



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 21, 2025

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

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

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

1. Invocation and Pledge of Allegiance: Council Member Leon Leal

JOINT PUBLIC HEARINGS

2. 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 monument signs 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. **The public hearing was tabled at the December 17, 2024 Joint Meeting.**
3. Conditional Use Permit **CU24-51** (Grapevine Mills Mall EV) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Brian Powers requesting a conditional use permit to amend the previously approved site plan CU24-01 (Ordinance No. 2024-044) for a planned commercial center in excess of 1,000,000 square feet of gross, leasable spaces. This request is specifically to add three Level 3 electric vehicle (EV) charging stations to the site for public use. The subject property is located at 3000 Grapevine Mills Parkway and is currently zoned “CC” Community Commercial District.
4. Zoning Application **Z24-10** and Conditional Use Permit **CU24-56** (Shammy’s Car Wash) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Triangle Engineering requesting to rezone 1.448 acres from “PO”, Professional Office District to “CC”, Community Commercial District and a conditional use permit to develop a drive-through, automatic car wash. The subject property is located at 3721 Ira E. Woods Avenue.

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

5. 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

6. Consider **Resolution No. 2025-003** authorizing staff to submit an application to the Urban Area Security Initiative Grant in order to procure a lift bag kit for the Grapevine Fire Department's technical rescue team, and take any necessary action.
7. Consider **Resolution No. 2025-004** authorizing staff to submit an application for the FY 2024 Assistance to Firefighters Grant in order to procure funds that will assist in providing annual physicals for Grapevine Fire Department personnel, 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.

8. Consider the purchase of replacement cardiovascular equipment for the REC from Team Marathon Fitness. Parks and Recreation Director recommends approval.
9. Consider the purchase of replacement windscreens and top rails for Oak Grove Baseball from Pioneer Athletics. Parks and Recreation Director recommends approval.

10. Consider the renewal of software and equipment for the lightning warning system at the athletic complexes from Perry Weather Consulting. Parks and Recreation Director recommends approval.
11. Consider a contract for Cartegraph asset management system software updates, support, and maintenance with OpenGov/Vertosoft. Parks and Recreation Director recommends approval.
12. Consider the renewal of an annual contract for RFP 04-23 for parks janitorial services with PureService Corporation. Parks and Recreation Director recommends approval.
13. Consider the purchase of Motorola portable radios, chargers and accessories from Motorola Solutions, Inc. Police Chief recommends approval.
14. Consider the renewal of an annual contract for directional drilling services with Predur Underground Construction, Inc. Public Works Director recommends approval.
15. Consider the minutes of the January 7, 2025 Regular City Council meeting. City Secretary recommends approval.

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

16. 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.
17. Conditional Use Permit **CU24-51** (Grapevine Mills Mall EV) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-003**, if applicable, and take any necessary action.
18. Zoning Application **Z24-10** (Shammy's Car Wash) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-004**, if applicable, and take any necessary action.
19. Conditional Use Permit **CU24-56** (Shammy's Car Wash) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-006**, if applicable, and take any necessary action.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on January 17, 2025 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary



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

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



CITY OF GRAPEVINE, TEXAS
SPECIAL AND REGULAR
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JANUARY 21, 2025

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

6:00 p.m. Workshop - Planning and Zoning Commission Conference Room
7:30 p.m. Joint Meeting with City Council - City Council Chambers
7:30 p.m. Regular Session - Planning and Zoning Commission Conference Room

CALL TO ORDER: 6:00 p.m. - Planning and Zoning Commission Conference Room

WORKSHOP

1. Hold a discussion and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance No. 82-73 same being Appendix "D" of the Code of Ordinances, as follows: create and amend definitions in Section 12, *Definitions*; amend use-specific standards specific for secondary buildings in Section 42, *Supplementary District* and any other related sections and take any necessary action.

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

2. Invocation and Pledge of Allegiance: Council Member Leon Leal

JOINT PUBLIC HEARINGS

3. 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 monument signs 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. **The public hearing was tabled at the December 17, 2024 Joint Meeting.**
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spaces. This request is specifically to add three Level 3 electric vehicle (EV) charging stations to the site for public use. The subject property is located at 3000 Grapevine Mills Parkway and is currently zoned "CC" Community Commercial District.

5. Zoning Application **Z24-10** and Conditional Use Permit **CU24-56** (Shammy's Car Wash) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Triangle Engineering requesting to rezone 1.448 acres from "PO", Professional Office District to "CC", Community Commercial District and a conditional use permit to develop a drive-through, automatic car wash. The subject property is located at 3721 Ira E. Woods Avenue.

REGULAR SESSION: 7:30 p.m. (*Immediately following the Joint Public Hearings*) - Planning and Zoning Conference Room

CITIZEN COMMENTS

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NEW BUSINESS

7. Conditional Use Permit **CU24-48A** (Sunbelt Rentals) – Consider the application and make a recommendation to City Council.
8. Conditional Use Permit **CU24-51** (Grapevine Mills Mall EV) – Consider the application and make a recommendation to City Council.
9. Zoning Application **Z24-10** (Shammy's Car Wash) – Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU24-56** (Shammy's Car Wash) – Consider the application and make a recommendation to City Council.
11. Consider the minutes of the December 17, 2024 Planning and Zoning Commission meeting.

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

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on January 17, 2025 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary



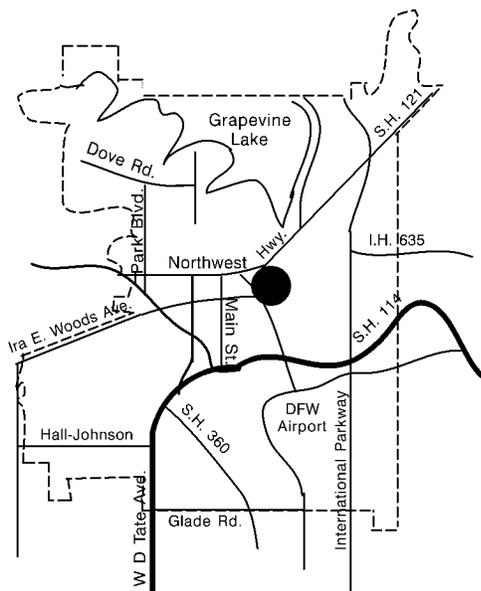
If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary's Office at 817.410.3182 at least 24 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

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: JANUARY 21, 2025

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 East Wall Street.

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 monument signs proposed along Texan Trail 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 Council and Planning and Zoning Commission public hearing for consideration.

On December 17, 2024, City Council tabled conditional use permit CU24-48A to the January 21, 2025 meeting to allow the applicant additional time to review all available options.

With this request (CU24-48A), the applicant proposes two monument signs. Each sign has two components: a corporately branded Sunbelt Rentals sign and a design feature wall situated directly behind it. The primary monument sign is proposed for the southwest corner of the site, adjacent to Texan Trail. This sign will stand 7 feet 6 inches tall and will cover an area of approximately 116 square feet. The design feature wall located approximated 6 inches behind this sign will be 10 feet tall and will measure 155 square feet.

The secondary monument sign is proposed for the northwest corner of the site, at the intersection of Texan Trail and East Wall Street. This sign will be 10 feet tall and will cover approximately 80 square feet. The design feature wall behind this sign will be 12 feet tall and will measure 102 square feet.

The signs 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 and
2. The proposed request

	Section 60 <i>Sign Standards</i>	Primary Sign	Secondary Sign
Height	10 feet	10 feet	12 feet
Gross surface Area	100 square feet	180 square feet (sign and design feature wall)	127 square feet (sign and design feature wall)

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 Council and Planning and Zoning Commission public hearing, a conditional use request to allow two monument signs to exceed maximum height and effective area requirements.

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.

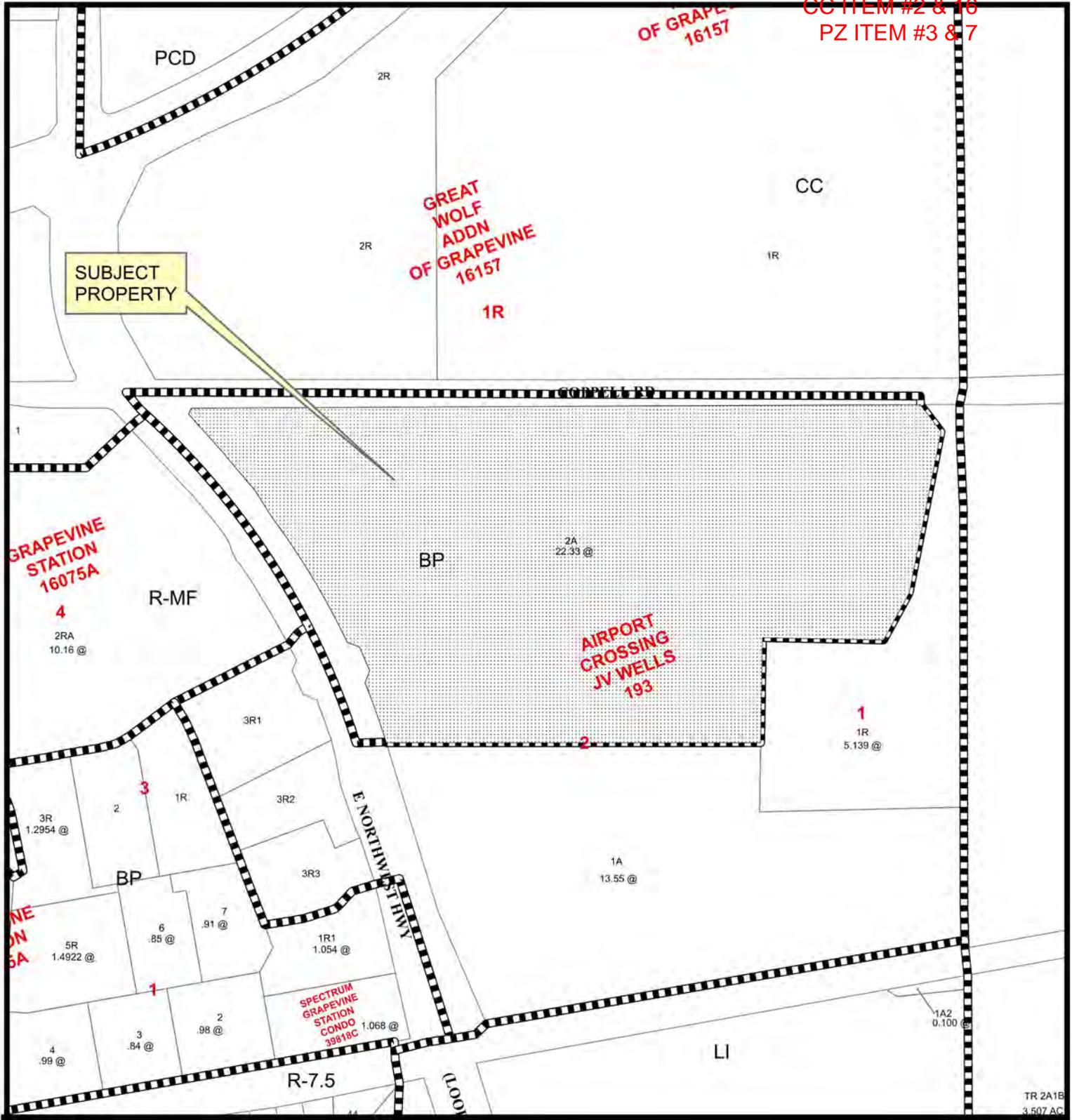
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CC ITEM #2 & 16
PZ ITEM #3 & 7

OF GRAPEVINE
16157

GREAT WOLF
ADDN
OF GRAPEVINE
16157

SUBJECT
PROPERTY



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.

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

Street frontage & distance to nearest cross street

SE Corner of the intersection of Coppel Rd & Texan Trail

Proposed Zoning

Community Commercial District

Future Land Use Designation

Business Park

Gross area of parcel (to nearest tenth of
acre)

22 ACRES

Describe the Proposed Use

Business Park

Existing Zoning

Community Commercial District

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]

RECEIVED
OCT 07 2024

C424-48

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 [Signature] Date 10/02/2024

STATE OF: South Carolina
COUNTY OF: York

BEFORE ME, a Notary Public, on this day personally appeared JASON TIERMAN (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

[Signature]

NOTARY PUBLIC in and for the State of Texas



RECEIVED
OCT 07 2024

CU24-48

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]

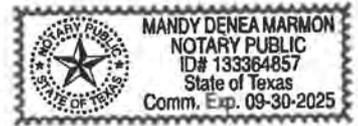
Applicant's Signature [Signature] Date 10/01/2024

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, 2024



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

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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

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

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

RECEIVED
OCT 07 2024

CU24-48

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

DR-5877 DC-
WA#OPT46416

SPECIAL WARRANTY DEED

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

101 001760

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.

CU24-48

OCT 07 2024

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]
DANKIER JOHNSON-GREEN
Attorney-in-fact

THE STATE OF TEXAS

COUNTY OF TARRANT

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared DANKIER 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

After Recording, Return to:

Surestart Rentals Inc
2341 Deerfield Dr
Foot Mill NC
39715

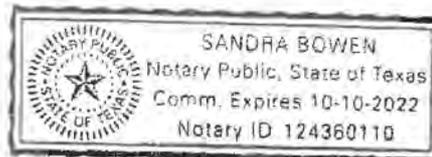
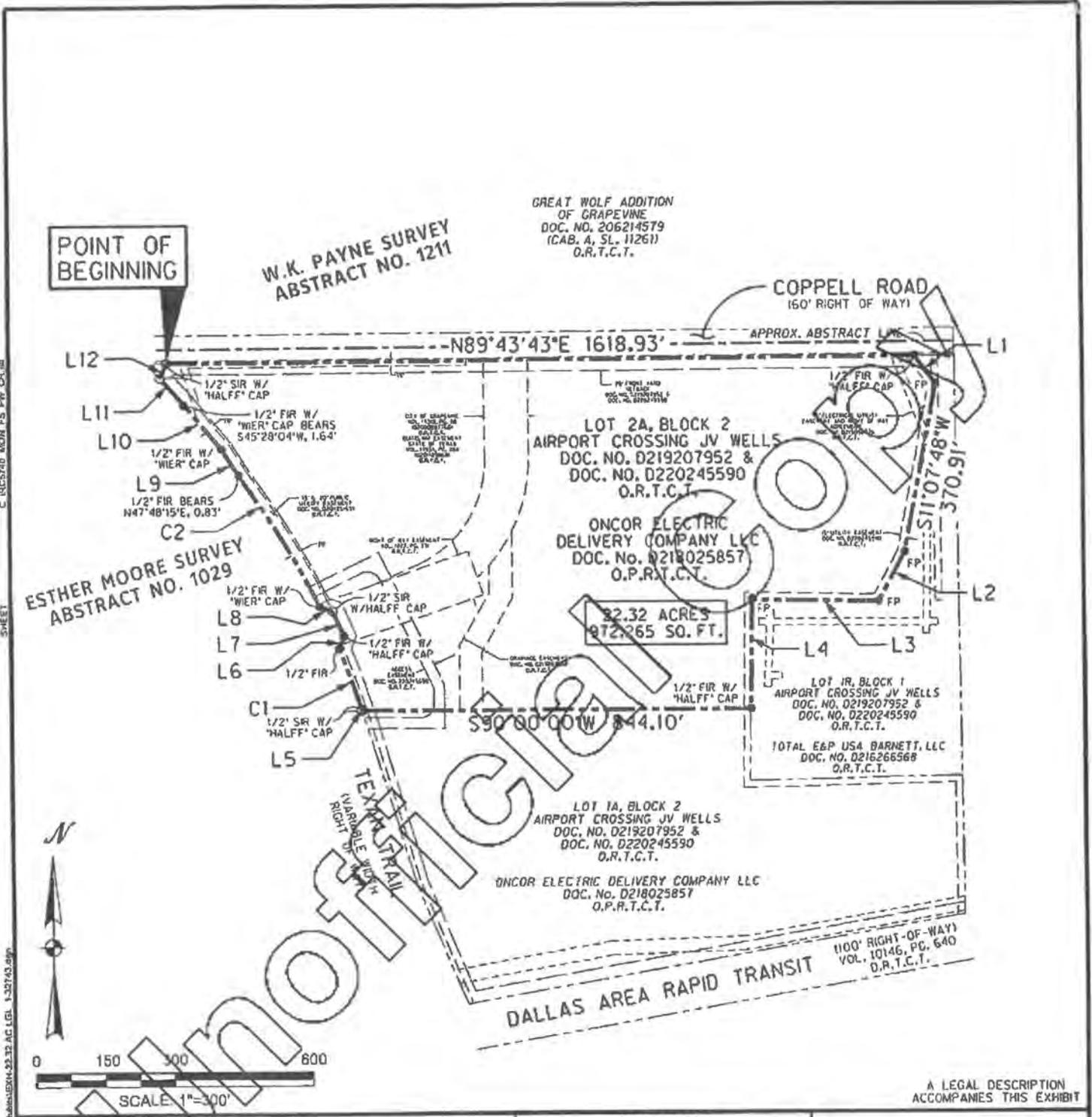


EXHIBIT "A"
LEGAL DESCRIPTION

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



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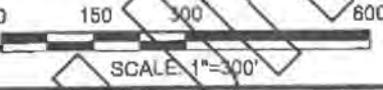


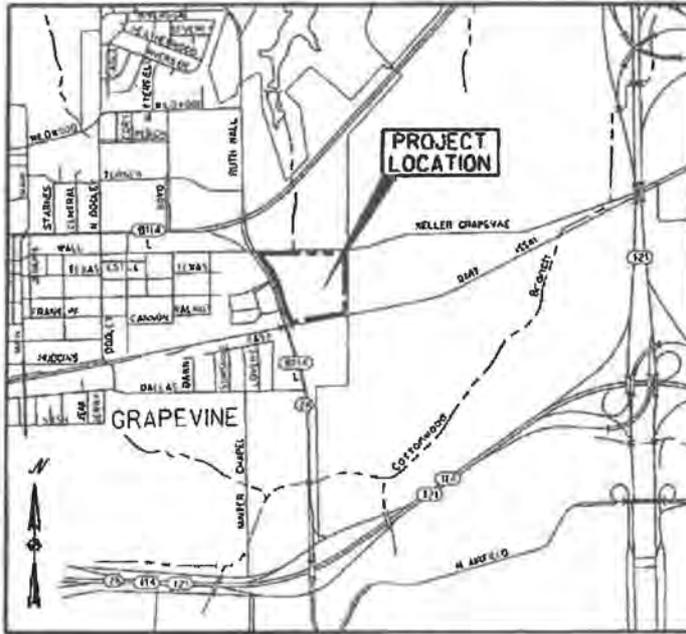
EXHIBIT "B"
BOUNDARY SKETCH
 OF A
22.32 ACRE TRACT
 SITUATED IN THE
ESTHER MOORE SURVEY, ABSTRACT NO. 1029
 IN THE
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

Basis of bearing is NAD 83 Texas Coordinate System, Texas North Central Zone (4202), based upon Leica SmartNet Network system as surveyed November 8, 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
D.R.T.C.T.	OFFICIAL RECORDS TARRANT COUNTY TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY TEXAS

A LEGAL DESCRIPTION ACCOMPANIES THIS EXHIBIT

12/15/21



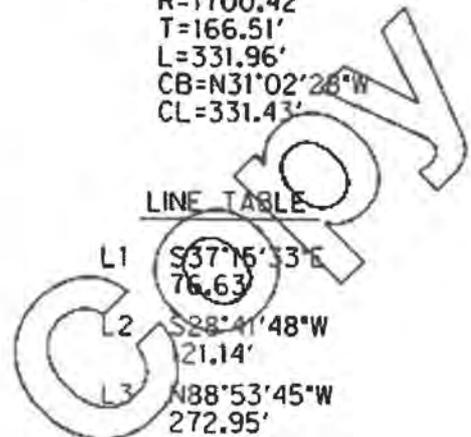
VICINITY MAP
NOT TO SCALE

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
21.14'
- 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

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



DGN: EXH-22.32 AC LGL 2-32743.dgn

AVO: 32743

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.

Inverse With Area

Fri Feb 3 14:30:42 2023

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



2/3/2023

RECEIVED
OCT 07 2024

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:

RECORDED

OCT 07 2024

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

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 NO. 2023-018) TO ALLOW FOR THE SALES AND RENTAL OF HEAVY EQUIPMENT AND MACHINERY, SPECIFICALLY TO ALLOW MONUMENT SIGNS TO EXCEED THE 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. 2023-018) to allow sales and rental of heavy equipment and machinery, specifically to allow monument signs 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 safety from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of January, 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney



SCALE: 1" = 100'

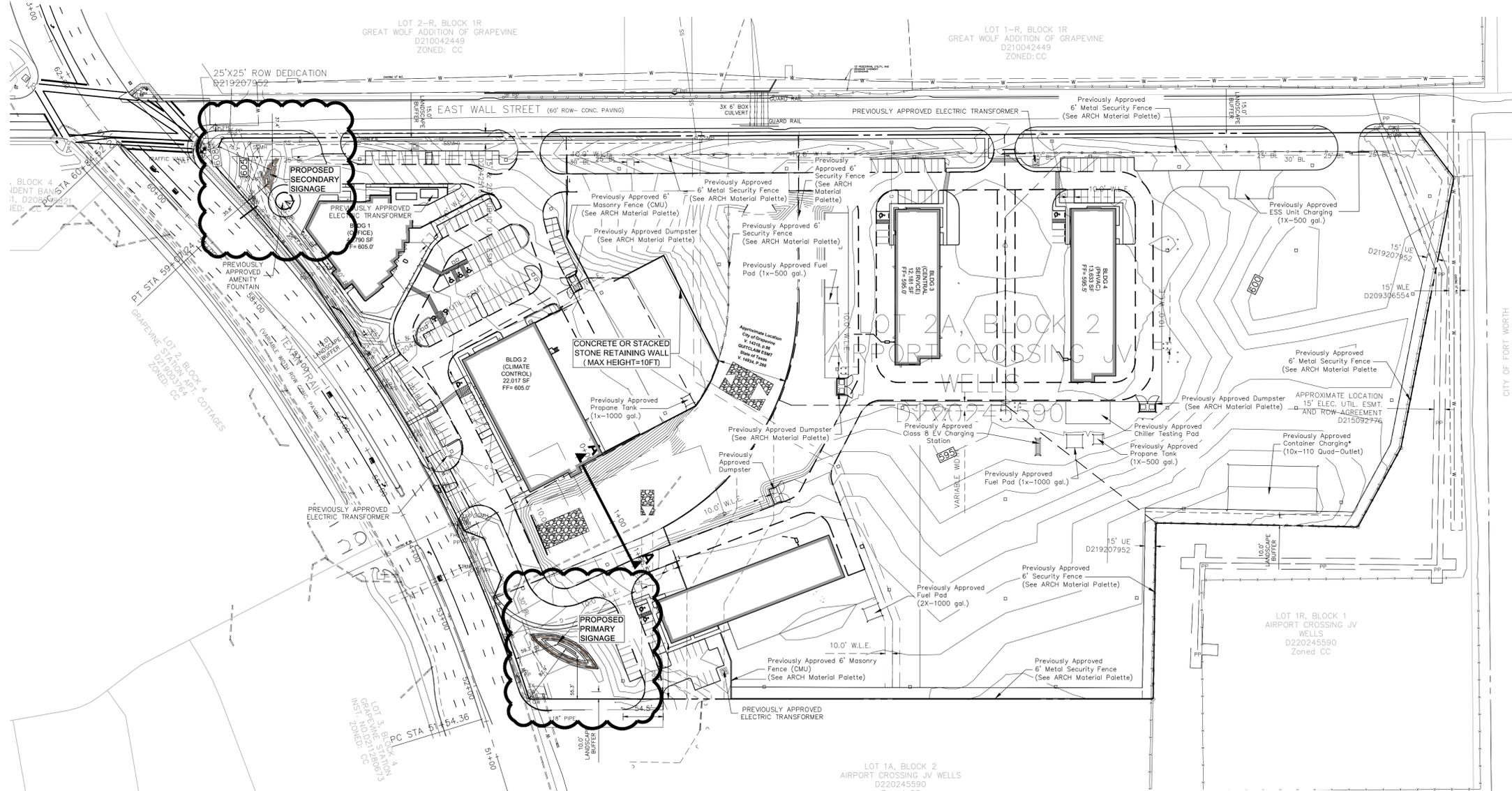
STANDARD NOTES

- 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.



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	401,798
Open Space	34.05%
Impervious Surface	41.32%

PVMT Impervious Calculations	
BLDG Footprint	74,567 SF
Pavement	306,229.18
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.

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	22.32	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		1,650	22,017	22,017	2.26	2.26	86.40	1 Space / 300 SF	6	16	16	1	1
			Warehouse		20,367							1 Space / 2,000 SF	10			
BLDG 03	1	131'-0"	Office		2,063	12,181	12,181	1.25	1.25	80.31	1 Space / 300 SF	7	12	19	1	1
			Warehouse		10,118							1 Space / 2,000 SF	5			
BLDG 04	1	126'-10 1/2"	Office	2,327	13,633	13,633	1.40	1.40	84.15	1 Space / 300 SF	8	14	19	1	1	
			Warehouse	11,306							1 Space / 2,000 SF	6				
BLDG 05	1	127'-0"	Office	2,408	13,625	13,625	1.40	1.40	77.29	1 Space / 300 SF	8	14	27	2	2	
			Warehouse	11,217							1 Space / 2,000 SF	6				
TOTAL:				22.32	TOTAL:	103,246	74,567	7.66	10.61	399.85	TOAL:	183	183	180	10	10

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

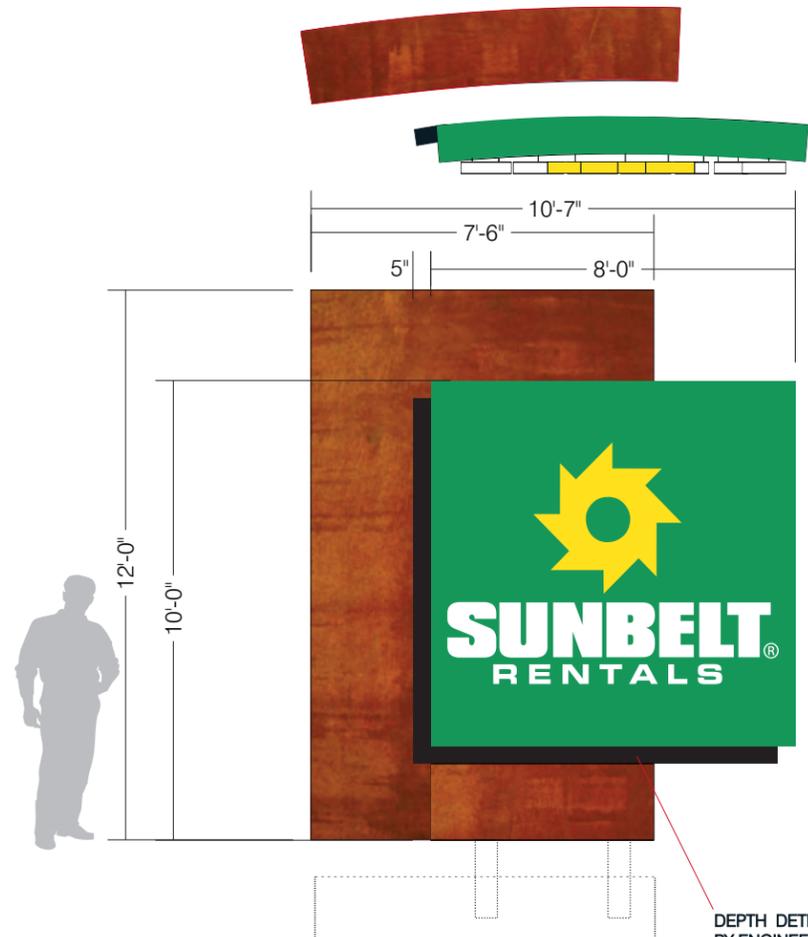


The John R. McAdams Company, Inc.
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Lewisville, Texas 75056
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TBPE: 19762 TBPLS: 10194440

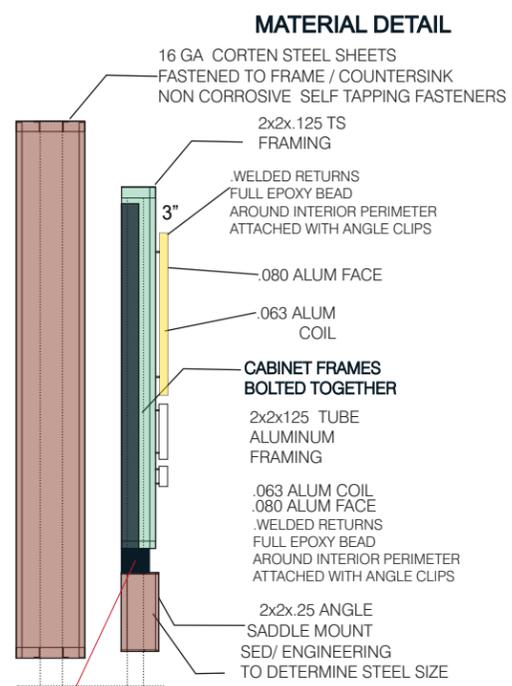


MASTER SITE PLAN
for
Sunbelt Rentals
Lot 2A, Block A, AIRPORT CROSSING JV WELLS
Esther Moore Survey, Ab. No. 1029
City of Grapevine, Tarrant County, Texas
22,320 Acres OR 97259.2 SF
ZONE: "BP" Business Park District
Date of Preparation: November 26th, 2024
DRAWN BY: AB DATE: 1/3/2025 SCALE: 1"=100' JOB. No. SPEC21084

MONUMENT 2 W BACKER PANEL



DEPTH DETERMINED BY ENGINEERING & SIZE OF STEEL & FRAMING REQUIRED



MATERIAL DETAIL

- 16 GA CORTEN STEEL SHEETS FASTENED TO FRAME / COUNTERSINK NON CORROSIVE SELF TAPPING FASTENERS
- 2x2x.125 TS FRAMING
- WELDED RETURNS FULL EPOXY BEAD AROUND INTERIOR PERIMETER ATTACHED WITH ANGLE CLIPS
- .080 ALUM FACE
- .063 ALUM COIL
- CABINET FRAMES BOLTED TOGETHER
- 2x2x125 TUBE ALUMINUM FRAMING
- .063 ALUM COIL .080 ALUM FACE WELDED RETURNS FULL EPOXY BEAD AROUND INTERIOR PERIMETER ATTACHED WITH ANGLE CLIPS
- 2x2x.25 ANGLE SADDLE MOUNT SED/ ENGINEERING TO DETERMINE STEEL SIZE

MONUMENT OPTIONAL DESIGN
PER COMMENTS FROM PERMITTING DEPARTMENT
100 SF MAX
10 SF OAH

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 purpose of CU24-48A is a conditional use permit to amend the previously approved site plan CU23-05 (Ord. 2023-018) to construct a 10-foot-tall concrete retaining wall adjacent to Building 2 and to have two monument signs at each entrance of the site adjacent to Texan Trail.

MONUMENT 2
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: December 2nd 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 20th, 2024

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-7 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

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

This is an original unpublished drawing created by Complete Signs. It is submitted for your personal use, in connection with a project being planned for you. It is not to be shown to anyone outside your organization or used in any way without the written consent of Complete Signs. This proposal remains the exclusive property of Complete Signs until approved and accepted thru purchase by the client named.

Customer: Sunbelt Rentals
Created: 7-17-2024
Revised: 7-17-2024
12/17/24
Dwg: PERMIT Monument #2
OPTIONAL DESIGN
Scale: Proportional
Illustrated by: Smith

Sunbelt Rentals
Corporate Campus
Grapevine, TX

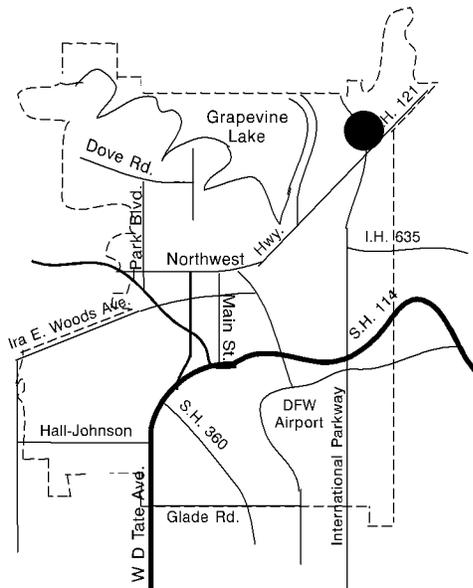
Complete Signs
P. O. Box 8861 Dothan, AL 36304 P 888.823.9005
signs@completesigns.net www.completesigns.net
F 334.556.0218

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: JANUARY 21, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL
USE APPLICATION CU24-51, GRAPEVINE MILLS MALL EV
CHARGING STATIONS



APPLICANT: Brian Powers – Black & Veatch

PROPERTY LOCATION AND SIZE:

The subject property is located at 3000 Grapevine Mills Parkway, platted as Block 1, Lot 1R3, Grapevine Mills Addition, Phase I. The addition contains 136.92 acres and has approximately 2,388 feet of frontage along State Highway 26 and approximately 1,834 feet of frontage along Grapevine Mills Parkway. The site is located adjacent to the northeast corner of the mall, between Fieldhouse USA and Meow Wolf, approximately 340 feet west of East Grapevine Mills Circle.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan CU24-01 (Ord. 2024-044) for a planned commercial center in excess of 1,000,000 square feet of gross, leasable space. This request is specifically to add three, public use, freestanding Level 3 electric vehicle (EV) charging stations to the existing mall parking lot.

