, and overall program prior to conceptual design.

Deliverables: Collection of images, diagrams and/or plan sketches depicting overall lifestyle, landscape/hardscape character, amenities, and open space design.
Meetings: Included in Task 8

Task Five: Budgeting - Opinions of Probable Cost
To assist the Client in developing an appropriate pro forma, MESA will prepare (1) opinion of probable costs (OPC) based on the visioning plan of the public realm. Although the design will be in the preliminary stages, the OPC will assist the Client in reviewing the overall program, anticipated costs and identify any important design or construction obstacles. This opinion of probable costs will include:

1. Site amenities and exterior spaces
    a. Entry features and perimeter treatments
    b. Building entry
    c. Amenity Areas (including fountains)
    d. Site Furniture (coordination with Interior Designer)
    e. Landscape
    f. Irrigation
    g. Lighting
    h. Perimeter Fencing and associated surveillance systems

The OPC will be presented to the Client for review and MESA will prepare one (1) revised exhibit to incorporate Architect and Client comments. MESA will update and present the OPC again, in later tasks, as the design is refined.

Deliverable: Up to two (2) opinions of probable costs.
Meetings: Included in Task 8

Task Six: Computer Modeling | Animated Graphics and Presentations (OPTIONAL SERVICES)
At the Client's request, MESA will prepare computer models of the major site and design elements to assist in evaluating the design and marketing of the project. These models may be used to develop high quality "snapshots" of key views and further animated into walk through/fly through videos. Please refer to the Computer Modeling LOD Guide attached at the end of this proposal.

Still Images:
The digital file will be based off the Final Master Plan and include a total of eight (8) still images. Modifications to the digital model based on design changes, modifications made throughout subsequent project phases/tasks, or additional still images requested beyond those included in the initial eight (8) still images will be billed at a rate of $1,500.00 per still image.

NOTE: Still images developed for the base bid contract will consist of eight (8) still images generated utilizing a blend of levels of design (LOD). Referring to Exhibit A in the proposal, we anticipate modeling the existing structures, streetscape, and future hotel at LOD 100, while modeling the proposed custom elements associated with the Crossroads branding at LOD 200. This approach will emphasize the proposed elements and highlight the experiential aspect of the new district. The optional scope (associated with Still Images) will progress the entirety of the model to LOD 200 for further development/refinement of both the eight (8) still images and in preparation of the optional development of a video montage.

Video Montage:
The digital video file will be based off the Final Master Plan and include a total of three (3) minutes of video to consist of a montage of short video clips. The resultant digital video file will be transmitted as an .MP4 by default and still images as .jpg files. Modifications to the digital video based on design changes, modifications made throughout subsequent project phases/tasks, or additional video duration/clips requested beyond those included in the initial three (3) minutes of video will be billed at a rate of $5,000.00 per video update.

Media may be rendered and transmitted in additional digital format types as requested by the Client and billed hourly according to hourly rate schedule.

Deliverable: Presentation graphics noted above as requested by the Client.
Meetings: Included in Task 8

Task Seven: Marketing Collateral (OPTIONAL SERVICES)
To create a marketing package for presentation to potential tenants, MESA will assemble the design products described in the tasks above into a uniformly formatted Presentation Package. This marketing collateral can be integrated into the Client's sales material (online, digital, and hard copies) and into any exterior, community temporary marketing signage. This package will be suitable for promoting the project in the marketplace. The Presentation Package will include the following:

- Computer Rendered Illustrative Site Master Plan (one full size, 36"x48" and digital copy)
- Computer Modeling

Product: One (1) computer rendered illustrative site plan and associated presentation package.
Meetings: Included in Task 8

Task Eight: Stage 1 - Coordination Meetings (Concurrent with Tasks 1-7)
Anticipated coordination meetings, conference calls, and presentations for Stage 1 are listed below. Meetings may be virtual, or in-person as needed for the anticipated agenda. For the purposes of this proposal, all meetings are assumed to be virtual. Additional meetings or presentations requested will be considered additional services and billed according to the attached hourly rate schedule.

Meetings: Estimated Hourly based on up to Ten (10), 1-Hour meetings as detailed below:
Task 1: One (1) half-day on-site kick-off meeting.
Task 2: One (1) presentation/coordination meeting via a tele-video conference call.
Task 3: Two (2) presentation/coordination meetings via a tele-video conference call.
Task 4: One (1) presentation/coordination meeting via a tele-video conference call.
Task 5: Two (2) presentation/coordination meetings via a tele-video conference call.
Task 6: Two (2) presentation/coordination meetings via a tele-video conference call.
Task 7: One (1) presentation/coordination meeting via a tele-video conference call.

Task Nine: Stage 1 – Stakeholder Presentation Meetings
Anticipated presentations for Stage 1 are listed below. Meetings may be virtual, or in-person as needed for the anticipated agenda. For the purposes of this proposal, all meetings are assumed to be in-person. Additional meetings or presentations requested will be considered additional services and billed according to the attached hourly rate schedule:

Meetings: Estimated Hourly based on up to Four (4), 1-Hour meetings as detailed below:
Hotelier Programming Coordination Meeting: One (1) on-site presentation meeting.
Investment Stakeholder Luncheon: One (1) on-site presentation meeting.
Planning Commission Meeting: One (1) on-site presentation meeting.
City Council Meeting: One (1) on-site presentation meeting.

COST OF SERVICES:
The below scope of services will be billed on a percentage completion basis or hourly not to exceed as applicable (in accordance with the fee schedule specified below) with the total cost of services not to exceed the amount specified for each without a written addendum to this contract. The below tasks shall be billed as follows:

Task	Base Fees	Optional
Task 1: Project Kickoff *Lump Sum*	$3,500.00	
Task 2: Initial Public Realm District Master Plan Study *Lump Sum*	$7,500.00	
Task 3: Revised Public Realm District Master Plans *Lump Sum*	$11,500.00	
Task 4: Programming & Visioning *Lump Sum*	$9,500.00	
Task 5: Budgeting – Opinions of Probable Cost *Lump Sum*	$5,500.00	
Task 6: Computer Modeling and Animated Graphics and Presentations		
Still Images	$8,000.00	$4,000.00
Video Montage		$8,000.00
Lump Sum		
Task 7: Marketing Collateral *Lump Sum*		$6,500.00
Task 8: Stage 1 - Coordination Meetings		
Project Kickoff	$1,500.00	
Initial Commercial Site Master Plan Study	$500.00	
Revised Commercial Site Master Plans	$1,000.00	
Programming & Visioning	$500.00	
Budgeting – Opinions of Probable Cost	$1,000.00	
Computer Modeling and Animated Graphics and Presentations		$1,000.00
Marketing Collateral		$500.00
Lump Sum		
Task 9: Stakeholder Presentation Meetings		
Hotelier Programming Coordination Meeting	$1,000.00	
Investment Stakeholder Luncheon	$1,500.00	
Planning Commission Meeting	$1,000.00	
City Council Meeting	$1,000.00	
Lump Sum		
Total Cost of Base Services (Task 1 to 8):	**$54,500.00**	
Total Cost of Optional Services (Task 9)		**$20,000.00**

REIMBURSABLE EXPENSES:
Reimbursable expenses for printing, travel within DFW area and reprographics are included in the fees above.

NOTE: These fees **do not** include sub-consultants to be included for the project such as Architect, Civil, MEP, Structural, Geotech, Fountain Consultant, Irrigation Consultant, Lighting Consultant, Agronomist, Arborist, and Public Art Consultant. If needed, these subconsultants will be billed as a reimbursable expense. MESA will submit fees associated with sub-consultants to the Client for review and written approval prior to engagement and subsequent billing as a reimbursable expense. **There will be a 10% Administrative Fee added to all reimbursable/sub-consultant expenses.*

ADDITIONAL SERVICES/HOURLY FEE SCHEDULE

Services requested, but not specifically included in the scope of services listed above, will be considered additional services. Modifications to drawings, after approval by Owner, due to changes requested by Owner or other consultant will be considered additional services and billed at an hourly rate as follows:

Senior Principal	$235.00
Principal	$195.00
Associate Principal	$175.00
Associate	$160.00
Project Associate	$150.00
Senior Project Manager II	$140.00
Senior Project Manager	$130.00
Project Manager	$115.00
Senior Designer	$100.00
Visualization Manager	$100.00
Visualization Specialist	$ 85.00
Designer	$ 85.00
Graphics/Marketing/Admin	$ 75.00
Intern	$ 70.00

PROPOSAL AND CONTRACT CONDITIONS:

2. The client will provide the following and MESA has the right to rely on this information and any information provided by others:
   a. Boundary and general topographic survey locating structures, existing vegetation, existing property lines and underground utilities that cross the property in AutoCAD format.
   b. Architectural Site Plan in AutoCAD format.
   c. Budgetary Considerations.
   d. Soils and/or Geotechnical Report (if required)

3. Excluded services include, however are not necessarily limited to:
   a. Utilities (water, sewer, storm, electrical, cable, telephone, etc.)
   b. Sub-consultant design fees
   c. Structural, mechanical, and electrical engineering if required.
   d. Irrigation designer or lighting design and associated consultant fees.
   e. Project signage environmental graphics.
   f. Landscape lighting electrical plans.
   g. Zoning or entitlements
   h. Design of any related off-site improvements
   i. Illustrative plans, models, and drawings not specifically described in Scope of Services.
   j. Redesign of elements due to site plan changes (i.e., buildings relocate, site grading changes)
   k. Geotechnical information.
   l. As Built Drawings
   m. TDLR Submittal
   n. Any jurisdictional mitigation plans (including wetland, tree, 404 permit etc.)
   o. On Site Construction Management
   p. Site Safety, Operations or Maintenance

4. MESA Design Associates may subcontract consultants in the performance of any services described in this agreement.

5. MESA Design Associates does not act as General Contractor or accept responsibility for poor craftsmanship.

6. **The above-described compensation for MESA Design Associates does not include the following non-labor costs:**
   Reimbursables:
   a. Copies/plotting

b. Printing/reprographics
c. Photography
d. Federal Express, courier, and/or delivery fees
e. Mailing/Postage
f. Blue printing, printing, or binding for bid sets
g. Mileage (percentage allowed by IRS) currently @ .67/mi.
h. Permits and/or registration fees
i. Travel expenses outside of Dallas such as airfare and lodging
j. Other products and services requested by the Client and not specifically described herein.
k. All Jurisdictional Submittal, Permitting or Review Fees.
l. TDLR Fees and Expenses.
m. Sub-consultants

There will be a 10% Administrative Fee added to all reimbursable expenses.

7. Should the Client or Owner cancel scheduled meetings with less than 72 hours' notice, MESA reserves the right to invoice the Client or Owner for all related travel and accommodation expenses incurred.

8. Either Party may terminate this contract with (7) seven days' written notice to the other party. Upon termination, MESA will be paid for all work performed, including reimbursable expenses, through the date of termination.

9. Should the project go "on hold" for more than sixty (60) days, the Consultant reserves the right to charge a $600.00 restart fee when the project resumes. MESA's fees for the remaining services and the time schedules shall be equitably adjusted.

10. This agreement is to be governed by the laws of the State of Texas. Compensation for all services shall be paid in Dallas, Dallas County, Texas.

11. In the event disputes are not satisfactorily resolved through informal discussions, the Client and MESA agree that all disputes between them arising out of or relating to this agreement, or the Project shall be submitted to nonbinding mediation. In the event the parties to this agreement are unable to reach a settlement through mediation, then such disputes shall be settled by litigation, in a court of competent jurisdiction.

12. **Invoice Terms: Net thirty (30) days from invoice date.** A finance charge of 1% per month (12% per annum) will be added to accounts over thirty (30) days past due. Client agrees to pay reasonable attorney's fees incurred by MESA to collect on unpaid invoices. MESA reserves the right to file a property lien if invoices go over sixty (60) days past due.

13. If the client fails to make payments to MESA in accordance with this agreement, such failure shall be considered substantial non-performance and cause for termination or, at MESA's option, cause for suspension of performance of service under this agreement. If MESA elects to suspend service, prior to suspension of services, MESA shall give seven (7) days written notice to the Client. In the event of a suspension of services, MESA shall have no liability to the Client for delay or damage caused to the Client because of such suspension of services. Client agrees to hold MESA harmless and completely indemnify MESA from and against all damages, costs, attorney's fees, and/or other expenses which MESA may incur because of any claim by any person or entity arising out of such suspension of work. Before resuming services, MESA shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of MESA's services. MESA's fees for the remaining services and the time schedules shall be equitably adjusted.