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

With this request, the applicant proposes installing three Level 3 (Rapid Charge), electric vehicle (EV) charging stations on the subject site. The EV chargers will be approximately 8.2 feet in height, located adjacent to the northeast corner of the mall between Fieldhouse

USA and Meow Wolf, approximately 340 feet west of East Grapevine Mills Circle. Twelve existing parking spaces will be converted into six EV charging stalls, including three EV charging pedestals and an equipment area. The three EV chargers will charge two vehicles at a time. The stalls and equipment are adjacent to two existing driving aisles of head-to-head parking spaces. An 8-foot equipment enclosure is proposed for the EV charging equipment, in addition to one 18-foot light pole and security camera. The EV chargers will be available 24 hours a day. The total number of parking spaces required is 9,117. The total number of parking spaces provided is 10,219. All other use-specific standards in Subsection 42. *I. Electric vehicle (EV) charging stations*, are met.

PRESENT ZONING AND USE:

The subject site was zoned “L-1” Light Industrial District prior to the 1984 City-wide rezoning at which time the subject site was rezoned to “HCO”, Hotel/Corporate Office and “PID”, Planned Industrial Development. The subject property was rezoned to “CC”, Community Commercial with (Z95-13) on October 17, 1995.

The property is currently zoned “CC”, Community Commercial District with a planned commercial center in excess of 1,000,000 square feet of gross leasable space designation and is developed as the Grapevine Mills Mall.

- On January 16, 1996, City Council approved CU95-36 (Ord. 1996-05) for development of a planned commercial center in excess of 1,000,000 square feet of gross leasable area.
- On August 6, 1996, City Council approved ADD96-01 (Res. 1996-34) to CU95-36 for 8 public entryway features.
- On September 17, 1996, City Council approved CU96-26 (Ord. 1996-79) to revise the site layout, the ring road configuration, and access to residential properties to the west.
- On February 18, 1997, City Council approved CU97-05 (Ord. 1997-09) to allow alcoholic beverage sales (Sega Game Works) and amend the site layout.
- On February 18, 1997, City Council approved CU97-06 (Ord. 1997-11) to amend the previously approved site plan for development of a theater (AMC Theater) with 30 screens.
- On February 18, 1997, City Council approved SU97-04 (Ordinance 1997-10) to allow skill-oriented games in excess of eight (8) machines and two (2) billiard tables.
- On March 18, 1997, City Council approved CU97-13 (Ord. 1997-28) to allow for alcoholic beverage sales in conjunction with a restaurant (The American Wilderness Experience).

- On April 15, 1997, City Council approved CU97-18 (Ord. 1997-40) to allow for alcoholic beverage sales in conjunction with a restaurant (Rainforest Cafe).
- On June 3, 1997, City Council approved CU97-29 (Ord. 1997-55) to allow additional signage for the entire Grapevine Mills Mall project including the outparcel areas. On July 1, 1997, City Council modified CU97-29 to allow for an 80-foot entertainment globe.
- On June 19, 1997, City Council approved CU97-25 (Ord. 1997-57) to allow for alcoholic beverage sales in conjunction with a restaurant (Tres Hombres) located in the outparcel area.
- On July 15, 1997, City Council approved CU97-36 (Ord. 1997-72) to allow for the development of a retail use in the outparcel area (Michael's Arts and Crafts Store).
- On August 19, 1997, City Council approved CU97-42 (Ord. 1997-92) to allow the development of a retail tire store in the outparcel area (Discount Tire).
- On November 18, 1997, City Council approved Z97-22 (Ord. 1997-125) to rezone 11.825 acres from "PCD", Planned Commerce Development District and 26.43 acres from "HCO", Hotel/Corporate Office District to "CC", Community Commercial District for the development of Bass Pro Shops Outdoor World and Embassy Suites Hotel. The 38.255-acre Phase 2 development was incorporated into the overall Grapevine Mills planned commercial center located to the southeast of the mall proper across State Highway 26 and bordered also by the southbound service road of State Highway No. 121 and Bass Pro Drive (Bethel Road).
- On November 18, 1997, City Council approved CU97-60 (Ord. 1997-126) and CU97-61 (Ord. 1997-127) to incorporate Bass Pro Shops Outdoor World and Embassy Suites Hotel into the Grapevine Mills planned commercial center and also allow for on-premises consumption of alcoholic beverages and seven 40-foot pole signs.
- On November 18, 1997, City Council approved CU97-62 (Ord. 1997-128) to amend the previously approved site plan for a 39,870 square foot retail furniture store (Rooms to Go).
- On November 18, 1997, City Council approved CU97-63 (Ord. 1997-129) to amend the previously approved site plan for a 3,822 square foot restaurant (Chick Fil A).
- On November 18, 1997, City Council approved CU97-64 (Ord. 1997-130) which allowed for off-premise consumption of alcoholic beverages (wine only) for a lease space within the mall proper (Baxter's).

- On December 19, 1997, City Council approved CU97-68 (Ord. 1997-147) for the development of a 3,855 square foot health care facility (Primacare) in the Phase 1, outparcel area.
- On January 20, 1998, City Council approved CU97-75 (Ord. 1998-10) to amend the mall signage plan for wall signage associated with outparcel tenants.
- On January 20, 1998, City Council approved CU97-76 (Ord. 1998-11) to amend the site plan for a 10,095 square foot restaurant (Cozymel's) in the Phase 1, outparcel area.
- On February 3, 1998, City Council approved CU98-03 (Ord. 1998-17) to amend the floor plan for Dick Clark's American Bandstand restaurant.
- On February 3, 1998, City Council approved CU98-07 (Ord. 1998-40) to allow on-premise consumption of alcoholic beverages in conjunction with a restaurant (Corner Bakery).
- On June 16, 1998, City Council approved CU98-21 (Ord. 1998-74) to amend the floor plan for a restaurant (American Wilderness) with on premise consumption of alcohol beverage in the outparcel area.
- On June 16, 1998, City Council approved a request for temporary parking areas at Anchor Pads A and B through January 15, 1999.
- On September 15, 1998, City Council approved CU98-47 (Ord. 1998-116) to amend the floor plan for Cozymel's in the outparcel area of the Grapevine Mills Mall.
- On September 15, 1998, City Council approved CU98-48 (Ord. 1998-117) to establish a restaurant (MJ's Chop House/Mason Jar) with on premise consumption of alcohol beverage in the outparcel area.
- On September 15, 1998, City Council approved CU98-49 (Ord. 1998-118) to allow for canopy extensions over the main entrance and ticket window areas of the AMC Theater complex at Grapevine Mills.
- On October 20, 1998, City Council approved CU98-57 (Ord. 1998-130) to allow for the development of a restaurant (Black-Eyed Pea) with alcohol beverage sales in the Phase 1, outparcel area.
- On November 17, 1998, City Council approved CU98-59 (Ord. 1998-135) to allow alcoholic beverage sales throughout the premises for "special events" at Sega Gameworks.

- On December 15, 1998, City Council approved CU98-63 (Ord. 1998-151) to allow for a 6-story, 121-room hotel (Ameri Suites) in the outparcel area.
- On February 2, 1999, City Council approved CU98-79 (Ord. 1999-17) to allow a revision to the floor plan for Sega Gameworks.
- On March 23, 1999, City Council approved CU99-12 (Ord. 1999-16) to allow revisions to Anchor “G” specifically building area reduction from 35,790 square feet to 26,500 square feet for Iguana Ameramex.
- On April 20, 1999, City Council approved CU99-17 (Ord. 1999-61) for a restaurant in the mall proper (Jekyll and Hyde) with on-premise alcoholic beverage sales (beer, wine, and mixed drinks).
- On May 18, 1999, City Council approved CU99-27 (Ord. 1999-83) to allow for the construction of a partial stone wall with trellis along the rear elevation of an existing restaurant (Cozymel’s).
- On July 20, 1999, City Council approved CU99-41 (Ord. 1999-109) for a 7,189 square foot restaurant (Bennigan’s) with on-premise consumption of alcoholic beverages (beer, wine, and mixed drinks) in the Phase 1, outparcel area.
- On November 16, 1999, City Council approved CU99-60 (Ord. 1999-163) to amend the previously approved site plan for a mall expansion Anchor “A.”
- On November 16, 1999, City Council approved CU99-61 (Ord. 1999-164) to amend the previously approved parking layout for Rooms-To-Go.
- On November 16, 1999, City Council approved CU99-63 (Ord. 1999-165) for a restaurant (Trail Dust) with on-premise alcohol beverage sales in the outparcel area.
- On December 7, 1999, City Council approved CU99-71 (Ord. 1999-178) to allow for the development of a 4-story, 105-room hotel (Hawthorn Suites) in the Phase 1 outparcel area.
- On April 18, 2000, City Council approved CU00-16 (Ord. 2000-43) to allow for changes to the exterior elevations of Anchor “A.”
- On June 20, 2000, City Council approved SU00-07 for 30 redemption/coin-operated games at the main Texas entrance of the Grapevine Mills Mall.
- On August 15, 2000, City Council approved CU00-21 (Ord. 2000-83) to allow for a four story 114-room hotel (SpringHill Suites)

- On December 19, 2000, City Council approved CU00-67 (Ord. 2000-127) to allow for the development of a restaurant with a drive-thru window, Steak-n-Shake, in the outparcel area.
- On December 19, 2000, City Council approved CU00-68 (Ord. 2000-128) to allow for the development of a business services/reproduction facility (Kinko's) in the outparcel area.
- On July 17, 2001, City Council approved CU01-38 (Ord. 2001-56) to allow for a 32,786 square foot expansion to the mall proper at what was known as the "Texas" entrance, for a Neiman Marcus retail concept known as Last Call.
- On October 16, 2001, City Council approved CU01-51 (Ord. 2001-78) and Special Use Request SU01-07 to allow for a restaurant (Chuck-E-Cheese) with video games in excess of eight machines in the outparcel area.
- On September 26, 2001, the Site Plan Review Committee (SPRC) approved CU01-54 for minor revisions to the site plan of a department store (Neiman Marcus) located at the mall proper to allow for a power generator and landscape island.
- On May 21, 2002, City Council approved CU02-17 (Ord. 2002-37) to allow for a 20-foot pole sign for Rainforest Café immediately south of Neiman Marcus Last Call.
- On June 18, 2002, City Council approved CU02-16 (Ord. 2002-47) for an expansion of the mall proper to allow for the development of an indoor and outdoor skating park (ESPN Skate Zone).
- On June 18, 2002, City Council approved CU02-21 (Ord. 2002-50) to allow for an expansion of the alcohol consumption area to include the entire floor area within Sega Game works.
- On October 15, 2002, City Council approved CU02-43 (Ord. 2002-79) to amend the previously approved site plan of a former restaurant (Black-Eyed-Pea) to allow for modifications to the floor plan for a new restaurant (Blue Goose).
- On May 20, 2003, City Council approved CU03-14 (Ord. 2003-33) to amend the previously approved site plan to allow modifications associated with the Springhill Suites hotel in the outparcel area.
- On July 15, 2003, City Council approved CU03-19 (Ord. 2003-47) for the development of a tunnel-based aquarium (Underwater World) with the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed drinks) in conjunction with a restaurant in the outparcel area.

- On December 16, 2003, City Council approved CU03-43 (Ord. 2003-79) and SU03-06 to allow the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant/dance club (Midnight Rodeo/Hondo's Grill) and to allow the use of three pool tables.
- On December 16, 2003, City Council approved CU03-47 (Ord. 2003-82) to allow for a restaurant (Ritzzy's) in the outparcel area.
- On January 26, 2005, SPRC approved CU05-01 to allow minor modifications to the exterior and interior of an existing restaurant (Love and War in Texas)
- On March 15, 2005, City Council approved CU05-08 (Ord. 2005-19) to allow for on-premise alcohol beverage sales at the Chuck-E-Cheese restaurant in the outparcel area.
- March 15, 2005, City Council approved CU05-09 (Ord. 2005-20) to allow an approximate 8,000 square foot expansion (Children's World) near the "Tornado" entrance to the mall.
- On July 25, 2006, SPRC approved CU06-33 to allow for the addition of 1,000 square feet of office space.
- On November 7, 2006, City Council approved CU06-42 (Ord. 2006- 79) for a car wash service (Pronto Wash) adjacent to Neiman Marcus Last Call.
- On November 21, 2006, City Council approved CU06-52 (Ord. 2006-83) to allow a 26,325 square foot retail structure located between Rooms to Go and Chuck E. Cheese in the outparcel area
- On October 21, 2008, City Council approved CU08-25 (Ord. 2008-57) for a restaurant (Daan Sushi) with alcoholic beverage sales between Rooms to Go and Chuck E. Cheese in the outparcel area.
- On September 15, 2009, City Council approved CU09-24 (Ord. 2009-39) for an existing restaurant (Love and War in Texas) to allow outside dining with outdoor speakers for live music performances.
- On November 17, 2009, City Council approved CU09-37 (Ord. 2009-51) to allow for changes to the floor plan and building elevations, as well as adding outdoor dining and converting the former Bennigan's restaurant to a new Applebee's restaurant.
- On December 21, 2010, City Council approved CU10-25 (Ord. 2010-70) to modify site signage.

- On January 19, 2011, City Council approved CU10-25A (Ord. 2010-70) to revise the site signage package for 20 existing signs and one wall sign.
- On July 21, 2015, City Council approved CU15-21 (Ord. 2015-038) to allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with an existing hotel.
- On November 17, 2015, SPRC approved CU15-46 to revise the previously approved sign package with new way finding signs.
- On January 19, 2016, City Council approved CU15-48 (Ord. 2016-05) to amend the previously approved site plan to revise the building elevations, floor plan, allow outside dining and outside speakers in conjunction with a restaurant (Blue Goose Cantina).
- On September 15, 2020, City Council approved CU20-17 (Ord. 2020-44) to amend the previously approved site plan to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer and wine only) in conjunction with an existing restaurant (Kimsu Sushi).
- On June 9, 2022, SPRC approved CU22-20 to modify the building's exterior elevation to install a parapet-mounted sign above the existing height of Macy's Backstage.
- On June 9, 2022, SPRC approved CU22-23 to modify the north and east exterior elevations that includes a mural, a new tiered entry feature, and enhancements to the building's façade for new tenant (Meow Wolf).
- On March 19, 2024, City Council approved CU24-06 (Ord. 2024-025) to allow the possession, storage, retail sale of on and off premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with an existing café inside of Meow Wolf.
- On May 21, 2024, City Council approved CU24-01 (Ord. 2024-044) to split the existing Burlington Coat Factory, suite 343 into two separate suites for a new retail tenant, changes in building elevations for a new main entry, and to revise the parking lot to include seven additional ADA parking spaces, a crosswalk, a 5-foot sidewalk and loading dock.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "HCO", Hotel/ Corporate Office District, "R-MF-2", Multi-family District, & "PID", Planned Industrial Development – Cross Creek Apartments and Cross Creek Ranch

- SOUTH: "HCO", Hotel/ Corporate Office District – Hilton Hotel and Austin Ranch
- EAST: "CC", Community Commercial District – Fellowship Church
- WEST: "R-MF", Multi-family District and "CC", Community Commercial District – Enclave at Grapevine Apartments and Kriya Hotels office building

AIRPORT IMPACT:

The subject tract is located within Aircraft Sound Exposure "Zone B" Middle Zone of Effect, and "Zone C", Zone of Greatest Effect. 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 the building design: multifamily apartments, motels, office buildings, movie theatres, restaurant, personal and business services. Single-family residential and sound sensitive uses such as schools and churches should avoid this zone. The applicant's proposal is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates this portion of North Grapevine Mills Boulevard as a Type B Major Arterial thoroughfare with a minimum 80-foot right-of-way developed as six lanes with a turn lane.

/at

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

Current or if unplatted, proposed subdivision name(s),
block(s), & lot(s)
BLK 1, LOT 1R3, Grapevine Mills Adn.
Street frontage & distance to nearest cross street

Gross area of parcel (to nearest tenth of
acre)

Proposed Zoning
Community Commercial

Describe the Proposed Use
Electric Vehicle Charging Facility

Existing Zoning
Community Commercial

Future Land Use Designation
CO

Subject Property Address
3000 Grapevine Mills Parkway

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 Joseph Szymaszek Owner Phone Number 972-724-4910

Company Grapevine Mills Mall Limited Partnership

Address 3000 Grapevine Mills Parkway

City Grapevine State Texas Zip Code 76051

Email [REDACTED]

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

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Brian Powers (Agent) (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 *Joseph C Symasch* Date 10/4/24

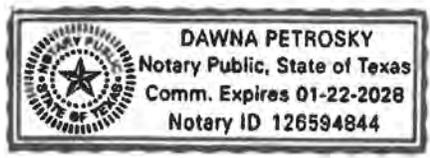
STATE OF: Texas
COUNTY OF: Tarrant

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 October, 2024

Dawna Petrosky

NOTARY PUBLIC in and for the State of Texas



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CU24-51

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) Agent for Tenant

Name Brian Powers Company Black & Veatch

Address 45 Eisenhower Drive, Suite 210

City Paramus State NJ Zip Code 07652

Phone 201-977-1534 Email [REDACTED]

Applicant's Signature [Signature] Date 9/27/2024

STATE OF: New Jersey
COUNTY OF: Bergen

BEFORE ME, a Notary Public, on this day personally appeared Brian Powers
(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 27th day of
September, 2024

DIANA L. SPLIEDT
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES APRIL 28, 2026

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

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

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

CU24-51

(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>)

Bales, Emma

From: Powers, Brian E
Sent: Tuesday, October 22, 2024 7:16 AM
To: Bales, Emma
Cc: Birch, Leslie; Rothermich, Peter; Banning, Adam
Subject: FW: Simon Grapevine Mills - Site Location
Attachments: 20400063 Fault Current.pdf; 20400063 Field Design.pdf

Emma,

Please print out the two attachments and entire email string to include with the Grapevine filing on 11/4/24.

Thank you.

Brian Powers, SSBB, MPM
Sr. Land Services Manager
Black & Veatch
45 Eisenhower Drive, Ste. 210, Paramus, NJ 07652
(201) 977-1534 w | (201) 655-0693 M [REDACTED]
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We are working in new ways to meet your needs
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From: Douglas, Charles <[REDACTED]>
Sent: Monday, October 21, 2024 6:54 PM
To: Reichel, Paige <[REDACTED]>; Folger, Ryan <[REDACTED]>
Cc: Stevenson, Bardin <[REDACTED]>; Birch, Leslie <[REDACTED]>; Powers, Brian E <[REDACTED]>; Bacon, Tony <[REDACTED]>
Subject: RE: Simon Grapevine Mills - Site Location

Caution - External Email: This email originated outside of Black & Veatch. Please do not click links or open attachments unless you recognize the sender and know the content is safe.

Confirming here that the design as presented (attached here again for easier reference) works for Oncor. Also, Oncor has performed our loading analysis to confirm that Oncor has capacity to serve the full 1050kW of Electrify America EV charger load on site.

Sincerely

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C424-51

*** **PLEASE NOTE:** I will be OOO from 11/09/24 to 11/25/24. ***

Charles Douglas III, EIT
Oncor | Joint Use
Office: [817.215.6306](tel:817.215.6306)
Cell: [512.925.7935](tel:512.925.7935)

My Manager: Ryan Folger
Cell: [469.984.0396](tel:469.984.0396)
Email [REDACTED]

[Customer New Service Portal](#)

For any residential or commercial serve new projects please follow this link.
<https://www.oncor.com/SitePages/ConstructionAndDevelopment.aspx>

From: Reichel, Paige <[REDACTED]>
Sent: Monday, October 21, 2024 11:54 AM
To: Douglas, Charles <[REDACTED]>; Folger, Ryan <[REDACTED]>
Cc: Stevenson, Bardin <[REDACTED]>; Birch, Leslie <[REDACTED]>; Powers, Brian E <[REDACTED]>; Bacon, Tony <[REDACTED]>
Subject: FW: Simon Grapevine Mills - Site Location
Importance: High

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.

Hi Charles,

For Grapevine, the AHJ is requesting a written confirmation from Oncor that this project is approved for capacity and design before they will release our job for review. Can you please provide that?

Thank you!

Paige Reichel
Electrify America, LLC / Project Development Manager
Mountain Region
m: +1(571) 519.1781
[REDACTED]

1950 Opportunity Way
Suite 1500
Reston, VA 20190



10-20-24

From: Sachen, Richard <[REDACTED]>
Sent: Monday, December 4, 2023 4:08 PM
To: Reichel, Paige <[REDACTED]>
Cc: Charles Douglas ([REDACTED])
Subject: FW: Simon Grapevine Mills - Site Location

Hello Paige,

This is your site.

Richard Sachen
Project Development Manager
571-471-8455 (cell)

From: Douglas, Charles <[REDACTED]>
Sent: Wednesday, November 29, 2023 10:15 AM
To: Sachen, Richard <[REDACTED]>
Cc: Folger, Ryan <[REDACTED]>
Subject: [From: External] FW: Simon Grapevine Mills - Site Location

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Richard,

Please see the attached Oncor prelim design for your project 220234 – WO 20400063 – 3000 Grapevine Mills Pkwy Grapevine 76051.

Prelim design scope of work is described below, and the fault current information is also attached.

Sincerely

Charles Douglas III, EIT
Oncor | Network Design
Office: 817.215.6306
Cell: 512.925.7935

My Manager: Ryan Folger
Cell: 469.984.0396
Email: [REDACTED]

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Customer New Service Portal

For any residential or commercial serve new projects please follow this link.

<https://www.oncor.com/SitePages/ConstructionAndDevelopment.aspx>

From: Douglas, Charles
Sent: Wednesday, September 6, 2023 12:25 PM
To: 'Reichel, Paige' <[REDACTED]>
Cc: Nath, Rajiv <[REDACTED]>; Stevenson, Bardin <[REDACTED]>

CU24-51

<[REDACTED]>; Ryan Folger <[REDACTED]>

Subject: FW: Simon Grapevine Mills - Site Location

Paige,

Please see the attached prelim for your project at 3000 Grapevine Mills Pkwy Grapevine 76051 –WO 20400063.

High Level Scope of Work:

- Oncor to install new utility-owned SWG and pad the SWG sits on
- Oncor to install conduit and 1000 kcmil cable from existing SWG to the new SWG (~166')
- Customer to install the XFMR pad
- Customer to install (2)-4" conduit runs from XFMR pad to new SWG (~130')
- Oncor to install 1500kVA XFMR on the pad
 - o NOTE: PTs, CTs, and the meter will be installed by Oncor on the XFMR
- Oncor to pull 3phase 1/0 cable from XFMR pad to new SWG (~130')

GPS Coordinates:

- Proposed new utility SWG location: 32.967219, -97.040328
- Proposed PadMount XFMR Location: 32.967408, -97.040061

Also, please see the attached fault current calculations for your site.

If this design looks good to you as is, then please send back an email confirming that you approve of this design. If you believe something needs to change, then feel free to shoot over an email with the amendments that you need and we'll update the design for you.

Sincerely

Charles Douglas III, EIT
Oncor | Network Design
Office: 817.215.6306
Cell: 512.925.7935

My Manager: Ryan Folger
Cell: 469.984.0396
Email: [REDACTED]

Customer New Service Portal

For any residential or commercial serve new projects please follow this link.

<https://www.oncor.com/SitePages/ConstructionAndDevelopment.aspx>

From: Nath, Rajiv <[REDACTED]>
Sent: Wednesday, May 31, 2023 3:23 PM
To: Douglas, Charles <[REDACTED]>
Subject: Simon Grapevine Mills - Site Location



I. PROPOSAL SUMMARY INFORMATION

DATE: 7/1/2024

APPLICANT: Electrify America
c/o Brian Powers
Black & Veatch
45 Eisenhower Drive
Suite 210
Paramus, NJ 07652

Telephone: 201-977-1534

Email: [REDACTED]

PROPERTY OWNER: Simon Malls

REQUEST: Pre-Application Review Meeting (ZOOM Meeting requested)

MAP/TAX LOT: 41-307-097

LOCATION: Simon Grapevine Mills Mall
3000 Grapevine Mills Pkwy, Grapevine TX 76051

ZONING: CC – Community Commercial District

RECEIVED

NOV 04 2024

CU24-51

II. PROPOSAL DESCRIPTION

Electrify America is establishing a comprehensive, technologically advanced, and customer-friendly charging network to drive Electric Vehicle (EV) adoption by reducing charging anxiety.

Electrify America is establishing a network that includes non-proprietary electric vehicle charger stations (EVCS) at sites across the country.

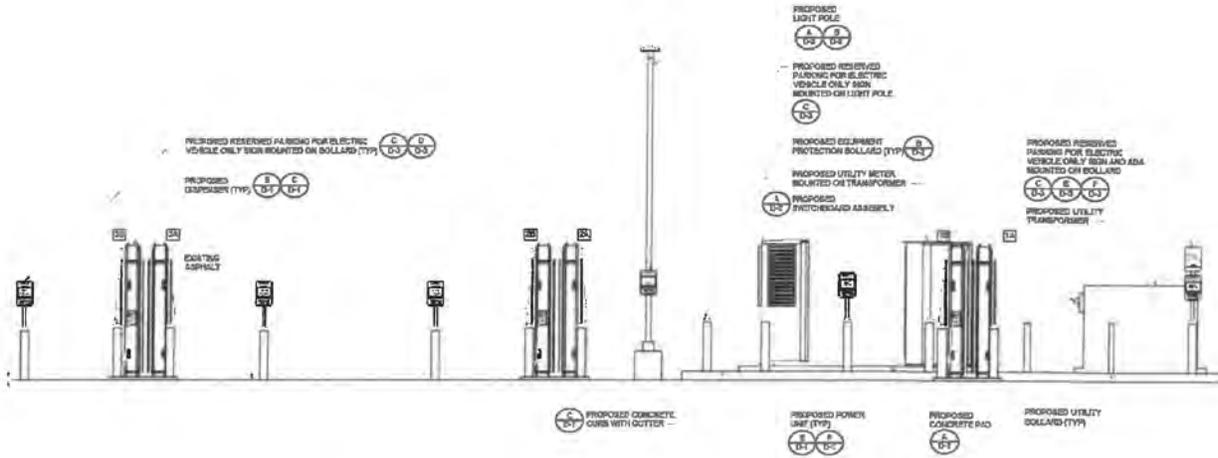
Community-based charging station sites such as the one proposed at Simon Grapevine Mills, are installed at workplaces, retail locations (shopping centers, restaurants, etc.), multifamily residential locations, municipal lots, and garages, and in high-speed community depots that will feature fast EV charging.

Electrify America's goal is to promote greater Zero-Emission Vehicle (ZEV) adoption by offering an ultrafast and convenient charging network. This will fuel today's EVs, as well as the rapid growth in EV models expected from car companies between now and the late 2020s.

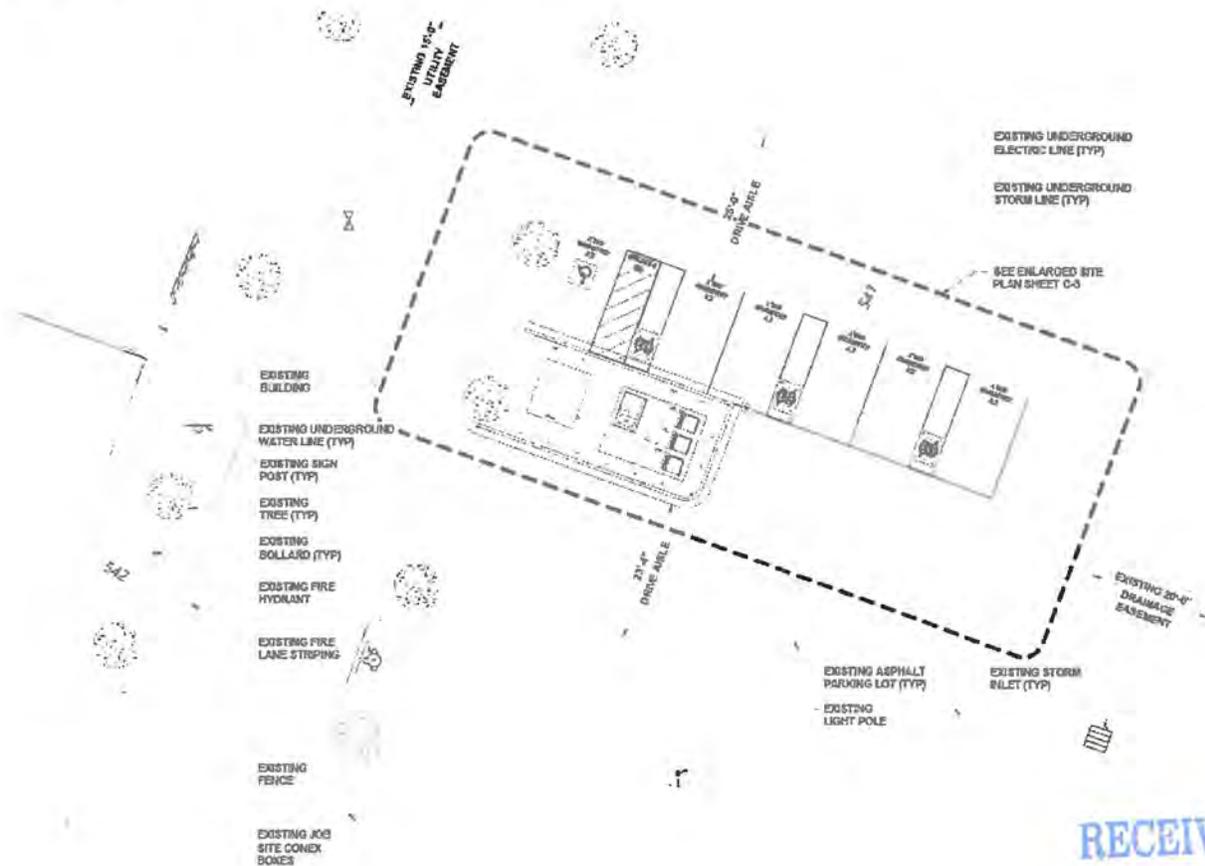
Electrify America chargers are available to customers 24 hours a day, 7 days a week. The chargers do not require any attendants or employees and access to the charging stations is via existing roads. Electrify America has a 24-hour help line for troubleshooting and support. The charging station sites will have quarterly maintenance checks by Electrify America.

For this project, Electrify America is looking to install this EVCS site on the northeast side of the existing parking lot. The proposed technology will not impact the footprint, parking, lighting, or landscaping of the site. The installation will not impact vehicle or pedestrian access, handicapped parking or truck loading and unloading facilities. The project will provide BTC Gen IV Dispensers and Signet Power Units on a new conduit platform. The attached site plan shows the proposed layout and equipment dimensions.

Proposed Equipment Elevation:



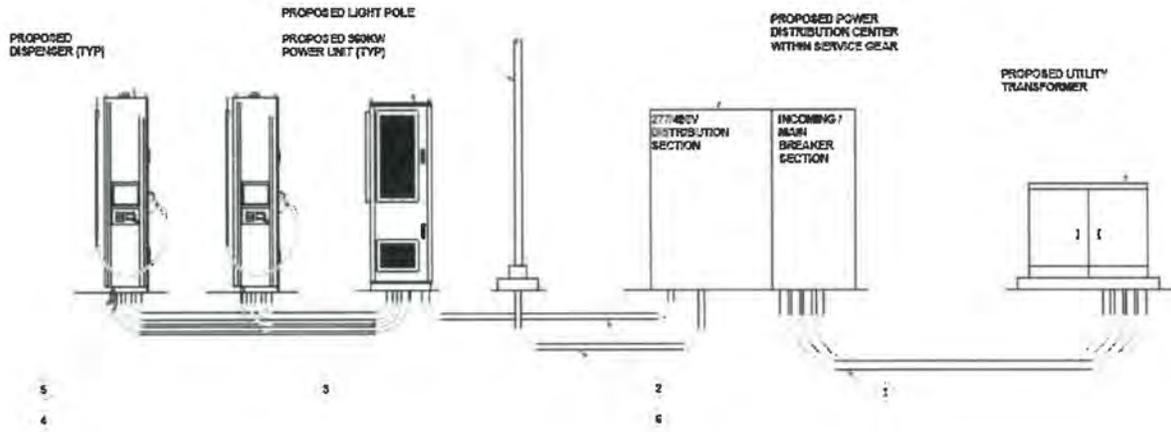
Plan for the proposed EV equipment:



RECEIVED
NOV 04 2024

CU24-51

Proposed Dispenser and Power Unit:



12-4-010

**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 Simon Grapevine Mills
3000 Grapevine Mills Pkwy

Legal description of subject property
Grapevine Mills Addition, Block 1, Lot 1 R3

Lustin R. Palmer 11.6.2024
Public Works Department Date

RECEIVED
NOV 04 2024

CU24-51

ORDINANCE NO. 2025-003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU24-51 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU24-01 (ORDINANCE NO. 2024-044) FOR A PLANNED COMMERCIAL CENTER IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS LEASABLE SPACE, SPECIFICALLY TO ADD THREE PUBLIC USE, FREESTANDING LEVEL 3 ELECTRIC VEHICLE (EV) CHARGING STATIONS TO THE EXISTING MALL PARKING LOT FOR BLOCK 1, LOT 1R3, GRAPEVINE MILLS ADDITION, PHASE 1 (3000 GRAPEVINE MILLS PARKWAY), IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

at large, the citizens of the City of Grapevine, Texas, and helps promote the general health, safety and welfare of this community.

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting conditional use permit CU24-51 to amend the previously approved site plan of CU24-01 (Ordinance No. 2024-044) for a planned commercial center in excess of 1,000,000 square feet of gross leasable space, specifically to add three public use, freestanding Level 3 electric vehicle charging stations (Electrify America) to the existing mall parking lot in a district zoned "CC", Community Commercial District within the following described property: Block 1, Lot 1R3, Grapevine Mills Addition, Phase 1 (3000 Grapevine Mills Parkway) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

Section 8. 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 21st day of January, 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

SITE PLAN FOR
 GRAPEVINE MILLS MALL EV
 LOT X-Y, BLOCK X, SUBDIVISION NAME
 GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
 H. SUGGS SURVEY, A-1415
 J. GIBSON SURVEY, A-586
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 1.0989 AC OR 47,869 SF
 ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
 DATE OF PREPARATION: DECEMBER 6, 2024

CASE NAME: GRAPEVINE MILLS MALL EV
 CASE NUMBER: CU24-51
 LOCATION: 3000 GRAPEVINE MILLS PARKWAY
 BLOCK 1, LOT 1R3, GRAPEVINE
 MILLS ADDITION

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION

DATE: _____
 SHEET: 1 OF 8

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

PLANNING SERVICES DEPARTMENT



TX220234 GRAPEVINE
 INSTALLATION OF ELECTRIC VEHICLE CHARGING EQUIPMENT
 SIMON GRAPEVINE MILLS
 3000 GRAPEVINE MILLS PARKWAY
 GRAPEVINE, TX 76051

PURPOSE STATEMENT
 THE PURPOSE OF CONDITIONAL USE
 CU24-51 IS TO AMEND THE PREVIOUSLY
 APPROVED SITE PLAN CU24-01 (ORD.
 2024-044) FOR A PLANNED COMMERCIAL
 CENTER IN EXCESS OF 1,000,000 SQUARE
 FEET OF GROSS, LEASABLE SPACES. THIS
 REQUEST IS SPECIFICALLY TO ADD THREE
 LEVEL 3 ELECTRIC VEHICLE (EV) CHARGING
 STATIONS TO THE SITE FOR PUBLIC USE.



BLACK & VEATCH

11401 LAMAR AVENUE
 OVERLAND PARK, KS 66211
 (913) 458-2000

PROJECT NO: 411370
 DRAWN BY: GAK
 CHECKED BY: NMB

REV	DATE	DESCRIPTION
3	01/07/25	CITY COMMENTS
2	12/09/24	CITY COMMENTS
1	09/24/24	REISSUED FOR CONSTRUCTION
0	07/10/24	ISSUED FOR CONSTRUCTION



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS
 THEY ARE ACTING UNDER THE DIRECTION OF A
 LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS
 DOCUMENT.

TX220234 GRAPEVINE
 SIMON GRAPEVINE MILLS
 3000 GRAPEVINE MILLS PARKWAY
 GRAPEVINE, TX 76051

CASE NAME: GRAPEVINE MILLS
 MALL EV
 CASE NUMBER: CU24-51
 LOCATION: 3000 GRAPEVINE MILLS
 PARKWAY
 BLOCK 1, LOT 1R3, GRAPEVINE MILLS
 ADDITION
 H. SUGGS SURVEY, A-1415
 J. GIBSON SURVEY, A-586

SHEET TITLE
**TITLE SHEET &
 PROJECT DATA**

SHEET NUMBER
T-1

SITE INFORMATION

EV SITE ADDRESS:
 3000 GRAPEVINE MILLS PARKWAY
 GRAPEVINE, TX 76051
 PROPERTY OWNER:
 SIMON MALLS
 EQUIPMENT SUPPLIER:
 ELECTRIFY AMERICA, LLC,
 1950 OPPORTUNITY WAY
 SUITE 1500
 RESTON, VA 20190
 APN:
 41-307-097
 POWER COMPANY:
 ONCOR ELECTRIC
 DELIVERY CO
 COUNTY:
 TARRANT
 LATITUDE (NAD83):
 32° 58' 02.676" N
 32.96741°
 LONGITUDE (NAD83):
 97° 02' 24.169" W
 -97.040047°
 CONTACT ENGINEER:
 RUSSELL POLLOM
 (913) 458-6274
 POLLOMRE@BV.COM

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING
 APPLICABLE CODES:
 2021 INTERNATIONAL BUILDING CODE
 2021 INTERNATIONAL FIRE CODE
 2021 INTERNATIONAL PLUMBING CODE
 2021 INTERNATIONAL MECHANICAL CODE
 2020 NATIONAL ELECTRICAL CODE
 IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE
 SHALL PREVAIL

ZONING INFORMATION

PERMITTING JURISDICTION: GRAPEVINE, TX
 ZONING CLASS: CC - COMMUNITY
 COMMERCIAL DISTRICT

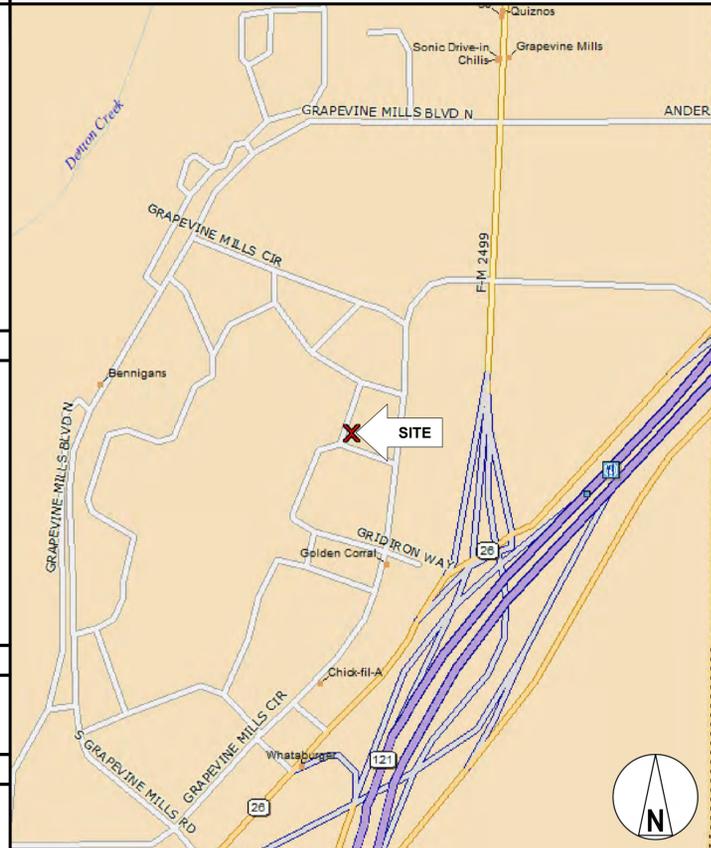
FLOOD HAZARD AREA NOTE

THIS SITE IS LOCATED IN FLOOD ZONE "X".
 AREA DETERMINED TO BE OUTSIDE OF THE 0.2%
 ANNUAL CHANCE FLOOD PLAIN.

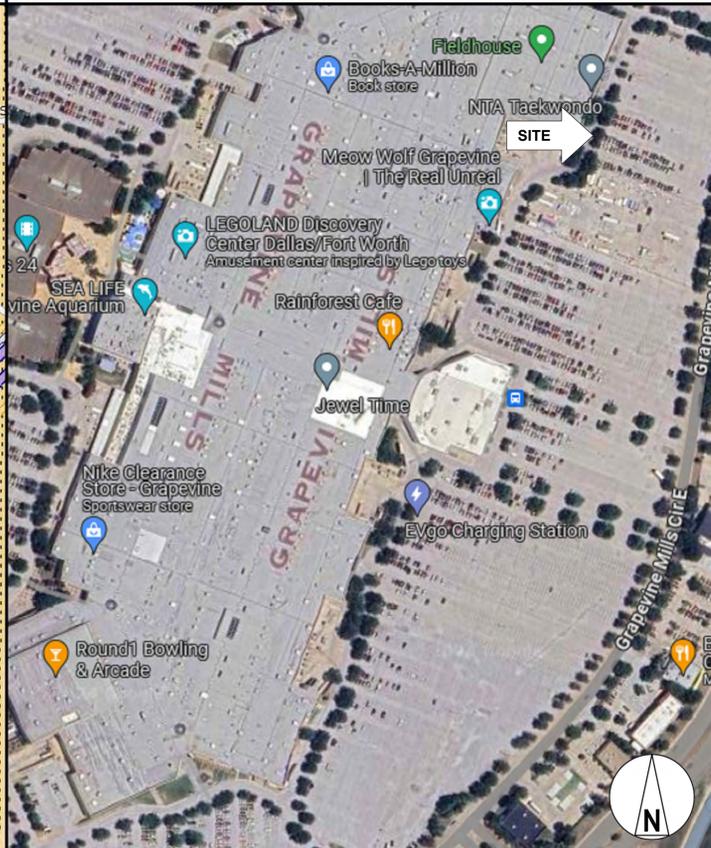
CONTRACTOR NOTE

CONTRACTOR SHALL COMPLETE INSTALL PER THE SIGNED
 AND THE SEALED SET OF DRAWINGS. ANY NECESSARY
 DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED
 THROUGH AN RFI REQUEST PROCESS WITH ENGINEERING FOR
 AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH A
 DEVIATION OF THE SIGNED AND SEALED SET OF DRAWINGS.

AREA MAP



LOCATION MAP



PROJECT DESCRIPTION

- INSTALL (1) UTILITY TRANSFORMER
- INSTALL (1) UTILITY METER
- INSTALL (1) SWITCHBOARD ASSEMBLY
- INSTALL (3) 360KW BTC POWER UNIT
- INSTALL (6) 350KW BTC DISPENSERS
- INSTALL (1) LIGHT POLE

DRAWING INDEX

SHEET NO:	SHEET TITLE	REV NO:
T-1	TITLE SHEET & PROJECT DATA	3
GN-1	GENERAL NOTES 1	3
GN-2	GENERAL NOTES 2	3
GN-3	GENERAL NOTES 3	3
C-0	SITE PLAN	3
C-0.1	SITE PLAN	3
C-1	DIMENSIONAL CONTROL SITE PLAN	3
C-2	DEMOLITION SITE PLAN	3
C-3	FOCUSED SITE PLAN	3
C-4	ENLARGED EQUIPMENT LAYOUT	3
C-5	SITE ELEVATION	3
C-6	STRIPING PLAN	3
C-7	ACCESSIBILITY DETAILS	3
E-1	UTILITY PLAN	3
E-2	ELECTRICAL PLAN	3
E-3	SINGLE LINE DIAGRAM	3
E-4	ELECTRICAL DETAILS	3
E-5	ELECTRICAL DETAILS	3
G-1	GROUNDING DETAILS	3
D-1	EQUIPMENT DETAILS	3
D-2	EQUIPMENT DETAILS	3
D-3	EQUIPMENT DETAILS	3
D-4	EQUIPMENT DETAILS	3

FOR REFERENCE ONLY DRAWINGS

PROPERTY SURVEY
 STAGING PLAN

ENGINEER OF RECORD

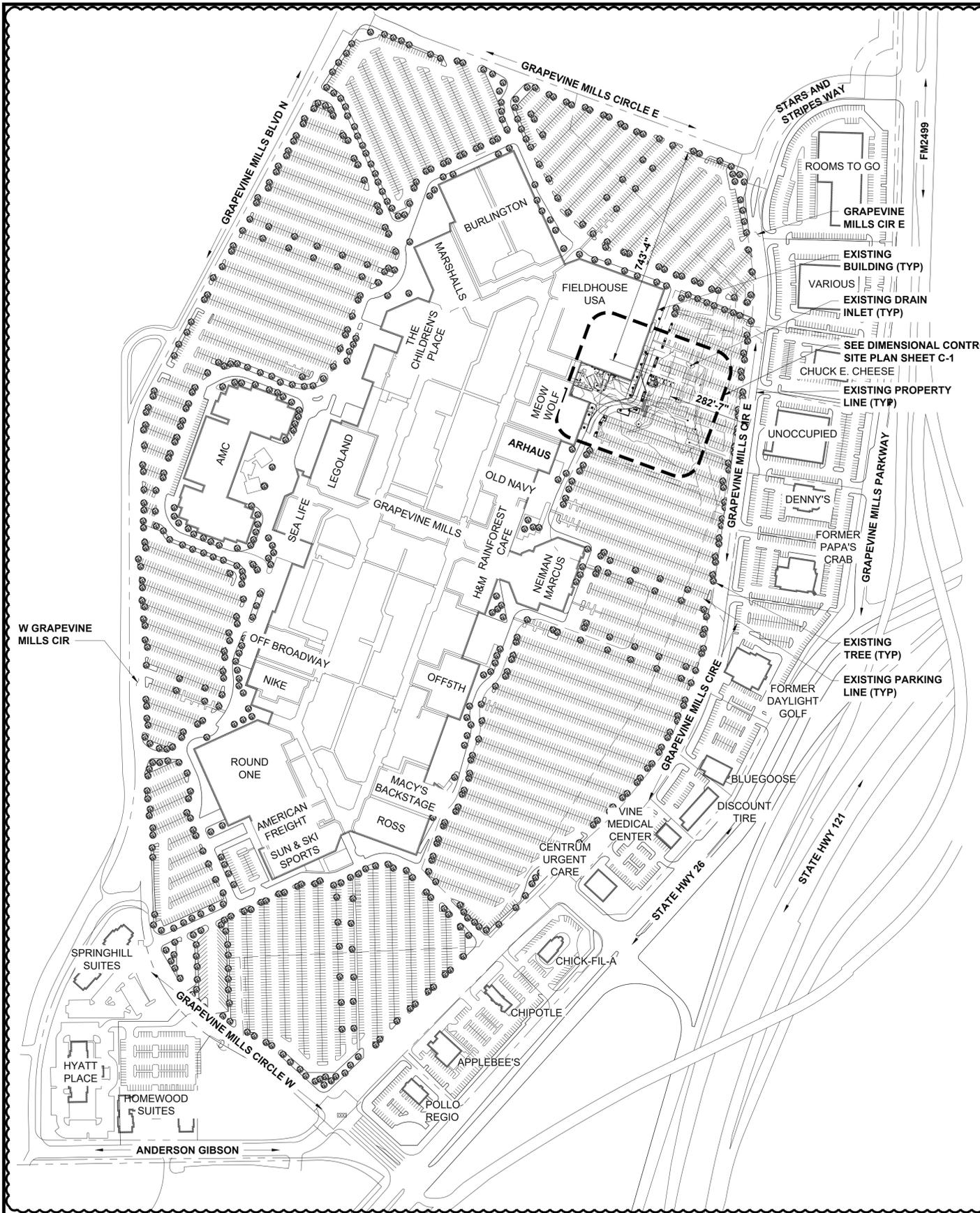
HENEIN, MAGED
 PE # 102109
 BLACK & VEATCH CORPORATION

CALL BEFORE YOU DIG

UNDERGROUND SERVICE ALERT
 UTILITY NOTIFICATION CENTER OF TEXAS
 811 OR 1-800-669-8344
 3 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

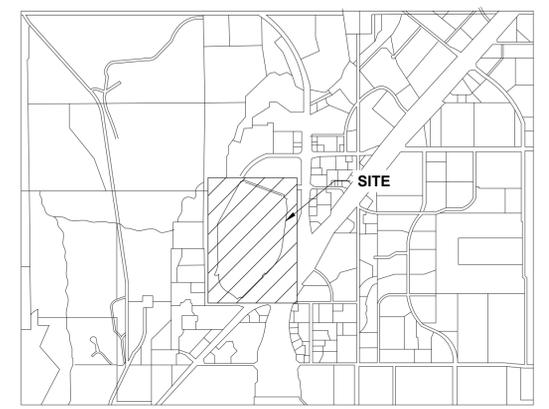
DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS &
 CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE
 ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING
 WITH THE WORK.
 11"x17" PLOT WILL BE HALF SCALE UNLESS NOTED



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 LOCATION MAP
NOT TO SCALE

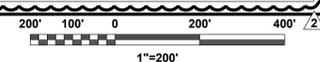
SITE PLAN FOR
 GRAPEVINE MILLS MALL EV
 LOT X-Y, BLOCK X, SUBDIVISION NAME
 GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
 H. SUGGS SURVEY, A-1415
 J. GIBSON SURVEY, A-586
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 1.0989 AC OR 47,869 SF
 ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
 DATE OF PREPARATION: DECEMBER 6, 2024

CASE NAME: GRAPEVINE MILLS MALL EV
 CASE NUMBER: CU24-51
 LOCATION: 3000 GRAPEVINE MILLS PARKWAY
 BLOCK 1, LOT 1R3, GRAPEVINE MILLS ADDITION

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION

DATE: _____
 SHEET: 2 OF 8

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



SITE PLAN

PURPOSE STATEMENT
 THE PURPOSE OF CONDITIONAL USE CU24-51 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU24-01 (ORD. 2024-044) FOR A PLANNED COMMERCIAL CENTER IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS, LEASABLE SPACES. THIS REQUEST IS SPECIFICALLY TO ADD THREE LEVEL 3 ELECTRIC VEHICLE (EV) CHARGING STATIONS TO THE SITE FOR PUBLIC USE.



PROJECT NO: 411370
 DRAWN BY: GAK
 CHECKED BY: NMB

REV	DATE	DESCRIPTION
3	01/07/25	CITY COMMENTS
2	12/09/24	CITY COMMENTS
1	09/24/24	REISSUED FOR CONSTRUCTION
0	07/10/24	ISSUED FOR CONSTRUCTION



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

**TX220234 GRAPEVINE
 SIMON GRAPEVINE MILLS
 3000 GRAPEVINE MILLS PARKWAY
 GRAPEVINE, TX 76051**

CASE NAME: GRAPEVINE MILLS MALL EV
 CASE NUMBER: CU24-51
 LOCATION: 3000 GRAPEVINE MILLS PARKWAY
 BLOCK 1, LOT 1R3, GRAPEVINE MILLS ADDITION
 H. SUGGS SURVEY, A-1415
 J. GIBSON SURVEY, A-586

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-0

ZONING HISTORY

CU95-36 (ORD. NO. 9608) - ESTABLISH A PLANNED COMMERCIAL CENTER OVER 1,000,000 SQUARE FEET OF GROSS LEASABLE AREA.

ADDENDUM 96-01 (PRESOLUTION NO 95-34) - APPROVAL OF (8) PUBLIC ENTRYWAY ELEVATIONS FOR GRAPEVINE MILLS MALL.

ADDENDUM 95-26 (ORD. NO. 96-79) - AMEND SITE LAYOUT.

CU97-05 (ORD. NO. 97-09) - CONDITIONAL USE REQUEST (SEGA GAMEWORKS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.

SU97-09 (ORD. NO. 97-10) - SPECIAL USE REQUEST SKILL ORIENTED GAMES IN EXCESS OF EIGHT MACHNES AND TWO BILLIARD TABLES.

ADDENDUM 97-06 (ORD. NO 97-11) - AMEND THE SITE LAYOUT (AMC THEATER).

CU97-13 (ORD. NO. 97-25) - CONDITIONAL USE REQUEST (THE AMERICAN WILDERNESS EXPERIENCE) FOR ALCOHOLIC BEVERAGES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.

CU97-18 (ORD. NO. 97-40) - CONDITIONAL USE REQUEST (RAINFORREST CAFE) FOR ALCOHOLIC BEVERAGES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.

CU97-25 (ORD. NO. 97-25) - CONDITIONAL USE REQUEST (TRES HOMBRES) FOR ALCOHOLIC BEVERAGES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.

CU97-29 (ORD. NO. 97-56) - CONDITIONAL USE REQUEST FOR MALL SIGNAGE AND AN 80 FOOT ENTERTAINMENT GLOBE (ORD. NO. 97-61).

CU97-36 (ORD. NO. 97-72) - AMEND THE SITE LAYOUT (MICHAELS).

CU97-39 (ORD. NO. 97-99) - CONDITIONAL USE REQUEST TO AMEND THE LANDSCAPING PLAN AND PROVIDE THREE 50 FOOT, AND TWO FOOT OUT-PARCEL SIGNS.

CU97-40 (ORD. NO. 97-90) - CONDITIONAL USE REQUEST (CHILI'S TOO) FOR ALCOHOLIC BEVERAGES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.

CU97-41 (ORD. NO. 97-91) - CONDITIONAL USE REQUEST (DICK CLARK'S RESTAURANTS) FOR ALCOHOLIC BEVERAGES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.

CU97-42 (ORD. NO. 97-92) - AMEND THE SITE LAYOUT (DISCOUNT TIRE).

CU97-82 (ORD. NO. 97-128) - CONDITIONAL USE REQUEST (ROOMS TO GO) TO AMEND THE SITE LAYOUT (PHASE 1).

CU97-83 (ORD. NO. 97-129) - CONDITIONAL USE REQUEST (CHICK-FIL-A) TO AMEND THE SITE LAYOUT (PHASE 1).

CU97-84 (ORD. NO. 97-130) - CONDITIONAL USE REQUEST (BAXTERS AFICIONADO COLLECTIONS) FOR OFF-PREMISES CONSUMPTION OF ALCOHOLIC BEVERAGE (WINE ONLY, PHASE 1).

CU97-85 (ORD. NO. 97-147) - CONDITIONAL USE REQUEST (PRIMACARE) TO AMEND THE SITE LAYOUT (PHASE 1).

CU97-75 (ORD. NO. 96-10) - AMEND THE MALL SIGNAGE PLAN FOR OUT-PARCEL TENANT WALL SIGNS (PHASE 1).

CU97-76 (ORD. NO. 96-11) - CONDITIONAL USE REQUEST (COZYMEL'S) TO AMEND THE SITE LAYOUT (PHASE 1).

CU97-77 (ORD. NO. 96-12) - AMEND THE FLOOR PLAN FOR ALCOHOL BEVERAGE SALES AT SEGA GAMEWORKS (PHASE 1).

CU98-03 (ORD. NO. 96-12) - AMEND THE FLOOR PLAN FOR ALCOHOL BEVERAGE SALES AT DICK CLARK'S RESTAURANTS (PHASE 1).

CU98-07 (ORD. NO. 96-40) - AMEN DTHE FLOOR PLAN FOR ALCOHOL BEVERAGE SALES AT CORNER BAKERY R-1 (PHASE 1).

CU98-03 (ORD. NO. 96-12) - AMEND THE FLOOR PLAN FOR ALCOHOL BEVERAGE SALES AT AMERICAN WILDERNESS (PHASE 1).

CU98-47 (ORD. NO. 96-118) - AMEND THE FLOOR PLAN AT COZYMEL'S (PHASE 1).
CU98-48 (ORD. NO. 97-90) - CONDITIONAL USE REQUEST (MASON JAR/ M/J'S CHOP HOUSE) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).

CU98-48 (ORD. NO. 97-90) - AMEND THE SITE LAYOUT PLAN (AMC THEATER) TO INCLUDE A CANOPY ADJACENT TO THE EXISTING TICKET BOOTHS (PHASE 1).

CU98-57 (ORD. NO. 97-130) - CONDITIONAL USE REQUEST (BLACK-EYED PEAS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).

CU98-59 (ORD. NO. 96-135) - CONDITIONAL USE REQUEST (SEGA GAMEWORKS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).

CU98-79 (ORD. NO. 99-17) - CONDITIONAL USE REQUEST (AMERISUITES) FOR A 125 ROOM 8 STORY HOTEL.

CU98-78 (ORD. NO. 99-15) - CONDITIONAL USE REQUEST (AMERICAN WILDERNESS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).

CU98-79 (ORD. NO. 99-17) - CONDITIONAL USE REQUEST (SEGA GAMEWORKS) FOR THE INSTALLATION OF SALE COUNTER, GAME SOFTWARE SALES DISPLAY AND ONE PAIR OF ADDITIONAL DOORS.

CU98-79 (ORD. NO. 99-17) - CONDITIONAL USE REQUEST (IGUANA AMERAMEX) TO AMEND THE SITE LAYOUT.

CU99-17 (ORD. NO. 99-51) - CONDITIONAL USE REQUEST (JEKYLL AND HYDE) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).

CU98-79 (ORD. NO. 99-17) - CONDITIONAL USE REQUEST (COZYMEL'S) TO AMEND THE SITE LAYOUT.

CU99-41 (ORD. NO. 99-) - CONDITIONAL USE REQUEST (BENNIGAN'S) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).
CU09-37 (ORD. NO. 2009-51) - CONDITIONAL USE REQUEST (APPLEBEE'S) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).

CU 10-25 - CONDITIONAL USE REQUEST FOR SEA LIFE AND LEGOLAND TO ADD SIGNAGE THROUGHOUT THE MALL.

CU10-25A - CONDITIONAL USE REQUEST FOR SEA LIFE AND LEGOLAND TO ALLOW FOR A MONUMENT SIGN AT THE NORTHWEST CORNER OF GRAPEVINE MILLS BOULEVARD SOUTH AND STATE HIGHWAY 26.

CU 10-32 (ORD. NO. 2011-21) - CONDITIONAL USE REQUEST (APPLEBEE'S) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).

CU11-08 (ORD. NO. 2011-21) - CONDITIONAL USE REQUEST FOR ON PREMISE ALCOHOLIC BEVERAGE SALES AND CONSUMPTION FOR A WINE TASTING ROOM.

CU13-19 (ORD. NO 2014-05) - CONDITIONAL USE REQUEST (CHILI'S TOO) TO REVISE THE FLOOR PLAN.

CU 13-35 (ORD. NO. 2014-05) - CONDITIONAL USE REQUEST (LEGOLAND) FOR AN OUTDOOR SPLASH PAD.

CU13-13 CONDITIONAL USE REQUEST (CHIPOTLE) FOR USE OF A DRIVE THROUGH AND ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.

CU 15-29 CONDITIONAL USE REQUEST (ROUND 1) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES AND SKILL ORIENTED GAMES.

CU 15-46 CONDITIONAL USE REQUEST TO REPLACE EXTERIOR AND ON-PREMISE SIGNS TO ALLOW FOR NEW WAYFINDING SIGNS.

CU 15-48 CONDITIONAL USE REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU05-27 SPRC, CU02-43 (ORD. 2002-79) FOR A PLANNED COMMERCIAL IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS LEASABLE SPACE WITH THE POSSESSION, STORAGE, RETAIL SALES, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES), SPECIFICALLY TO REVISE BUILDING ELEVATIONS, FLOOR PLAN, ALLOW DINING OUTSIDE AND OUTDOOR SPEAKERS IN CONJUNCTION WITH A RESTAURANT.

U20-17 CONDITIONAL USE REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF U10-25A (ORD. 2011-02) FOR A PLANNED COMMERCIAL CENTER IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS LEASABLE SPACE WITH THE POSSESSION, STORAGE, RETAIL SALES, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN CONJUNCTION WITH AN EXISTING RESTAURANT.

CU22-20 APPROVED TO MODIFY THE BUILDING'S EXTERIOR ELEVATION TO INSTALL A PARAPET-MOUNTED SIGN ABOVE THE EXISTING HEIGHT OF MACY'S BACKSTAGE.

CU22-23 APPROVED TO MODIFY THE NORTH AND EAST EXTERIOR ELEVATIONS THAT INCLUDES A MURAL, A NEW TIERED ENTRY FEATURE, AND ENHANCEMENTS TO THE BUILDING'S FACADE.

SITE DATA TABLE										
LOT SIZE	LOT SIZE SF	BUILDING COVERAGE	DENSITY %	BUILDING HEIGHT	PAVED AREA SF	OPEN SPACE SF - (%)	TOTAL BLDG, PATIO & PAVED AREA SF	PARKING REQUIRED	PARKING PROVIDED	
APPLEBEE'S - LOT 3, BLOCK 5	62,485	7,189	11.51	22'-8"	39,870	15,405-(24.66)	47,060	79	101	
CENTRUM FORMERLY CARENOW - LOT 2, BLOCK 4	23,598	3,855	18.30	25'-0"	13,014	6,729 -(28.50)	18,889	25	25	
CHICK-FIL-A - LOT 1, BLOCK 5	53,768	3,882	7.11	25'-0"	31,337	18,810-(34.8)	35,159	37	47	
CHIPOTLE MEXICAN GRILL - LOT 2, BLOCK 5	38,898	3,457	8.89	24'-0"	21,977	13,144-(33.80)	25,754	29	42	
CHUCK E. CHEESE'S - LOT 5, BLOCK 2	88,601	6,600	13.51	20'-2'	62,274	14,358-(16.21)	74,223	146	147	
DENNY'S - LOT 3, BLOCK 2	77,755	8,429	12.10	30'-0"	49,481	14,045-(24.50)	58,690	126	126	
DISCOUNT TIRE - LOT 1, BLOCK 4	37,346	7,700	20.62	50'-0"	20,170	9,478-(24.40)	57,570	19	27	
VACANT FORMERLY PAPA'S CRAB - LOT 4, BLOCK 2	85,135	10,345	12.15	77'-0"	58,413	15,275-(17.90)	69,858	126	147	
GRAPEVINE MILLS MALL - LOT 1R3	5,746,673	1,868,952					5,363,842	7489	8462	
HOMEWOOD SUITES - LOT 2, BLOCK 6	119,608	14,603	14.01	69'-8"	45,101	46,772-(39.19)	68,063	128	128	
HYATT PLACE - LOT 1, BLOCK 6	108,488	5,903	11.01	21'-11"	58,322	36,615-(33.80)	71,873	126	130	
VINE MEDICAL CENTER FORMERLY FED-EX/ KINKOS - LOT 4, BLOCK 4	47,899	3,880	7.08	64'-1"	20,522	25,571 -(53.38)	27,122	42	38	
VACANT FORMERLY DAYLIGHT GOLF - LOT 1R	104,239	14,604	14.01	31'-0"	67,248	22,387 -(21.48)	81,85	176	176	
VARIOUS BUSINESSES - LT. A-R1, BK 2	125,191	28,742	24.18		56,104	17,735-(16.00)	92,546	139	139	
ROOMS TO GO - LOT 2, BLOCK 2	184,171	39,870	21.85	25'-8"	90,000	54,301-(29.50)	128,870	205	228	
BLUE GOOSE - LOT 3, BLOCK 4	53,676	5,903	11.01	21'-11"	33,071	12,054 -(22.50)	38,980	66	88	
SPRINGHILL SUITES - TRACT AR	101,243	22,962	19.24		51,287	33,085 -(32.68)	68,159	114	114	
POLLO REGIO - LOT 4, BLOCK 5	54,791	16,872	16.66		33,827	17,084 -(31.18)	37,707	45	54	
TRACT B ADJACENT TO HOMEWOOD	99,252									
TOTAL	7,212,817	2,073,689					6,366,217	9117	10219	

SITE DATA TABLE WAS PREPARED USING DATA LISTED ON THE MASTER SITE PLAN FOR GRAPEVINE MILLS MALL PREPARED FOR CASE NUMBER: CU22-23 BOSK LANES PROJECT APPROVED 06/09/2022. SITE DATA TABLE WAS UPDATES TO REFLECT THIS PROJECT.