14. The hourly rates and multiples for services of the Consultant and Consultant's sub consultants as set forth in this Agreement shall be adjusted in accordance with their normal salary review practices annually or as agreed upon between the Client and Consultant. MESA reserves the right to adjust hourly-based contracts and additional service fees to compensate for inflation increases annually.

15. The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as Landscape Architects in Texas. Texas Board of Architectural Examiners, P.O. Box 12337, Austin, Texas 78711-2337; tele: 512.305.9000; fax: 512.305.9005; e-mail: www.tbae.state.tx.us.

16. **LIMITATION OF LIABILITY: to the maximum extent permitted by law, the Client agrees to limit MESA's liability for the Client's damages to two times the fees indicated in this proposal. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.**

17. By making visits to the site, MESA is not assuming the responsibilities of the builder, Construction Manager, Construction Superintendent or any of their agents or subcontractors.

18. Plans, drawings and specifications or other writings or documents prepared or provided by MESA hereunder are prepared for this Project only but may be used by MESA for purposes of illustrating the scope and nature of project involvement. MESA shall provide Client with a reproducible set of drawings and specifications for its records. They shall not be used by Client for other projects or extensions to the project without the express written permission of MESA. MESA shall retain ownership of all videos, reports, drawings, plans, specifications, electronic files, field data, notes and other documents and instruments prepared by MESA as instruments of service. MESA shall retain all common law, statutory and other reserved rights, including, without limitation, all copyrights thereto.

19. **The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless MESA from any damages, liabilities or costs, including reasonable attorneys' fees and costs of defense, arising out of the use or modification by the Client to any reports, plans, specifications or other construction documents, including electronic files, prepared by MESA if such use or modification has not been explicitly approved in writing by MESA and its sub consultants. This indemnification provision shall survive the termination of this Agreement.**

20. It is expressly understood and agreed that MESA shall not have control of, or charge of, or be responsible for construction, means, methods, techniques, sequences or procedures, or for safety precautions or programs in connection with the Project or for the acts or omissions of any contractor, subcontractor or other persons performing work for the Project and Client shall indemnify MESA and hold MESA harmless from and against any and all claims, demands, losses, costs, third party beneficiaries, liabilities and damages including, without limitation, reasonable attorney's fees and expenses, incurred by MESA and arising out of or related to any of the aforesaid.

21. Notwithstanding any other provision of this Agreement, MESA and MESA's sub consultants shall have no responsibility for the discovery, presence, handling, removal, disposal, or exposure of persons to hazardous materials in any form at the project site, including but not limited to asbestos, asbestos products, mold, polychlorinated biphenyl (PCB) or other toxic substances.

22. The Client agrees to waive consequential damages for claims, disputes or other matters in question arising out of or relating to this agreement.

23. Nothing contained in this agreement shall create a contractual relationship with or a cause of action in favor of a third party against either MESA or the Client. MESA's services under this agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against MESA because of this agreement or the performance or nonperformance of services hereunder.

24. **The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless MESA, its officers, directors, employees and sub consultants (collectively, MESA) against all damages, liabilities or costs, including reasonable attorney's fees and costs, to the extent caused by the Clients negligent acts or breech of this agreement, and the acts of its contractors, subcontractors or consultants or anyone for whom the Client is legally liable.**

Neither the Client nor MESA shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence.

25. If any term or provision of this Agreement is held to be invalid or unenforceable under any applicable statute or rule of law, such holding shall be applied only to the provision so held, and the remainder of this Agreement shall remain in full force and effect.

26. This document super cedes all previous discussions and documents, if any, and may only be amended by written agreement between the parties.

27. Force Majeure. Any delay in or failure of performance by either party under this Agreement will not be considered a breach of this Agreement and will be excused to the extent caused by any occurrence beyond the reasonable control of such party including, but not limited to, pandemics, disease, acts of God such as fires, hurricanes, floods, or tornadoes.

28. In providing services under this Agreement, MESA shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality. MESA makes no warranty, express or implied, as to its professional services rendered under this agreement.

Respectfully Submitted,
MESA Design Associates, Inc.

_____
Stan R. Cowan, ASLA
Senior Principal

_____
Joseph D. Steffes, ASLA
Associate Principal

Acceptance of Proposal and Contract Terms and Conditions:
City of Grapevine

By: _____
Authorized Representative

_____
Date

EXHIBIT A:

COMPUTER GENERATED 3D MODELING
LEVEL OF DESIGN (LOD) GUIDE

LANDSCAPE ARCHITECTURE | PLANNING | URBAN DESIGN | MESA

SCHEMATIC DESIGN ALTERNATIVES

LOD 100

Study model with basic topography (design grades only), buildings, hardscape, and softscape meant to portray spatial relationships of design.

OUTPUT: Still Images **PIPELINE**: SketchUp

LOD 150

Compilation of LOD 100 video sequences with integrated music meant to communicate the user experience.

OUTPUT: Still Images/Video Clip **PIPELINE**: SketchUp

REFINED SCHEMATIC DESIGN

LOD 200

Model with basic textures and architectural massing, intermediate topography (typically includes survey grades and design grades), and site study meant to portray general design intent.

OUTPUT: Still Images **PIPELINE**: SketchUp

LOD 225

Redesign of elements due to site plan changes (i.e., building relocation, site grading changes). Revisions to the design (and subsequent computer generated 3D modeling) that affect major site elements to be billed as additional services.

OUTPUT: Still Images **PIPELINE**: SketchUp/Lumion

SCHEMATIC DESIGN VIDEO

LOD 250

Compilation of LOD 200 video sequences with integrated music meant to communicate the user experience.

OUTPUT: Presentation Video Clips **PIPELINE**: SketchUp/Lumion/Premier

LOD 275

Compilation of fully rendered still images and video sequences with integrated music, annotation, animated graphics, and branding elements that are combined to communicate both the design intent and user experience.

OUTPUT: Communication Video **PIPELINE**: SketchUp/Lumion/After Effects/Premier

DESIGN DEVELOPMENT

LOD 300

Model with rendered architecture, advanced topography, and colors/finishes to match the specified materials. Includes site study meant to portray spatial relationships and materials throughout the overall site design.

OUTPUT: Still Images **PIPELINE**: SketchUp/Lumion

LOD 325

Redesign of elements due to site plan changes (i.e., building relocation, site grading changes). Revisions to the design (and subsequent computer generated 3D modeling) that affect major site elements to be billed as additional services.

OUTPUT: Still Images **PIPELINE**: SketchUp/Lumion

DESIGN DEVELOPMENT VIDEO

LOD 350

Compilation of LOD 300 video sequences with integrated music meant to communicate the user experience.

OUTPUT: Presentation Video Clips **PIPELINE**: SketchUp/Lumion/After Effects/Premier

LOD 375

Compilation of fully rendered still images and video sequences with integrated music, annotation, animated graphics, and branding elements that are combined to communicate both the design intent and user experience.

OUTPUT: Communication Video **PIPELINE**: SketchUp/Lumion/After Effects/Premier

GENERAL NOTES:

1. All 3D models (including the resultant still images and videos) and the design shown are the property of MESA Design Associates, known also as MESA.
   **The reproduction, copying, or use of this drawing without written consent of MESA is prohibited and any infringement will be subject to action. © Copyright 2021 MESA*
2. Designs depicted in 3D models are conceptual in nature and are considered preliminary and subject to change.
3. LOD 400 and LOD 500 (as defined by AIA or similar entity) computer generated 3D modeling is excluded from the scope of work associated with this proposal and contract for professional services.
4. MESA reserves the right to prepare partial LOD 400 computer generated 3D model vignettes as supplemental material for CA/CO purposes only
   **To be provided for your information only*
5. All video files to be provided in MP4 format.

ITEM #11

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: DECEMBER 17, 2024

SUBJECT: APPROVAL FOR THE AWARD OF AN ANNUAL CONTRACT FOR FINANCIAL ADVISORY SERVICES

RECOMMENDATION: City Council to consider approval for the award of an annual contract for financial advisory services with Valley View Consulting, LLC for the Fiscal Services Department.

FUNDING SOURCE: Funds are available in the General Fund (Fiscal Services Department) for an amount not to exceed $50,000.00.

BACKGROUND: The purpose of this contract is to receive expertise advisement on the City's investable funds in accordance with the Public Funds Investment Act (PFIA). Advisory services include cash flow projections, updated strategies, recommendations on investments, and alternatives, given the changes in market and economic conditions, quarterly reporting, and annual policy review. These services are recommendations only and the firm will have no controlling or transactional authority over City funds.

Advisory fees are calculated on the investment portfolio balances which fluctuate throughout the year. Staff estimates that fees should not surpass $50,000 per year. It is anticipated that increased investment earnings resulting from the services will, at a minimum, offset additional cost.

Staff received quotes and/or demonstrations from three advisory firms and believes that Valley View Consulting, LLC will provide the best value of service for which the City is currently seeking. Their contract covers two years through December 31, 2026 with one or two-year optional renewal terms, and may terminate at any point in the contracted period for any cause with written notice.

It is recommended that the City award the financial advisory services contract for two years to Valley View Consulting, LLC.

Staff recommends approval.

AGREEMENT
BY AND BETWEEN
THE CITY OF GRAPEVINE, TEXAS
AND
VALLEY VIEW CONSULTING, L.L.C.

It is understood and agreed that the City of Grapevine (the *Investor*) will have money available for investment (the *Investable Funds*) and Valley View Consulting, L.L.C. (the *Advisor*) has been requested to provide professional services to the Investor with respect to the Investable Funds. This agreement (the *Agreement*) constitutes the understanding of the parties with regard to the subject matter hereof.

1. This Agreement shall apply to any and all Investable Funds of the Investor from time to time during the period in which this Agreement shall be effective.

2. The Advisor agrees to provide its professional services to direct and coordinate all programs of investing as may be considered and authorized by the Investor.

3. The Advisor agrees to perform the following duties, as requested:

   a. Assist the Investor in developing cash flow projections,

   b. Suggest appropriate investment strategies to achieve the Investor's objectives,

   c. Advise the Investor on market conditions, general information and economic data,

   d. Analyze risk/return relationships between various investment alternatives,

   e. Attend occasional meetings as requested by the Investor,

   f. Assist in the selection, purchase, and sale of investments. The Advisor shall not have discretionary investment authority over the Investable Funds and the Investor shall make all decisions regarding purchase and sale of investments. The eligible investments are listed in the Investor's Investment Policy,

   g. Advise on the investment of bond funds as to provide the best possible rate of return to the Investor in a manner which is consistent with the proceedings of the Investor authorizing the investment of the bond funds or applicable federal rules and regulations,

   h. Assist the Investor in creating investment reports in compliance with State legislation and the Investor's Investment Policy,

   i. Assist the Investor in creating monthly portfolio accounting reports, and

   j. Assist the Investor in selecting a primary depository services financial institution.

4. The Investor agrees to:

a. Compensate the Advisor for any and all services rendered and expenses incurred as set forth in Appendix A attached hereto,

b. Provide the Advisor with the schedule of estimated cash flow requirements related to the Investable Funds, and will promptly notify the Advisor as to any changes in such estimated cash flow projections,

c. Allow the Advisor to rely upon all information regarding schedules, investment policies and strategies, restrictions, or other information regarding the Investable Funds as provided to it by the Investor and that the Advisor shall have no responsibility to verify, through audit or investigation, the accuracy or completeness of such information,

d. Recognize that there is no assurance that recommended investments will be available or that such will be able to be purchased or sold at the price recommended by the Advisor, and

e. Not require the Advisor to place any order on behalf of the Investor that is inconsistent with any recommendation given by the Advisor or the policies and regulations pertaining to the Investor.

5. In providing the investment services in this Agreement, it is agreed that the Advisor shall have no liability or responsibility for any loss or penalty resulting from any investment made or not made in accordance with the provisions of this Agreement, except that the Advisor shall be liable for its own gross negligence or willful misconduct; nor shall the Advisor be responsible for any loss incurred by reason of any act or omission of any broker, selected with reasonable care by the Advisor and approved by the Investor, or of the Investor's custodian. Furthermore, the Advisor shall not be liable for any investment made which causes the interest on the Investor's obligations to become included in the gross income of the owners thereof.