PURPOSE STATEMENT
THE PURPOSE OF CONDITIONAL USE CU24-51 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU24-01 (ORD. 2024-044) FOR A PLANNED COMMERCIAL CENTER IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS, LEASABLE SPACES. THIS REQUEST IS SPECIFICALLY TO ADD THREE LEVEL 3 ELECTRIC VEHICLE (EV) CHARGING STATIONS TO THE SITE FOR PUBLIC USE.



PROJECT NO: 411370
DRAWN BY: GAK
CHECKED BY: NMB

REV	DATE	DESCRIPTION
3	01/07/25	CITY COMMENTS
2	12/09/24	CITY COMMENTS
1	09/24/24	REISSUED FOR CONSTRUCTION
0	07/10/24	ISSUED FOR CONSTRUCTION



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TX220234 GRAPEVINE SIMON GRAPEVINE MILLS 3000 GRAPEVINE MILLS PARKWAY GRAPEVINE, TX 76051

CASE NAME: GRAPEVINE MILLS MALL EV
CASE NUMBER: CU24-51
LOCATION: 3000 GRAPEVINE MILLS PARKWAY BLOCK 1, LOT 1R3, GRAPEVINE MILLS ADDITION
H. SUGGS SURVEY, A-1415
J. GIBSON SURVEY, A-586

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-0.1

SITE PLAN FOR GRAPEVINE MILLS MALL EV LOT X-Y, BLOCK X, SUBDIVISION NAME GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3 H. SUGGS SURVEY, A-1415 J. GIBSON SURVEY, A-586 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS 1.0989 AC OR 47,869 SF ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT DATE OF PREPARATION: DECEMBER 6, 2024

CASE NAME: GRAPEVINE MILLS MALL EV
CASE NUMBER: CU24-51
LOCATION: 3000 GRAPEVINE MILLS PARKWAY BLOCK 1, LOT 1R3, GRAPEVINE MILLS ADDITION

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

DATE: _____
SHEET: 3 OF 8

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

NOTES

1. A PERMIT FROM THE BUILDING SERVICES DEPARTMENT IS REQUIRED FOR THE CONSTRUCTION, REPLACEMENT OR INSTALLATION OF AN EV CHARGING STATION IN NON-RESIDENTIAL AND MULTIFAMILY DISTRICTS OR INSTALLATION OF ELECTRICAL EQUIPMENT FOR THE PURPOSES OF CHARGING AN ELECTRIC OR HYBRID VEHICLE IN A RESIDENTIAL DWELLING.
2. EV CHARGING STATIONS MUST BE IN ADDITION TO REQUIRED PARKING SPACES.
3. ALL SIGNAGE ASSOCIATED WITH THE CHARGING STATIONS MUST BE APPROVED AS PART OF THE CONDITIONAL USE PERMIT.
4. NO OFF-PREMISE SIGNAGE, THROUGH INSTALLATION OF CHANGEABLE COPY SCREENS OR DEVICES ARE PERMITTED WITHIN, ON, ADJACENT TO, OR ASSOCIATED WITH AN EV CHARGING STATION.
5. EV CHARGING STATIONS MAY NOT BE LOCATED IMMEDIATELY ADJACENT TO PUBLIC RIGHTS-OF-WAY AND MUST BE LOCATED INTERNAL TO A PROPERTY.
6. IF INSTALLED WITHIN 50 LINEAR FEET OF AN ADJACENT RESIDENTIAL USE OR DISTRICT, SCREENING MUST BE PROVIDED AND CONSISTENT WITH SECTION 50, SUBSECTION B.1., LOCATION OF REQUIRED SCREENING.
7. ALL CHARGING STATIONS MUST BE SETBACK A MINIMUM OF 20 FEET FROM ADJACENT PROPERTY LINES WHEN IMMEDIATELY ADJACENT TO A RESIDENTIAL USE OR DISTRICT.
8. EV SUPPLY EQUIPMENT INCLUDING FEEDERS AND DISTRIBUTION EQUIPMENT SHALL BE PLACED AND OPERATED FROM UNDERGROUND ELECTRIC SOURCES AND NOT FROM ELECTRIC POLES, TRANSFORMERS, SWITCH GEARS, AND OTHER REQUIRED ELECTRICAL COMPONENTS SHALL BE PAD MOUNTED.
9. EVERY APPLICATION AND PERMIT FOR AN EV CHARGING STATION MUST INCLUDE A UTILITY WILL-SERVE LETTER FROM THE LOCAL ELECTRIC DELIVERY COMPANY DETAILING THEIR ABILITY TO SERVE THE SITE.
10. EMERGENCY POWER SHUT-OFF AND PARKING STRUCTURE PROHIBITION REQUIREMENTS SHALL BE REGULATED BY THE BUILDING AND FIRE CODES ADOPTED BY THE CITY. IN ANY CASE WHERE THERE IS CONFLICT BETWEEN ORDINANCE AND CODE, THE MOST RESTRICTIVE REQUIREMENT SHALL APPLY.

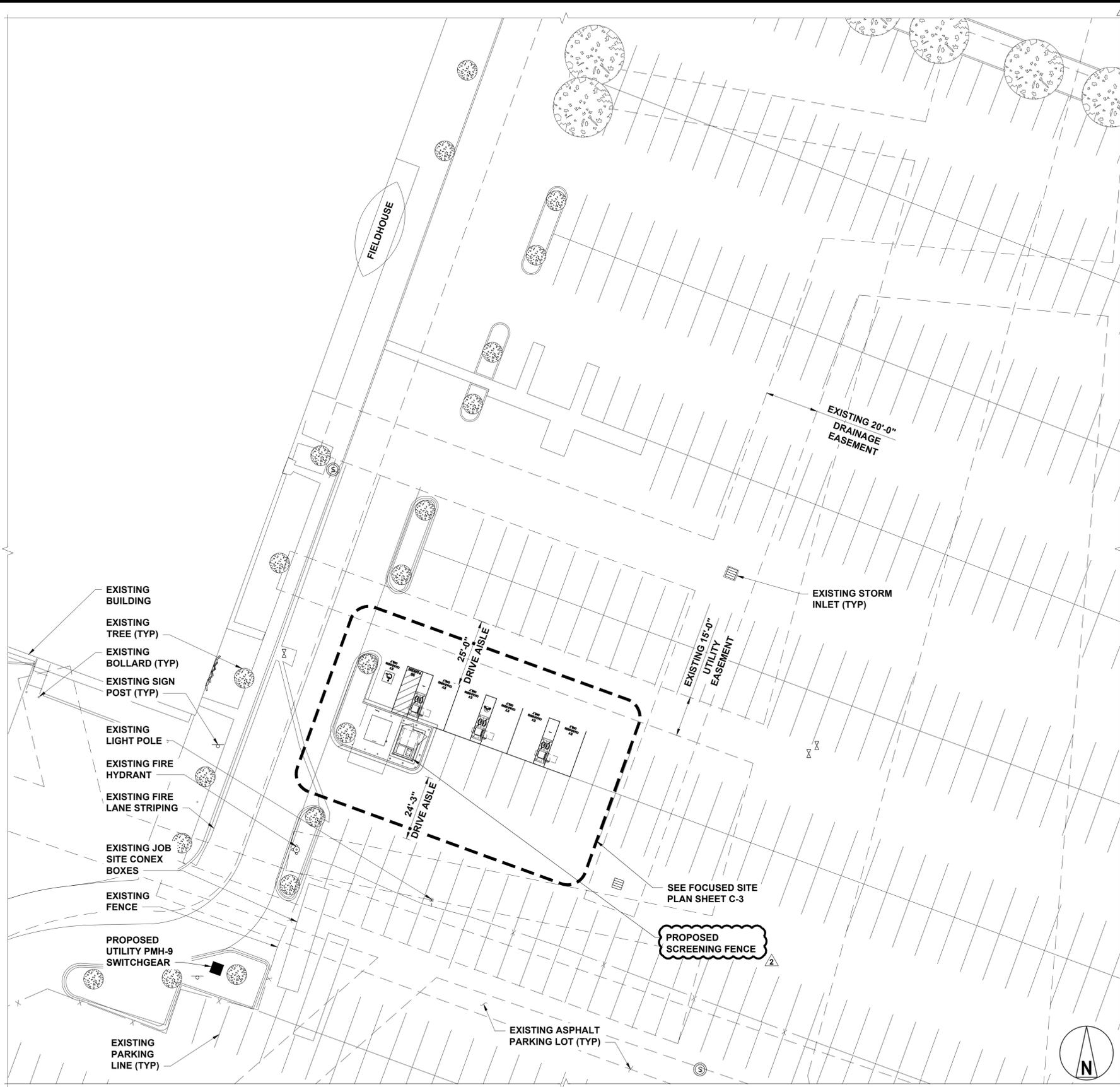
CASE NAME: GRAPEVINE MILLS MALL EV
 CASE NUMBER: CU24-51
 LOCATION: 3000 GRAPEVINE MILLS PARKWAY
 BLOCK 1, LOT 1R3, GRAPEVINE
 MILLS ADDITION

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION

DATE: _____
 SHEET: 4 OF 8

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

SITE PLAN FOR
 GRAPEVINE MILLS MALL EV
 LOT X-Y, BLOCK X, SUBDIVISION NAME
 GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
 H. SUGGS SURVEY, A-1415
 J. GIBSON SURVEY, A-586
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 1.0989 AC OR 47,869 SF
 ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
 DATE OF PREPARATION: DECEMBER 6, 2024



OVERALL SITE PLAN

PURPOSE STATEMENT
 THE PURPOSE OF CONDITIONAL USE CU24-51 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU24-01 (ORD. 2024-044) FOR A PLANNED COMMERCIAL CENTER IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS, LEASABLE SPACES. THIS REQUEST IS SPECIFICALLY TO ADD THREE LEVEL 3 ELECTRIC VEHICLE (EV) CHARGING STATIONS TO THE SITE FOR PUBLIC USE.



PROJECT NO: 411370
 DRAWN BY: GAK
 CHECKED BY: NMB

REV	DATE	DESCRIPTION
3	01/07/25	CITY COMMENTS
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TX220234 GRAPEVINE
 SIMON GRAPEVINE MILLS
 3000 GRAPEVINE MILLS PARKWAY
 GRAPEVINE, TX 76051

CASE NAME: GRAPEVINE MILLS MALL EV
 CASE NUMBER: CU24-51
 LOCATION: 3000 GRAPEVINE MILLS PARKWAY
 BLOCK 1, LOT 1R3, GRAPEVINE MILLS ADDITION
 H. SUGGS SURVEY, A-1415
 J. GIBSON SURVEY, A-586

SHEET TITLE
DIMENSIONAL CONTROL SITE PLAN

SHEET NUMBER
C-1

NOTES

- SOD PLANTED IN THE FALL MUST ESTABLISH ITS ROOTS BEFORE THE FIRST WINTER FROST. DETERMINE WHEN THE FIRST FROST USUALLY OCCURS, AND PLANT THE SOD NO LATER THAN ONE MONTH BEFORE THE FIRST FROST. IF THE CONSTRUCTION IS FINISHED LATER THAN ONE MONTH BEFORE THE FIRST FROST, USE STRAW UNTIL SOD CAN BE INSTALLED.
- THE CONTRACTOR SHALL RETURN SIDEWALKS, LANDSCAPING, PLANTERS, IRRIGATION SYSTEMS, AND ANY OTHER FACILITIES DISTURBED BY THE WORK TO THE SAME OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK.
- PROPOSED ACCESSIBLE STALL AND ACCESS AISLE SHALL NOT EXCEED 2% MAX SLOPE IN ANY DIRECTION. ACCESS AISLE SHALL BE PAINTED WHITE WITH HATCH LINES SPACED A MAXIMUM OF 36" (INCHES). PROPOSED ACCESSIBLE ROUTE NOT TO EXCEED 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE. PAINTED LETTERING SHALL BE A MINIMUM OF 12 INCHES IN HEIGHT.

ELEVATION LEGEND	
EX. ELEV.	EXISTING ELEVATION
PR. ELEV.	PROPOSED ELEVATION
B.C.	BASE OF CURB
T.C.	TOP OF CURB

PROJECT AREA STALL COUNT	
EXISTING STALL COUNT	12
PROPOSED STALL COUNT	6
HOST APPROVED STALL COUNT	13

PROPOSED DISPENSER		
DISPENSER NUMBER	350 KW	CABLE TYPE
1A	1*	CCS
1B	1*	CCS
2A	1*	CCS
2B	1*	CCS
3A	1*	CCS
3B	1*	CCS

CHANGES TO PVIOUS SURFACE	
EXISTING PVIOUS	221 SQ.FT
PROPOSED PVIOUS	488 SQ.FT

* SHARED 350KW OUTPUT

PURPOSE STATEMENT
 THE PURPOSE OF CONDITIONAL USE CU24-51 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU24-01 (ORD. 2024-044) FOR A PLANNED COMMERCIAL CENTER IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS, LEASABLE SPACES. THIS REQUEST IS SPECIFICALLY TO ADD THREE LEVEL 3 ELECTRIC VEHICLE (EV) CHARGING STATIONS TO THE SITE FOR PUBLIC USE.



BLACK & VEATCH

11401 LAMAR AVENUE
 OVERLAND PARK, KS 66211
 (913) 458-2000

PROJECT NO: 411370
 DRAWN BY: GAK
 CHECKED BY: NMB

REV	DATE	DESCRIPTION
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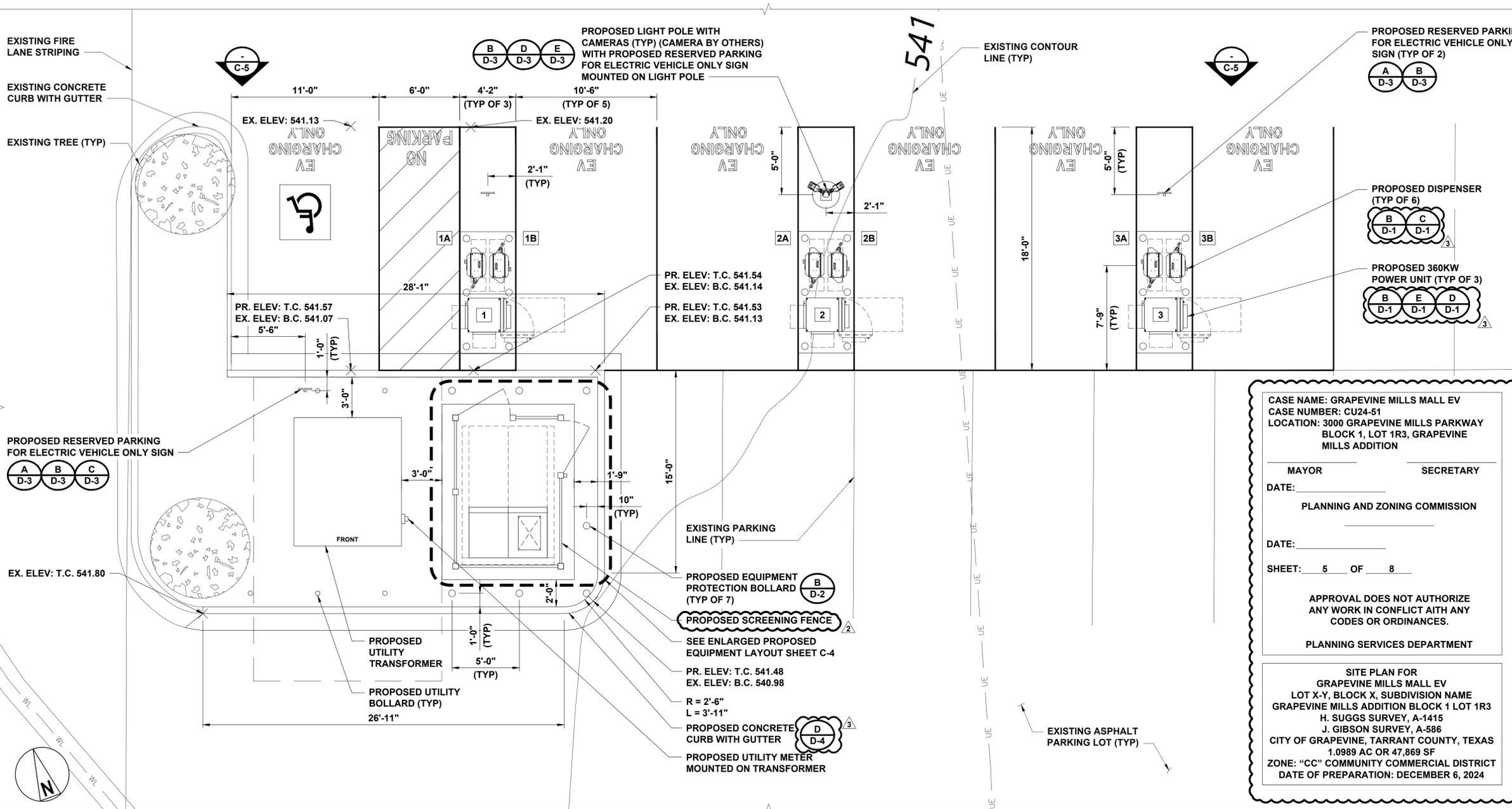
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TX220234 GRAPEVINE
 SIMON GRAPEVINE MILLS
 3000 GRAPEVINE MILLS PARKWAY
 GRAPEVINE, TX 76051

CASE NAME: GRAPEVINE MILLS MALL EV
 CASE NUMBER: CU24-51
 LOCATION: 3000 GRAPEVINE MILLS PARKWAY BLOCK 1, LOT 1R3, GRAPEVINE MILLS ADDITION
 H. SUGGS SURVEY, A-1415
 J. GIBSON SURVEY, A-586

SHEET TITLE
FOCUSED SITE PLAN

SHEET NUMBER
C-3



CASE NAME: GRAPEVINE MILLS MALL EV
 CASE NUMBER: CU24-51
 LOCATION: 3000 GRAPEVINE MILLS PARKWAY BLOCK 1, LOT 1R3, GRAPEVINE MILLS ADDITION

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION

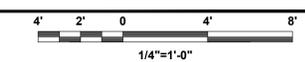
DATE: _____
 SHEET: 5 OF 8

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PLANNING SERVICES DEPARTMENT

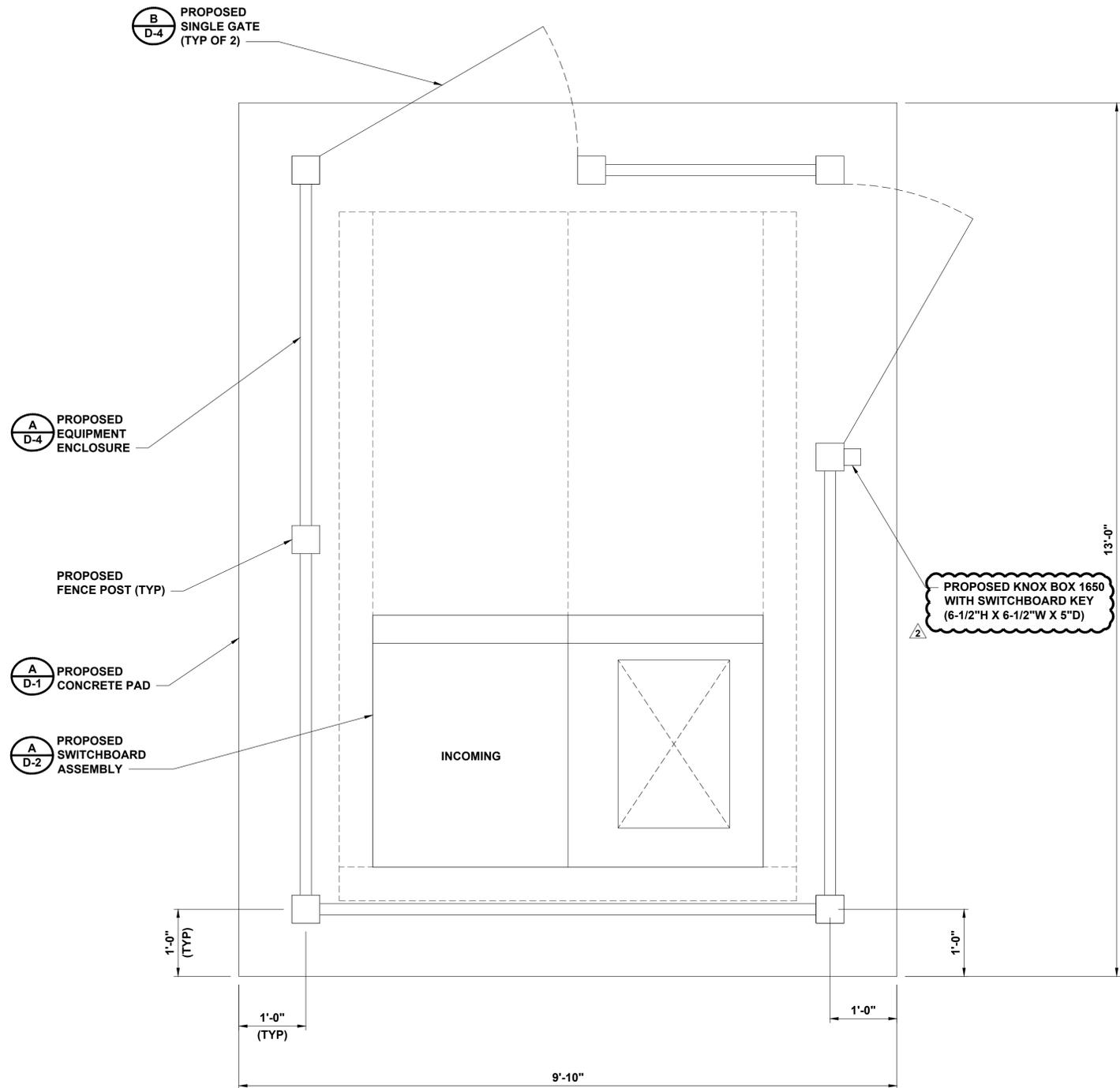
SITE PLAN FOR
 GRAPEVINE MILLS MALL EV
 LOT X-Y, BLOCK X, SUBDIVISION NAME
 GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
 H. SUGGS SURVEY, A-1415
 J. GIBSON SURVEY, A-586
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 1.0989 AC OR 47,869 SF
 ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
 DATE OF PREPARATION: DECEMBER 6, 2024

FOCUSED PLAN



NOTE:

1. CONTRACTOR TO INSTALL KIDDE KEYSAFE PRO S7 OR SIMILAR ON PROPOSED ENCLOSURE OR SWITCHBOARD. PREFERENCE IS ON THE ENCLOSURE IF ONE IS PROPOSED.



CASE NAME: GRAPEVINE MILLS MALL EV
CASE NUMBER: CU24-51
LOCATION: 3000 GRAPEVINE MILLS PARKWAY
BLOCK 1, LOT 1R3, GRAPEVINE MILLS ADDITION

MAYOR _____ SECRETARY _____
DATE: _____

PLANNING AND ZONING COMMISSION

DATE: _____

SHEET: 6 OF 8

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

PLANNING SERVICES DEPARTMENT

SITE PLAN FOR
GRAPEVINE MILLS MALL EV
LOT X-Y, BLOCK X, SUBDIVISION NAME
GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
H. SUGGS SURVEY, A-1415
J. GIBSON SURVEY, A-586
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.0989 AC OR 47,869 SF
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
DATE OF PREPARATION: DECEMBER 6, 2024

PURPOSE STATEMENT
THE PURPOSE OF CONDITIONAL USE CU24-51 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU24-01 (ORD. 2024-044) FOR A PLANNED COMMERCIAL CENTER IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS, LEASABLE SPACES. THIS REQUEST IS SPECIFICALLY TO ADD THREE LEVEL 3 ELECTRIC VEHICLE (EV) CHARGING STATIONS TO THE SITE FOR PUBLIC USE.



PROJECT NO: 411370
DRAWN BY: GAK
CHECKED BY: NMB

REV	DATE	DESCRIPTION
3	01/07/25	CITY COMMENTS
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TX220234 GRAPEVINE
SIMON GRAPEVINE MILLS
3000 GRAPEVINE MILLS PARKWAY
GRAPEVINE, TX 76051

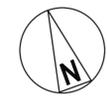
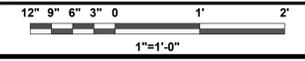
CASE NAME: GRAPEVINE MILLS MALL EV
CASE NUMBER: CU24-51
LOCATION: 3000 GRAPEVINE MILLS PARKWAY
BLOCK 1, LOT 1R3, GRAPEVINE MILLS ADDITION
H. SUGGS SURVEY, A-1415
J. GIBSON SURVEY, A-586

SHEET TITLE
ENLARGED EQUIPMENT LAYOUT

SHEET NUMBER
C-4

EQUIPMENT	FRONT	BACK	SIDES
SWITCHGEAR	6'	6"	6"
POWER UNIT	4'	SEE DETAIL	SEE DETAIL

ENLARGED EQUIPMENT LAYOUT



NOTES

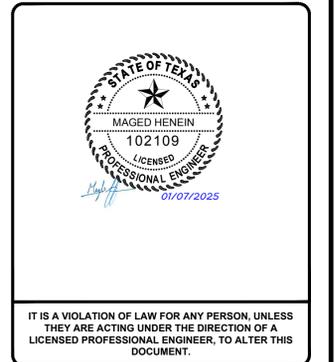
1. LIGHT FIXTURES EXCLUDING ACCENT LIGHTING OF ARCHITECTURAL BUILDING FEATURES AND LIGHTING OF PUBLIC ART OR PUBLIC MONUMENTS SHALL BE MOUNTED NO HIGHER THAN THE HIGHEST POINT OF THE PRIMARY STRUCTURE ON THE PROPERTY. IN NO CASE SHALL LIGHT POLES BE GREATER THAN 30 FEET IN HEIGHT.
2. OFF PREMISE ADVERTISING IS PROHIBITED.

PURPOSE STATEMENT
 THE PURPOSE OF CONDITIONAL USE CU24-51 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU24-01 (ORD. 2024-044) FOR A PLANNED COMMERCIAL CENTER IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS, LEASABLE SPACES. THIS REQUEST IS SPECIFICALLY TO ADD THREE LEVEL 3 ELECTRIC VEHICLE (EV) CHARGING STATIONS TO THE SITE FOR PUBLIC USE.



PROJECT NO: 411370
 DRAWN BY: GAK
 CHECKED BY: NMB

REV	DATE	DESCRIPTION
3	01/07/25	CITY COMMENTS
2	12/09/24	CITY COMMENTS
1	09/24/24	REISSUED FOR CONSTRUCTION
0	07/10/24	ISSUED FOR CONSTRUCTION



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

**TX220234 GRAPEVINE
 SIMON GRAPEVINE MILLS
 3000 GRAPEVINE MILLS PARKWAY
 GRAPEVINE, TX 76051**

CASE NAME: GRAPEVINE MILLS MALL EV
 CASE NUMBER: CU24-51
 LOCATION: 3000 GRAPEVINE MILLS PARKWAY
 BLOCK 1, LOT 1R3, GRAPEVINE MILLS ADDITION
 H. SUGGS SURVEY, A-1415
 J. GIBSON SURVEY, A-586

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
C-5

CASE NAME: GRAPEVINE MILLS MALL EV
 CASE NUMBER: CU24-51
 LOCATION: 3000 GRAPEVINE MILLS PARKWAY
 BLOCK 1, LOT 1R3, GRAPEVINE MILLS ADDITION

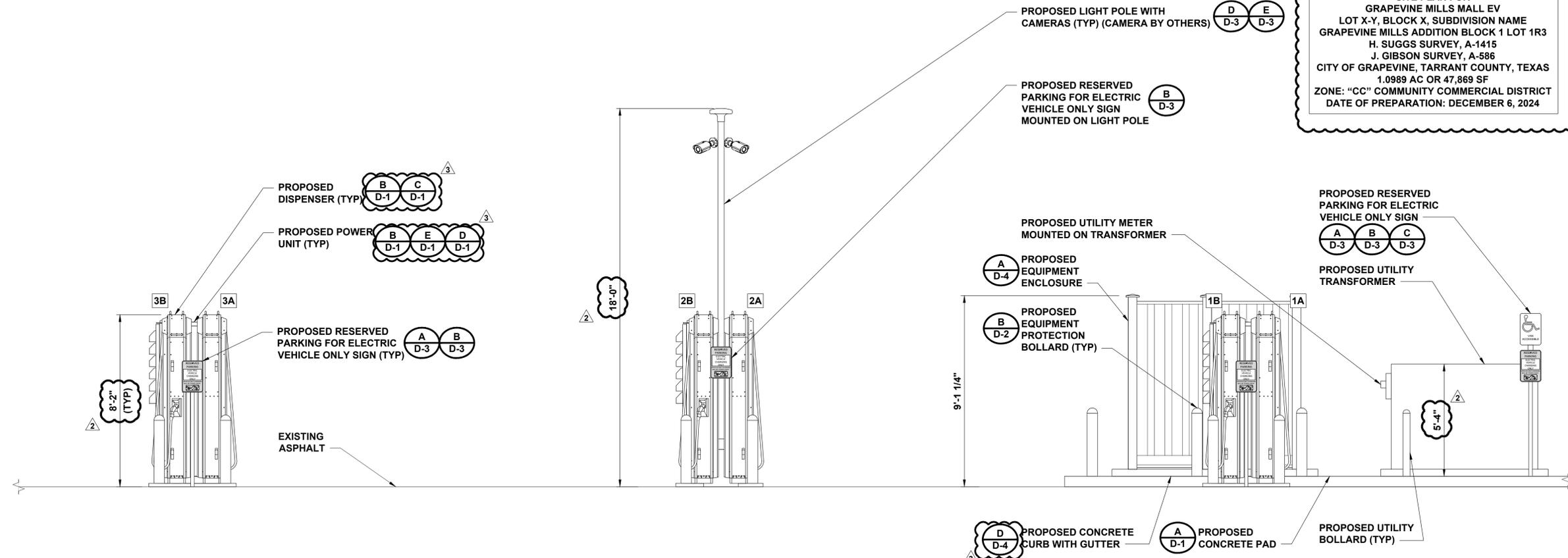
MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION

DATE: _____
 SHEET: 7 OF 8

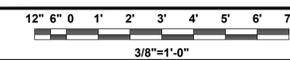
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

PLANNING SERVICES DEPARTMENT

SITE PLAN FOR
 GRAPEVINE MILLS MALL EV
 LOT X-Y, BLOCK X, SUBDIVISION NAME
 GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
 H. SUGGS SURVEY, A-1415
 J. GIBSON SURVEY, A-586
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 1.0989 AC OR 47,869 SF
 ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
 DATE OF PREPARATION: DECEMBER 6, 2024

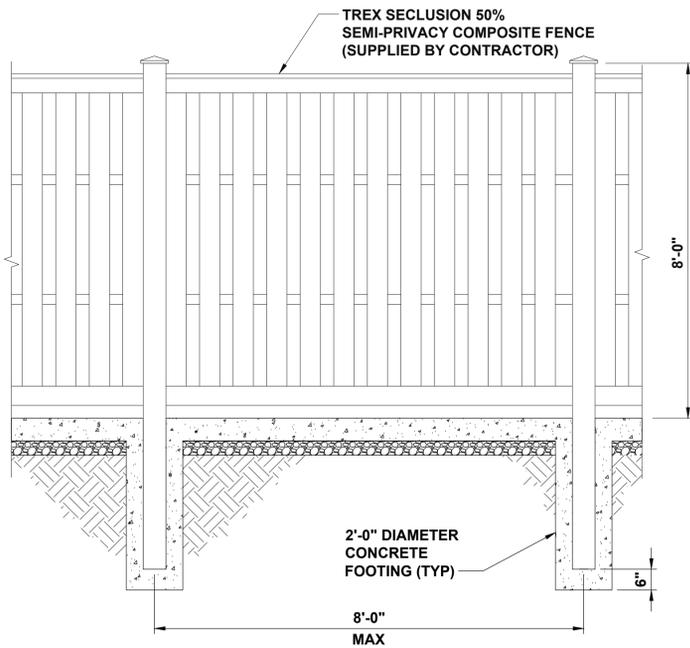


SITE ELEVATION

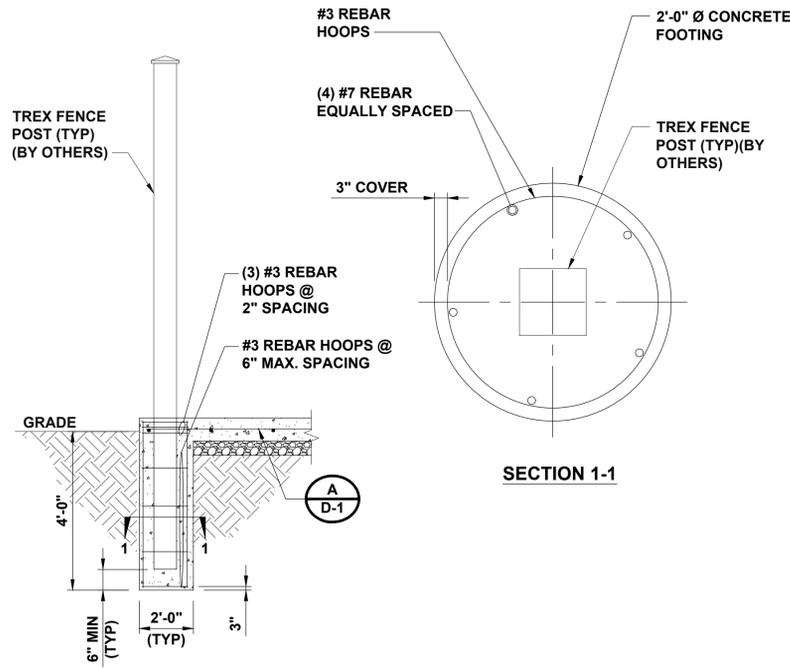


NOTES

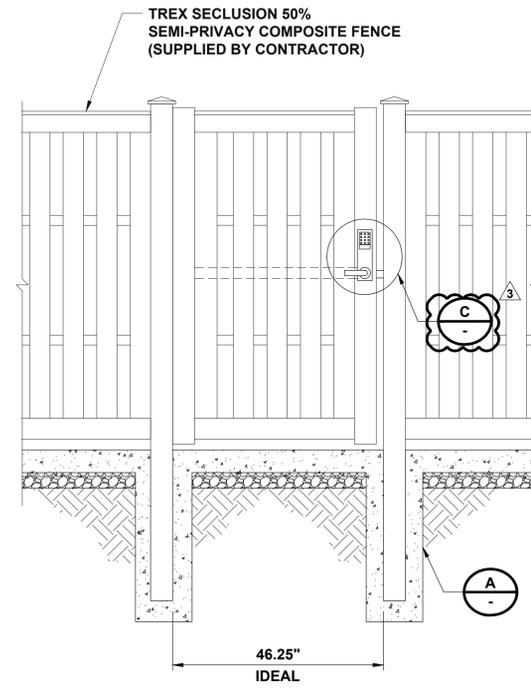
- COLOR: WINCHESTER GREY
- PROPOSED TREX SECLUSION COMPOSITE FENCE SHALL MEET THE FOLLOWING REQUIREMENTS. WIND SPEED = 115 MPH, SEISMIC: SDS = 1.0G, SEISMIC DESIGN CATEGORY D.
- FENCE IS TO BE INSTALLED PLUMB.