6. The fee due to the Advisor in providing services pursuant to this Agreement shall be calculated in accordance with Appendix A attached hereto, and shall become due and payable as specified. Any and all expenses for which the Advisor is entitled to reimbursement in accordance with Appendix A attached hereto shall become due and payable at the end of each calendar quarter in which such expenses are incurred.

7. This Agreement shall expire December 31, 2026, with the option of the Investor to extend the Agreement for additional one or two-year terms. Provided, however, the Investor or Advisor may terminate this Agreement upon thirty (30) days written notice to the other party. In the event of such termination, it is understood and agreed that only the amounts due to the Advisor for services provided and expenses incurred to and including the date of termination will be due and payable. No penalty will be assessed for termination of this Agreement. In the event this Agreement is terminated, all investments and/or funds held by the Advisor shall be returned to the Investor as soon as practicable. In addition, the parties hereto agree that upon termination of this Agreement the Advisor shall have no continuing obligation to the Investor regarding the investment of funds or performing any other services contemplated herein.

8. The Advisor reserves the right to offer and perform these and other services for various other clients. The Investor agrees that the Advisor may give advice and take action with respect to any of its other clients, which may differ from advice given to the Investor. The Investor agrees to coordinate with and avoid undue demands upon the Advisor to prevent conflicts with the performance of the Advisor towards its other clients.

9. The Advisor shall not assign this Agreement without the express written consent of the Investor.

10. By initialing the appropriate line, Investor acknowledges that:

1) __X__ Investor was provided a written copy of Form ADV Part 2 not less than 48 hours prior to entering into this written contract, or

2) _____ Investor received a written copy of Form ADV Part 2 at the time of entering into this contract and has the right to terminate this contract without penalty within five business days after entering into this contract.

3) ____ Investor is renewing an expiring contract and has received in the past, and offered annually, a written copy of Form ADV Part 2.

When accepted by the Investor, it, together with Appendix A attached hereto, will constitute the entire Agreement between the Investor and Advisor for the purposes and the consideration herein specified.

Respectfully submitted,

Richard G. Long, Jr.
Manager, Valley View Consulting, L.L.C.

This agreement is hereby agreed to and executed on behalf of the City of Grapevine, Texas.

By _____

City of Grapevine

Date: _____

APPENDIX A

FEE SCHEDULE AND EXPENSE ITEMS

In consideration for the services rendered by Advisor in connection with the investment of the Investable Funds for the Investor, it is understood and agreed that its fee will be a tiered annual fee equal to:

Average Quarter End Book Value	**Annual Fee**
First $100 million	0.030% (3 basis points)
Next $100 million (above $100 million up to $200 million)	0.020% (2 basis points)
Balances over $200 million	0.010% (1 basis points)

For example: $200 million Average Book Value quarterly fee = $12,500.00 or annual fee = $50,000.00.

A fiscal year annual cap of $75,000.00 will apply.

Fees will be billed quarterly in arrears.

In the event a flexible repurchase agreement or other similar investment option is utilized, the Advisor shall receive a normal and customary fee within the guidelines of the Internal Revenue Service, in lieu of the Agreement Fee.

Said fee includes all costs of services related to this Agreement, and all travel and business expenses related to attending regularly scheduled occasional meetings. With pre-trip Investor approval, the Advisor may also request reimbursement for special meeting or event travel and business expenses. The obligation of the Advisor to pay expenses shall not include any costs incident to litigation, mandamus action, test case or other similar legal actions.

Any other fees retained by the Advisor shall be disclosed to the Investor.

ITEM #12

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: DECEMBER 17, 2024

SUBJECT: RENEWAL OF AN ANNUAL CONTRACT FOR EMERGENCY MEDICAL SUPPLIES

RECOMMENDATION: City Council to consider the approval for an annual contract for emergency medical supplies with Bound Tree Medical, LLC for the Fire Department.

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

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for emergency medical supplies on an as-needed basis for the Fire Department to equip five mobile intensive care units.

Purchases will be made and in accordance with an existing interlocal agreement with the City of Midlothian, Texas as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Chapter 791.

Bids were received by The City of Midlothian, Texas for emergency medical supplies with Bound Tree Medical, LLC. The pricing received from Bound Tree Medical, LLC is fair and reasonable. The contract was for an initial two-year period with two one-year optional renewals. If approved, this will be the final renewal available. The Fire Department and Purchasing staff reviewed the contract for specification compliance and determined that this annual contract would provide the best product, service, and pricing for meeting the needs of the City.

Staff recommends approval.

SG/TM

ITEM #13

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: DECEMBER 17, 2024

SUBJECT: APPLICATION TO THE FY 2024 ASSISTANCE TO FIREFIGHTERS GRANT PROGRAM ON BEHALF OF THE NORTHEAST FIRE DEPARTMENTS ASSOCIATION (NEFDA)

RECOMMENDATION: City Council to consider approval of a resolution authorizing an application to the fiscal year 2024 Assistance to Firefighters Grant on behalf of the Northeast Fire Department Association (NEFDA) in order to purchase a heavy rescue apparatus.

FUNDING SOURCE: Funding is available from the Federal Emergency Management Administration (FEMA) through their Assistance to Firefighters Grant Program.

BACKGROUND: The City of Grapevine, on behalf of the Northeast Fire Department Association (NEFDA), is applying for an Assistance to Firefighters Grant through the Federal Emergency Management Administration (FEMA) in order to procure a Heavy Rescue Apparatus. This apparatus is intended to replace the aging vehicle that is currently used by the Grapevine Fire Department and its Technical Rescue Team, along with NEFDA. All required cost match funds will be provided by NEFDA and we will not incur any additional costs to the City of Grapevine. Once in service, the new resource will continue to provide support to all 15 agencies of NEFDA.

RESOLUTION NO. 2024-020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE FY 2024 ASSISTANCE TO FIREFIGHTERS GRANT PROGRAM ON BEHALF OF THE NORTHEAST FIRE DEPARTMENTS ASSOCIATION (NEFDA)

WHEREAS, The Grapevine City Council finds it in the best interest of the citizens of Grapevine to engage in regional cooperation with neighboring jurisdictions; and

WHEREAS, Grapevine Fire Department forms a crucial part of the Northeast Fire Department's Technical Rescue Team and maintains a heavy rescue apparatus on behalf of the association; and

WHEREAS, Grapevine City Council agrees that in the event of loss or misuse of Federal Emergency Management Administration (FEMA) funds, Grapevine City Council assures that the funds will be returned to FEMA; and

WHEREAS, Grapevine City Council designates the Fire Chief as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interest of the health, safety, and welfare of the public.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAPVINE, TEXAS:

Section 1. That all matters stated in the preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That Grapevine City Council approves the submission of the grant application for the Assistance to Firefighters Grant Program to FEMA on behalf of the Northeast Fire Department Association.

Section 3. That this resolution shall become effective from and after the date of passage.

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

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ITEM #14

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: DECEMBER 17, 2024

SUBJECT: RENEWAL OF AN ANNUAL CONTRACT FOR PRE-EMPLOYMENT BACKGROUND SCREENINGS

RECOMMENDATION: City Council to consider approval for the renewal of an annual contract for pre-employment background screenings with Touch Them All, Inc. (DBA First Check Applicant Screening) for the Human Resources Department.

FUNDING SOURCE: Funds are available in the General Fund (Various Departments) for annual estimated amount of $25,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for pre-employment background screenings. The City has used First Check Applicant Screening for pre-employment background screenings since 2017.

The City secured proposals from First Check Applicant Screening, Chane Solutions, and S2Verify. First Check Applicant Screening came back with the best pricing for pre-employment background screenings. City staff reviewed the proposals and determined that First Check Applicant Screening would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval.

ITEM #15

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: DECEMBER 17, 2024

SUBJECT: PURCHASE OF ADDITIONS FOR LAW ENFORCEMENT BODY CAMERAS, SUPPLIES, SERVICES, LICENSES, AND EQUIPMENT FOR THE POLICE DEPARTMENT

RECOMMENDATION: City Council to consider the purchase of additions 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 $122,693.77.

BACKGROUND: This purchase is for the renewal of the annual contract for the Taser less-lethal weapons and associated hardware, body worn cameras, in-car video cameras, virtual reality training hardware, drone live-streaming, personnel incident tracking program, incident command program/real-time response, and digital evidence storage and maintenance from Axon Enterprises, Inc. The contract also provides software that will better assist the Department in performing random video review of officer video as required by policy.

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 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.

CG/LW

ITEM #16

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: DECEMBER 17, 2024

SUBJECT: APPROVAL FOR THE AWARD OF ANNUAL CONTRACTS FOR RFB 03-25 FOR HOT MIX ASPHALT

RECOMMENDATION: City Council to consider approval of annual contracts for the purchase of hot mix asphalt with Austin Asphalt and Reynolds Asphalt for the Public Works Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund (Streets) for an annual estimated amount of $500,000.

BACKGROUND: The purpose of this contract is to establish fixed indefinite quantity annual pricing for hot mix asphalt. The Public Works Street Department will use this material for street repairs and road construction projects. Material will be picked-up at the plant or delivered to jobsite locations on an as-needed basis.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid advertisement was posted in the Fort Worth Star Telegram on October 16, 2024, and October 23, 2024. RFB 03-25 was issued through the City eBid system with 1,049 invitations sent out. Twenty-six vendors viewed and downloaded the RFB, and three bids were received. The bid was opened electronically and publicly on November 7, 2024, at 2 pm. The contract will be for an initial one-year period, with four one-year renewal options available.

Based on the evaluation of the bid by the Public Works Department and Purchasing, it was determined that a non-exclusive award be made to all responsible and responsive bids meeting specifications to ensure availability of materials without interruption of road projects.

Staff recommends approval.

KH/LW

ITEM #17

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: DECEMBER 17, 2024

SUBJECT: SERVICES FOR THE ELIMINATION OF THE BUILD UP OF FATS, OIL & GREASE IN THE WASTEWATER COLLECTION SYSTEM

RECOMMENDATION: City Council to consider approval for a trial of biologically-based services for the elimination of the buildup of fats, oils, and grease in the wastewater collection system with IN-PIPE Technology.

FUNDING SOURCE: Funds will be available in the Utility Enterprise Fund in an amount estimated of $48,000.

BACKGROUND: IN-PIPE Technology (IPT) will conduct a six month trial in four hot spot locations within the city to improve the quality of our wastewater collection system operations. IPT will introduce a proprietary blend of special facultative and aerobic bacteria near point sources of Fats, Oils and Grease (FOG) to provide effective pretreatment of wastewater. The bacteria is injected in the pipe near the hot spot locations and is effective at breaking down and removing FOG. If FOG is left untreated, the grease buildup can lead to blockages and sanitary sewer overflows requiring manual cleanout and maintenance. The bacteria will also help reduce FOG build up, odors, and gases at wastewater lift stations.

After the six-month trial, the effectiveness on FOG removal will be assessed and determined if the City wants to continue with this method of pretreatment. We will return to council for approval of the extended contract.

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.

ITEM #18

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: DECEMBER 17, 2024

SUBJECT: ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC. ADVANTAGE PROGRAM

RECOMMENDATION: City Council to consider approval of a subscription for services with Environmental Systems Research Institute, Inc. (ESRI) for the ESRI Advantage Program.

FUNDING SOURCE: Funds will be available in the General Fund (Public Works) and Utility Enterprise Fund in an amount estimated of $110,000.

BACKGROUND: The City uses an ESRI Enterprise License Agreement to support the software modules that operate as part of the City's Enterprise Geographic Information Systems. The ESRI Advantage program is an annual subscription that will provide a combination of consulting, premium support, and training services.

Staff intends to use the bulk of these services to develop and implement a Right-of-Way permitting GIS solution. The City issues more than 250 right-of-way permits per year for developers, contractors, private utility companies, and our franchise partners. In addition, we intend for this contract to improve staff's efforts in making field repairs to our water and sewer system of more than 500 miles.

This procurement will be a sole source contract in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.022 (a)(7)(A) as approved by City Council in October of 2006.

Staff recommends approval.