TREX FENCE ELEVATION



TYPICAL TREX FENCE ELEVATION



SINGLE GATE DETAIL

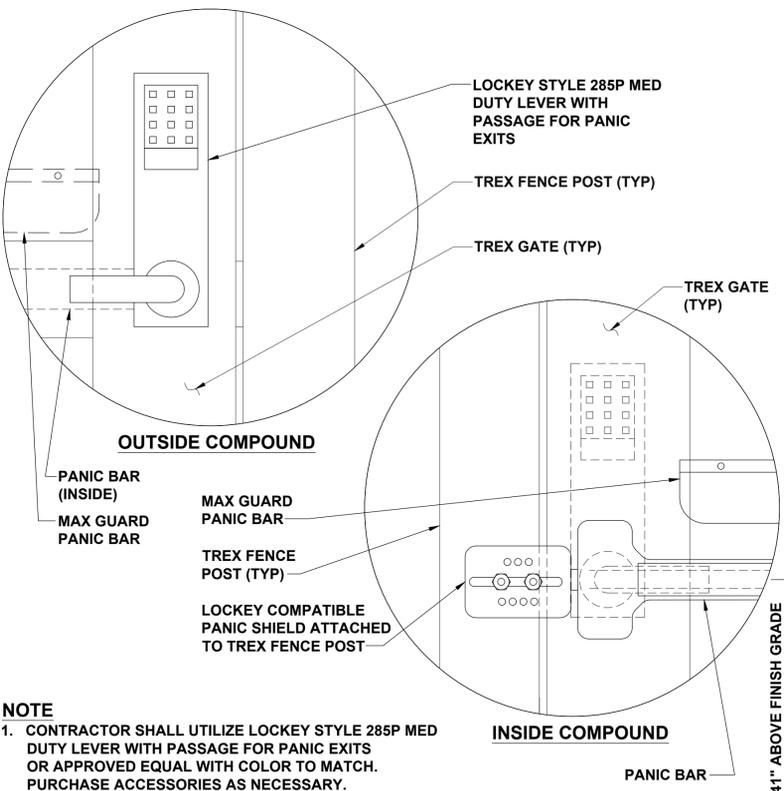
TYPICAL TREX FENCE DETAIL

NO SCALE

A

NO SCALE

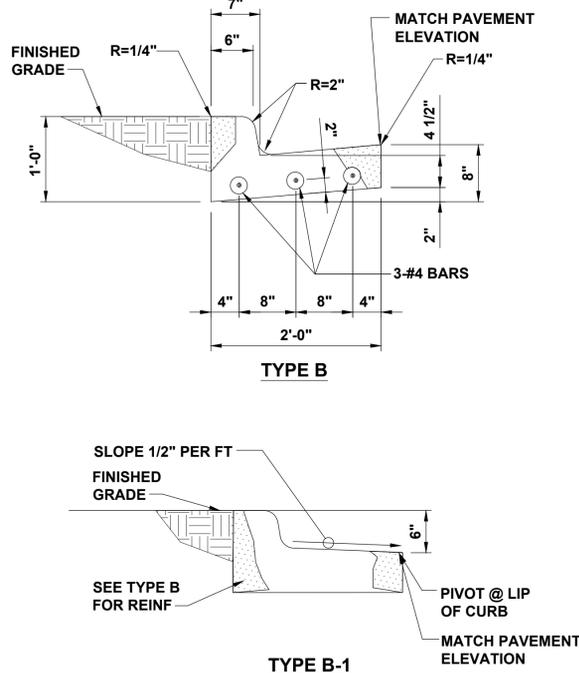
B



SINGLE GATE LOCK DETAIL W/ KEYPAD

NO SCALE

C



CONCRETE CURB DETAIL

NO SCALE

D

PURPOSE STATEMENT
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BLACK & VEATCH

11401 LAMAR AVENUE
 OVERLAND PARK, KS 66211
 (913) 458-2000

PROJECT NO: 411370
 DRAWN BY: GAK
 CHECKED BY: NMB

REV	DATE	DESCRIPTION
3	01/07/25	CITY COMMENTS
2	12/09/24	CITY COMMENTS
1	09/24/24	REISSUED FOR CONSTRUCTION
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 LOCATION: 3000 GRAPEVINE MILLS PARKWAY BLOCK 1, LOT 1R3, GRAPEVINE MILLS ADDITION
 H. SUGGS SURVEY, A-1415
 J. GIBSON SURVEY, A-586

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
D-4

CASE NAME: GRAPEVINE MILLS MALL EV
 CASE NUMBER: CU24-51
 LOCATION: 3000 GRAPEVINE MILLS PARKWAY BLOCK 1, LOT 1R3, GRAPEVINE MILLS ADDITION

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION

DATE: _____
 SHEET: 8 OF 8

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

PLANNING SERVICES DEPARTMENT

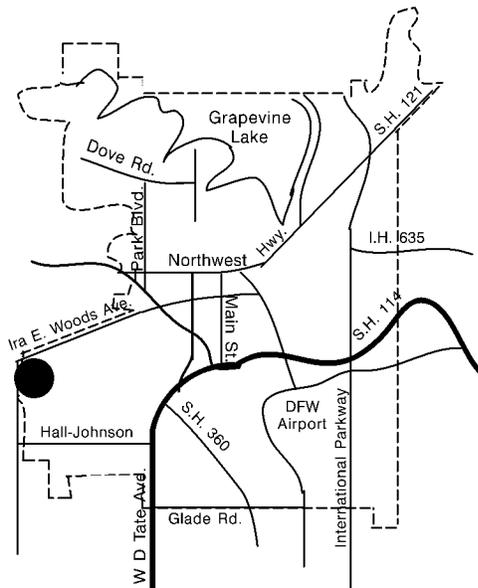
SITE PLAN FOR GRAPEVINE MILLS MALL EV
 LOT X-Y, BLOCK X, SUBDIVISION NAME GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
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 J. GIBSON SURVEY, A-586
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 1.0989 AC OR 47,869 SF
 ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
 DATE OF PREPARATION: DECEMBER 6, 2024

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

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

MEETING DATE: JANUARY 21, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF ZONE
CHANGE Z24-10 AND CONDITIONAL USE APPLICATION CU24-
56; SHAMMY'S CAR WASH



APPLICANT: Kevin Patel, Triangle Engineering

PROPERTY LOCATION AND SIZE:

The subject property is located at 3721 Ira E. Woods Avenue and is platted as Block 1, Lot 2-RA, Riverwoods Addition. The lot contains approximately 1.448 acres and has 201.76 feet of frontage along Ira E. Woods Avenue.

REQUESTED ZONE CHANGE, CONDITIONAL USE, AND COMMENTS:

The applicant is requesting to rezone 1.448 acres from "PO", Professional Office District to "CC", Community Commercial District. The applicant is also requesting a conditional use permit to develop a drive-through, automatic car wash.

The applicant intends to develop a 5,895 square foot automatic car wash (Shammy's Car Wash) that is 34.6-feet tall and centrally located onsite. The automatic car wash includes a mechanical equipment room, an office, and break room with two restrooms for 3-5 employees. Customers will enter the car wash at the northwest corner of the site from Ira E Woods Avenue, into one of the three entrance lanes to pay at a kiosk. Customers have access to an escape lane after the payment kiosks. Customers have the option to exit the site by taking a left out of the car wash tunnel or the option to use the self-service vacuum bays to the north and east of the car wash tunnel. Upon exiting the car wash, there is a blower located at the north end of the tunnel. The north-facing blower that is adjacent to Ira

E. Woods Avenue, located at the exit of the tunnel car wash, is 90 feet from the property line and has a noise level of 32.9 dB. The applicant is proposing a total of 34 vacuum bays, 14 of which are located adjacent to Ira E. Woods Avenue and a 96 square foot shade structure over each bay. The north row of vacuum bays are 25 feet from the property line and have a noise level of 41.6 dB. The site has one existing access off of Ira E. Woods Avenue that is right-in/ right-out. Total required parking for the proposed use is 20 spaces and 36 parking spaces are provided.

The proposed development is part of a planned office center (POC) CU08-30 (Ord. 2008-68) consisting of three lots. The applicant is requesting to remove 1.448 acres from the existing POC leaving the minimum acreage needed for a POC to remain for the existing Lodge at Bear Creek, Rehab & Healthcare Center to the west and Dancing River Assisted Living Facility to the south.

The applicant submitted a traffic engineering analysis (TIA) to Public Works and Engineering with updated 3-year projections.

PRESENT ZONING AND USE:

The property is currently zoned "PO", Professional Office District and is undeveloped.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject and surrounding property was annexed into the City of Grapevine in 1970 (Ord. 1970-30). The property was initially zoned "R-1", Single-Family Dwelling and then rezoned to "I-1", Light Industrial District prior to the 1984 City-wide Rezoning at which time the property was rezoned to "CN", Neighborhood Commercial District.

- On April 17, 1979, City Council approved zone change request Z79-11 (Ord. 1979-020) to rezone 12.42 acres from "R-1", Single-Family Dwelling to "I-1", Light Industrial.
- On November 18, 2008, City Council approved Z08-11 (Ord. 2008-67) to rezone 12.1 acres from "CN", Neighborhood Commercial District to "PO", Professional Office District.
- On November 18, 2008, City Council approved CU08-30 (Ord. 2008-68) to allow the development of a personal care facility and establish a planned office center on Lots 1-3.
- On April 16, 2013, City Council approved CU13-01 (Ord. 2013-013) to amend the previously approved site plan of CU08-30 for a planned office center to allow the development of a 37,000 square foot, 60 bed, skilled nursing center (Lodge at Bear Creek) and a 40,250 square foot, 48 bed, assisted living facility (Rivervines) on Lots 1 and 2.

- On September 19, 2023, City Council denied zone change request and conditional use permit Z23-08/ CU23-27 to rezone 1.488 acres from “PO”, Professional Office District to “CC”, Community Commercial District and a conditional use permit to develop a drive-through, automatic car wash.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: City of Southlake

SOUTH: “PO”, Professional Office District — Dancing River, Assisted Living Facility

EAST: “HC”, Highway Commercial District — CVS Drugstore

WEST: “PO”, Professional Office District — The Lodge at Bear Creek, Rehab & Healthcare Center and the City of Colleyville

AIRPORT IMPACT:

The subject tract is not located on the Airport Environs Land Use Map.

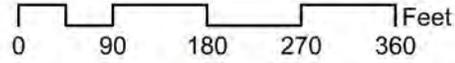
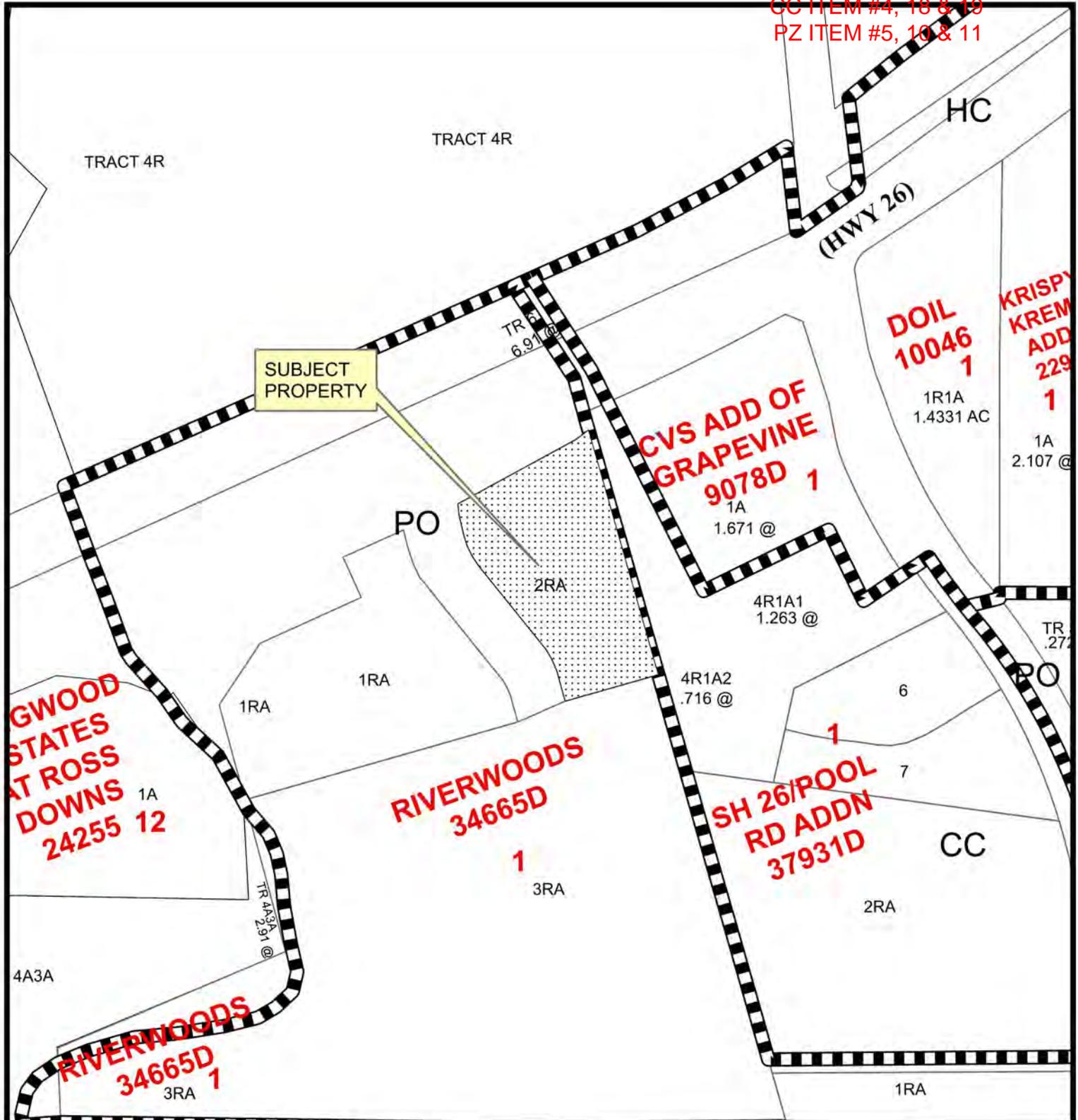
MASTER PLAN APPLICATION:

Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Low-Intensity Commercial (LC) land use. This request is not compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates Ira E. Woods Avenue as a Type A Major Arterial with a width to be determined by TxDot and is currently developed as six lanes with a median.

/lc/ng



**Z24-10/ CU24-56; Shammy's Car Wash
3721 Ira E Woods Avenue**

Date Prepared: 1/6/2025

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

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

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) <u>RIVERWOODS ADDITION, BLOCK 1, LOT 2-RA</u>	Gross area of parcel (to nearest tenth of acre) <u>1.448</u>
Street frontage & distance to nearest cross street <u>Ira Woods Avenue</u>	Describe the Proposed Use <u>Carwash</u>
Proposed Zoning <u>CC-Community Commercial</u>	Existing Zoning <u>PO-Professional Office</u>
Future Land Use Designation <u>CC-Community Commercial</u>	Subject Property Address <u>3721 Ira E. Woods Avenue</u>

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

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

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

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

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

Owner Name G. Mikal Darden Owner Phone Number 240-752-9278
 Company River Woods Lot 2 Owner LLC
 Address 350 S. Nolen Dr.
 City Southlake State TX Zip Code 76092
 Email [REDACTED]

CU24-56

DEC 17 2024

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

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

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

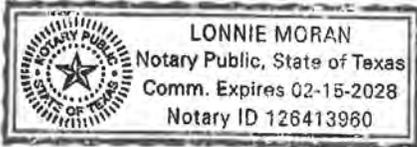
Property Owner's Signature [Signature] Date 12-2-24

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared G. Mikal Darden (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 December, 2024
[Signature]

NOTARY PUBLIC in and for the State of Texas



CU24-56

DEC 02 2024

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Kartavya (Kevin) Patel Company Triangle Engineering

Address 1782 W. McDermott Dr.

City Allen State TX Zip Code 75013

Phone 469.331.8566 Email [REDACTED]

Applicant's Signature [Signature] Date 11/26/24

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Kartavya Patel
(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 26th day of
November, 20 24



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

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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

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

CU24-56

DEC 02 2024

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

BEING a 1.448 acre tract of land situated in the J.N. Gibson Survey, Abstract Number 591, being all of Lot 2-RA, Block 1 of Riverwoods Addition, an addition to the City of Grapevine, as recorded in Instrument Number D214207165, Plat Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar capped "RPLS 5665" found for the southeast corner of said Lot 2-RA, same being the northeast corner of Lot 3-RA, Block 1 of Riverwoods Addition, an addition to the City of Grapevine, as recorded in Instrument Number D214207165, Official Public Records, Tarrant County, Texas;

THENCE South 74 degrees 03 minutes 39 seconds West, with the north line of said Lot 3-RA, a distance of 160.21 feet to a 1/2 inch rebar capped "RPLS 5665" found for corner;

THENCE North 15 degrees 56 minutes 21 seconds West, with an east line of said Lot 3-RA, a distance of 11.49 feet and being the beginning of a curve to the left with a radius of 120.00 feet, a central angle of 22 degrees 52 minutes 09 seconds and a chord bearing and distance of North 27 degrees 22 minutes 24 seconds West, a distance of 47.58 feet;

THENCE with said curve to the left, with an east line of said Lot 3-RA, an arc length of 47.90 feet to a 1/2 inch rebar capped "RPLS 5665" found for corner;

THENCE North 38 degrees 48 minutes 26 seconds West, with a northeast line of said Lot 3-RA, a distance of 145.33 feet to a 1/2 inch rebar capped "RPLS 5665" found for corner and being the beginning of a curve to the right with a radius of 105.00 feet, a central angle of 25 degrees 51 minutes 57 seconds and a chord bearing and distance of North 25 degrees 52 minutes 32 seconds West, a distance of 47.00 feet;

THENCE with said curve to the right, with an east line of said Lot 3-RA, an arc length of 47.40 feet to an "X" cut set for corner;

THENCE North 12 degrees 56 minutes 37 seconds West, a distance of 26.71 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner and being the beginning of a curve to the left with a radius of 157.50 feet, a central angle of 06 degrees 44 minutes 04 seconds and a chord bearing and distance of North 16 degrees 18 minutes 37 seconds West, a distance of 18.50 feet;

DEC 0'2 2024

0124-56

THENCE with said curve to the left, an arc length of 18.51 feet to a 1/2 inch rebar capped "RPLS 5665" found for corner, said corner lying on the south right-of-way line of Ira Woods Avenue (State Highway No. 26 (Variable Width right-of-way));

THENCE North 65 degrees 40 minutes 30 seconds East, with the south right-of-way line of said Ira Woods Avenue, a distance of 16.94 feet to a 1/2 inch rebar capped "RPLS 5665" found for corner;

THENCE North 61 degrees 18 minutes 33 seconds East with the south line of said Ira Woods Avenue, a distance of 201.76 feet to a 1/2 inch rebar capped "RPLS 5665" found for corner;

THENCE North 64 degrees 33 minutes 53 seconds East with the southeast line of said Ira Woods Avenue, a distance of 19.68 feet to a 1/2 inch rebar capped "RPLS 5665" found for corner;

THENCE South 15 degrees 56 minutes 21 seconds East, departing the south right-of-way line of said Ira Woods Avenue, a distance of 333.75 feet to THE POINT OF BEGINNING and containing 1.448 acres or 63,060 square feet of land, more or less.

DEC 02 2024

CU24-56



Franchise Tax Account Status

As of : 12/02/2024 14:35:54

This summary page is designed to satisfy standard business needs. If you need to reinstate or terminate a business with the Texas Secretary of State, you must obtain a certificate specific to that purpose.

RIVER WOODS LOT 2 OWNER, LLC

Texas Taxpayer Number 32055048931

Mailing Address 350 S NOLEN DR SOUTHLAKE, TX 76092-8055

Right to Transact Business in Texas ACTIVE

State of Formation TX

SOS Registration Status
(SOS status updated each business day) ACTIVE

Effective SOS Registration Date 09/03/2014

Texas SOS File Number 0802057008

Registered Agent Name CORPORATION SERVICE COMPANY DBA CSC - LAWYERS INCO

Registered Office Street Address 211 E. 7TH STREET, SUITE 620 AUSTIN, TX 78701

DEC 02 2024

CU24-5b



T: 469.331.8566 | Firm: 11525 | W: triangle-engr.com | O: 1782 W McDermott Drive Allen, TX 75013

Date: 12/02/2024

Attn: City of Grapevine – Planning Services Department
200 S. Main Street
Grapevine, TX 76150

Ref: SHAMMY'S CAR WASH

To Whom It May Concern:

This letter is to inform the City of Grapevine of the intent to develop a car wash at 3721 Ira E. Woods Avenue.

- Legal Description: RIVERWOODS ADDITION, LOT 2-RA, BLOCK 1.
- Site Area: 1.448 Acres
- Existing Zoning District: "PO" Professional Office District
- Proposed Zoning District: "CC" Community Commercial District
- Proposed Use: Car Wash
 - Building: 5,895 S.F
 - Parking Spaces Provided: 36 Spaces
- Special considerations: N/A

Sincerely,

Kartavya (Kevin) Patel

A blue ink handwritten signature of Kartavya (Kevin) Patel.

DEC 02 2024

CU24-5b

**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 3721 Ira E. Woods Ave

Legal description of subject property LOT 2-RA, BLOCK 1, RIVERWOODS ADDITION

Mistine Danner 12.2.2024
Public Works Department Date

C424-56

DEC 02 2024

ORDINANCE NO. 2025-004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z24-10 PLATTED AS BLOCK 1, LOT 2-RA, RIVERWOODS ADDITION being LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE LOCATED AT 3721 IRA E. WOODS AVENUE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PO", PROFESSIONAL OFFICE DISTRICT TO "CC", COMMUNITY COMMERCIAL DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

Section 1. That the City of Grapevine Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, be, and the same is hereby

amended and changed by Zoning Application Z24-10 to rezone the following described property to-wit: being a 1.448 acre tract of land platted Block 1, Lot 2-RA, Riverwoods Addition (3721 Ira E. Woods Avenue), more fully and completely described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned "PO", Professional Office District Regulations is hereby changed to "CC", Community Commercial District Regulations, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of January 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2025-005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-56 TO ALLOW FOR A DRIVE-THROUGH, AUTOMATIC CAR WASH AT BLOCK 1, LOT 2-RA, RIVERWOODS ADDITION (3721 IRA E. WOODS AVENUE) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU24-56 to allow for a drive-through, automatic car wash (Shammy's Car Wash) in a district zoned "CC", Community Commercial District within the following described property: Block 1, Lot 2-RA, Riverwoods Addition (3271 Ira E. Woods Avenue) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to secure 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 21st day of January, 2025.

APPROVED:

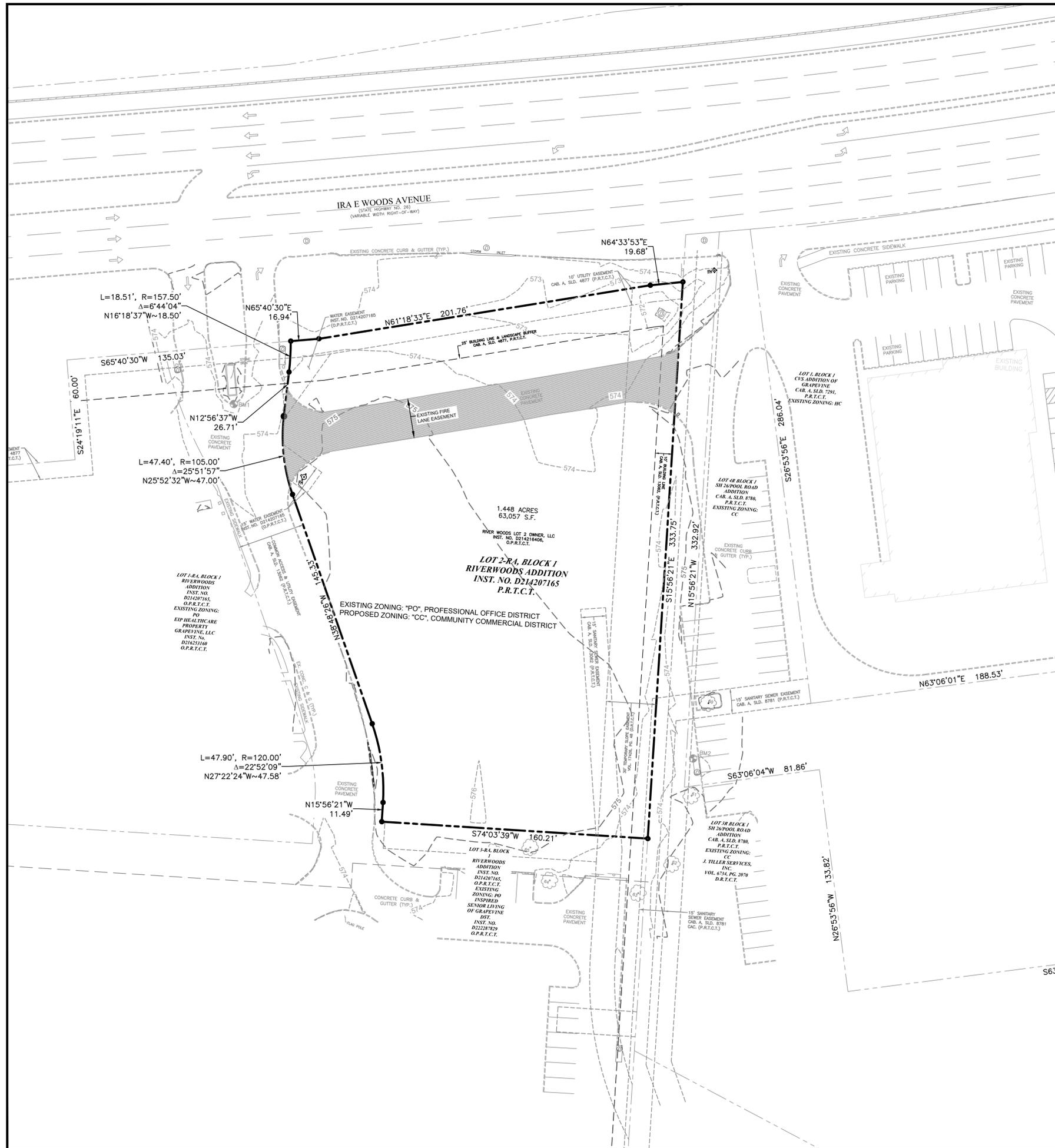
William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney



LEGAL DESCRIPTION

BEING a 1.448 acre tract of land situated in the J.N. Gibson Survey, Abstract Number 131, being all of Lot 2-RA, Block 1 of Riverwoods Addition, an addition to the City of Grapevine, as recorded in Instrument Number D214207165, Plat Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar capped "RPLS 5665" found for the southeast corner of said Lot 2-RA, same being the northeast corner of Lot 3-RA, Block 1 of Riverwoods Addition, an addition to the City of Grapevine, as recorded in Instrument Number D214207165, Official Public Records, Tarrant County, Texas;

THENCE South 74 degrees 03 minutes 39 seconds West, with the north line of said Lot 3-RA, a distance of 160.21 feet to a 1/2 inch rebar capped "RPLS 5665" found for corner;

THENCE North 15 degrees 56 minutes 21 seconds West, with an east line of said Lot 3-RA, a distance of 11.49 feet and being the beginning of a curve to the left with a radius of 120.00 feet, a central angle of 22 degrees 52 minutes 09 seconds and a chord bearing and distance of North 27 degrees 22 minutes 24 seconds West, a distance of 47.58 feet;

THENCE with said curve to the left, with an east line of said Lot 3-RA, an arc length of 47.90 feet to a 1/2 inch rebar capped "RPLS 5665" found for corner;

THENCE North 38 degrees 48 minutes 26 seconds West, with a northeast line of said Lot 3-RA, a distance of 145.33 feet to a 1/2 inch rebar capped "RPLS 5665" found for corner and being the beginning of a curve to the right with a radius of 105.00 feet, a central angle of 25 degrees 51 minutes 57 seconds and a chord bearing and distance of North 25 degrees 52 minutes 32 seconds West, a distance of 47.00 feet;

THENCE with said curve to the right, with an east line of said Lot 3-RA, an arc length of 47.40 feet to an "X" cut set for corner;

THENCE North 12 degrees 56 minutes 37 seconds West, a distance of 26.71 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner and being the beginning of a curve to the left with a radius of 157.50 feet, a central angle of 06 degrees 44 minutes 04 seconds and a chord bearing and distance of North 16 degrees 18 minutes 37 seconds West, a distance of 18.50 feet;

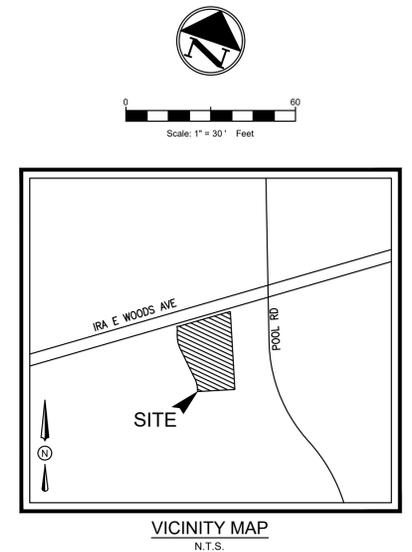
THENCE with said curve to the left, an arc length of 18.51 feet to a 1/2 inch rebar capped "RPLS 5665" found for corner, said corner lying on the south right-of-way line of Ira Woods Avenue (State Highway No. 26 (Variable Width right-of-way));

THENCE North 65 degrees 40 minutes 30 seconds East, with the south right-of-way line of said Ira Woods Avenue, a distance of 16.94 feet to a 1/2 inch rebar capped "RPLS 5665" found for corner;

THENCE North 61 degrees 18 minutes 33 seconds East with the south line of said Ira Woods Avenue, a distance of 201.76 feet to a 1/2 inch rebar capped "RPLS 5665" found for corner;

THENCE North 64 degrees 33 minutes 53 seconds East with the southeast line of said Ira Woods Avenue, a distance of 19.68 feet to a 1/2 inch rebar capped "RPLS 5665" found for corner;

THENCE South 15 degrees 56 minutes 21 seconds East, departing the south right-of-way line of said Ira Woods Avenue, a distance of 333.75 feet to THE POINT OF BEGINNING and containing 1.448 acres or 63,057 square feet of land, more or less.