ITEM #19

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: DECEMBER 17, 2024

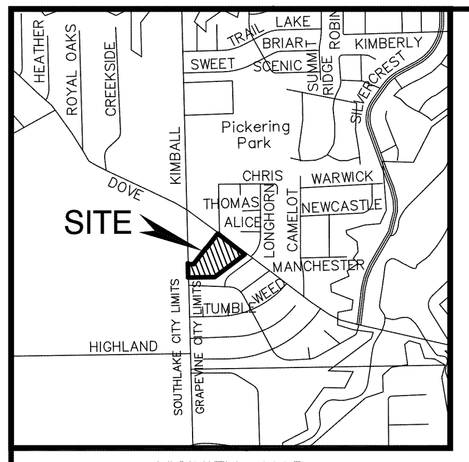
SUBJECT: AMENDED FINAL PLAT
LOTS 1A-19A, 20XA AND 21XA, BLOCK 1, DOVE STATION (ABANDONING EASEMENTS)

RECOMMENDATION: City Council to consider approval of the Amended Final Plat on Dove Station property, Kosse Court, and take any necessary action.

FUNDING SOURCE:

BACKGROUND: Mufasa Meadows, LLC has requested the City to abandon drainage and utility easements due to the utilities being rerouted by the Dove Station Development in 2024. The drainage easement on the property was originally dedicated by Vol. 10476, Pgs. 636-641 D.R.T.C.T. The utility easements on the property were originally dedicated by plat filed in Cabinet A, Slide 711 as the Food Lion Development in the early 1990's.- Lot 2, Block 10, Parra Linda Estates.

Staff recommends approval.



VICINITY MAP
NOT TO SCALE

CITY OF SOUTHLAKE — F. THROOP SURVEY, A-1511
CITY OF GRAPEVINE — FRANKLIN WOOD SURVEY, A-1688

AREA USE TOTALS		
Area	Square Footage	Acres
Residential Lot Area	122,597	2.814
Drainage & Utility Easement Area	9,265	0.2126
Right-Of-Way area	36,341	0.8343
Total Area	168,203	3.861

Graphic Scale in Feet
0 40' 80' 120'
SCALE: 1"=40'

A B B R E V I A T I O N S

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
IPF	IRON PIPE FOUND
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT
W.L.E.	WATER LINE EASEMENT
A.E.	ACCESS EASEMENT

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

REVIEW PURPOSES ONLY
David Carlton Lewis
R.P.L.S. No. 5647
Date: December 11, 2024

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°46'32" W	14.15'
L2	N 89°14'23" E	57.94'
L3	N 00°47'28" W	4.53'
L4	N 52°09'42" W	3.50'
L5	S 63°28'18" E	50.99'
L6	S 52°09'42" E	5.72'
L7	S 00°20'44" E	20.86'
L8	N 44°13'28" E	14.14'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	44.86'	43.37'	N 63°32'21" E	51°24'05"
C2	10.00'	28.76'	19.82'	N 44°32'53" W	164°46'22"
C3	50.00'	110.71'	89.44'	N 64°24'12" E	126°52'12"
C4	25.00'	39.27'	35.36'	N 82°50'18" E	90°00'00"
C5	50.00'	124.33'	94.69'	S 19°04'37" W	142°28'37"
C6	25.00'	45.91'	39.73'	S 00°27'07" W	105°13'38"
C7	100.00'	63.14'	62.09'	S 71°09'10" W	36°10'27"

N O T E:

Unless otherwise noted, all easements and setback lines shown are dedicated by the plat of Dove Station, recorded in Document Number D224033417, P.R.T.C.T.

GRAPEVINE CITY COUNCIL

Date Approved: _____

Mayor: _____

City Secretary: _____

PLANNING & ZONING COMMISSION

Date Approved: _____

Chairman: _____

Secretary: _____

The purpose of this amended final plat is to abandon various easements originally dedicated by Cabinet A, Slide 711, P.R.T.C.T., as shown on Page 3. This plat is an Amended Plat to the Final Plat recorded in Document Number D224033471, P.R.T.C.T.

OWNER
Mufasa Meadows, LLC
P.O. Box 92747
Southlake, TX 76092

ENGINEER:
Hamilton Duffy, P.C.
E.S. & C.M., Inc.
8241 Mid-Cities Boulevard, Suite 100
North Richland Hills, TX 76182
Phone: 817-268-0408

SURVEYOR:
Spry Surveyors
8241 Mid-Cities Boulevard, Suite 102
North Richland Hills, TX 76182
Firm Reg. No. 10112000 Ph 817-776 4049
spry@sprysurveyors.com www.sprysurveyors.com
Project Number 066-035-31

AMENDED FINAL PLAT OF
LOTS 1A-19A, 20XA AND 21XA, BLOCK 1

DOVE STATION

BEING AN AMENDED PLAT OF LOTS 1-19, 20X AND 21X, BLOCK 1, DOVE STATION IN THE FRANKLIN WOOD SURVEY, A-1688 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS LOTS 1-19, 20X & 21X, BLOCK 1 ZONED "R-5.0" ZERO LOT LINE DISTRICT WITH PLANNED DEVELOPMENT OVERLAY.

DATE: DECEMBER 2024

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

Whereas Mufasa Meadows, LLC is the owners of all that certain 3.861 acres land, by virtue of the deeds recorded in Document Number D223083119 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), which is all of Lots 1–19, 20X and 21X, Block 1, Dove Station, recorded in Document Number D224033471, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the Franklin Wood Survey, A–1688, City of Grapevine, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod with a cap stamped "SPRY 5647" set for the most easterly southeast corner of said Lot 10, Block 1, Dove Station, common to the northeast corner of Lot 11, Block 9, Parra Linda Estates, Section III, recorded in Volume 388–152, Page 1 P.R.T.C.T, in the southwest right–of–way line of Dove Road (R.O.W. Varies);

THENCE South 53° 03' 56" West – 427.10' to a 12" elm tree for the most southerly southeast corner of said of the herein described tract, common to a point for corner of said Block 9, Parra Linda Estates, Section III;

THENCE South 89° 16' 05" West – 300.00' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southwest corner of the herein described tract, common to the northwest corner of said Block 9, Parra Linda Estates, Section III, and in the east right–of–way line of North Kimball Road (R.O.W. Varies);

THENCE North 00° 47' 28" West – 160.06' along the east right–of–way line of said North Kimball Road, a 1/2" iron rod with a cap stamped "SPRY 5647" found for a westerly corner of the herein described tract, common to the southwest corner of Lot 1, Block 2, of said Dove Station;

THENCE along the common line of the herein described tract and Lot 1, Block 2, Dove Station, the following courses and distances:

South 45° 46' 32" East – 14.15' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for an angle corner of the herein described tract;

North 89° 14' 23" East – 57.94' to a "V" cut in concrete found for an angle corner of the herein described tract;

North 00° 47' 28" West – 4.53' to a "V" cut in concrete found for an angle corner of the herein described tract;

North 37° 50' 18" East – 230.50' to an "V" cut in concrete found for an angle corner of the herein described tract;

South 52° 09' 42" East – 3.50' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for an angle corner of the herein described tract;

North 37° 50' 18" East – 195.50' to a 60D Nail found for the most northerly corner of the herein described tract, in the southewest right–of–way line of said Dove Station;

THENCE South 63° 28' 18" East – 50.99' along the southewest right–of–way line of said Dove Road, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for an angle corner of the herein described tract;

THENCE South 52° 09' 42" East – 336.64' continuing along the southwest right–of–way line of said Dove Road, to the POINT OF BEGINNING and containing 3.861 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS,

THAT **Mufasa Meadows, LLC.,** do hereby adopt this plat of **LOTS 1A–19A, 20XA & 21XA, BLOCK 1, DOVE STATION**, 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 the _____ day of _____, 20___.

_____
Mufasa Meadows, LLC
Eason Maykus, Managing Member

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

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

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

_____
Notary Signature Notary Stamp:

_____ _____ _____
Printed Name Commission Expires

Witness my hand this the _____ day of _____, 2024.

AVIGATION RELEASE
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, **Mufasa Meadows, LLC.,** hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being said property as described as shown on this plat.

NOW THEREFORE, in consideration of the sum of ONE AND 00/100 ($1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas–Fort Worth International Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", for the use and benefit of the public and its agencies, any and all claims for damages of any kind to persons or property that Owner may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73–50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas–Fort Worth International Airport, to an infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that my be caused by the operation of aircraft, landing at, or taking off from, or operating at or on the Dallas–Fort Worth International Airport.
This instrument does not release the owners or operators of aircraft from liability for damage to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles.

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

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

_____
Mufasa Meadows, LLC
Eason Maykus, Managing Member

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

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

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

_____
Notary Signature Notary Stamp:

_____ _____ _____
Printed Name Commission Expires

SURVEYOR CERTIFICATE

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

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

REVIEW PURPOSES ONLY
David Carlton Lewis
R.P.L.S. No. 5647
Date: December 11, 2024

STATE OF TEXAS
REGISTERED
DAVID CARLTON LEWIS
5647
PROFESSIONAL
LAND SURVEYOR

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

N O T E S

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.

2. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.

3. Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".

4. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.

5. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.

6. According to the Flood Insurance Rate Map No. 48439C0105K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100–year flood.

7. The Home Owners Association will maintain Lot 20XA and Lot 21XA, Block 1, the open space lots.

8. Landscaping within the sight distances easement shall be designed to provide unobstructed cross–visibility at a level between three (3) to six (6) feet as per city code.

The purpose of this amended final plat is to abandon various easements originally dedicated by Cabinet A, Slide 711, P.R.T.C.T., as shown on Page 3. This plat is an Amended Plat to the Final Plat recorded in Document Number D224033471, P.R.T.C.T.

OWNER
Mufasa Meadows, LLC
P.O. Box 92747
Southlake, TX 76092

ENGINEER:
Hamilton Duffy, P.C.
E.S. & C.M., Inc.
8241 Mid–Cities Boulevard, Suite 100
North Richland Hills, TX 76182
Phone: 817–268–0408

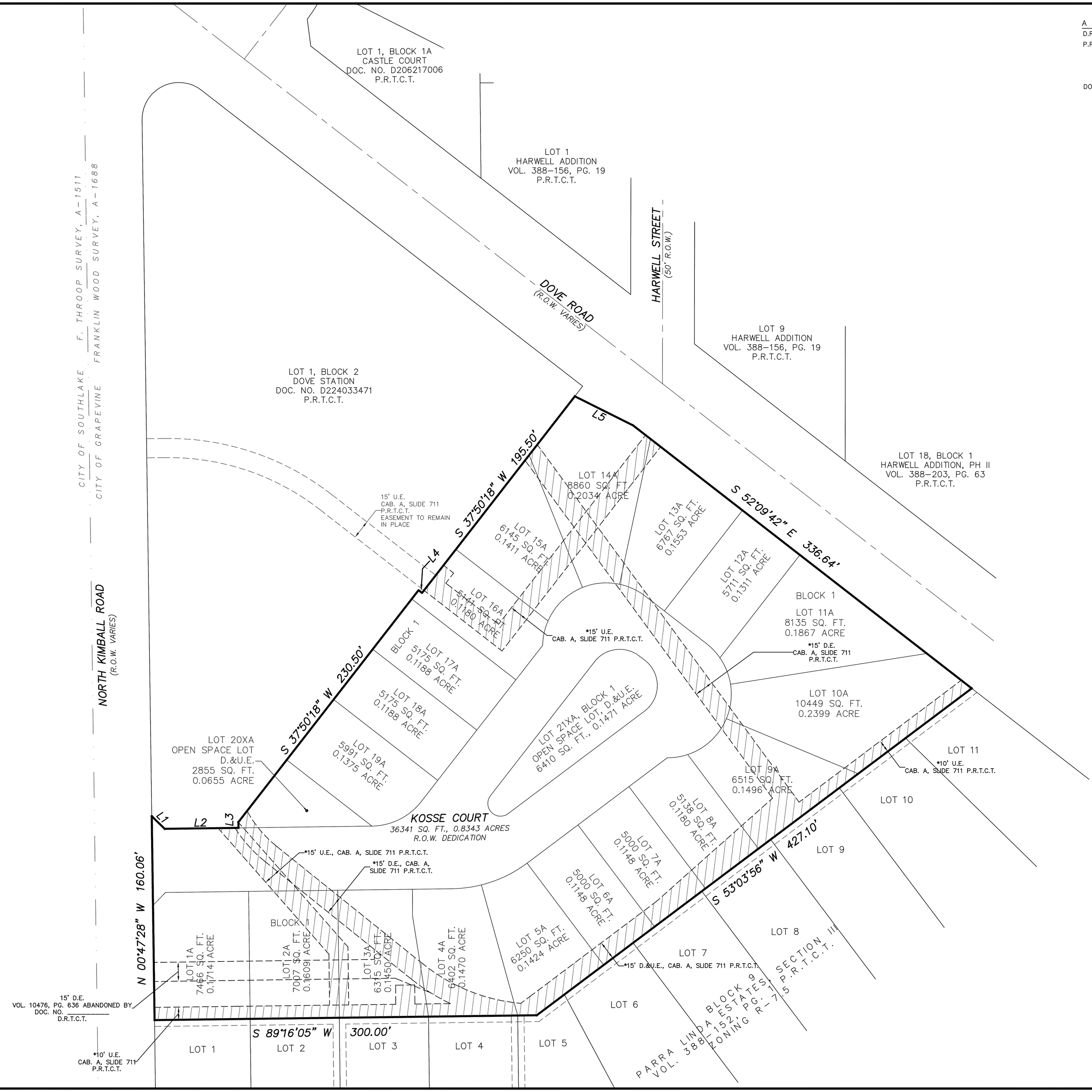
SURVEYOR:
Spry Surveyors
8241 Mid–Cities Boulevard, Suite 102
North Richland Hills, TX 76182
Firm Reg. No. 10112000 Ph 817·776·4049
spry@sprysurveyors.com www.sprysurveyors.com
Project Number 066–035–31

AMENDED FINAL PLAT OF
LOTS 1A-19A, 20XA AND 21XA, BLOCK 1

DOVE STATION

BEING AN AMENDED PLAT OF LOTS 1–19,
20X AND 21X, BLOCK 1, DOVE STATION
IN THE FRANKLIN WOOD SURVEY, A–1688
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
LOTS 1–19, 20X & 21X, BLOCK 1 ZONED "R–5.0"
ZERO LOT LINE DISTRICT WITH PLANNED
DEVELOPMENT OVERLAY.

DATE: DECEMBER 2024



ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
IPF	IRON PIPE FOUND
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT
W.L.E.	WATER LINE EASEMENT
A.E.	ACCESS EASEMENT

Graphic Scale in Feet

0 40' 80' 120'

SCALE: 1"=40'

NOTE:

All easements shown hatched are to be abandoned by this plat.

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

REVIEW PURPOSES ONLY

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

The purpose of this amended final plat is to abandon various easements originally dedicated by Cabinet A, Slide 711, P.R.T.C.T., as shown on Page 3. This plat is an Amended Plat to the Final Plat recorded in Document Number D224033471, P.R.T.C.T.

OWNER
Mufasa Meadows, LLC
P.O. Box 92747
Southlake, TX 76092

ENGINEER:
Hamilton Duffy, P.C.
E.S. & C.M., Inc.
8241 Mid-Cities Boulevard, Suite 100
North Richland Hills, TX 76182
Phone: 817-268-0408

SURVEYOR:
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8241 Mid-Cities Boulevard, Suite 102
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spry@sprysurveyors.com www.sprysurveyors.com
Project Number 066-035-31

AMENDED FINAL PLAT OF
LOTS 1A-19A, 20XA AND 21XA, BLOCK 1

DOVE STATION

BEING AN AMENDED PLAT OF LOTS 1-19, 20X AND 21X, BLOCK 1, DOVE STATION IN THE FRANKLIN WOOD SURVEY, A-1688 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS LOTS 1-19, 20X & 21X, BLOCK 1 ZONED "R-5.0" ZERO LOT LINE DISTRICT WITH PLANNED DEVELOPMENT OVERLAY

DATE: DECEMBER 2024

ITEM #20

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: DECEMBER 17, 2024

SUBJECT: DRAINAGE EASEMENT ABANDONMENT
LOTS 1-3, BLOCK 1, DOVE STATION

RECOMMENDATION: City Council to consider adopting an ordinance abandoning a drainage easement on Lots 1-3, Block 1 Dove Station property located 2988, 2994 and 3000 Kose Court.

FUNDING SOURCE:

BACKGROUND: Mufasa Meadows, LLC has requested the City to abandon a 3030 square foot tract of land drainage easement on Dove Station property, due to the utility being rerouted by the Dove Station Development in 2024. The drainage easement on the property was originally dedicated by Vol. 10476, Pgs. 636-641 D.R.T.C.T. on the Food Lion Development in the early 1990's -Lot 2, Block 10, Parra Linda Estates.

Staff recommends approval.

ORDINANCE NO. 2024-104

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ABANDONING AND VACATING A DRAINAGE EASEMENT ON DOVE STATION, CITY OF GRAPEVINE, TEXAS AS HEREINAFTER DESCRIBED; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the owner of Lots 1-3, Block 1, Dove Station located at 2988, 2994 and 3000 Kosse Court, City of Grapevine, Tarrant County, Texas has requested a 15-foot drainage easement of said lots, as herein after described, be abandoned and vacated; and

WHEREAS, this easement was originally dedicated to the City as a 15-foot Drainage Easement by separate instrument from Vol.10476 PGS. 636-641 D.R.T.C.T.; and

WHEREAS, the applicant has received signatures from the City and the easement is not needed for public use and will not be needed in the future for public use; and

WHEREAS, abandoning and vacating the said easement will relieve the City of Grapevine, Texas from the cost and expense of maintaining said property; 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 in the preamble of this ordinance are true and correct and are hereby incorporated into the body of this ordinance as if copied in their entirety.

Section 2. That the Drainage Easement located on Dove Station property as described in “Exhibit A” and “Exhibit B”, attached hereto and incorporated herein for all purposes, are hereby abandoned and vacated for public use and the same is hereby abandoned and vacated insofar as all public right, title, interest in and to said right of way is concerned.

Section 3. 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 4. The fact that the easement is no longer needed by the public for public usage and would create a hardship or burden upon the City of Grapevine to keep open and maintain such easement creates an urgency and an emergency for the immediate preservation of the public health, safety, and general welfare which requires that this ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

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

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

Exhibit A

ITEM #20

WALKER & ASSOCIATES SURVEYING, INC.
329 SOUTH FANNIN
TYLER, TEXAS 75702
903-592-8515

Dennis H. Walker R.P.L.S. 2117
Chris E. Griffith R.P.L.S. 4846
Dale R. Fisher R.P.L.S. 4841

LOT 2, BLOCK 10
REPLAT OF PARRA LINDA ESTATES, SECTION 4
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS
4065-99

FIELD NOTES FOR A 0.07 ACRE PERMANENT DRAINAGE EASEMENT

BEING a 0.07 acre permanent drainage easement over and across that certain Lot 2, Block 10, Replat of Parra Linda Estates, Section 4, as recorded in Cabinet A, Slide 711 of the Plat Records of Tarrant County, Texas, said 0.07 acre permanent drainage easement to be more particularly described by meets and bounds as follows:

BEGINNING at a 1/2 inch iron rod set in the West line of the above referenced Lot 2, Block 10, and the East right-of-way line of Kimball Road said point being North 00° 26' 00" West, a distance of 30.30 feet from the Southwest corner of said Lot 2, Block 10;

THENCE North 00° 26' 00" West, a distance of 15.00 feet with the West line of said Lot 2, Block 10, and the East right-of-way line of the above referenced Kimball Road to a 1/2 inch iron rod set for corner;

THENCE North 89° 34' 00" East, a distance of 173.14 feet to a 1/2 inch iron rod set for corner;

THENCE North 00° 26' 00" West, a distance of 8.87 feet to a 1/2 inch iron rod set for corner;

THENCE South 51° 51' 30" East, a distance of 55.75 feet to a 1/2 inch iron rod set for corner;

THENCE North 68° 50' 02" West, a distance of 29.59 feet to a 1/2 inch iron rod set for corner;

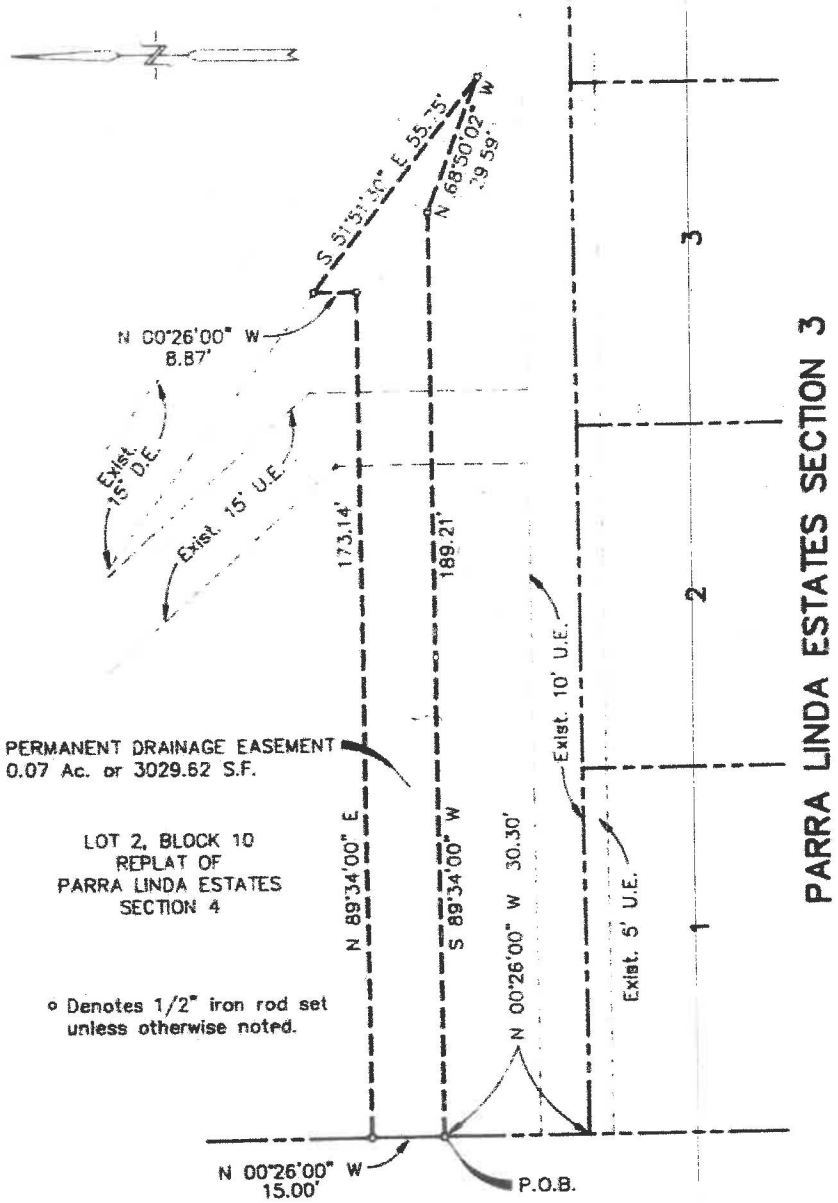
THENCE South 89° 34' 00" West, a distance of 189.21 feet back to the place of beginning and containing 0.07 acres or 3029.62 square feet of land.

Dale R. Fisher
Registered Professional Land Surveyor
State of Texas No. 4841

BC/th

Exhibit B

ITEM #20



DRAINAGE EASEMENT
LOT 2, BLOCK 10
REPLAT
PARRA LINDA ESTATES, SECTION 4
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS
SCALE: 1" = 30'

WALKER & ASSOCIATES SURVEYING, INC.
TYLER, TEXAS
PH: 903-592-8515
METRO: 817-261-1958

I, Dale R. Fisher, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from a survey made on the ground under my supervision during the month of December, 1991.

GIVEN UNDER MY HAND AND SEAL this 9th day of December, 1991.

By: Dale R. Fisher

Dale R. Fisher
Registered Professional Land Surveyor
State of Texas No. 4841

STATE OF TEXAS
REGISTERED
DALE R. FISHER
4841
PROFESSIONAL
LAND SURVEYOR

ITEM #21

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: DECEMBER 17, 2024

SUBJECT: REPLACEMENT OF TRAIN 2 MOTOR CONTROL CENTER AT THE WASTEWATER TREATMENT PLANT

RECOMMENDATION: City Council to consider approval of a contract for the replacement of the Train 2 Motor Control Center (MCC) at the Wastewater Treatment Plant with Graybar Electric (Graybar) and approval of an ordinance appropriating the funds.