FLOOD PLAIN NOTE

A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 500 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 48439C0095K, PANEL 95 OF 495, DATED SEPTEMBER 25, 2009. THE SUBJECT PROPERTY LIES WITHIN THE ZONE "X" UNSHADED (DETERMINED TO BE OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN) FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS.

THE PURPOSE OF Z24-10 IS TO REZONE 1.448 ACRES FROM "PO", PROFESSIONAL OFFICE DISTRICT TO "CC", COMMUNITY COMMERCIAL DISTRICT TO DEVELOP A DRIVE-THROUGH, AUTOMATIC CAR WASH.

PROJECT CONTACT LIST

OWNER/DEVELOPER
HCISOUTHWEST
2727 LBJ FREEWAY, SUITE 815
DALLAS, TEXAS 75234
CONTACT: JON YOUNG
PHONE: 817-350-4332

ENGINEER
TRIANGLE ENGINEERING LLC
1782 W. McDERMOTT DRIVE
ALLEN, TEXAS 75013
CONTACT: KARTAVYA PATEL, P.E.
PHONE: 469-331-8566

SURVEYOR
TRAVERSE LAND SURVEYING
14200 MIDWAY ROAD, SUITE 130
DALLAS, TEXAS 75244
CONTACT: DAVID F. McCULLAH, R.P.L.S.
PHONE: 469-784-9321

ARCHITECT
KLINE HARDIN
701 CANYON DRIVE, SUITE 110
COPPELL, TEXAS 75019
CONTACT: JIM HARDIN
PHONE: 972-331-5699

CASE NAME: SHAMMY'S CARWASH
CASE NUMBER: Z24-10
LOCATION: 3721 IRA E WOODS AVENUE

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 1 OF 1

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

PLANNING SERVICES DEPARTMENT

ZONING EXHIBIT

Z24-10 SHAMMY'S CAR WASH

LOT 2-RA, BLOCK 1, RIVERWOODS ADDITION

J. GIBSON SURVEY, AB. No. 131

3721 IRA E WOODS AVENUE

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

1.448 ACRES OR 63,057 SQ. FT.

Existing Zone: "PO" Professional Office District
Proposed Zone: "CC" Community Commercial District
DATE OF PREPARATION: JANUARY 06, 2025

NO.	DATE	DESCRIPTION	BY
1	12/02/24	1st CUP SUBMITTAL	KP
2	12/18/24	2nd CUP SUBMITTAL	EB
3	12/31/24	3rd CUP SUBMITTAL	EB
4	01/06/25	4th CUP SUBMITTAL	EB
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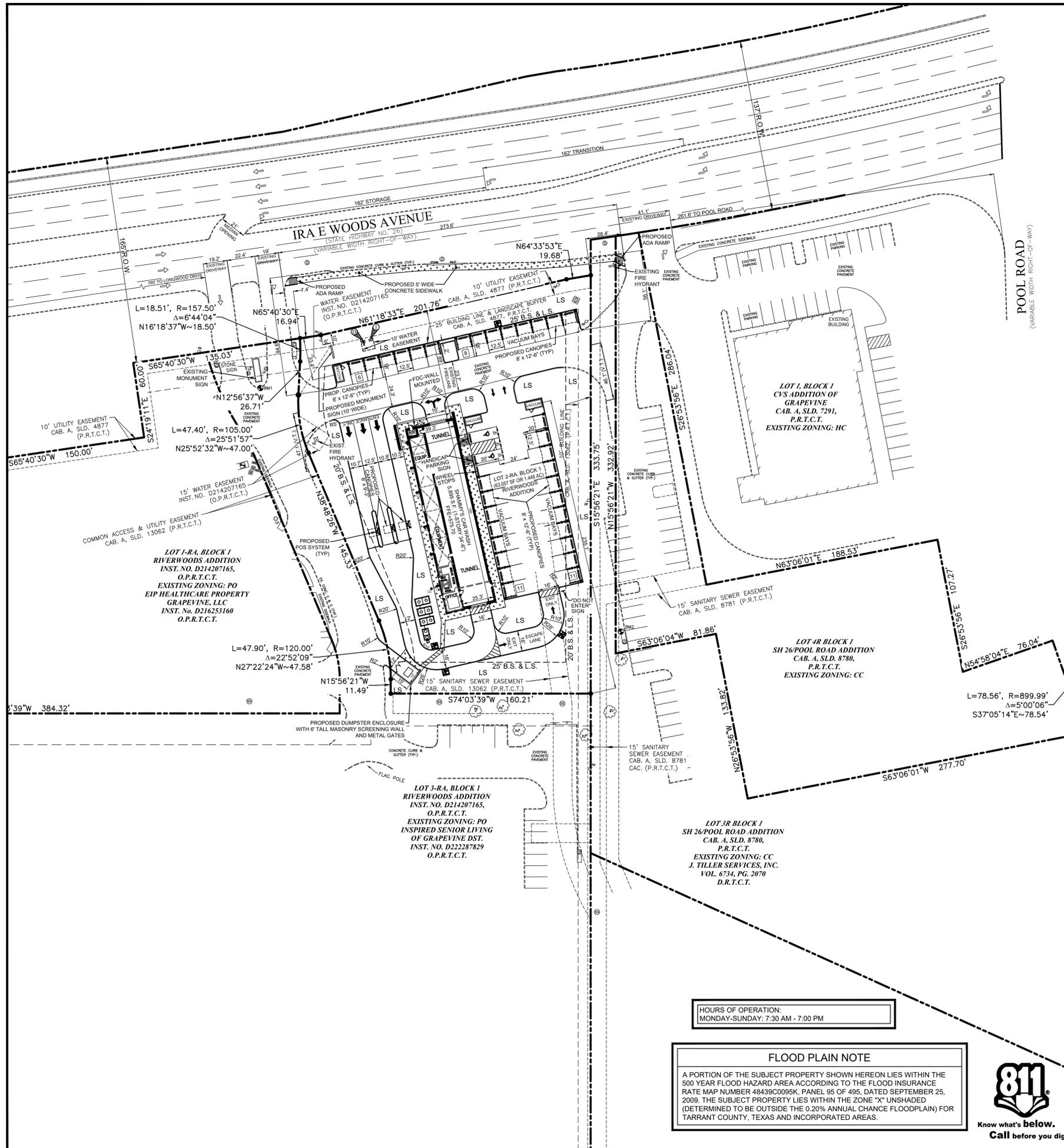
TRIANGLE ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

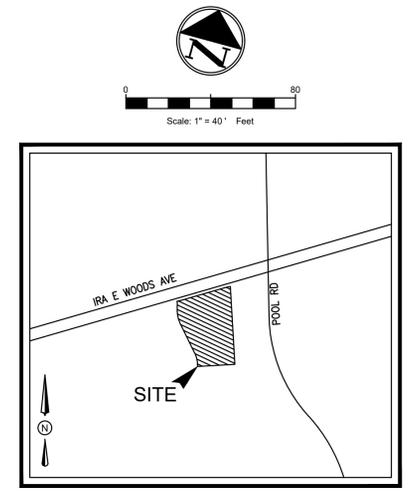
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	01/06/25	SCALE BAR	051-23	ZE

TX. P.E. FIRM #11525



EXISTING LEGEND				
---	BOUNDARY LINE	○	SET IRON ROD (AS NOTED)	
---	ADJOINER BOUNDARY LINE	●	FOUND IRON ROD (AS NOTED)	
---	EASEMENT LINE (AS NOTED)	⊗	"X" CUT FOUND	
---	WATER LINE	⊗	"X" CUT SET	
---	SANITARY SEWER LINE	⊗	WATER METER	
---	STORM DRAIN LINE (AS NOTED)	⊗	FH	FIRE HYDRANT
---	OVERHEAD ELECTRIC LINE	⊗	SS	SANITARY SEWER MANHOLE
---	BENCH MARK	⊗	CV	CABLE VAULT
(CM)	CONTROL MONUMENT	⊗	UV	UTILITY VAULT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS	⊗	FO	FIBER OPTIC MARKER
M.R.C.C.T.	MAP RECORDS COLLIN COUNTY, TEXAS	⊗	WV	WATER VALVE
⊗	POWER POLE	⊗	TS	TRAFFIC SIGN
⊗	BOLLARD	⊗	SM	STORM MANHOLE
⊗	SANITARY SEWER CLEAN OUT	⊗	LP	LIGHT POLE
		⊗	GM	GAS METER
		⊗	GT	GREASE TRAP
		⊗	TR	TELEPHONE RISER

SITE LEGEND	
CONCRETE CURB	---
SAW-CUT LINE	---
FENCE	---
FIRE LANE	---
STRIPING	---
PARKING SPACES	[X]
MONUMENT/PYLON SIGN	[Symbol]
WHEEL STOPS	[Symbol]
HANDICAP LOGO	[Symbol]
HANDICAP SIGN	[Symbol]
RAMP	[Symbol]
BOLLARD	[Symbol]
TRAFFIC ARROW	[Symbol]
FIRE HYDRANT	[Symbol]
DUMPSTER	[Symbol]
SANITARY SEWER MANHOLE	[Symbol]
SANITARY SEWER CLEANOUT	[Symbol]
SANITARY SEWER DOUBLE CLEANOUT	[Symbol]
SANITARY SEWER SAMPLE PORT	[Symbol]
GREASE TRAP	[Symbol]
DOMESTIC WATER METER	[Symbol]
IRRIGATION METER	[Symbol]
GAS METER	[Symbol]
TRANSFORMER	[Symbol]
LIGHT POLE	[Symbol]
POWER POLE	[Symbol]



SITE PLAN 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 EXPECTED.
- PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
- ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
- USES SHALL CONFORM IN OPERATION, LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARDOUS MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
- ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

DECIBEL LEVEL	
BLOWERS - NORTH FACING - 15 HP - WITH VFD	SOURCE: 72dB
PROPERTY LINE: 32.9dB	1,000 FEET: 12dB
VACUUMS - OMNI - 25 HP - WITH VFD	SOURCE: 72dB
PROPERTY LINE: 24.2dB	1,000 FEET: 12dB
VACUUMS - OMNI - 25 HP - WITH VFD (NORTH ROW)	SOURCE: 72dB
PROPERTY LINE: 41.6dB	1,000 FEET: 12dB

WATER METER & SANITARY SEWER SCHEDULE			
ID	TYPE	SIZE	NO.
(D)	DOMESTIC	2"	1
(I)	IRRIGATION	1"	1
	SANITARY SEWER	4" & 6"	

THE PURPOSE OF CU24-56/Z24-10 IS TO REZONE 1.488 ACRES FROM "PO", PROFESSIONAL OFFICE DISTRICT TO "CC", COMMUNITY COMMERCIAL DISTRICT TO DEVELOP A DRIVE-THROUGH, AUTOMATIC CARWASH.

THIS BUILDING CONTAINS A DRIVE-THROUGH TUNNEL, MECHANICAL EQUIPMENT ROOM, OFFICE SPACE, A BREAK ROOM AND TWO RESTROOMS.

Site Plan Data Summary Table		
ITEM	REQUIRED	PROPOSED
GENERAL SITE DATA		
LAND USE (from Zoning Ordinance)		CAR WASH
TOTAL LOT AREA (square feet and acres)	30,000 / 0.69 Min.	63,057 / 1.448
First Floor - Building Footprint Area (square feet)	37,836 s.f. Max.	5,895 s.f.
Total Building Area (square feet)	37,836 s.f. Max.	5,895 s.f.
Building Height (feet / # stories)	50' Max.	34'-6"
Floor Area Ratio (ratio x.xx.1)	0.60 Max.	0.09.3
Total Impervious Surface Area	50,445 s.s. 79.9%	39,438 s.f. (61.1%)
PARKING		
Parking Ratio (from Zoning Ordinance)	20 or 1 PER 2,000 S.F. IMPERVIOUS AREA	36 or 1 PER 1,070 S.F. IMPERVIOUS AREA
Accessible Parking (# of spaces)	2	2

CASE NAME: SHAMMY'S CARWASH
CASE NUMBER: CU24-56/Z24-10
LOCATION: 3721 IRA E WOODS AVENUE

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 1 OF 5

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

PLANNING SERVICES DEPARTMENT

OVERALL

DIMENSION CONTROL SITE PLAN

CU24-56/Z24-10 SHAMMY'S CAR WASH

LOT 2-RA, BLOCK 1, RIVERWOODS ADDITION

J. GIBSON SURVEY, AB. No. 131

3721 IRA E WOODS AVENUE

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

1.448 ACRES OR 63,057 SQ. FT.

Existing Zone: "PO" Professional Office District
Proposed Zone: "CC" Community Commercial District

DATE OF PREPARATION: JANUARY 06, 2025

HOURS OF OPERATION:
MONDAY-SUNDAY: 7:30 AM - 7:00 PM

FLOOD PLAIN NOTE

A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 500 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 48439C0095K, PANEL 95 OF 495, DATED SEPTEMBER 25, 2009. THE SUBJECT PROPERTY LIES WITHIN THE ZONE "X" UNSHADED (DETERMINED TO BE OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN) FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS.



NO.	DATE	DESCRIPTION	BY
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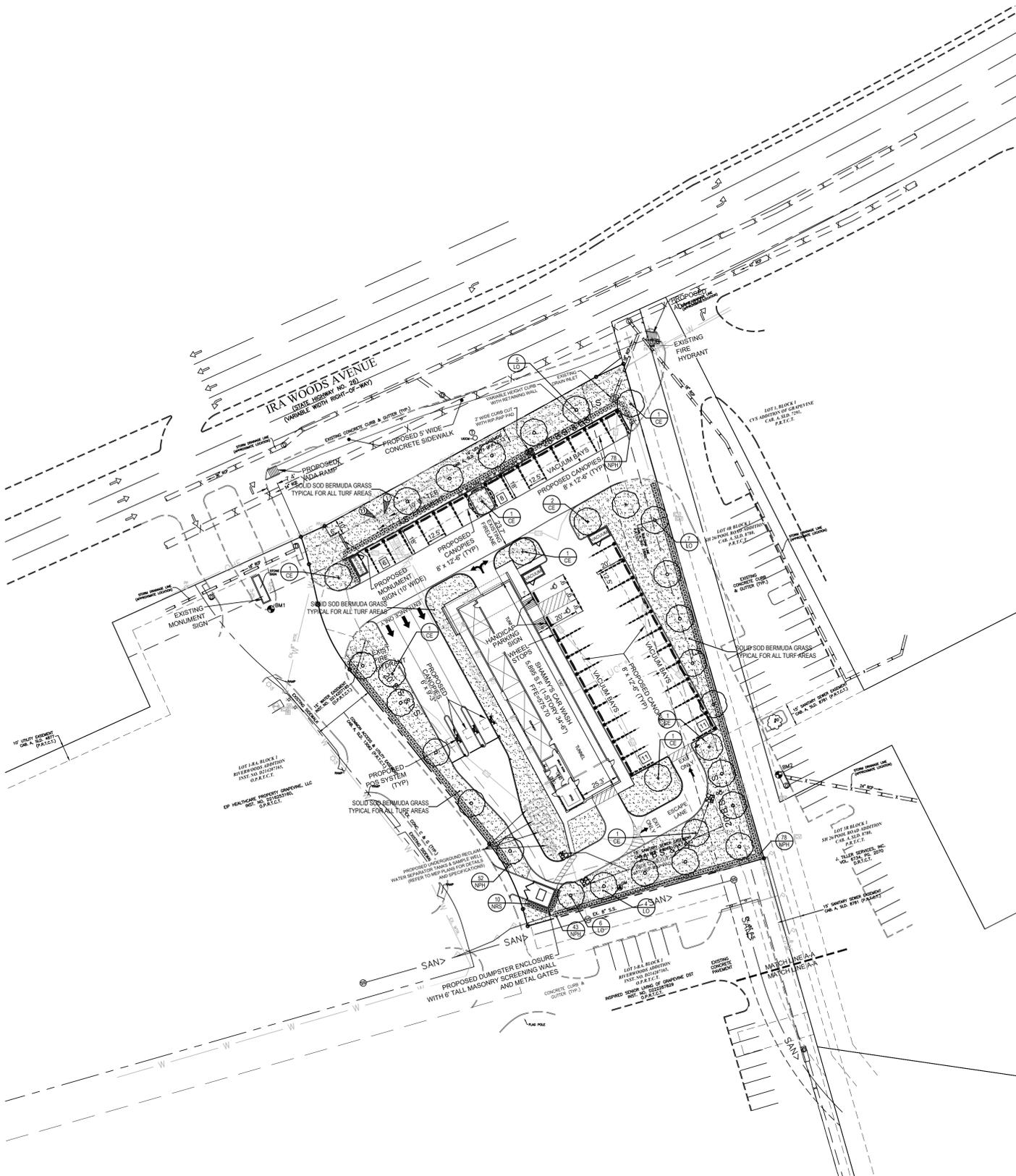
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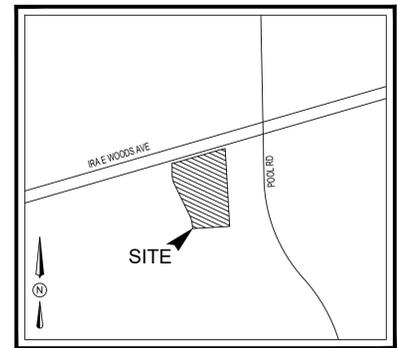
TX. P.E. FIRM #11525



PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	10	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
LO	22	Live Oak	<i>Quercus virginiana</i>	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NPH	251	Needle Point Holly	<i>Ilex cornuta burfordii 'nana'</i>	5 gal.	container, 30" ht., 20" spread
NRS	10	Nellie R Stevens Holly	<i>Ilex x 'Nellie R Stevens'</i>	5 gal.	container, 30" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		Solid sod

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



VICINITY MAP
N.T.S.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

INTERIOR LANDSCAPE AREA

REQUIRED: A MINIMUM OF TEN PERCENT OF THE GROSS PARKING AREAS SHALL BE DEVOTED TO LIVING LANDSCAPE WHICH INCLUDES GRASS, GROUND COVER, PLANTS, SHRUBS AND TREES.
GROSS PARKING AREA: 21,118 SF * 10% = 2,111 SF
2,111 / 400 = 5

REQUIRED: 5 TREES
PROVIDED: 5 TREES

REQUIRED: 15 PERCENT OF THE TOTAL SITE AREA SHALL BE DEVOTED TO FEATURE LANDSCAPING WITH NOT LESS THAN 50 PERCENT OF THE LANDSCAPE BEING LOCATED THE REQUIRED FRONT YARD.
15% OF GROSS: 9,459 SF / 5,979 SF = 63.2% (1 TREE PER 4,000 SF)
9,459 / 4,000 = 3

REQUIRED: 3 CANOPY TREES
PROVIDED: 3 CANOPY TREES

PERIMETER LANDSCAPING AREA:

IRA WOODS AVENUE- R.O.W. - 239 L.F.

REQUIREMENT: 5 CANOPY TREES
PROVIDED: 5 CANOPY TREES
77 - 30" SCREENING SHRUBS
82 - 30" SCREENING SHRUBS

EAST PROPERTY BOUNDARY - R.O.W. - 334 L.F.

REQUIREMENT: 7 CANOPY TREES
PROVIDED: 7 CANOPY TREES
77 - 30" SCREENING SHRUBS
78 - 30" SCREENING SHRUBS

SOUTH PROPERTY BOUNDARY - R.O.W. - 160 L.F.

REQUIREMENT: 4 CANOPY TREES
PROVIDED: 4 CANOPY TREES
48 - 30" SCREENING SHRUBS
48 - 30" SCREENING SHRUBS

WEST PROPERTY BOUNDARY - R.O.W. - 297 L.F.

REQUIREMENT: 6 CANOPY TREES
PROVIDED: 6 CANOPY TREES
64 - 30" SCREENING SHRUBS
64 - 30" SCREENING SHRUBS

SITE PLAN 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 EXPECTED.
- PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
- ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
- USES SHALL CONFORM IN OPERATION, LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
- ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

LANDSCAPE PLAN NOTES

- SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS, UNBROKEN, SOLID VISUAL SCREEN WHICH WILL BE THREE (3) FEET HIGH WITHIN ONE (1) YEAR AFTER TIME OF PLANTING.
- ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

TOTAL LOT AREA (SQUARE FEET AND ACRES)	30,000 / 0.69	63,057 / 1.448
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Landscape Plan Data Summary Table		
Item	Required	Proposed
Landscape Area		
Landscape Perimeter Area (square feet)	4,780 S.F.	5,942.72 S.F.
Interior Landscape Area-Parking Lot Landscaping (square feet)	2,111 S.F.	4,448.11 S.F.
Additional Interior Landscape Area		1,050.84 S.F.
Other Landscape Area within the lot (square feet)		12,177.71 S.F.
Total Landscape Area		23,619.38 S.F.
Impervious Area		
Building Footprint Area (square feet)		5,895 S.F.
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)		33,543 S.F.
Other Impervious Area		
Total Open Space (square feet and percentage)	12,611 S.F. 20%	23,619 S.F. (37.4)
Total Impervious Area (square feet and percentage)	50,445 S.F. 79.9%	39,438 S.F. (62.5%)
Parking Ratio (from Zoning Ordinance)	20 or 1 per 2,000 S.F.	36 or 1 per 1,070 s.f.

CASE NAME: SHAMMY'S CARWASH
CASE NUMBER: CU24-56 / Z24-10
LOCATION: 3721 IRA E WOODS AVENUE

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 3 OF 6

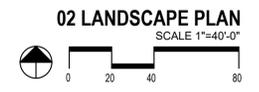
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

PLANNING SERVICES DEPARTMENT

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.
(D)	DOMESTIC	2"	1
(I)	IRRIGATION	1"	1
	SANITARY SEWER	4" & 6"	

THE PURPOSE OF THIS CONDITIONAL USE PERMIT REQUEST IS TO DEVELOP A DRIVE-THROUGH, AUTOMATIC CARWASH



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



SHAMMY'S CAR WASH

3721 IRA E WOODS AVENUE
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

ISSUE:
01.02.2025
FOR APPROVAL 07.26.2023
CITY COMMENTS 08.24.2023
CITY COMMENTS 09.07.2023
CITY COMMENTS 12.18.2024
CITY COMMENTS 01.02.2025

DATE:
01.02.2025

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

LANDSCAPE PLAN
CU24-56 SHAMMY'S CAR WASH
LOT 2 - RA, BLOCK 1, RIVERSIDE ADDITION
J. GIBSON SURVEY, AB. No. 131
3721 IRA E WOODS AVENUE
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.448 ACRES OR 63,057 SQ. FT.
Existing Zone: "PO" Professional Office District
Proposed Zone: "CC" Community Commercial District
DATE OF PREPARATION: AUGUST 23, 2023

L.1

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS
Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK
Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock, published by American Association of Nurserymen; 27 October 1980, Edition, by American National Standards Institute, Inc. (Z60.1) - plant material.
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names
- Texas Association of Nurserymen, Grades and Standards
- Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- Product Data: Submit complete product data and specifications on all other specified materials.
- Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows:
 - Prepare new planting beds by scraping away existing grass and weeds as necessary. Fill existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- Grass Areas:
 - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gapped open, then watered thoroughly.
 - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- Steel Curbing Installation:
 - Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 - All steel curbing shall be free of kinks and abrupt bends.
 - Top of curbing shall be 3/4" maximum height above grade.
 - Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 - Do not install steel edging along sidewalks.
 - Cut steel edging at 45 degree angle where edging meets sidewalk.

JOB CONDITIONS

- General Contractor to complete the following punch list. Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- Maintenance:
 - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding spraying edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- Guarantee:
 - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and respected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:

- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
- Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
- Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
- Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
- Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

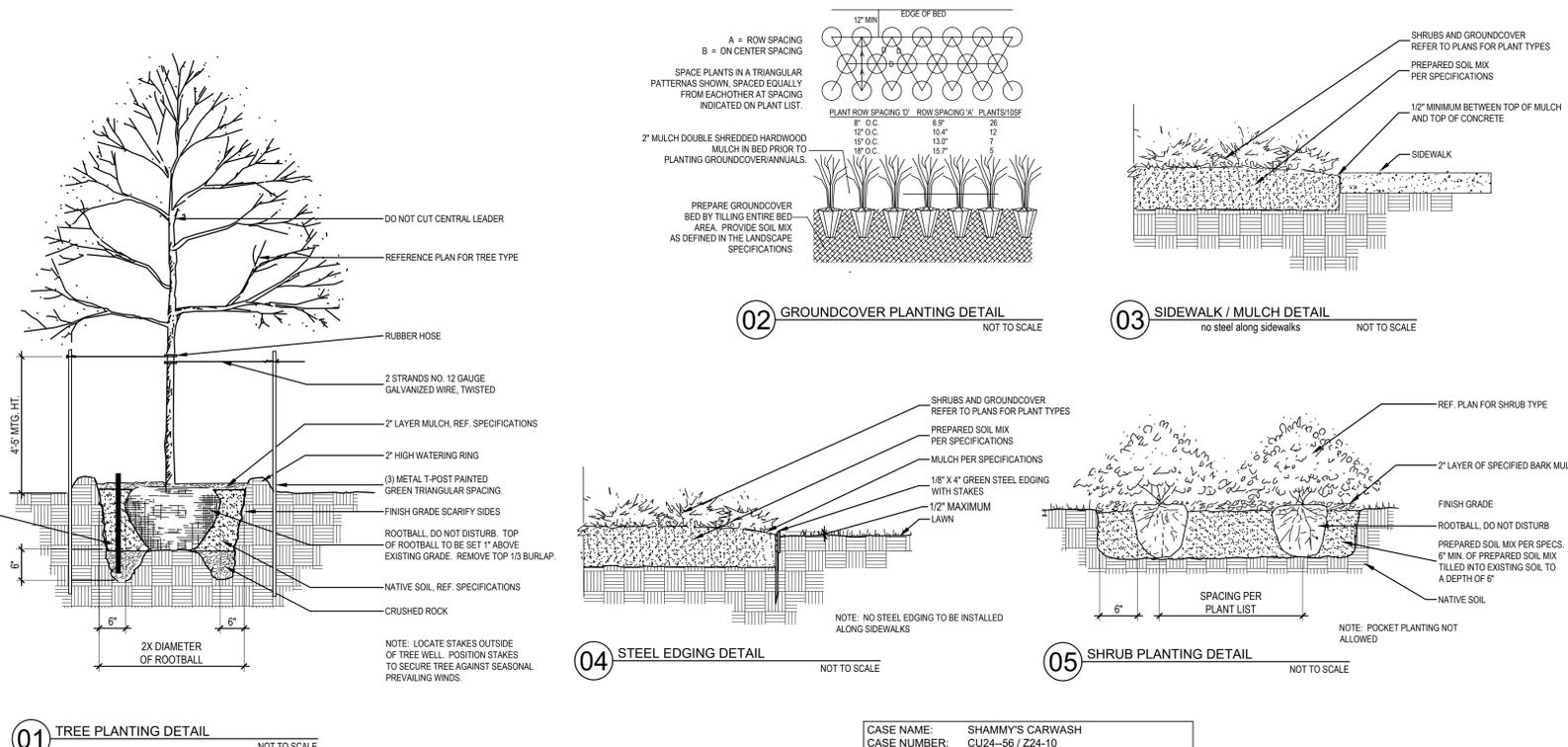
- Preparation:
 - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2.2 SOIL PREPARATION MATERIALS

- Sandy Loam:
 - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 - Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: FertiLaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- Peat Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- Staking Material for Shade Trees:
 - Post: Studded T-Post, #1 Armo with anchor plate, 6'-0" length, paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lottland Co., (214) 631-5250 or approved equal.



CASE NAME: SHAMMY'S CARWASH
CASE NUMBER: CU24-56 / Z24-10
LOCATION: 3721 IRA E WOODS AVENUE

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 3 OF 6

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

PLANNING SERVICES DEPARTMENT

LANDSCAPE SPECIFICATIONS
CU24-56 SHAMMY'S CAR WASH
LOT 2 - RA, BLOCK 1, RIVERSIDE ADDITION
J. GIBSON SURVEY, AB. No. 131
3721 IRA E WOODS AVENUE
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.448 ACRES OR 63,057 SQ. FT.
Existing Zone: "PO" Professional Office District
Proposed Zone: "CC" Community Commercial District
DATE OF PREPARATION: AUGUST 23, 2023

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



01.02.2025

SHAMMY'S CAR WASH
3721 IRA E WOODS AVENUE
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

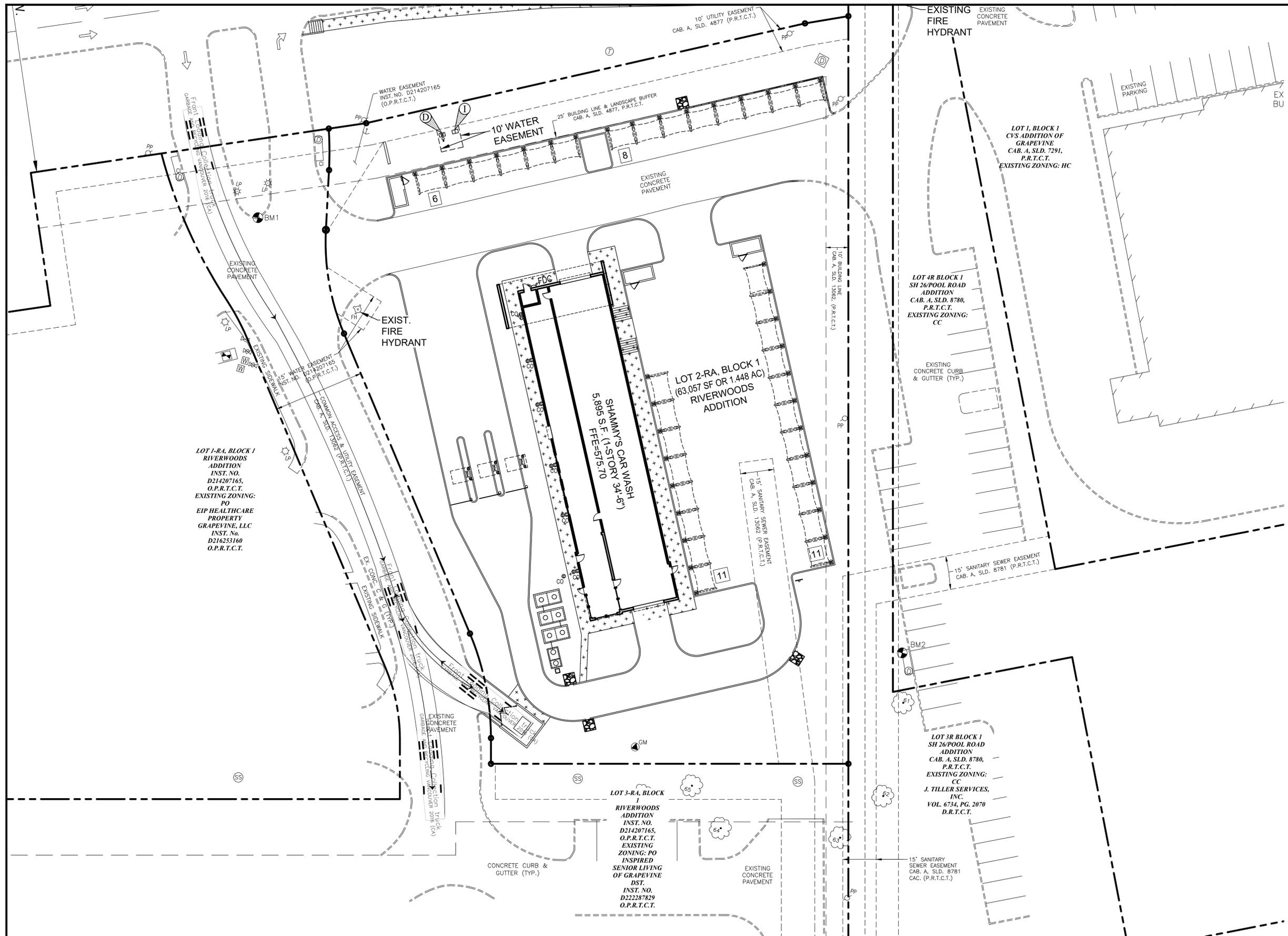
ISSUE:
FOR APPROVAL 07.26.2023
CITY COMMENTS 08.24.2023
CITY COMMENTS 01.02.2025

DATE:
01.02.2025

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.2



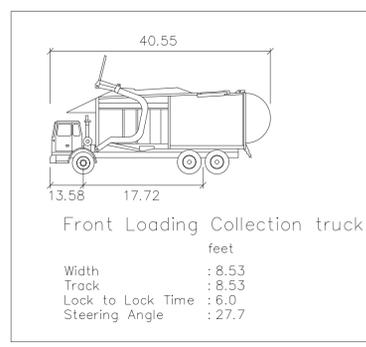
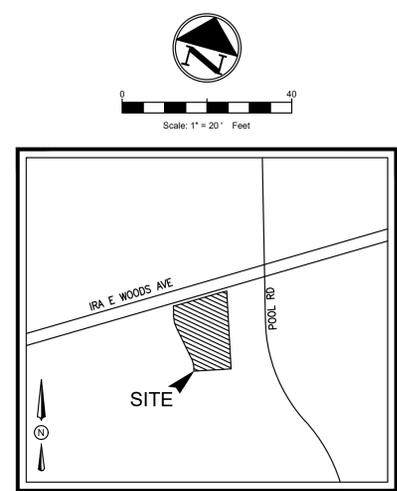
**LOT 1-RA, BLOCK 1
RIVERWOODS
ADDITION
INST. NO.
D214207165,
O.P.R.T.C.T.
EXISTING ZONING:
PO
EIP HEALTHCARE
PROPERTY
GRAPEVINE, LLC
INST. No.
D216253160
O.P.R.T.C.T.**

**LOT 3-RA, BLOCK
RIVERWOODS
ADDITION
INST. NO.
D214207165,
O.P.R.T.C.T.
EXISTING
ZONING: PO
INSPIRED
SENIOR LIVING
OF GRAPEVINE
DST.
INST. NO.
D222287829
O.P.R.T.C.T.**

**LOT 3R BLOCK 1
SH 26/POOL ROAD
ADDITION
CAB. A. SLD. 8780,
P.R.T.C.T.
EXISTING ZONING:
CC
J. TILLER SERVICES,
INC.
VOL. 6734, PG. 2070
D.R.T.C.T.**

**LOT 4R BLOCK 1
SH 26/POOL ROAD
ADDITION
CAB. A. SLD. 8780,
P.R.T.C.T.
EXISTING ZONING:
CC**

**LOT 1, BLOCK 1
CV'S ADDITION OF
GRAPEVINE
CAB. A. SLD. 7291,
P.R.T.C.T.
EXISTING ZONING: HC**



CASE NAME: SHAMMY'S CARWASH
CASE NUMBER: CU24-56/Z24-10
LOCATION: 3721 IRA E WOODS AVENUE

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 1 OF 5

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

PLANNING SERVICES DEPARTMENT

THE PURPOSE OF CU24-56/Z24-10 IS TO REZONE 1.488 ACRES FROM "PO", PROFESSIONAL OFFICE DISTRICT TO "CC", COMMUNITY COMMERCIAL DISTRICT TO DEVELOP A DRIVE-THROUGH, AUTOMATIC CARWASH.