FUNDING SOURCE: Upon approval of the attached appropriation ordinance, funds will be available in the Utility Enterprise Fund in an amount estimated of $550,000.

BACKGROUND: The MCC for Train 2 at the Wastewater Treatment has failed. Given the long lead times on equipment, the MCC has been purchased by previous action as the design for the installation by Gupta and Associates was developed. The proposed action is to retain Graybar Electric to demolish the old service and install the new MCC including connections to the Automatic Transfer Switch (ATS) and to the emergency generator. The total amount of proposed work is $488,568. This amount was rounded up to $550,000 as a contingency for changes found in the field.

This purchase will be made in accordance with an interlocal agreement with Omnia Partners Public Sector, Region VIII Education Service Center in Texas as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791.

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

Staff recommends approval.

ORDINANCE NO. 2024-105

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF $550,000 IN THE UTILITY ENTERPRISE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to complete improvements to Train 2 Motor Control Center at the Wastewater Treatment Plant; and

WHEREAS, funding is available in the Utility Enterprise Fund; and

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

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

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

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

Section 2. That the City Council hereby authorizes an estimated amount of $550,000 be appropriated from the Utility Enterprise Fund for the Train 2 Motor Control Center Improvements at the Wastewater Treatment Plant.

Section 3. That a copy of the revised FY 2024-2025 annual budget document shall be kept on file in the office of the City Secretary.

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

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

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

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ITEM #22

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: DECEMBER 17, 2024

SUBJECT: UNITED STATES ARMY CORPS OF ENGINEERS GRAPEVINE LAKE OPERATIONS AND MAINTENANCE FEE

RECOMMENDATION: City Council to consider approval of the payment of the Grapevine Lake operation and maintenance fee to the US Army Corps of Engineers.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund in an estimated amount of $103,184.69

BACKGROUND: The operations and maintenance fee is an annual required fee from the US Army Corps of Engineers (USCOE) for the operation, repairs, and maintenance of the Grapevine Lake reservoir.

Staff recommends approval.

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 19th day of November, 2024 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

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

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

Larry Oliver	Chairman
Monica Hotelling	Vice Chairman
Beth Tiggelaar	Member
Traci Hutton	Member
Kirby Kercheval	Member
Mark Assaad	Alternate Member
Wayne Johnson Jr.	Alternate Member

constituting a quorum, with Members Jason Parker and Justin Roberts 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
Erica Marohnic	Planning Services Director
Tara Brooks	City Secretary

Item 1. Executive Session

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

A. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, and the 185 acres) pursuant to Section 551.072, Texas Government Code.

B. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the

City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 7:06 p.m. The closed session ended at 7:29 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Sections 551.072 or 551.087. City Manager Bruno Rumbelow stated no action was necessary.

REGULAR MEETING

Mayor Tate called the regular meeting to order at 7:34 p.m.

Item 2. Invocation and Pledge of Allegiance

Council Member Sharron Rogers gave the invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

Item 3. Conditional Use Permit **CU24-42** (EV Charging Station Development)

Mayor Tate declared the public hearing open.

Planning Services Director Erica Marohnic reported the applicant was requesting a conditional use permit to revise the previously approved site plan CU24-20 (Ordinance No. 2024-054) for a planned commercial center to develop a single-story, 34,566-square-foot structure for retail gun sales and an indoor shooting range. This request is specifically to construct an electric vehicle charging station development. The subject property is located at 1815 South Main Street and is currently zoned “CC”, Community Commercial District.

Applicant Representative Jesse Kent with Guggenheim Retail Real Estate Partners gave a brief description of the project and answered questions from the Commission and Council.

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

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.
Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 4. Conditional Use Permit **CU24-44** (Holy Trinity Catholic School Fence)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting a conditional use permit to add 1,315 linear feet of fencing around the existing non-profit educational institution for security purposes. The subject property is located at 3750 William D. Tate Avenue and is currently zoned "CC", Community Commercial District.

Applicant Representative Tom Ross, Director of Construction and Facilities of the Diocese of Fort Worth, presented this item and answered questions from the Commission and Council.

Karen Ullman with Holy Trinity Catholic School answered questions from Council.

Michael Hall, 1304 Mulholland Drive, Grapevine spoke in support of this request.

One letter of opposition was provided to the Commission and Council.

Motion was made to close the public hearing.
Motion: Hutton
Second: Assaad
Ayes: Oliver, Hotelling, Tiggelaar, Hutton, Kercheval, Assaad, and Johnson
Nays: None
Approved: 7-0

Motion was made to close the public hearing.
Motion: Freed
Second: O'Dell
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 5. Conditional Use Permit **CU24-49** and Planned Development Overlay **PD24-07** (Crossroads Hotel)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting a conditional use permit to amend the previously approved site plan CU16-28 (Ordinance No. 2016-

82) for a planned commercial center to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer and wine), outdoor speakers, outdoor dining, a 40-foot pole sign and a 20-foot pole sign all in conjunction with a restaurant. This request is specifically to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer and wine) in conjunction with a five-story hotel with 200 rooms, two outdoor flex spaces, an outdoor pool, a full-service gym, spa/wellness center and a planned development overlay to deviate from, but not be limited to, the minimum open space requirements and perimeter landscape requirements. The subject property is located at 1031 and 1041 West State Highway 114 and is currently zoned "CC", Community Commercial District.

Applicant Representative Hitesh Hariwala with O Life Hospitality presented the proposed project and answered questions from the Commission and Council.

Architect James Lusty answered questions from the Commission.

Planning Services Director Marohnic and Convention and Visitors Bureau Director PW McCallum answered questions from City Council.

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

Motion was made to close the public hearing.
Motion: Hutton
Second: Assad
Ayes: Oliver, Hotelling, Tiggelaar, Hutton, Kercheval, Assaad, and Johnson
Nays: None
Approved: 7-0

Motion was made to close the public hearing.
Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

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

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

Item 6. Citizen Comments

Debi Meek, 1025 Brownstone Drive, Grapevine described the Veteran's Day event that took place on Main Street and included the America's Wall of Honor display.

PRESENTATIONS

Item 7. Mark Harrison, CEO of Northern Texas PGA, to present thank you for Grapevine's sponsorship of the 2024 Texas Women's Open.

Convention and Visitors Bureau Director McCallum answered introduced Mark Harrison who thanked the City for the work it did to hold successful 2024 Destination Grapevine Texas Women's Open that was held at the Grapevine Municipal Golf Course May 29 – 31, 2024.

OLD BUSINESS

Item 8. Consider **Ordinance No. 2024-098** amending the Grapevine Code of Ordinances, Chapter 12 - Health and Sanitation, relative to mobile food units (MFUs), and take any necessary action. **This item was tabled from the November 5, 2024 meeting.**

Planning Services Director Marohnic presented this item and described the revisions that were made following the feedback staff received during the November 5 Council meeting.

Council discussed this item.

Motion was made to approve Ordinance No. 2024-098 amending the Grapevine Code of Ordinances Chapter 12 – Health and Sanitation, relative to mobile food units (MFUs).
Motion: Freed
Second: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 27. Conditional Use Permit **CU24-42** (EV Charging Station Development)

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

Motion was made to approve the recommendation of the Planning and Zoning Commission to **deny** Conditional Use Permit CU24-42.
Motion: Freed
Second: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 28. Conditional Use Permit **CU24-44** (Holy Trinity Catholic School Fence)

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

Motion was made to approve Conditional Use Permit **CU24-44** (Holy Trinity Catholic School Fence) and **Ordinance No. 2024-101.**
Motion: Rogers
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

ORDINANCE NO. 2024-101

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-44 TO ADD 1,315 LINEAR FEET OF FENCING AROUND A NON-PROFIT EDUCATIONAL INSTITUTION FOR SECURITY PURPOSES FOR BLOCK 1, LOT 1, HOLY TRINITY CATHOLIC SCHOOL (3750 WILLIAM D. TATE 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

Item 29. Conditional Use Permit **CU24-49** (Crossroads Hotel)

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

Motion was made to approve Conditional Use Permit **CU24-49** (Crossroads Hotel) and **Ordinance No. 2024-102.**
Motion: Rogers
Second: Coy

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

ORDINANCE NO. 2024-102

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-49 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU16-28 (ORDINANCE NO. 2016-082) FOR A PLANNED COMMERCIAL CENTER, SPECIFICALLY to ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE) IN CONJUNCTION WITH A FIVE-STORY 116,825 SQUARE FOOT HOTEL, (CROSSROADS HOTEL) WITH 201 ROOMS, TWO OUTDOOR FLEX SPACES, AN OUTDOOR POOL, A FULL SERVICE GYM, AND SPA WELLNESS CENTER AT BLOCK 1, LOT 1R1, CROSSROADS OF DFW ADDITION (1031 AND 1041 WEST STATE HIGHWAY 114) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 30. Planned Development Overlay **PD24-07** (Crossroads Hotel)

Chairman Oliver reported the Commission approved the planned development overlay with a vote of 7-0.

Motion was made to approve Planned Development Overlay **PD24-07** (Crossroads Hotel) and **Ordinance No. 2024-103.**
Motion: Slechta
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal

Nays: None
Approved: 7-0

ORDINANCE NO. 2024-103

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD24-07 TO DEVIATE FROM LANDSCAPING REQUIREMENTS INCLUDING PERIMETER LANDSCAPING AND MINIMUM OVERALL LANDSCAPED AREA FOR BLOCK 1, LOT 1R1, CROSSROADS OF DFW ADDITION (1031 AND 1041 WEST STATE HIGHWAY 114) 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

City Council continued with the agenda in the published order.

NEW BUSINESS

Item 9. Consider calling a public hearing to consider amendments to the Comprehensive Zoning Ordinance No. 82-73 same being Appendix “D” of the Code of Ordinances to amend various sections of the Zoning Ordinance in accordance with changes to state land use and zoning law during the 86th, 87th, and 88th Texas State Legislative Sessions **(AM24-04),** and take any necessary action.

Planning Services Director Marohnic updated Council on proposed amendments to the Comprehensive Zoning Ordinance and answered questions from Council.

Motion was made to approve calling a public hearing to consider amendments to the Comprehensive Zoning Ordinance No. 82-73 **(AM24-04)** in accordance with changes to state land use and zoning laws made during the 86th, 87th, and 88th Texas State Legislative Sessions.
Motion: Coy
Second: Freed
Ayes: Tate, Freed, Rogers, Coy, O’Dell, Slechta, and Leal

Nays: None
Approved: 7-0

Item 10. Consider calling a public hearing to consider an amendment to the Comprehensive Zoning Ordinance No. 82-73 same being Appendix "D" of the Code of Ordinances and Ordinance No. 2024-072, specifically to clarify electric vehicle (EV) chargers as a secondary use **(AM23-02B)**, and take any necessary action.

Planning Services Director Marohnic presented this item and discussed the requests that staff has received to amend the ordinance that was originally passed on January 16, 2024 and later amended on August 20, 2024 regarding electric vehicle (EV) chargers.

Motion was made to approve calling a public hearing to consider an amendment to the Comprehensive Zoning Ordinance No. 82-73, specially to clarify electric vehicle (EV) chargers as a secondary use.
Motion: Rogers
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and were acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. No one requested to remove any items from the consent agenda.

Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

Item 11. Consider a mid-year appointment to the Golf Course Advisory Board to fill a vacant position.

Council Member Paul Slechta recommended approval of the appointment of Ryan Gradke to fill a vacant position on the Golf Course Advisory Board due to the resignation of a current member. This term will expire in 2026.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 12. Consider a mid-year appointment to the Convention and Visitors Bureau Board to fill a vacant position.

Council Member Leon Leal recommended approval of the appointment of Jeff Babcock, the manager at the Grand Hyatt DFW Airport to fill the vacant position for the Hotel (499 rooms or less) Representative on the Convention and Visitors Bureau Board. This term is scheduled to expire in 2025.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 13. Consider the purchase of fire hose from Casco Industries.

Fire Chief Darrell Brown recommended approval of the purchase of fire hose for an amount not to exceed $24,395.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 14. Consider acceptance of funds for the fiscal year 2025 Office of the Governor Public Safety Office Criminal Justice Division Grant (4790502) on behalf of the Northeast Fire Department Association (NEFDA) for the First Responder Mental Health Program and **Ordinance No. 2024-099** to appropriate the funds.

Fire Chief Brown recommended approval of the acceptance of funds in an amount not to exceed $147,581.25 from the Office of the Governor Public Safety Office Criminal Justice Division Grant on behalf of the NEFDA.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

ORDINANCE NO. 2024-099

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, INCREASING ESTIMATED RECEIPTS IN THE AMOUNT OF $147,581.25 IN THE GRANTS FUND TO BE RECEIVED FROM THE OFFICE OF

THE GOVERNOR'S PUBLIC SAFETY OFFICE CRIMINAL JUSTICE SYSTEM DIVISION GRANT; AUTHORIZING THE APPROPRIATION OF $147,581.25 IN THE GRANT FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 15. Consider the renewal of an annual contract for comprehensive health and wellness physicals with Front Line Mobile Health.

Fire Chief Brown and Police Chief Mike Hamlin recommended approval of the renewal of the annual contract for comprehensive health and wellness physicals for the Police and Fire department staff for an annual estimated amount of $224,300.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 16. Consider the purchase of carpet and pieces to refurbish the portable pitchers' mounds at the Oak Grove baseball fields from The Perfect Mound.

Parks and Recreation Director Chris Smith recommended approval of the purchase of carpet and pieces for the portable pitchers' mounds in an amount not to exceed $21,486.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 17. Consider the purchase of audio visual equipment for Carol of Lights and the Merry & Bright Drone Shows from Epicenter Productions.

Parks and Recreation Director Smith recommended approval of the purchase of audio visual equipment for an amount not to exceed $81,504.80.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 18. Consider a one-year extension of Conditional Use Permit **CU23-21** (Mohler MMA Extension) to allow for a 2,056 square foot training area expansion along the southern elevation to the existing fitness studio specializing in mixed martial arts. The subject property is located at 201 North Starnes Street and is currently zoned "HC", Highway Commercial District. This request was approved on December 19, 2023 and will expire on December 19, 2024.

Planning Services Director Marohnic recommended approval of the one-year extension request for Conditional Use Permit CU23-21 (Mohler MMA Extension).

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 19. Consider the award of RFB 60-24 to construct a canopy at the Community Outreach Center with Structures & Interiors.

Police Chief Hamlin and Public Works Director Bryan Beck recommended approval of award of RFB 60-24 to construct a canopy between the two portable buildings at the Community Outreach Center for an estimated amount of $64,000.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 20. Consider the sole source purchase of maintenance, parts, and services for the indoor aquatics area at the REC from Dehumidified Air Solutions.

Public Works Director Beck recommended approval of the purchase of parts, maintenance and service of the Seresco Dehumidification Unit at the indoor aquatics area at the REC for an amount not to exceed $40,000.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 21. Consider the renewal of annual contracts for painting services with Ware Painting as primary vendor and Artistic Painting Company as secondary vendor.

Public Works Director Beck recommended approval of the renewal of the annual contracts for painting services on an as-needed basis for an annual estimated amount of $236,000.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 22. Consider the payment of the annual Texas Commission on Environmental Quality Water System Fee.

Public Works Director Beck recommended approval of the payment required for the operation of the Water Treatment Plant in an estimated amount of $62,421 to the Texas Commission on Environmental Quality

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 23. Consider approving and ratifying the emergency purchase repair and replacement of the front gates at the Water Treatment Plant from Sav-On Fence.

Public Works Director Beck recommended approval to replace the two front, metal security gates and controllers at the Water Treatment Plant for a total amount of $59,111.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 24. Consider for the purchase of 300 fuel interface kits from E J Ward, Inc. and a GPS tracking system to upgrade and enhance the current Fleet fuel telematics system from Samsara.

Public Works Director Beck recommended approval of the purchase of 300 fuel interface kits and GPS tracking systems to upgrade the current fuel telematics system for a total amount not to exceed $125,688.

Motion was made to approve the consent agenda as presented.

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

Item 25. Consider **Resolution No. 2024-018** authorizing a Second Amendment to the Ground and Tower Lease Agreement with New Cingular Wireless PCS, LLC, for the purpose of installing, operating and maintaining a communications facility, and installing, removing, replacing and maintaining utility cable, conduits and pipes on the Barton Elevated Storage Tank located at 211 West Texas Street.

Public Works Director Beck recommended approval of the resolution authorizing the Second Amendment to the Ground and Tower Lease Agreement for the Barton Elevated Storage Tank with New Cingular Wireless PCS, LLC.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

RESOLUTION NO. 2024-018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AUTHORIZING THE SECOND AMENDMENT TO THE GROUND AND TOWER LEASE AGREEMENT WITH NEW CINGULAR WIRELESS PCS, LLC, FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING A COMMUNICATIONS FACILITY, AND INSTALLING, REMOVING, REPLACING AND MAINTAINING UTILITY CABLE, CONDUITS AND PIPES ON THE BARTON ELEVATED STORAGE TANK AND PROVIDING AN EFFECTIVE DATE

Item 26. Consider the minutes of the November 5, 2024 Regular City Council meeting.

City Secretary Tara Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

ADJOURNMENT

Motion was made to adjourn the meeting at 8:59 p.m.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 17th day of December, 2024.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 3rd day of December, 2024 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

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

constituting a quorum, and with the following members of the City Staff:

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

Call to Order

Mayor William D. Tate called the meeting to order at 7:00 p.m. in the City Council Chambers.

Item 1. Executive Session

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

A. Consultation with and legal advice from the City Attorney regarding pending litigation (Muns, et al. v. Grapevine – Cause No. 348-303736-18), pursuant to Section 551.071, Texas Government Code.

B. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities; Public Works; Parks and Recreation; and the 185 acres) pursuant to Section 551.072, Texas Government Code.

C. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 7:05 p.m. The closed session ended at 7:29 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Sections 551.071, 551.072 or 551.087.

City Manager Bruno Rumbelow stated there was no action necessary.

REGULAR MEETING

Mayor Tate called the regular meeting to order at 7:34 p.m.

Item 2. Invocation

Dr. Doug Page, Pastor at Grapevine First Baptist Church gave the invocation.

Item 3. Posting of the Colors and Pledges of Allegiance

Troop 928 posted the Colors and led the Pledges of Allegiance.

Item 4. Citizen Comments

Sayeda Syed, 6705 Sapphire Circle North, Colleyville requested Council vote for her for the Tarrant Appraisal District Board of Directors.

PRESENTATIONS

Item 5. Mayor Tate to present a proclamation recognizing the 50th Anniversary of the establishment of the Convention and Visitors Bureau.

Mayor Tate read the proclamation recognizing 2024 as the 50th Anniversary of the Convention and Visitors Bureau (CVB). Mayor Tate then presented the proclamation to CVB Board Vice-President Mark Terpening, CVB Board City Council Liaison Leon Leal, and CVB Board Director PW McCallum.

Vice-President Terpening, on behalf of the Board and CVB staff, thanked the Council for recognizing the work of the Convention and Visitors Bureau.

Council Member Leal stated the success of the CVB was the work of the vision of Mayor Tate and Director McCallum.

Director McCallum thanked Council for their support and stated the success of the CVB was due to the work of the stakeholders, the community and the staff.

Mayor Tate recognized former City Attorney John F. Boyle, Jr. for his vision in the creation of the Convention and Visitors Bureau.

Council did not take any action on this item.

NEW BUSINESS

Item 6. Consider **Resolution No. 2024-019** to cast votes on behalf of the City for the Tarrant Appraisal District Board of Directors, and take any necessary action.

City Manager Rumbelow introduced this item to Council.

City Council discussed the candidates and the allocation of the City's 28 votes.

Motion was made to give seven votes to Mike Alfred, four votes to Alan Blaylock, five votes to Fred Campos, seven votes to Vince Puente, and five votes to Sayeda Syed.
Motion: Coy

Council discussed the motion.

Council Member Coy amended his motion to allocate seven votes each to Mike Alfred, Fred Campos, Vince Puente and Sayeda Syed.
Motion: Coy
Second: Freed
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

RESOLUTION NO. 2024-019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ALLOCATED VOTES FOR MEMBERSHIP ON THE TARRANT APPRAISAL DISTRICT BOARD OF DIRECTORS AND PROVIDING AN EFFECTIVE DATE

Item 7. Consider the contract for a Guaranteed Maximum Price with Fransen Pittman General Contractors for the City Hall Renovation project; Architexas, Inc. for construction services; and take any necessary action.

Public Works Director Bryan Beck presented this item to Council and described the remodel plans for the first floor of City Hall. The total amount for the project shall not exceed $860,622.

City Council discussed this item. Council Member Rogers reported this project has been reviewed by the Facilities Committee and the Committee recommends approval.

City Manager Rumbelow answered questions from Council.

Motion was made to approve the contract for a Guaranteed Maximum Price with Fransen Pittman General Contractors for the City Hall Renovation project; and Architexas, Inc. for construction services.
Motion: Slechta
Second: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and were acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. No one requested to remove any items from the consent agenda.

Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

Item 8. Consider the renewal for CivicPlus software, web hosting and support from CivicPlus Government.

City Manager Rumbelow recommended approval of the renewal of CivicPlus software, web hosting and support for an annual amount not to exceed $47,000.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 9. Consider a firework permit for the Hello DMC! Baker Triangle 50th Anniversary Event at Glass Cactus on December 7, 2024.

Fire Chief Darrell Brown recommended approval of a permit for a six-minute firework show to be held at the Glass Cactus on December 7.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 10. Consider the renewal of an annual contract for cellular voice and data services from AT&T Mobility.

Fire Chief Brown and Police Chief Mike Hamlin recommended approval of the annual contract, for an estimated amount of $80,000, for cellular voice and data services to be used by Fire and Police personnel in the field.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 11. Consider the renewal of NetMotion complete cloud hosting from Mobile Wireless.

Fire Chief Brown and Police Chief Hamlin recommended approval of the renewal of cloud hosting, for an amount not to exceed $35,000, for Fire and Police personnel working in the field.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 12. Consider the purchase of a Kubota tractor from Zimmerer Kubota and Equipment.

Golf Course Director Robert Singletary recommended approval of the purchase of a Kubota Tractor for an amount not to exceed $33,245.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 13. Consider the purchase of Netcare hardware maintenance support for network routers, servers and switches in the Data Center.

Chief Information Officer Tessa Allberg recommended approval of the purchase of maintenance support for network routers, servers, and switches in an amount not to exceed $50,432.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 14. Consider the purchase of VEEAM License Migration support and maintenance from Soccour Solutions.

Chief Information Officer Allberg recommended approval of the purchase of VEEAM License Migration support and maintenance for an amount not to exceed $24,930.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 15. Consider the award of an informal request for quote for two golf carts from Grapevine Golf Cart for the Parks and Recreation Department.

Parks and Recreation Director Chris Smith recommended approval of the purchase of two golf carts for use by the Parks and Recreation staff for an amount not to exceed $22,484.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 16. Consider the purchase and installation of canopy shade replacement from Playground Solutions of Texas.

Parks and Recreation Director Smith recommended approval of the installation of shade canopies at Oak Grove Soccer and the outdoor workout station at The REC for an amount not to exceed $17,917.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell

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

Item 17. Consider the renewal of annual sole source contracts for public safety radio maintenance with the City of North Richland Hills and the City of Colleyville.

Police Chief Hamlin recommended approval of the renewal of the public safety radio maintenance agreements for an annual estimated amount of $228,800.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 18. Consider the renewal of agreements for the purchase of promotional items for resale and public event giveaways through approved vendors: Coveys Promotional, Inc.; 4imprint; Point Emblems; and Hero 24/7.

Police Chief Hamlin recommended approval of the renewal of annual contracts for the purchase of promotional items for resale and public event giveaways for an amount not to exceed $40,000.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 19. Consider the renewal of Flock camera access from Flock Safety.

Police Chief Hamlin recommended approval of the purchase of Flock Safety license plate reader service for a total amount not to exceed $30,000.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 20. Consider declaring certain property as surplus and authorizing its sale at public auction.