GARBAGE TRUCK ROUTE

CU24-56/Z24-10 SHAMMY'S CAR WASH

LOT 2-RA, BLOCK 1, RIVERWOODS ADDITION

J. GIBSON SURVEY, AB. No. 131

3721 IRA E WOODS AVENUE

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

1.448 ACRES OR 63,057 SQ. FT.

Existing Zone: "PO" Professional Office District

Proposed Zone: "CC" Community Commercial District

DATE OF PREPARATION: JANUARY 06, 2025

NO.	DATE	DESCRIPTION	BY
1	12/02/24	1st CUP SUBMITTAL	KP
2	12/18/24	2nd CUP SUBMITTAL	EB
3	12/31/24	3rd CUP SUBMITTAL	EB
4	01/06/25	4th CUP SUBMITTAL	EB



TRIANGLE ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	01/06/25	SCALE BAR	051-23	11

TX. P.E. FIRM #11525

01/06/2025



1 SITE PLAN - PHOTOMETRICS
SCALE: 1" = 20'

PURPOSE STATEMENT

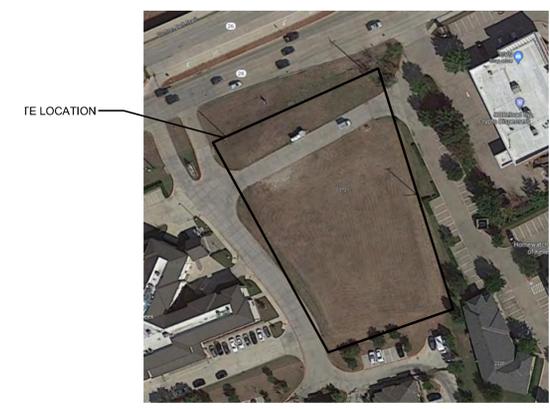
1. THE PURPOSE OF THIS CONDITIONAL USE PERMIT REQUEST IS TO DEVELOP A DRIVE-THROUGH, AUTOMATIC CARWASH.

DRAWING NOTES

1. ALL SITE LIGHTING INSTALLATION SHALL COMPLY WITH CITY OF GRAPEVINE REQUIREMENTS AND REGULATIONS.
2. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
3. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE ILLUMINATION LEVELS.
4. LIGHT FIXTURES EXCLUDING ACCENT LIGHTING OF ARCHITECTURAL BUILDING FEATURES AND LIGHTING OF PUBLIC ART OR PUBLIC MONUMENTS SHALL BE MOUNTED NO HIGHER THAN THE HIGHEST POINT OF THE PRIMARY STRUCTURE ON THE PROPERTY. IN NO CASE SHALL LIGHT POLES BE GREATER THAN 30 FEET IN HEIGHT.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.1 fc	5.8 fc	0.0 fc	N/A	N/A

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	2	Lithonia Lighting	DSX1 LED P3 40K 80CRI T3M	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	12628	1	102.17
▭	B	3	Lithonia Lighting	DSXW2 LED 30C 1000 40K T3M MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 1000mA DRIVER, 4000K LED, TYPE 3 MEDIUM OPTIC	1	11279	1	109
▭	C	3	Lithonia Lighting	DSXW2 LED 30C 1000 40K T3M MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 1000mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	1	11120	1	109



2 SITE KEY PLAN
SCALE: NTS

CASE NAME: SHAMMY'S CARWASH
CASE NUMBER: CU24-56 / Z24-10
LOCATION: 3721 IRA E WOODS AVENUE

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 5 OF 7

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PLANNING SERVICES DEPARTMENT

NO.	DATE	DESCRIPTION	BY
1	07/28/23	ZONING EXHIBIT	
2	08/23/23	ZONING EXHIBIT	
3	12/20/24	ZONING EXHIBIT	

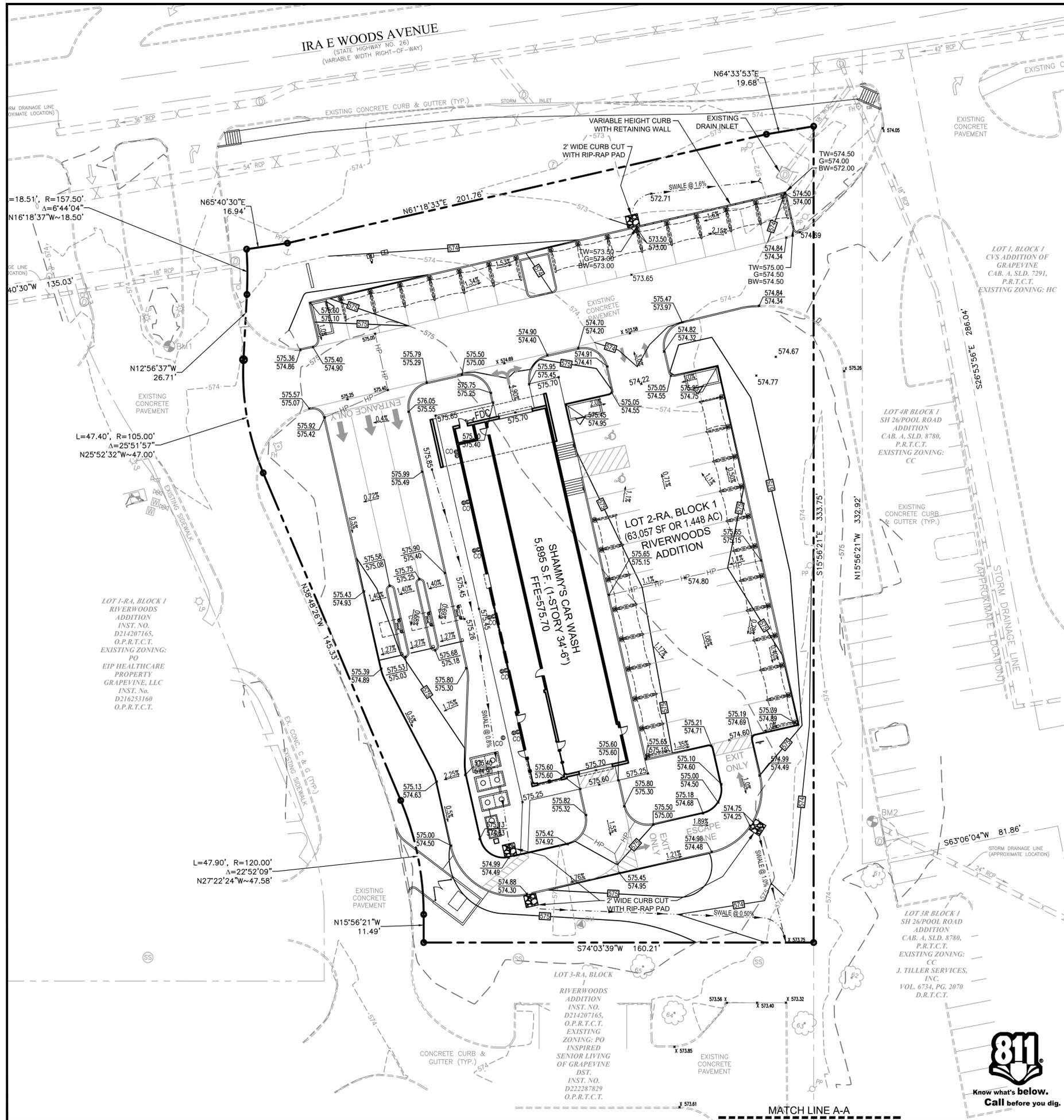


PHOTOMETRIC PLAN
CU24-56/Z24-10 SHAMMY'S CAR WASH
LOT 2-RA, BLOCK 1, RIVERWOODS ADDITION
J. GIBSON SURVEY, AB. No. 131
3721 IRA E WOODS AVENUE
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.448 ACRES OR 63,057 SQ. FT.
Existing Zoning: "PO" Professional Office District
Proposed Zoning: "CC" Community Commercial District
DATE OF PREPARATION: JULY 20, 2023

COUNSEL
MEP Engineering Services
5757 Alpha Rd., Suite 450
Dallas, Texas 75240
972.707.3540
TX Firm No. F-18994
CE #23050

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
EH		12/20/24	SCALE BAR	051-23	E-1.0

12/20/2024

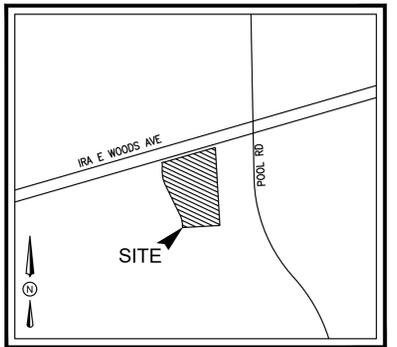


EXISTING LEGEND

—	BOUNDARY LINE	○	SET IRON ROD (AS NOTED)
---	ADJOINER BOUNDARY LINE	●	FOUND IRON ROD (AS NOTED)
---	EASEMENT LINE (AS NOTED)	⊗	"X" CUT FOUND
—W—	WATER LINE	⊙	"X" CUT SET
—SAN—	SANITARY SEWER LINE	⊙	WATER METER
---	STORM DRAIN LINE (AS NOTED)	⊙	FIRE HYDRANT
—OHE—	OVERHEAD ELECTRIC LINE	⊙	SANITARY SEWER MANHOLE
⊙	BENCH MARK	⊙	CABLE VAULT
(CM)	CONTROL MONUMENT	⊙	UTILITY VAULT
O.P.R.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS	⊙	FIBER OPTIC MARKER
M.R.C.C.T.	MAP RECORDS COLLIN COUNTY, TEXAS	⊙	WATER VALVE
⊙	POWER POLE	⊙	TRAFFIC SIGN
⊙	BOLLARD	⊙	STORM MANHOLE
⊙	SANITARY SEWER CLEAN OUT	⊙	LIGHT POLE
		⊙	GAS METER
		⊙	GREASE TRAP
		⊙	TELEPHONE RISER

GRADING LEGEND

---	EXISTING ELEVATION	574.00 EX
---	EXISTING MINOR CONTOURS	464
---	EXISTING MAJOR CONTOURS	465
---	MINOR CONTOURS	464
---	MAJOR CONTOURS	465
---	SWALE	
HP	HIGH POINT	HP — HP — HP
STM	STORM PIPE	STM —>
---	RETAINING WALL	
---	RIP RAP	
---	FINISH FLOOR ELEVATION	576.15 FF
---	TOP OF CURB ELEVATION	575.00 TC
---	GUTTER ELEVATION	575.50 G
---	SIDEWALK ELEVATION	575.00 SW
---	TOP OF PAVEMENT	574.00 TP
---	GROUND ELEVATION	573.00 GR
---	DRAINAGE FLOW DIRECTION	1%
---	CURB INLET	
---	STORM MANHOLE	
---	STORM CLEANOUT	
---	SANITARY SEWER MANHOLE	
---	SANITARY SEWER CLEANOUT	
---	SANITARY SEWER DOUBLE CLEANOUT	
---	SANITARY SEWER SAMPLE PORT	
---	GREASE TRAP	
---	DOMESTIC WATER METER	
---	IRRIGATION METER	
---	GAS METER	
---	TRANSFORMER	
---	LIGHT POLE	
---	POWER POLE	



VICINITY MAP
N.T.S.

GRADING GENERAL NOTES

- ALL SURPLUS EXCAVATION AND WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO REMOVE SUCH SURPLUS EXCAVATION AND WASTE MATERIAL FROM THE SITE TO A PUBLIC DUMP SITE APPROVED FOR THE DISPOSAL OF SUCH MATERIALS. IF SURPLUS EXCAVATION IS REMOVED FROM THIS SITE TO ANOTHER PROPERTY, IT SHALL BE PLACED ON SUCH PROPERTY WITH THE WRITTEN CONSENT OF THE OWNER(S) OF SUCH PROPERTY. A COPY OF SUCH WRITTEN CONSENT SHALL BE PROVIDED TO THE OWNER. IF THE CONTRACTOR WISHES TO DISPOSE OF SURPLUS EXCAVATION ON-SITE, IT SHALL BE ONLY WITH THE PRIOR APPROVAL OF THE OWNERS PROJECT REPRESENTATIVE AND CARE SHOULD BE TAKEN TO AVOID BLOCKING NATURAL DRAINAGE AND INCREASING STEEP SLOPES. THE CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN STAKING AND TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO APPLY TO BOTH VERTICAL ELEVATION AND HORIZONTAL ALIGNMENT.
- THE CONTRACTOR SHALL PREPARE ALL LANDSCAPE AREAS INCLUDING STREET RIGHT-OF-WAY AREAS TO AN ACCEPTABLE SUBGRADE CONDITION IN ACCORDANCE WITH THE LANDSCAPE PLANS. IF THE CONTRACTOR IS NOT EMPLOYED TO PROVIDE AND INSTALL LANDSCAPING, HE SHALL PREPARE A FINISHED AND COMPACTED SUB-GRADE IN THE LANDSCAPING AREAS.
- NO SLOPES TO EXCEED 3H:1V WITHOUT SLOPE STABILIZATION.

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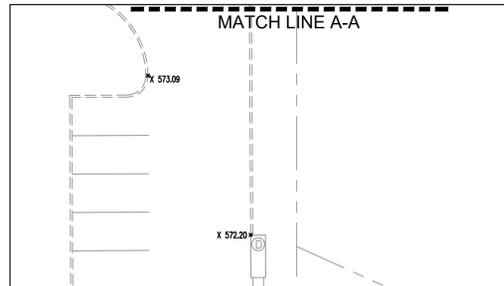
BENCHMARKS

BENCHMARK NO. 1
BEING 19.63' WEST AND 46.91' SOUTH OF THE SUBJECT'S NORTHWEST PROPERTY CORNER.
ELEVATION = 574.68'

BENCHMARK NO. 2
BEING 9.64' EAST AND 54.24' NORTH OF THE SUBJECT'S SOUTHEAST PROPERTY CORNER.
ELEVATION = 574.71'

FLOOD PLAIN NOTE

A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 500 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48439C0095K, DATED SEPTEMBER 25, 2009. THE SUBJECT PROPERTY LIES WITHIN THE ZONE "X" UNSHADED (DETERMINED TO BE OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN) FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS.



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LOCATION: 3721 IRA E WOODS AVENUE

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 1 OF 5

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

PLANNING SERVICES DEPARTMENT

GRADING PLAN

CU24-56/Z24-10 SHAMMY'S CAR WASH

LOT 2-RA, BLOCK 1, RIVERWOODS ADDITION

J. GIBSON SURVEY, AB. No. 131

3721 IRA E WOODS AVENUE

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

1.488 ACRES OR 63,057 SQ. FT.

Existing Zone: "PO" Professional Office District
Proposed Zone: "CC" Community Commercial District
DATE OF PREPARATION: JANUARY 06, 2025

NO.	DATE	DESCRIPTION	BY
1	12/02/24	1st CUP SUBMITTAL	KP
2	12/18/24	2nd CUP SUBMITTAL	EB
3	12/31/24	3rd CUP SUBMITTAL	EB
4	01/06/25	4th CUP SUBMITTAL	EB



TRIANGLE ENGINEERING LLC

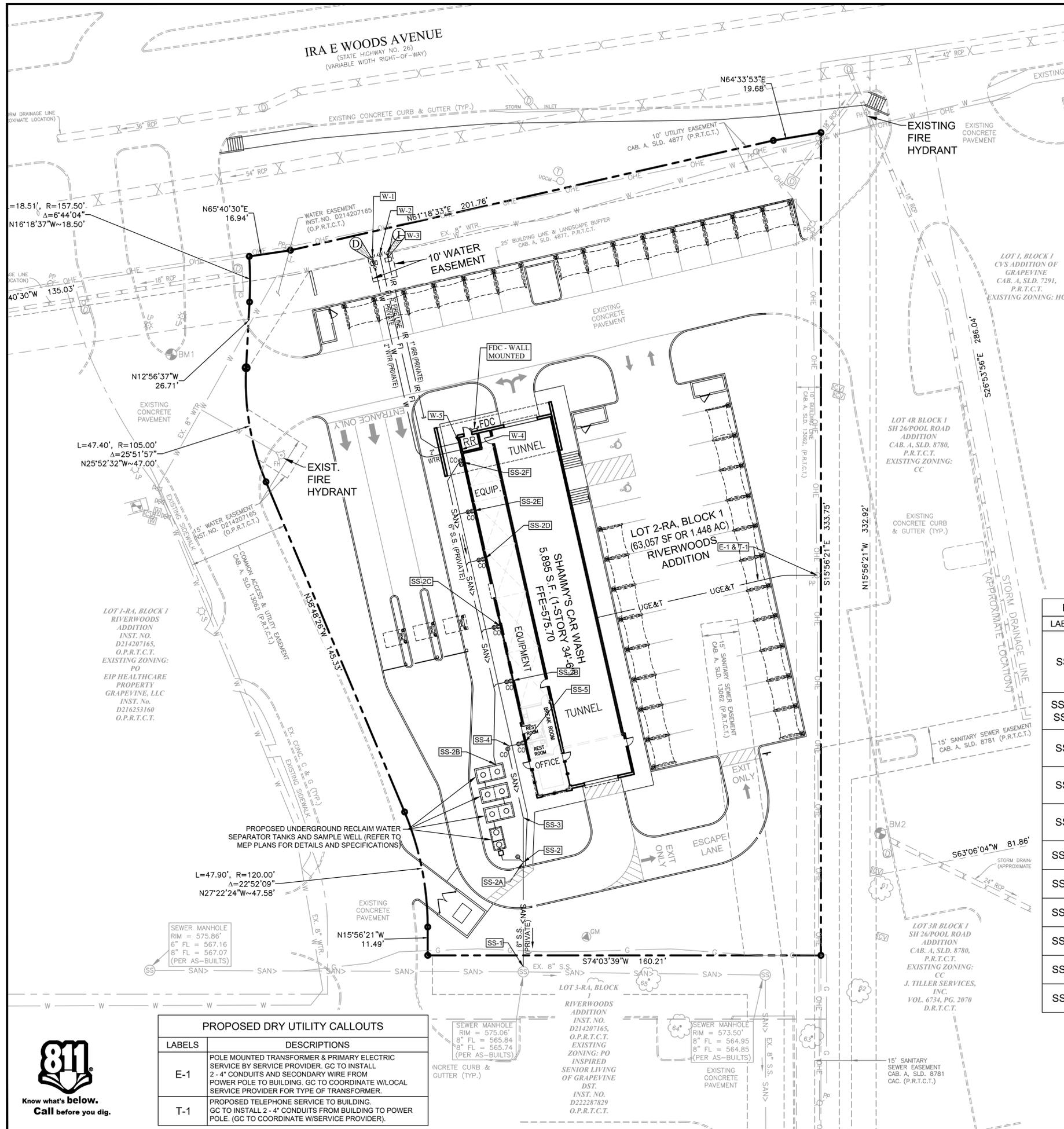
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PLANNING | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	01/06/25	SCALE BAR	051-23	9

TX. P.E. FIRM #11525





EXISTING LEGEND			
---	BOUNDARY LINE	○	SET IRON ROD (AS NOTED)
---	ADJOINER BOUNDARY LINE	●	FOUND IRON ROD (AS NOTED)
---	EASEMENT LINE (AS NOTED)	⊗	"X" CUT FOUND
W	WATER LINE	⊗	"X" CUT SET
SAN	SANITARY SEWER LINE	⊗	WATER METER
SD	STORM DRAIN LINE (AS NOTED)	⊗	FIRE HYDRANT
OHE	OVERHEAD ELECTRIC LINE	⊗	SANITARY SEWER MANHOLE
BM	BENCH MARK	⊗	CABLE VAULT
CM	CONTROL MONUMENT	⊗	UTILITY VAULT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS	⊗	FIBER OPTIC MARKER
M.R.C.C.T.	MAP RECORDS COLLIN COUNTY, TEXAS	⊗	WATER VALVE
⊗	POWER POLE	⊗	TRAFFIC SIGN
⊗	BOLLARD	⊗	STORM MANHOLE
⊗	SANITARY SEWER CLEAN OUT	⊗	LIGHT POLE
		⊗	GAS METER
		⊗	GREASE TRAP
		⊗	TELEPHONE RISER

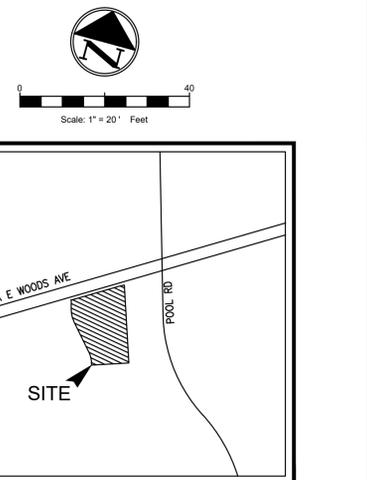
UTILITY LEGEND			
---	UNDERGROUND TELEPHONE LINE	---	UGT
---	UNDERGROUND ELECTRIC LINE	---	UGE
---	GAS LINE	G	G
---	SANITARY SEWER LINE	X"SS	X"SS
---	6" FIRE LINE	FI	FI
---	2" DOMESTIC WATER LINE	W	W
⊗	SANITARY SEWER MANHOLE	⊗	⊗
⊗	SANITARY SEWER CLEANOUT	⊗	⊗
⊗	SANITARY SEWER DOUBLE CLEANOUT	⊗	⊗
⊗	RECLAIM WATER SEPARATOR TANKS	⊗	⊗
⊗	DOMESTIC WATER METER WITH RPZ	⊗	⊗
⊗	IRRIGATION METER	⊗	⊗
⊗	GAS METER	⊗	⊗
⊗	FIRE HYDRANT	⊗	⊗
⊗	FIRE DEPARTMENT CONNECTION - FDC	⊗	⊗
⊗	TRANSFORMER	⊗	⊗
⊗	LIGHT POLE	⊗	⊗
⊗	POWER POLE	⊗	⊗

WATER METER & SANITARY SEWER SCHEDULE			
ID	TYPE	SIZE	NO.
D	DOMESTIC	2"	1
I	IRRIGATION	1"	1
	SANITARY SEWER	4" & 6"	

PROPOSED SEWER CALLOUTS	
LABELS	DESCRIPTIONS
SS-1	STA: 0+00.00 CONNECT PROPOSED 6" SEWER LINE TO EXIST. SANITARY SEWER MANHOLE RIM = 575.06 EXISTING 8" FL = (564.74) 6" FL (IN) = 564.82 CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION
SS-2 = SS2A	STA: 0+44.39 INSTALL: 1- 8" x 6" 45° WYE & 6" CLEANOUT 6" FL = 567.17
SS-3	STA: 0+62.56 INSTALL: 1- 6" 11.25° BEND 6" FL = 568.11
SS-4	STA: 0+91.10 INSTALL: 1- 6" 45° WYE & 6" CLEANOUT 6" FL = 569.60
SS-5	STA: 0+98.85 INSTALL: 1- 6" DOUBLE CLEANOUT AT BUILDING 6" FL = 570.00
SS-2A	INSTALL: 1- 6" x 6" 45° WYE & 6" CLEANOUT 6" FL = 567.17
SS-2B	INSTALL: CONNECTION POINT TO SAMPLE WELLS 6" FL = 567.40
SS-2C	INSTALL: 1- 6" DOUBLE CLEANOUT AT BUILDING 6" FL = 571.70
SS-2D	INSTALL: 1- 6" DOUBLE CLEANOUT AT BUILDING 6" FL = 571.70
SS-2E	INSTALL: 1- 6" DOUBLE CLEANOUT AT BUILDING 6" FL = 571.70
SS-2F	INSTALL: 1- 6" DOUBLE CLEANOUT AT BUILDING 6" FL = 571.70

PROPOSED WATER CALLOUTS	
LABELS	DESCRIPTIONS
W-1	CONNECT TO EXISTING 8" WATER LINE INSTALL: 1- 8" x 2" TAPPING SLEEVE AND VALVE 1- 2" DOMESTIC WATER METER & RPZ 1- 2" VALVE
W-2	CONNECT TO EXISTING 8" WATER LINE INSTALL: 1- 8" x 6" TAPPING SLEEVE AND VALVE 1- 6" VALVE 1- 96 L.F. 6" WATER LINE TO RISER ROOM
W-3	CONNECT TO EXISTING 8" WATER LINE INSTALL: 1- 8" x 1" TAPPING SLEEVE AND VALVE 1- 1" IRRIGATION WATER METER 1- 1" VALVE 69 L.F. 1" IRRIGATION LINE & 1" PLUG
W-4	CONNECTION POINT AT BUILDING (REFER TO MEP PLANS)
W-5	CONNECTION POINT AT BUILDING (REFER TO MEP PLANS)

THE PURPOSE OF CU24-56/224-10 IS TO REZONE 1.488 ACRES FROM "PO", PROFESSIONAL OFFICE DISTRICT TO "CC", COMMUNITY COMMERCIAL DISTRICT TO DEVELOP A DRIVE-THROUGH, AUTOMATIC CARWASH.



- UTILITY GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY/UTILITY COMPANY STANDARDS.
 - FIELD VERIFY LOCATION OF EXISTING WATER MAIN, SEWER MAIN, GAS, TELEPHONE AND ELECTRICAL LINE. POT HOLE RECOMMENDED PRIOR TO CONSTRUCTION BEGIN. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH UTILITY SERVICE PROVIDERS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

CASE NAME: SHAMMY'S CARWASH
CASE NUMBER: CU24-56/224-10
LOCATION: 3721 IRA E WOODS AVENUE

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 1 OF 5

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PLANNING SERVICES DEPARTMENT

UTILITY PLAN	
CU24-56/224-10 SHAMMY'S CAR WASH	
LOT 2-RA, BLOCK 1, RIVERWOODS ADDITION	
J. GIBSON SURVEY, AB. No. 131	
3721 IRA E WOODS AVENUE	
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS	
1.448 ACRES OR 63,057 SQ. FT.	
Existing Zone: "PO" Professional Office District	
Proposed Zone: "CC" Community Commercial District	
DATE OF PREPARATION: JANUARY 06, 2025	

PROPOSED DRY UTILITY CALLOUTS	
LABELS	DESCRIPTIONS
E-1	POLE MOUNTED TRANSFORMER & PRIMARY ELECTRIC SERVICE BY SERVICE PROVIDER. GC TO INSTALL 2- 4" CONDUITS AND SECONDARY WIRE FROM POWER POLE TO BUILDING. GC TO COORDINATE W/LOCAL SERVICE PROVIDER FOR TYPE OF TRANSFORMER.
T-1	PROPOSED TELEPHONE SERVICE TO BUILDING. GC TO INSTALL 2- 4" CONDUITS FROM BUILDING TO POWER POLE. (GC TO COORDINATE W/SERVICE PROVIDER).