Public Works Director Beck recommended declaring certain property as surplus and authorizing its sale at public auction, a full list of the subject property was included in Council's meeting packet.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

ADJOURNMENT

Motion was made to adjourn the meeting at 8:08 p.m.
Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 17th day of December, 2024.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Suzanne Le
Assistant to the City Secretary

CC ITEM #30
PZ ITEM #15

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

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE DECEMBER 17, 2024

SUBJECT: PRELIMINARY PLAT APPLICATION
LOTS 1, 2 AND 3, BLOCK 1, DFW LAKES ADDITION

PLAT APPLICATION FILING DATE.....December 10, 2024

APPLICANT ..... Ryan Williams, Graham Associates Inc

REASON FOR APPLICATION .....Platting unplatted property into three (3) lots

PROPERTY LOCATION .....2009 Anderson Gibson Road

ACREAGE..... 14.46

ZONING ..... HCO; Hotel and Corporate Office

NUMBER OF LOTS 3

PREVIOUS PLATTING .....No

CONCEPT PLAN CP24-02

SITE PLAN.....No

OPEN SPACE REQUIREMENT.....No

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED .....No

CC ITEM #30
PZ ITEM #15

PLAT INFORMATION SHEET
PRELIMINARY PLAT APPLICATION
LOTS 1-3, BLOCK 1, DFW LAKES ADDITION

I. GENERAL:

- The applicant, Ryan Williams is preliminary platting 14.46 acres into three (3) lots. The property is located at 2009 Anderson Gibson Road.

II. STREET SYSTEM:

- The development has access to Anderson Gibson Road.
- Abutting roads: ☐ is on the City Thoroughfare Plan:
  ☒ is not on the City Thoroughfare Plan: Anderson Gibson Road
- Curb, Gutter & Sidewalk: ☐ Developer required to build curb, gutter and sidewalk

☒ Curb and gutter exist across the frontage of this lot

☐ Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
☐ Major Arterial (A)	$ 234.57 / LF		
☐ Major Arterial (B)	$ 178.35 / LF		
☐ Minor Arterial (C)	$ 203.06 / LF		
☐ Minor Arterial (D)	$ 170.33 / LF		
☐ Collector (E)	$ 170.33 / LF		
☐ Collector (F)	$ 150.98 / LF		
☐ Sidewalk	$ 25.00 / LF		
☐ Curb & Gutter	$ 15.00 / LF		

☒ Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The existing stormwater flows into Hilton Branch.
- 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.

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 1-3, Block 1, DFW Lakes 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: Lots 1-3, Block 1, DFW Lakes Addition

☐ Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for:

- ☐ R-5.0, R-TH, Zero Lot District ($ 1,416.00 / Lot)
- ☐ R-7.5, Single Family District ($ 1,146.00 / Lot)
- ☐ R-12.5, Single Family District ($ 1,071.00 / Lot)
- ☐ R-20.0, Single Family District ($ 807.00 / Lot)

☐ Public Hearing Only

☐ Variances were required on the following items:

- ☐ Front & Rear building lines
- ☐ Highway Commercial Buffer Yard and Rear Setback:
- ☐ Allowing a setback of 3 feet for the rear property line for an accessory building
- ☐ Lot width & depth;
- ☐ Max. Impervious Area
- ☐ Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.

☐ The following items associated with this plat are not in accordance with the current subdivision standards:

- ☐ 50’ ROW dedication not met:
- ☐ Length of cul-de-sac street exceeds the 600-foot limit:
- ☐ Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

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

☐ The right-of-way provides for future widening of public streets that will serve the development of this site.

☒ The onsite utility easements provide for a utility network to serve the development of this site.

☐ The onsite drainage easements provide for a drainage network to serve the development of this site.

☒ The onsite access easements provide cross access capabilities to this site and surrounding property.

☐ The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

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

☐ The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.

☒ The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.

☐ The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.

☒ The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.

☐ The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.

☒ All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: “Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Preliminary Plat of Lots 1, 2 & 3, Block 1, DFW Lakes Addition”

CC ITEM #31
PZ ITEM #16

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

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE DECEMBER 17, 2024

SUBJECT: FINAL PLAT APPLICATION
LOT 1, BLOCK 1, DFW LAKES ADDITION

PLAT APPLICATION FILING DATE.....December 10, 2024

APPLICANT ..... Ryan Williams, Graham Associates Inc

REASON FOR APPLICATION .....Platting unplatted property into one (1) lot

PROPERTY LOCATION .....2009 Anderson Gibson Road

ACREAGE..... 3.123

ZONING ..... HCO; Hotel and Corporate Office

NUMBER OF LOTS 1

PREVIOUS PLATTING .....No

CONCEPT PLAN ..... Yes

SITE PLAN.....No

OPEN SPACE REQUIREMENT.....No

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED .....No

CC ITEM #31
PZ ITEM #16

PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOT 1, BLOCK 1, DFW LAKES ADDITION

I. GENERAL:

- The applicant, Ryan Williams is final platting 3.123 acres into one (1) lot. The property is located at 2009 Anderson Gibson Road.

II. STREET SYSTEM:

- The development has access to Anderson Gibson Road.
- Abutting roads: ☐ is on the City Thoroughfare Plan:
  ☒ is not on the City Thoroughfare Plan: Anderson Gibson Road
- Curb, Gutter & Sidewalk: ☐ Developer required to build curb, gutter and sidewalk along

☒ Curb and gutter exist across the frontage of this lot

☐ Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
☐ Major Arterial (A)	$ 234.57 / LF		
☐ Major Arterial (B)	$ 178.35 / LF		
☐ Minor Arterial (C)	$ 203.06 / LF		
☐ Minor Arterial (D)	$ 170.33 / LF		
☐ Collector (E)	$ 170.33 / LF		
☐ Collector (F)	$ 150.98 / LF		
☐ Sidewalk	$ 25.00 / LF		
☐ Curb & Gutter	$ 15.00 / LF		

☒ Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The existing stormwater flows into Hilton Branch.
- 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: Lot 1, Block 1, DFW Lakes 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: Lot 1, Block 1, DFW Lakes Addition

☐ Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for:

- ☐ R-5.0, R-TH, Zero Lot District ($ 1,416.00 / Lot)
- ☐ R-7.5, Single Family District ($ 1,146.00 / Lot)
- ☐ R-12.5, Single Family District ($ 1,071.00 / Lot)
- ☐ R-20.0, Single Family District ($ 807.00 / Lot)

☐ Public Hearing Only

☐ Variances were required on the following items:

- ☐ Front & Rear building lines
- ☐ Highway Commercial Buffer Yard and Rear Setback:
- ☐ Allowing a setback of 3 feet for the rear property line for an accessory building
- ☐ Lot width & depth;
- ☐ Max. Impervious Area
- ☐ Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.

☐ The following items associated with this plat are not in accordance with the current subdivision standards:

- ☐ 50’ ROW dedication not met:
- ☐ Length of cul-de-sac street exceeds the 600-foot limit:
- ☐ Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

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

☐ The right-of-way provides for future widening of public streets that will serve the development of this site.

☒ The onsite utility easements provide for a utility network to serve the development of this site.

☐ The onsite drainage easements provide for a drainage network to serve the development of this site.

☒ The onsite access easements provide cross access capabilities to this site and surrounding property.

☐ The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

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

☐ The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.

☒ The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.

☐ The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.

☒ The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.

☐ The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.

☒ All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lot 1, Block 1, DFW Lakes Addition"

CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, NOVEMBER 19, 2024

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

7:30 p.m. Joint Regular Meeting – City Council Chambers

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 19TH day of November 2024 in the Planning and Zoning Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Monica Hotelling	Vice-Chair
Beth Tiggelaar	Member
Traci Hutton	Member
Kirby Kercheval	Member
Justin Roberts	Member
Mark Assaad	Alternate

With Wayne Johnson and Jason Parker absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Planning Services Director
John Robertson	Deputy Director Public Works
Albert Triplett	Planner II
Natasha Gale	Planner I
Lindsay Carey	Planning Technician

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

1. Invocation and Pledge of Allegiance: Council Member Sharron Rogers

JOINT PUBLIC HEARINGS

2. Conditional Use Permit CU24-42 (EV Charging Station Development) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by BP Grapevine 1857, LLC requesting a conditional use permit to revise the previously approved site plan CU24-20 (Ordinance No. 2024-054) for a planned commercial center to develop a single story, 34,566-square-foot structure for retail gun sales and an indoor shooting range. This request is

specifically to construct an electric vehicle charging station development. The subject property is located at 1815 South Main Street and is currently zoned “CC”, Community Commercial District.

The Commission and Council received a report from staff and held the public hearing. Applicant representative, Jesse Kent, presented and answered questions.

3. Conditional Use Permit CU24-44 (Holy Trinity Catholic School Fence) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Karen Ullman requesting a conditional use permit to add 1,315 linear feet of fencing around the existing non-profit educational institution for security purposes. The subject property is located at 3750 William D. Tate Avenue and is currently zoned “CC”, Community Commercial District.

The Commission and Council received a report from staff and held the public hearing. Applicant representatives, Tom Ross and Karen Ullman presented and answered questions.

4. Conditional Use Permit CU24-49 and Planned Development Overlay PD24-07 (Crossroads Hotel) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Hitesh Jariwala requesting a conditional use permit to amend the previously approved site plan CU16-28 (Ordinance No. 2016-82) for a planned commercial center to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer and wine), outdoor speakers, outdoor dining, a 40-foot pole sign and a 20-foot pole sign all in conjunction with a restaurant. This request is specifically to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer and wine) in conjunction with a five-story hotel with 200 rooms, two outdoor flex spaces, an outdoor pool, a full-servicegym, spa/wellness center and a planned development overlay to deviate from, but not be limited to, the minimum open space requirements and perimeter landscape requirements. The subject property is located at 1031 and 1041 West State Highway 114 and is currently zoned “CC”, Community Commercial District.

The Commission and Council received a report from staff and held the public hearing. Applicant representatives, Hitesh Jariwala and James Lusty presented and answered questions.

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

REGULAR SESSION: *(Immediately following the Joint Public Hearings)* Planning and Zoning Conference Room

Chairman Oliver called the regular session to order at **8:37 p.m.**

5. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

6. Conditional Use Permit CU24-42 (EV Charging Station Development) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **denied** conditional use request **CU24-42** (1815 South Main Street):

Motion: Hutton
Second: Tiggelaar
Ayes: Oliver, Hotelling, Assaad, Kercheval, Roberts
Nays: None
Approved: 7 – 0

7. Conditional Use Permit CU24-44 (Holy Trinity Catholic School Fence) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-44** (3750 William D. Tate Avenue):

Motion: Hotelling
Second: Kercheval
Ayes: Assaad, Oliver, Hutton, Tiggelaar, Roberts
Nays: None
Approved: 7 – 0

8. Conditional Use Permit CU24-49 (Crossroads Hotel) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-49** (1031 and 1041 West State Highway 114)

Motion: Hutton
Second: Kercheval
Ayes: Assaad, Oliver, Hotelling, Tiggelaar, Roberts
Nays: None
Approved: 7 – 0

9. Planned Development Overlay PD24-07 (Crossroads Hotel) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** planned development overlay **PD24-07** (1031 and 1041 West State Highway 114)

Motion: Hotelling
Second: Assaad
Ayes: Oliver, Hutton, Tiggelaar, Roberts, Kercheval
Nays: None
Approved: 7 – 0

10. Consider the minutes of the October 15, 2024 Regular Planning and Zoning Commission meeting.

    The Commission discussed this item.

Motion was made to **approve** the minutes of the October 15, 2024 Planning and Zoning Commission meeting:

Motion: Hutton
Second: Assaad
Ayes: Oliver, Hotelling, Tiggelaar, Kercheval
Nays: None
Abstained: Roberts
Approved: 6 – 0 – 1

11. Consider the minutes of the November 1, 2024 Planning and Zoning Commission workshop.

    The Commission discussed this item.

Motion was made to **approve** the minutes of the November 1, 2024 Planning and Zoning Commission workshop.

Motion: Hutton
Second: Hotelling
Ayes: Oliver, Roberts, Tiggelaar, Kercheval, Assaad
Nays: None
Abstained: None
Approved: 7 – 0

Adjournment

Motion was made to adjourn the meeting at **8:45 p.m.**

Motion: Assaad
Second: Hotelling
Ayes: Oliver, Hutton, Tiggelaar, Kercheval, Roberts
Nays: None
Approved: 7 - 0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS 17TH DAY OF DECEMBER 2024.

APPROVED:

_____
CHAIRMAN

ATTEST:

_____
PLANNING TECHNICIAN