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2	12/18/24	2nd CUP SUBMITTAL	EB
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4	01/06/25	4th CUP SUBMITTAL	EB



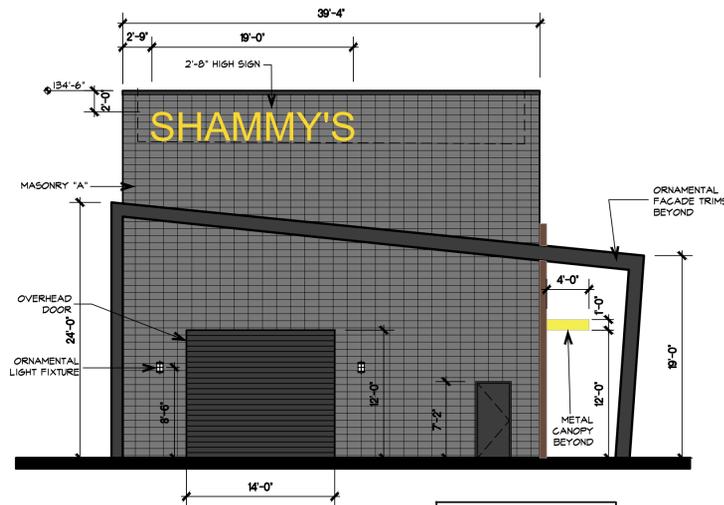
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PLANNING | Civil Engineering | Construction Management

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KP	EB	01/06/25	SCALE BAR	051-23	10

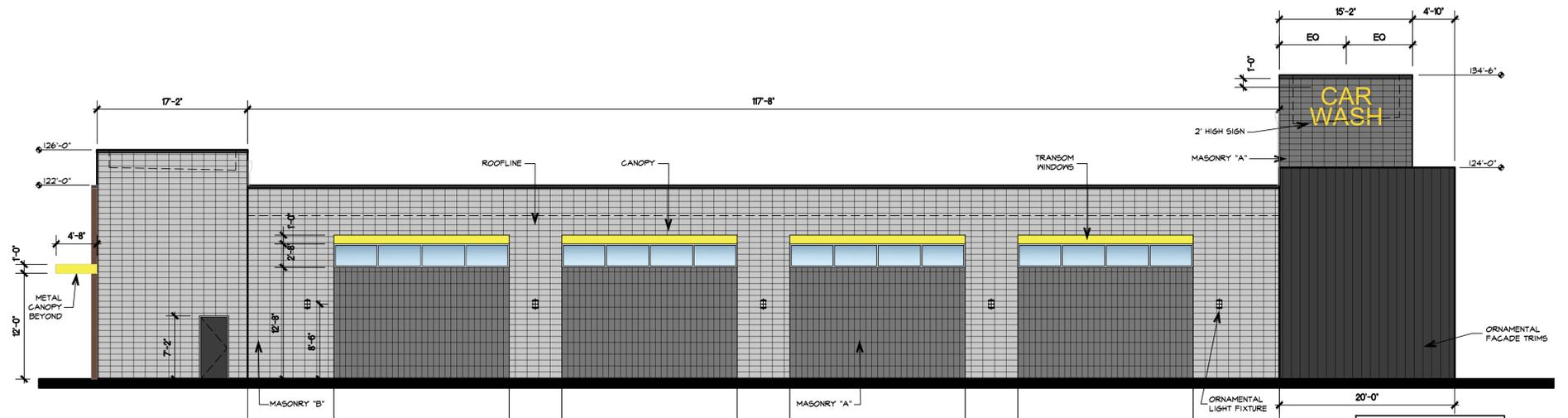
TX. P.E. FIRM #11525





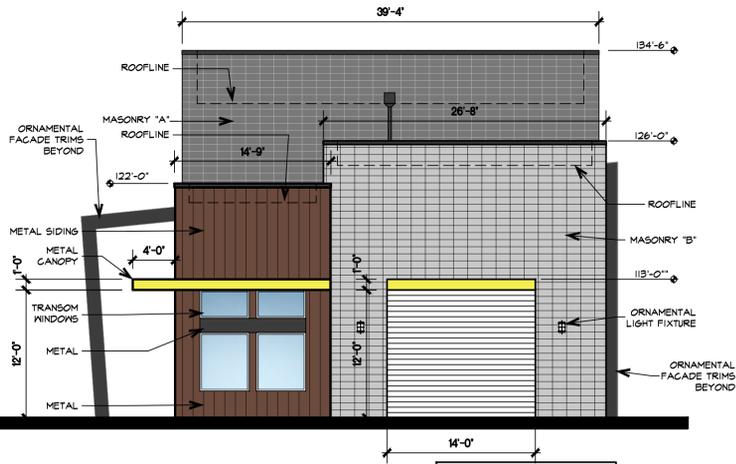
4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MASONRY	1,105 SF	89%
METAL	135 SF	11%
TOTAL	1,240 SF	100%



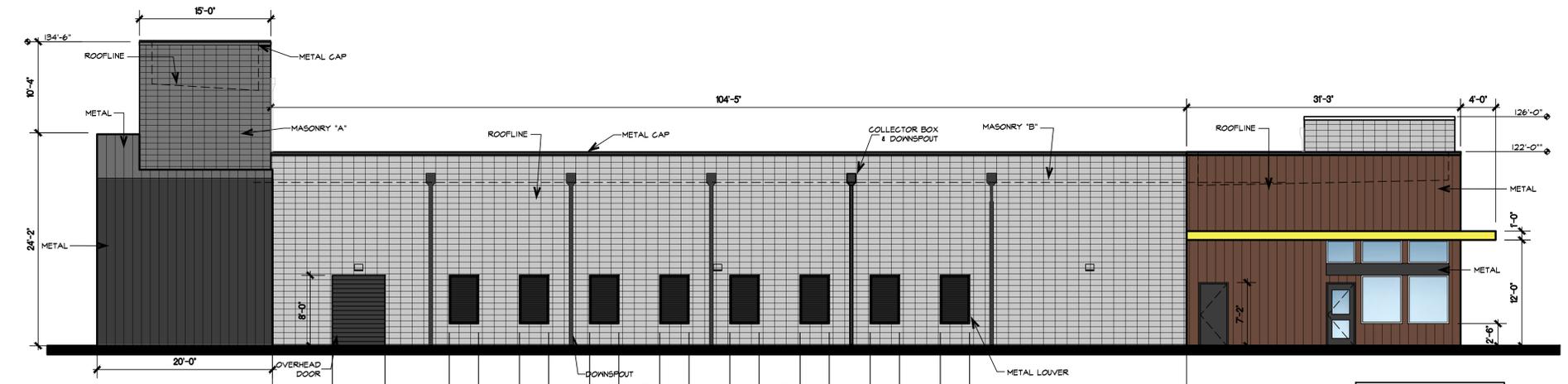
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MASONRY	2,846 SF	83%
METAL	592 SF	17%
TOTAL	3,438 SF	100%



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MASONRY	898 SF	71%
METAL	363 SF	29%
TOTAL	1,261 SF	100%



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MASONRY	2,851 SF	81%
METAL	680 SF	19%
TOTAL	3,531 SF	100%

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NOTES:

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

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MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 5 OF 7

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

PLANNING SERVICES DEPARTMENT

GENERAL MATERIALS LIST

- CMU BLOCK A
- CMU BLOCK B
- METAL WALL PANELS - COLOR "GILDED GRAIN"
- METAL WALL PANELS - COLOR "COAL"
- DARK GREY METAL COPING
- DARK GREY METAL COLLECTION BOX & DOWNSPOUTS
- DARK GREY CANOPY
- STOREFRONT MULLIONS - DARK GREY ALUMINUM
- ENTRY DOORS - DARK GREY ALUMINUM & GLASS
- SECTIONAL OVERHEAD DOOR - DARK GREY METAL
- PERSONNEL DOOR - DARK GREY METAL
- DARK GREY METAL ORNAMENTAL TRIM

NOTE: The purpose of this Conditional Use Permit is to allow the construction and operation of a car wash at this location.

NO.	DATE	DESCRIPTION	BY
1	07/28/23	ZONING EXHIBIT	
2	08/23/23	ZONING EXHIBIT	
3	12/20/24	ZONING EXHIBIT	

ELEVATIONS

CU24-56 / Z24-10 SHAMMY'S CAR WASH
LOT 2-RA, BLOCK 1, RIVERWOODS ADDITION

J. GIBSON SURVEY, AB. No. 131
3721 IRA E WOODS AVENUE
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.448 ACRES OR 63,057 SQ. FT.

Existing Zoning: "PO" Professional Office District
Proposed Zoning: "CC" Community Commercial District
DATE OF PREPARATION: JULY 20, 2023



1921 SH 121, SUITE 250, LEWISVILLE TX 75056

DRAWN	REV.	DATE	SCALE	PROJECT NO.	SHEET NO.
JH		12/20/24	SEE TITLES	23018	A1

TX REGISTRATION BR2011

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 21, 2025

SUBJECT: LIFT BAG KIT FOR THE GRAPEVINE FIRE DEPARTMENT'S TECHNICAL RESCUE TEAM

RECOMMENDATION: Consider a resolution authorizing staff to submit an application to the Urban Area Security Initiative in order to procure a lift bag kit for the Fire Department's technical rescue team.

FUNDING SOURCE: Funds are available in the Grant Fund

BACKGROUND: Each year, the Dallas/Fort Worth/Arlington Urban Area Security Initiative (DFWA UASI) provides funds to Tarrant County to assist with providing support to anti-terrorism activities. Tarrant County allocates a portion of those funds to the Northeast Fire Department Association to assist with funding activities that meet grant guidance. This year, NEFDA is purchasing Lift Bag Kits to replace the current kits that have reached the end of their service life. Lift bag kits provide crucial support in lifting and stabilizing vehicles involved in accidents and in the event of building collapses. There is no cost match associated with this grant other than the labor necessary to administer the grant.

RESOLUTION NO. 2025-003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE SUBMISSION OF AN URBAN AREA SECURITY INITIATIVE (UASI) GRANT ON BEHALF OF THE NORTHEAST FIRE DEPARTMENT ASSOCIATION (NEFDA) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The Grapevine City Council finds it in the best interest of the citizens of Grapevine, that the Urban Area Security Initiative be used to procure equipment for the Northeast Fire Department Association (NEFDA); and

WHEREAS, The Grapevine Fire Department Operates a Technical Rescue Team in support of NEFDA; and

WHEREAS, the Technical Rescue Team is in need of a lift bag kit to replace current aging equipment; and

WHEREAS, Grapevine City Council agrees that in the event of loss or misuse of the Office of the Governor funds, Grapevine City Council assures that the funds will be returned to the Office of the Governor in full; 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 interests of the health, safety, and welfare of the public.

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

Section 1. That all matters stated in the preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That Grapevine City Council approves submission of the grant application to the UASI for the purpose of procuring lift bag kits in order to equip the Grapevine Fire Department's Technical Rescue Team.

Section 3. That this resolution shall become effective from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of January, 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 21, 2025

SUBJECT: RESOLUTION REQUESTING THE SUBMISSION OF A GRANT APPLICATION TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S ASSISTANCE TO FIREFIGHTERS GRANT

RECOMMENDATION: Consider approval of a resolution authorizing staff to submit an application to the FY 2024 Assistance to Firefighters Grant in order to procure funds that will assist in providing annual physicals for Grapevine Fire Department personnel.

FUNDING SOURCE: No funding is currently required until approval of the grant is received. Upon approval, an appropriation ordinance will be required to receive grant funds and appropriate any matching funds required.

BACKGROUND: The City of Grapevine contracts with Front Line Mobile Health to provide physicals and medical surveillance to first responders and support staff. The Grapevine Fire Department is requesting permission to submit an application to the Federal Emergency Management Agency's Assistance to Firefighters Grant for funds that will greatly reduce the burden of this cost on the taxpayer.

The Federal Emergency Management Agency will provide \$480,000 and the City of Grapevine will provide \$48,000.

RESOLUTION NO. 2025-004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
GRAPEVINE, TEXAS, AUTHORIZING THE SUBMISSION
OF AN FY24 ASSISTANCE TO FIREFIGHTERS GRANT
AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The Grapevine City Council finds it in the best interest of the citizens of Grapevine, that the Grapevine Fire Department provide the best available medical surveillance program available; and

WHEREAS, The Grapevine Fire Department has contracted with Front Line Mobile Health to provide annual physicals and medical surveillance; and

WHEREAS, the Assistance to Firefighters Grant (AFG) managed by the Federal Emergency Management Administration (FEMA) offers an opportunity to reduce the financial impact of this care to the Grapevine taxpayer; and

WHEREAS, Grapevine City Council agrees that in the event of loss or misuse of the Office of the Governor funds, Grapevine City Council assures that the funds will be returned to the Office of the Governor in full; 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 interests of the health, safety, and welfare of the public.

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

Section 1. That all matters stated in the preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That Grapevine City Council approves submission of the grant application to the FY 2024 FEMA AFG for the purpose of procuring funds to assist on providing annual physical assessments and medical surveillance.

Section 3. That this resolution shall become effective from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of January, 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 21, 2025

SUBJECT: PURCHASE OF REPLACEMENT CARDIOVASCULAR EQUIPMENT FOR THE REC

RECOMMENDATION: City Council to consider approval for the purchase of replacement cardiovascular equipment for the REC from Team Marathon Fitness for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the General Fund (Parks) for a total amount not to exceed \$93,282.

BACKGROUND: This project is part of the annual equipment replacement plan for The REC. Each year, approximately one-third of The REC's cardiovascular equipment is replaced as part of a proactive strategy to maintain a high-quality fitness experience. The replaced equipment includes items that are out of warranty and have exceeded their recommended lifecycle for commercial use.

This purchase will be made in accordance with an existing interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and a contract was awarded to Team Marathon Fitness. The Parks and Recreation and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would best meet the needs of the City.

Staff recommends approval

JK/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: JANUARY 21, 2025

SUBJECT: PURCHASE OF REPLACEMENT WINDSCREENS AND TOP RAILS FOR OAK GROVE BASEBALL FIELDS

RECOMMENDATION: City Council to consider approval for the purchase of replacement windscreens and top rails for Oak Grove Baseball from Pioneer Athletics for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund (Parks) for a total amount not to exceed \$18,770.

BACKGROUND: This purchase is needed due to wear and damage to existing windscreens on selected fence lines at Oak Grove Ballfields on Fields C, D, E, and I.

This purchase will be made in accordance with an existing interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard) as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and a contract was awarded to Pioneer Athletics. The Parks 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.

KH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: JANUARY 21, 2025

SUBJECT: PURCHASE OF SOFTWARE AND EQUIPMENT FOR LIGHTNING WARNING SYSTEM

RECOMMENDATION: City Council to consider approval for the renewal of software and equipment for the lightning warning system at the athletic complexes from Perry Weather Consulting for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the General Fund (Parks) for an amount not to exceed \$22,661.

BACKGROUND: Perry Weather systems provide emergency alerts for the safety of staff and citizens that utilize our athletic complexes. It provides both a proactive weather notification system for lightning, rainfall, temperature, wind, and radar. The cloud-based software portion incorporates a web dashboard interface and mobile app that is completely wirelessly synced to Outdoor Warning Systems. These Outdoor Warning Systems have pre-recorded voice capabilities, multiple light options for emergency scenarios, and a remote manual triggering option.

The renewal of the lightning warning system will be made as a sole source purchase from Perry Weather Consulting in accordance with Local Government Code Chapter 252, Subchapter B, §252.022. General Exemptions (a) (7) (A).

Staff recommends approval.

JJ/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 21, 2025

SUBJECT: PURCHASE OF A SOFTWARE CONTRACT FOR
OPENGOV/VERTOSOFT ASSET MANAGEMENT SOFTWARE
(CARTEGRAPH)

RECOMMENDATION: City Council to consider a contract for Cartegraph asset management system software updates, support, and maintenance with OpenGov/Vertosoft. Parks and Recreation Director recommends approval.

FUNDING SOURCE: Funds are available in the General Fund (Parks) and Lake Parks Fund for an amount not to exceed \$45,506.

BACKGROUND: This purchase is for OpenGov/Vertosoft Cartegraph asset management software system and professional service support to implement the system for the Parks and Recreation Department. The Cartegraph software was recently bought out by OpenGov, so eventually there will be a tie in from our asset management system to the new Finance system. The Parks and Recreation Department does not currently have an asset management system. This system will help the Department operate more efficiently, effectively, and transparently by creating, tracking, and organizing assets within the Department and those shared with the Public Works Department. The Public Works Department has been successfully using the Cartegraph system to manage all of the assets maintained by the Public Works Department and the system has proven to be a useful tool for the team. Information Technology and Finance are both in support of the purchase of this asset management software.

This purchase will be made in accordance with an existing interlocal agreement with The Texas Department of Information Resources (DIR) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and a contract was awarded to OpenGov/Vertosoft. The Parks and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval

CS/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 21, 2025

SUBJECT: RENEWAL OF AN ANNUAL CONTRACT FOR PARKS JANITORIAL SERVICES

RECOMMENDATION: City Council to consider approval for the renewal of an annual contract for RFP 04-23 for parks janitorial services with Pure Service Corporation for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the General Fund (Parks) and Lake Parks Fund for an annual estimated amount of \$536,100.

BACKGROUND: The purpose of this contract is for janitorial services to be performed at various parks, medians, right-of-ways, outdoor facility hardscaping, open spaces, and outdoor athletic complexes within the City of Grapevine.

The City of Grapevine solicited a "Request for Proposal" in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). Bids were taken in accordance with the City Purchasing Policy. The contract was for an initial one-year period, with nine one-year renewal options available. If approved, this will be for the second renewal available.

Staff recommends approval.

LW/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 21, 2025

SUBJECT: PURCHASE OF MOTOROLA PORTABLE RADIOS, CHARGERS, AND ACCESSORIES FOR THE POLICE DEPARTMENT

RECOMMENDATION: City Council to consider the approval for the purchase of Motorola portable radios, chargers, and accessories from Motorola Solutions, Inc. for the for the Police Department.

FUNDING SOURCE: Funds are available in the Capital Equipment Purchases Fund for an amount not to exceed \$350,002.

BACKGROUND: This purchase is for 57 Motorola APX N70 / APX NEXT portable radios to replace equipment that has reached the end of its service life. These mission-critical devices are used daily by officers to maintain reliable communication with the dispatch center and other agencies. While this purchase will not replace all portable radios in the department, it will provide updated equipment for the Patrol Section of the Uniform Operations Division, ensuring that frontline officers have the necessary tools to support officer safety and effective operations.

This purchase will be made in accordance with an existing interlocal agreement with Houston-Galveston Area Council (H-GAC) 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 Motorola Solutions, Inc. The Police and Purchasing staff reviewed the contracts for departmental specification compliance and pricing and determined that the contracts would provide the best products and pricing for meeting the needs of the City.

Staff recommends approval.

RG/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 21, 2025

SUBJECT: RENEWAL OF ANNUAL CONTRACT FOR DIRECTIONAL DRILLING SERVICES

RECOMMENDATION: City Council to consider approval for the renewal of an annual contract for directional drilling services with Predur Underground Construction, Inc. for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund and the Capital Projects General Facilities Fund for an annual estimated amount of \$100,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for directional drilling services which includes underground drilling services for water services, sanitary sewer services, conduit runs for fiber optic cabling, and street/parking lot lighting.

The City of Grapevine solicited a "Request for Bid" in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid was advertised in the Fort Worth Star Telegram on November 20, 2023 and November 27, 2023. Six hundred ninety-one (691) vendors were electronically notified of the bid through the eBid system. Fifteen vendors viewed and downloaded the RFB and five bids were received. The bid was opened electronically and publicly on December 6, 2023 at 2 pm. The contract was for an initial one-year period, with two one-year renewal options available. If approved, this will be the first renewal option.

Based on the evaluations of the Public Works Department and Purchasing it was determined an award be made to Predur Underground Construction, Inc. as the most responsible and responsive bid meeting specifications with the overall lowest bid.

Staff recommends approval.

KC/TM

STATE OF TEXAS
 COUNTY OF TARRANT
 CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 7th day of January, 2025 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
Suzanne Le	Assistant to the City Secretary

CALL TO ORDER

Mayor William D. Tate called the meeting to order at 7:00 p.m. in the City Council Chambers.

Item 1. Executive Session

Mayor Tate announced the City Council would recess to the City Council Conference Room to conduct a closed session regarding:

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

The City Council recessed to the City Council Conference Room and began the closed session at 7:05 p.m. The closed session ended at 7:28 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 requested City Council authorize the real estate transaction with Newcrest Image consistent with your discussions in Executive Session and authorize the City Manager to execute all associated documents and to take all other necessary action.

Motion was made to approve the real estate transaction with Newcrest Image consistent with your discussions in Executive Session and authorize the City Manager to execute all associated documents and to take all other necessary action.

Motion: Rogers
Second: Slechta
Ayes: Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Abstains: Tate
Approved: 6-0-1

Mayor Tate filed an Affidavit of Conflict of Interest with the City Secretary and abstained on this item.

REGULAR MEETING

Mayor Tate called the regular meeting to order at 7:33 p.m.

Item 2. Invocation

Jonathan Cook, Associate Pastor at Grapevine First Baptist Church gave the invocation

Item 3. Posting of the Colors and Pledges of Allegiance

Troop 168 posted the Colors and led the Pledges of Allegiance.

Item 4. Citizen Comments

No one spoke during citizen comments.

PRESENTATIONS

Item 5. Presentation, discussion, and consideration of proposed amendments to Appendix G of the Code of Ordinances regarding architectural standards for structures within the original Township boundaries (Grapevine Pattern Book).

Convention and Visitors Bureau Director PW McCallum presented the proposed Grapevine Pattern Book and answered questions from Council.
Council discussed this item.

City Manager Rumbelow answered questions from Council.

Council did not take any action on this item.

PUBLIC HEARING AND RELATED ITEM

Item 6. City Council to conduct a public hearing relative to the adoption of the Youth Programs Standards of Care.

Mayor Tate opened the public hearing.

Parks and Recreation Director Chris Smith presented this item and described the proposed Standards that are required to be reviewed and approved annually.

No one spoke during the public hearing and there was no correspondence to report.

Motion was made to close the public hearing.

Motion: Freed
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 7. Consider **Ordinance No. 2025-001** amending the Code of Ordinances Chapter 16 Parks and Recreation Section 16-19 by adopting the Youth Programs Standards of Care and take any necessary action.

Parks and Recreation Director Smith included this item in his presentation for item 6.

Motion was made to **Ordinance No. 2025-001** amending the Code of Ordinances Chapter 16 Parks and Recreation Section 16-19 by adopting the Youth Programs Standards of Care and take any necessary action.

Motion: Freed
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

ORDINANCE NO. 2025-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING THE GRAPEVINE CODE OF ORDINANCES BY AMENDING SECTION 16-19, ADOPTING THE YOUTH PROGRAMS STANDARDS OF CARE, CITY OF GRAPEVINE, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

NEW BUSINESS

Item 8. Consider **Resolution No. 2025-001** authorizing the legislative agenda for the 89th session of the Texas State Legislature and take any necessary action.

Assistant City Manager Jennifer Hibbs presented this item to Council and described the City's legislative priorities for the 89th session of the Texas State Legislature.

Council discussed this item. Assistant City Manager Hibbs answered questions from Council.

Motion was made to approve Resolution No. 2025-001 authorizing the legislative agenda for the 89th session of the Texas State Legislature.

Motion: Coy
 Second: Slechta
 Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
 Nays: None
 Approved: 7-0

RESOLUTION NO. 2025-001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ADOPTING A LEGISLATIVE AGENDA FOR THE 89TH SESSION OF THE LEGISLATURE OF THE STATE OF TEXAS AND PROVIDING AN EFFECTIVE DATE

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.

Council Member Rogers requested item 18 be removed from the consent agenda. This item was considered separately following the vote of 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 9. Consider an annual grant to 6 Stones Community Powered Revitalization.

City Manager Rumbelow recommended approval of a grant of \$30,000 to 6 Stones in order to provide two Community Powered Revitalization blitz weekends 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
 City Council

January 7, 2025

Nays: None
Approved: 7-0

Item 10. Consider a professional service agreement for the purchase of a fireworks display for the annual 2025 Fourth of July fireworks show from Illumination Fireworks.

Convention and Visitors Bureau Director McCallum recommended approval of the agreement for a purchase of an 18-minute fireworks display for the annual 2025 Fourth of July fireworks show for an amount not to exceed \$69,761.

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 11. Consider an annual contract for utility bill printing, mailing and offset printing services with DataProse, Inc.

Chief Financial Officer Jeff Strawn recommended approval of the annual contract for utility bill printing, mailing and offset printing services for an annual estimated amount of \$100,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 12. Consider the renewal of an annual contract for emergency medical continuing education and medical director services with BEST EMS.

Fire Chief Darrell Brown recommended approval of the renewal of an annual contract for emergency medical continuing education and medical director services for an amount not to exceed \$51,532.

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 renewal for an annual contract for book leasing services with the Brodart Company.

Library Director Leigh Kapsos recommended approval of the renewal of the contract for book leasing services for an amount not to exceed \$31,320.

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 the purchase of a replacement dock for the McPherson Slough boat ramp from EZ Dock of Texas, LP.

Parks and Recreation Director Smith recommended approval of a replacement dock at the McPherson Slough boat ramp for an amount not to exceed \$62,386.

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 15. Consider the purchase, repair and installation of the Oak Grove Park transfer pump from Smith Pump Company.

Parks and Recreation Director Smith recommended approval of the purchase, repair and installation of the Oak Grove Park transfer pump to provide water at the park's pond in an amount not to exceed \$17,450.

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 **Resolution No. 2025-002** authorizing the acceptance of the Edward Byrne Memorial Justice Assistance Grant for a narcotic analyzer, and **Ordinance No. 2025-002** to appropriate the funds.

Police Chief Mike Hamlin recommended approval of the acceptance of the grant to allow for the purchase of a narcotic analyzer in the amount of \$35,000 and the appropriation of these funds in the grant fund.

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. 2025-002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE ACCEPTANCE ON BEHALF OF THE CITY OF GRAPEVINE, TEXAS FOR THE PURPOSE OF PARTICIPATING IN THE STATE OF TEXAS, EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM, HEREINAFTER REFERRED TO AS THE “GRANT PROGRAM”; CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NO. 2025-002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF REVENUE IN THE AMOUNT OF \$35,000 IN THE GRANT FUND TO BE RECEIVED FROM THE STATE OF TEXAS, EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AND AUTHORIZING THE APPROPRIATION OF \$35,000 IN THE GRANT FUND FOR EXPENDITURES ASSOCIATED WITH THE GRANT WHICH ARE CONSISTENT WITH THE APPROVED GRANT; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 17. Consider security and traffic control services during special events with the Police Departments from Bedford, Colleyville, Coppell, DFW Airport, Euless, Flower Mound, Forney, Haltom City, Hurst, Keller, Northlake, North Richland Hills, Richland Hills, Roanoke, Southlake, Watauga, White Settlement, and Trophy Club.

Police Chief Hamlin recommended approval of the funds of an estimated amount of \$185,000 to hire staff from other local agencies to provide security and traffic control services during special events such as Main Street Fest, Grape Fest, July 4th, and the Christmas Capital of Texas.

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 minutes of the December 17, 2024 Regular City Council meeting.

City Secretary Tara Brooks recommended approval of the December 17, 2024 minutes as presented.

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 an annual contract for electrical, lighting, data communications, security products and related products, services and solutions with Graybar Electric.

Public Works Director Bryan Beck recommended approval of the annual contract for electrical, lighting, data communications in an estimated annual amount of \$60,000 and answered questions from Council.

Motion was made to approve an annual contract for electrical, lighting, data communications, security products and related products, services and solutions with Graybar Electric.

Motion: Rogers
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 8:41 p.m.

Motion: Slechta
Second: Coy
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 21st day of January, 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Suzanne Le
Assistant to the City Secretary

AM24-05; Secondary Building DRAFT Amendments

~~Strikethrough~~ = Deletion

Underline = Insertion

Section 12, Definitions

Height, primary structure building shall mean ~~the~~ 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.

Height, secondary structure building The vertical distance from grade plane to the highest roof surface.

Section 13, R-20, Single-Family District Regulations

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.

With the exception of Items 2 and 9, 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.

Secondary buildings 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 structures shall be measured from the top of the slab or from its bottom floor.~~

Section 14, R-12.5, Single-Family District Regulations

B. *Secondary uses*: The following uses shall be permitted as secondary uses to an 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:

Secondary buildings 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 structures shall be measured from the top of the slab or from its bottom floor.~~

Section 16, R-5.0, Zero-Lot-Line District Regulations

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 dwellings, except for customary home occupation:

~~Accessory 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 accessory buildings or structures shall be measured from the top of the slab or from its bottom floor.~~

Section 42, Supplementary District Regulations

Subsection C., *Secondary buildings*:

~~1. A secondary building not exceeding one story in height may occupy not more than 60 percent of a minimum required rear yard.~~

1. In residential zoning districts and on residential properties, the number of secondary structures is limited, as follows:

1. No more than two (2) per lot or property;
2. Limited to a maximum size of 50% of the gross floor area of the primary structure, and must not exceed the maximum building area allowed for the property's zoning district (see table below); and
3. This size limitation applies cumulatively to the maximum of two secondary structures on a single lot or property.

Zoning District	Limitation on Secondary Structure Size
"R-5.0"	50% of Primary Structure, not to exceed 500 sq. ft.
"R-7.5"	50% of Primary Structure, not to exceed 750 sq. ft.
"R-12.5"	50% of Primary Structure, not to exceed 1,000 sq. ft.
"R-20"	50% of Primary Structure, not to exceed 1,250 sq. ft.

~~A secondary building exceeding one story or more in height may occupy not more than 40 percent of the minimum required rear yard.~~

2. Single-story secondary buildings shall not have finished attics with habitable rooms or plumbing, and ceiling height shall be less than six feet-eight inches.

3. A secondary building attached to the main building shall be made structurally a part and have a common wall with the main building and shall comply in all respects with the requirements of this ordinance applicable to the main building. Unless so attached, a secondary building in a residential district shall be located on the rear one-half of the lot and at least ten feet from any dwelling or building existing or under construction on the same lot or any adjacent lot. In all residential districts, a building or structure attached to the principal building or structure by only a breezeway having a maximum width of six feet shall be considered as being a detached secondary building or structure. No building shall be located nearer than three feet to any side or rear lot line. In the case of a corner lot, no secondary building shall be located

within any side yard required on the street side. A garage, detached from the main building, may be located no nearer than six feet to any rear lot line and shall be subject to the same side yard requirements as the principal structure.

4. No swimming pool shall be located nearer than six feet to any rear lot line and shall be subject to the same side yard requirements as the principal structure. Below-ground swimming pools may be located no nearer than six feet to the side lot line adjacent to the street. On corner lots that require a side yard to be the same as required for the front yard, pools shall be located no nearer than 15 feet to the side lot line adjacent to the street. Swimming pools may be located nearer than ten feet from any dwelling or building existing, as long as the excavation of the swimming pool does not in any way harm or endanger the existing building or dwelling.

5. Play structures, including but not limited to tree houses, play houses, play forts, swing sets, jungle gyms, etc. where any portion of the structure exceeds eight feet in height above grade may only be placed behind the main structure, and shall be placed a minimum of six feet from any property line.



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, DECEMBER 17, 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 17TH day of December 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
Jason Parker	Member
Wayne Johnson	Alternate
Mark Assaad	Alternate

With no members absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Planning Services Director
John Robertson	Deputy Director Public Works
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: Commissioner Beth Tiggelaar

JOINT PUBLIC HEARINGS

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.

The Commission and Council received a report from staff and held the public hearing. Applicant, Albert Alvarez with Gensler, presented and answered questions.

3. 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. The applicant has requested to table to the January 21, 2025 public hearing.

The Commission and Council received a report from staff and held the public hearing.

Motion was made to **approve** the request to table conditional use request **CU24-48A** (1035 Texan Trail) to the January 21, 2025 public hearing:

Motion: Parker

Second: Hutton

Ayes: Oliver, Hotelling, Tiggelaar, Kercheval, Roberts

Nays: None

Approved: 7 – 0

4. 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.

The Commission and Council received a report from staff and held the public hearing. Owner representative, William Davis, and Kenneth Herring, Club 4 representative, presented and answered questions.

5. 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.

The Commission and Council received a report from staff and held the public hearing. Property owner, Nandu Madireddi, and Chuck Tordiglione, applicant, presented and answered questions.

6. 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.

The Commission and Council received a report from staff and held the public hearing.

7. 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.

The Commission and Council received a report from staff and held the public hearing.

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

REGULAR SESSION: *(Immediately following the Joint Public Hearings)* Planning and Zoning Conference Room

Chairman Oliver called the regular session to order at **8:25 p.m.**

8. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

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

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-47** (1001 East State Highway 114):

Motion: Hotelling

Second: Parker

Ayes: Oliver, Hutton, Tiggelaar, Roberts, Kercheval

Nays: None

Approved: 7 – 0

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

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-53** (4000 William D Tate Avenue)

Motion: Hutton

Second: Parker

Ayes: Oliver, Hotelling, Tiggelaar, Roberts, Kercheval

Nays: None

Approved: 7 – 0

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

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-54** (150 West College Street, Suite 318) with the conditions that the applicant will make an application with the Historic Preservation Commission (HPC) within 90 days and that a legally-enforceable parking agreement is provided and approved by the City Attorney:

Motion: Hutton

Second: Kercheval

Ayes: Hotelling, Parker, Oliver, Tiggelaar, Roberts

Nays: None

Approved: 7 – 0

12. **AM23-02B** Electric Vehicle Charging Stations - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve AM23-02B** (Electric Vehicle Charging Stations)

Motion: Parker

Second: Tiggelaar

Ayes: Hutton, Hotelling, Kercheval, Roberts, Oliver

Nays: None

Approved: 7 – 0

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

The Commission discussed this item.

Motion was made to **approve AM24-04** (Legislative Updates)

Motion: Hutton

Second: Roberts

Ayes: Parker, Tiggelaar, Oliver, Hotelling, Kercheval

Nays: None

Approved: 7 – 0

14. **Preliminary Plat and Concept Plan** of Lots 1, 2, and 3 Block 1, DFW Lakes – Consider the application submitted by Graham Associates to subdivide Tract 5D1 in the Andrew W Anderson Survey, Abstract 26.

The Commission discussed this item.

Motion was made to **approve** preliminary plat and concept plan of Lots 1, 2, and 3 Block 1, DFW Lakes (2009 Anderson Gibson Road):

Motion: Parker

Second: Roberts

Ayes: Hutton, Hotelling, Kercheval, Oliver, Tiggelaar

Nays: None

Approved: 7 – 0

15. **Final Plat** of Lot 1, Block 1, DFW Lakes – Consider the application submitted by Graham Associates to subdivide Tract 5D1 in the Andrew W Anderson Survey, Abstract 26.

The Commission discussed this item.

Motion was made to **approve** final plat of Lot 1, Block 1, DFW Lakes (2009 Anderson Gibson Road):

Motion: Parker
Second: Hotelling
Ayes: Hutton, Tiggelaar, Roberts, Kercheval, Oliver
Nays: None
Approved: 7 – 0

16. Consider the minutes of the November 19, 2024 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the November 19, 2024 Planning and Zoning Commission meeting:

Motion: Hutton
Second: Tiggelaar
Ayes: Hotelling, Kercheval, Roberts, Oliver
Nays: None
Abstained: Parker
Approved: 6 – 0 – 1

Adjournment

Motion was made to adjourn the meeting at **8:33 p.m.**

Motion: Kercheval
Second: Hotelling
Ayes: Hutton, Parker, Oliver, Roberts, Tiggelaar
Nays: None
Approved: 7 - 0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS 21ST DAY OF JANUARY 2024.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN