



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, FEBRUARY 18, 2025

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

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

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

EXECUTIVE SESSION:

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

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

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

2. Invocation and Pledge of Allegiance: Commissioner Traci Hutton

JOINT PUBLIC HEARINGS

3. Special Use Permit **SU25-01** (Massage Therapy Services) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Tang Thai Health requesting a special use permit to allow massage therapy services in an existing multitenant building. The subject property

is located at 3105 Ira E. Woods Avenue, Suite 134 and is currently zoned “CC”, Community Commercial District.

4. Zoning Change Application **Z25-01** (1960 Enchanted Way) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Exurb Studio requesting to rezone 3.462 acres from “CC”, Community Commercial District to “GU” Government Use District.

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

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

CITIZEN COMMENTS

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 a three-year contract for insurance consultant services with Lockton Dunning Benefits, 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.

7. Consider the renewal of annual Adobe Pro software licenses for City users. Chief Financial Officer recommends approval.
8. Consider the annual renewal of on-line job application services from GovernmentJobs.com DBA NeoGov. Human Resources Director recommends approval.

9. Consider an annual contract for aquatic maintenance services from CK Pools. Parks and Recreation Director recommends approval.
10. Consider the annual renewal of project management software license fee from SystemMates, Inc. Public Works Director recommends approval.
11. Consider an annual contract for building technology integration services from Schneider Electric. Public Works Director recommends approval.
12. Consider the purchase of a Weir-Wolf automated cleaning system for the Wastewater Treatment Plant from Ford Hall Co. Inc. Public Works Director recommends approval.
13. Consider declaring certain property as surplus property and authorizing their sale through public auction. Public Works Director recommends approval.
14. Consider an annual contract for pumps, blowers, motor repair and preventive maintenance services from Global Pump Solutions. Public Works Director recommends approval.
15. Consider an annual contract for valve and hydrant maintenance from Hydromax USA. Public Works Director recommends approval.
16. Consider the minutes of the February 4, 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

17. Special Use Permit **SU25-01** (Massage Therapy Services) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-007**, if applicable, and take any necessary action.
18. Zoning Change Application **Z25-01** (1960 Enchanted Way) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-008**, if applicable, and take any necessary action.
19. **Final Plat** for Lot 24, Block 1, Shamrock Shores Estates – Consider the recommendation of the Planning and Zoning Commission relative to the application submitted by Timothy Hogan requesting to plat unplatted property into one lot. The subject property is located at 1304 Dublin and is currently zoned “R-7.5”, Single Family Residential District.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on February 14, 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, FEBRUARY 18, 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: Commissioner Traci Hutton

JOINT PUBLIC HEARINGS

3. Special Use Permit **SU25-01** (Massage Therapy Services) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Tang Thai Health requesting a special use permit to allow massage therapy services in an existing multitenant building. The subject property is located at 3105 Ira E. Woods Avenue, Suite 134 and is currently zoned "CC", Community Commercial District.
4. Zoning Change Application **Z25-01** (1960 Enchanted Way) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Exurb Studio requesting to rezone 3.462 acres from "CC", Community Commercial District to "GU" Government Use District.

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

CITIZEN COMMENTS

5. Any person who is not scheduled on the agenda may address the Commission under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

NEW BUSINESS

6. Special Use Permit **SU25-01** (Massage Therapy Services) – Consider the application and make a recommendation to City Council.
7. Zoning Change Application **Z25-01** (1960 Enchanted Way) – Consider the application and make a recommendation to City Council.
8. **Final Plat** for Lot 24, Block 1, Shamrock Shores Estates – Consider the to the application submitted by Timothy Hogan requesting to plat unplatted property into one lot, and make a recommendation to City Council. The subject property is located at 1304 Dublin and is currently zoned "R-7.5", Single Family Residential District.
9. Consider the minutes of the January 21, 2025 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 February 14, 2025 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary



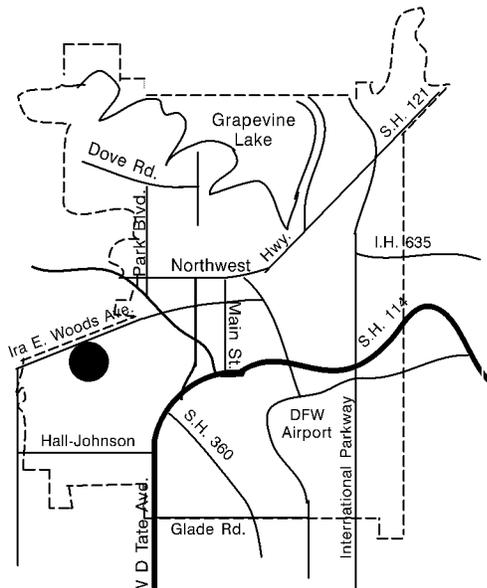
If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary's Office at 817.410.3182 at least 24 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

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: FEBRUARY 18, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF SPECIAL USE
APPLICATION SU25-01; MASSAGE THERAPY



APPLICANT: Jian Dong Lin - Tenant

PROPERTY LOCATION AND SIZE:

The subject property is located at 3105 Ira E Woods Avenue, Suite 134 and is platted as Block 1, Lot 1R, Mustang Square. The addition contains 3.16 acres and has approximately 333 feet of frontage along Ira E. Woods Avenue.

REQUESTED SPECIAL USE AND COMMENTS:

The applicant is requesting a special use permit to allow massage therapy services in an existing multi-tenant building.

The site was developed in 1996 as a 36,935 square foot, single-story multi-tenant commercial building. The applicant plans to establish a massage establishment in a 2,000 square foot suite. Upon entering, patrons will find an approximately 351 square foot lobby area for check-in, which will include four foot massage chairs. The establishment will feature nine private massage rooms, two restrooms, and have a 193 square foot lounge for staff. Ten tenants are established in the multi-tenant building, which includes two personal service establishments, a medical office, two restaurants, a jiu-jitsu gym, a catering establishment, and a preschool academy. Total parking for the existing 10 tenants is 104 spaces. Thirteen (13) parking spaces are required for this request. The multi-tenant building has a total of 145 parking spaces onsite. No other changes are being proposed with this request.

PRESENT ZONING AND USE:

The property is currently zoned “CC”, Community Commercial District and is developed as a multi-tenant shopping center.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was zoned “R-1”, Single Family District prior to the 1984 City-wide Rezoning at which time it was rezoned to “CC”, Community Commercial District.

- On October 3, 1995, site plan SP95-31 was approved to allow the development of a multi-tenant commercial development.
- On March 12, 1999, site plan SP99-04 was approved to allow changes to the previously approved site plan specifically for the addition to the existing multi-tenant commercial development.
- On March 7, 2011, the Board of Zoning Adjustment (BZA) approved BZA11-03 a variance to allow the monument sign to encroach one foot into the setback to allow for future widening Ira E. Woods Avenue.
- On October 18, 2022, City Council approved conditional use permit CU22-43 (Ord. 2022-074) to allow the possession and storage of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a commercial kitchen (Aspen Catering) in Suite 110.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: City of Southlake

SOUTH: “R-MF-1”, Multifamily District – Timberline Condominiums and Grafton Apartments

EAST: “GU”, Governmental Use District – Grapevine Colleyville Independent School District buildings

WEST: “CC”, Community Commercial District – Dutch Bros Coffee, Starbucks and 7-Eleven

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates Mustang Drive as a Type D Minor Arterial with a 75-right of way currently developed as four lanes. Ira E. Woods is designated as a Type A Major Arterial with a width to be determined by TxDOT.

/ng

CC ITEM #3, 17
PZ ITEM #3, 6

TR 1B1B
14.9337 AC

TR 3A
.573 AC

GU

SUBJECT PROPERTY

TR 2
7.449 @

CC

MUSTANG
SQUARE
27106H

2RA
1.074 @

1R1
3.164 @

MUSTANG
PLAZA
27106

1R

2RA
1.074 @

MUSTANG
SQUARE
27106H

1R1
3.164 @

EDUCATION
CENTER ADDN
NO 3
11058

1

GU

TRACT 1A
1.7239 AC

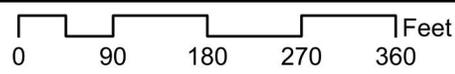
TIMBERLINE
CONDOS
42213C

TR 3
.993 AC

TR 1C1
.438 @

R-MF-1

R-7.5



SU25-01; Massage Establishment
3105 Ira E Woods Avenue, Suite 134

Date Prepared: 2/4/2025

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.

SPECIAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) <u>Lot R1, Block 1, Mustang Square Addition</u>	Gross area of parcel (to nearest tenth of acre) <u>3.17</u>
Street frontage & distance to nearest cross street	Describe the Proposed Use <u>CC no change</u>
Proposed Zoning <u>CC</u>	Existing Zoning <u>CC</u>
Future Land Use Designation <u>CC no Change</u>	Subject Property Address <u>3105 Iron E. Woods Ave Suite 134 Grapevine TX 76051</u>

Property Owner Information, Authorization and Acknowledgements

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

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

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

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

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

Owner Name Mustang Exchange Property, LLC

Company Charter Stone Capital, LLC

Address 500 E. 4th St #303

City Austin State TX Zip Code 78701

Phone 303-814-7592 Email [REDACTED]

SU25-01

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

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Tang Tai Health, LLC (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 1/3/25

STATE OF: Texas
COUNTY OF: Travis

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

SUBSCRIBED AND SWORN TO before me, this the 3 day of January, 2025

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



SU 25-01

SPECIAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify)

Name Jiandong Lin Company Tang Tai Health LLC

Address 1229 Freestone Ct

City Fort Worth State TX Zip Code 76179

Phone 480 313 7157 Email

Applicant's Signature [Redacted] Date 1/4/2025

STATE OF: Texas

COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 04 day of JANUARY, 20 25



[Handwritten Signature]

NOTARY PUBLIC in and for the State of Texas

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

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

Entity Name or File Number: Tang Tai Health LLC 805729506

Provide a most recent public information report that includes:

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

SU25-01

(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)

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

PLATTING VERIFICATION:

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

Address of subject property 3105 Ira E Woods Ave

Legal description of subject property
Block 1, Lots 1R-2R, Mustang Square

Justin S. Turner 1.6.2025
Public Works Department Date

SU25-01



Office of the Secretary of State

CERTIFICATE OF FILING OF

Tang Tai Health LLC
File Number: 805729506

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 10/01/2024

Effective: 10/01/2024



A handwritten signature in black ink that reads "Jane Nelson".

Jane Nelson
Secretary of State

5U25-01



Office of the Secretary of State

October 02, 2024

Attn: A.M. CPA Firm, PLLC

A.M. CPA Firm, PLLC
8105 Rasor Blvd Ste 276
Plano, TX 75024 USA

RE: Tang Tai Health LLC
File Number: 805729506

It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created domestic limited liability company (llc).

Unless exempted, the entity formed is subject to state tax laws, including franchise tax laws. Shortly, the Comptroller of Public Accounts will be contacting the entity at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the entity. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <https://window.state.tx.us/taxinfo/franchise/index.html>.

The entity formed does not file annual reports with the Secretary of State. Documents will be filed with the Secretary of State if the entity needs to amend one of the provisions in its certificate of formation. It is important for the entity to continuously maintain a registered agent and office in Texas. Failure to maintain an agent or office or file a change to the information in Texas may result in the involuntary termination of the entity.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555

Enclosure

SU25-01

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709



**Certificate of Formation
Limited Liability Company**

**Filed in the Office of the
Secretary of State of Texas
Filing #: 805729506 10/01/2024
Document #: 1409069560002
Image Generated Electronically
for Web Filing**

Filing Fee: \$300

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

Tang Tai Health LLC

Article 2 - Registered Agent and Registered Office

A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

Jiandong Lin

C. The business address of the registered agent and the registered office address is:

Street Address:

1229 Freestone Ct Fort Worth TX 76179

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

A. The limited liability company is to be managed by managers.

OR

B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Managing Member 1: **Yuzhu Lei**

Title: **Managing Member**

Address: **1229 Freestone Ct Fort Worth TX, USA 76179**

Managing Member 2: **Jiandong Lin**

Title: **Managing Member**

Address: **1229 Freestone Ct Fort Worth TX, USA 76179**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

10-52MS

[The attached addendum, if any, is incorporated herein by reference.]

Initial Mailing Address

Address to be used by the Comptroller of Public Accounts for purposes of sending tax information.

The initial mailing address of the filing entity is:

**1229 Freestone Ct
Fort Worth, TX 76179
USA**

Organizer

The name and address of the organizer are set forth below.

Jiandong Lin 1229 Freestone Ct, Fort Worth, TX 76179

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Jiandong Lin

Signature of Organizer

FILING OFFICE COPY

SU25-01

Lindsay Flores

From: Michael Searls <[REDACTED]>
Sent: Monday, January 6, 2025 11:36 AM
To: Natasha Gale; Info_Charter_Stone
Cc: [REDACTED]; Lindsay Flores
Subject: RE: SU25-01; Massage Establishment

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

Hi Natasha, see below:

We are requesting a special use permit for a Massage Establishment at our commercial retail center in Grapevine. We have owned the building for over 10 years and in recent years, leasing has become increasingly challenging. We were approached by the prospective Massage operator several months ago and when through a rigorous due diligence process whereby we examined their financial strength, business plan, visited their other operating massage centers and called their references. We determined that they are a quality operator and would be a good business partner. We have signed a lease with the prospective tenant that is only contingent on securing the Special Use Permit, upon which, with our financial assistance in the form of tenant improvement dollars, they will modernize the suite and begin operating a contributing business and paying rent. We believe approving this Special Use Permit would be a benefit for their business growth, our shopping centers financial health and also the greater community that will have access to the services they provide.

Please let me know if there are any questions or there is anything else that you need. I understand that they were in this morning to drop off all their other materials. I am overnighting the originals of the signed and notarized Permit application so that should be to you tomorrow morning.

Thanks you for your time and consideration.

Michael J. Searls

Charter Stone Capital
500 E 4th St #303
Austin, TX 78701
Cell 303-819-7592
Office 512-766-3446

From: Natasha Gale <nlgale@grapevinetexas.gov>
Sent: Monday, January 6, 2025 9:41 AM
To: Info_Charter_Stone <i[REDACTED]>
Cc: [REDACTED]; Lindsay Flores <lflores@grapevinetexas.gov>
Subject: SU25-01; Massage Establishment

Good morning,

ORDINANCE NO. 2025-007

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING SPECIAL USE PERMIT SU25-01 TO ALLOW A MASSAGE ESTABLISHMENT IN AN EXISTING MULTITENANT BUILDING FOR BLOCK 1, LOT 1R, MUSTANG SQUARE (3105 IRA E WOODS AVENUE, SUITE 134) 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 SPECIAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

WHEREAS, all of the requirements of Section 49 of Ordinance No. 82-73 have been satisfied by the submission of evidence at a public hearing; and

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

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

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

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

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

Section 1. That the City does hereby issue a special use permit in accordance with Section 49 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting special use permit SU25-01 to allow a massage establishment in an existing multitenant building in a district zoned "CC", Community Commercial District within the following described property: Block 1, Lot 1R, Mustang Square (3105 Ira E. Woods Avenue, Suite 134) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

Section 3. The City Manager is hereby directed to amend the official zoning map of the City of Grapevine, Texas, to reflect the herein special use permit.

Section 4. That in all other respects the use of the tract or tracts of land herein above described shall be subject to all the applicable regulations contained in said City of Grapevine zoning ordinance and all other applicable and pertinent ordinances of the City of Grapevine, Texas.

Section 5. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 6. This ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas, affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances which are in direct conflict with the provisions of this ordinance.

Section 7. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 8. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 9. The fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of February, 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney



8750 N Central Expressway, STE 800
Dallas, Texas 75213
972.368.9558

TANG MASSAGE SPA

3105 Ira E. Wds Ave Suite 134, Grapevine, TX 76051

VICINITY MAP



Code Information Summary

Square Footages:
Lease Space = 1965 SF

Jurisdictions:
City of Grapevine building department

Applicable information:

Codes: 2021 IBC
2021 IPC
2021 IMC
2020 NEC
2021 IECC
Regulations- TDLR- Texas Accessibility ST.
Building Occupancy B
Construction Type II-B

Interior wall & ceiling finish requirement

Class C
Flame Spread 76-200
Smoke developed: 0-450

Occupant load calculation:

1. Waiting space & Office: 1393 SF(1393/150= 9 O.C.C.)
2. Fixed Seating & Bed: 15 O.C.C.

Total Actual Occupant Load = 24 O.C.C.

Number of restroom required= 1
Number of restroom provide= 1 Unisex ADA restroom, 1 staff restroom

Building egress-
Number of exists required: 1
Number of exists provided: 2
Egress width required: 36"
Egress width provided: 36"
Max. travel distance= 62'

GENERAL NOTES:

1. The general contractor shall verify all conditions and dimensions on the job site and report any discrepancies and/or unusual conditions to the architect prior to finalizing contract and commencement of construction.
2. Contractor shall provide public protection as necessary and required by the local city requirements.
3. While the drawings have been segmented into standard divisions generally reflecting the scope of work of different trades, work required of any trade may be shown anywhere in the drawings. Contractors is therefore cautioned to base contract on the entire integrated construction documents. No claim for an extra will be considered for failure to do so.
4. In the event of discrepancies between various drawings, report conditions to architect in timely manner to allow review and response.
5. Unless otherwise indicated on these drawings as being N.I.C or existing, all items, material etc. and installation of same are a part of the contract defined by these drawings.
6. Colors shall be provided by architect, unless otherwise noted, upon completion of approved color selection board.
7. Unless otherwise noted, exterior and interior exposed metal trim, treillage, railings, moldings, frames, casting, W.I. work etc. shall be painted.
8. General contractor to keep site clean at all times.
9. Gaps between different materials or at corners shall be sealed.
10. Roof penetrations for new mechanical equipment shall conform w/existing roofing manufacturers, warranty details, so as to maintain warranty coverage.

Room Finish General Note:

1. Restroom ceramic tile finish are 24"*24" white color on floor.
2. Provide schluter transition edge to floor for restroom per city of Grapevine requirement.
3. Provide vinyl clad hard gypsum ceiling product specified by USG, Gold Bond and Vinyl Rock.
4. All the epoxy paint wall are white color.

Room NO.	AREA	FLOOR	WOOD VINYL	EPoxy CONCRETE	CERAMIC COVE TILE	QUARRY TILE	VINYL	STAINLESS STEEL COVE STRIP	CERAMIC COVE TILE	QUARRY COVED TILE	EXISTING VINYL BASE	GYP. BOARD	CERAMIC TILES/ AFFI WITH PAINT ABOVE	FRP LIP TO CEILING	FRP UNDER COUNTER	CERAMIC TILE TO CEILING	FRP (1/4") @ BEHIND BEVERAGE COOLERS	CERAMIC TILE ABOVE COUNTER TO CEILING	ACT(2'X2')- VINYL FACE	ACT(2'X2')	GYP BOARD/CEILING WITH OIL BASED ENAMEL PAINT	ACT(2'X4')- VINYL FACE	ACT(2'X4')	OPEN TO STRUCTURE, PTD
101	LOBBY		X				X					X									X			
102-110	MASSAGE ROOM		X				X					X									X			
111	STAFF ROOM		X				X					X									X			
112-113	RESTROOM			X			X					X									X			X

Room Schedule

1. ANY AND ALL PAINTED SURFACES MUST BE ABSOLUTELY, TOTALLY SMOOTH, WITH ABSOLUTELY NO SURFACE TEXTURING. THIS APPLIES TO ANY PAINTED GYPSUM BOARD CEILINGS IN THE RESTROOMS, AS WELL AS ANY PAINTED GYPSUM BOARD WALL IN ANY FOOD HANDLING, FOOD STORAGE, OR WARE WASHING AREAS.

2. RESTROOM FINISH SHALL COMPLY WITH IBC 2021.

Sheet Number	Sheet Name
G-001	KEY PLAN SCHEDULE
I-100	INTERIOR LAYOUT PLAN
I-200	RCP PLAN
I-300	INTERIOR DETAILS
I-400	ADA DETAILS
M-100	HAVC FLOOR PLAN
P-100	PLUMBING FLOOR PLAN
E-100	ELECTRICAL POWER PLAN
E-200	LIGHTING PLAN
E-300	ELECTRICAL ONE LINE



ISSUE FOR PERMIT

TANG MASSAGE SPA

Ira E. Wds Ave Suite 134, Grapevine, TX 76051

CASE NAME: Tang Massage Spa
CASE NUMBER: SU25-01
LOCATION: 3105 Ira E Woods Ave

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

REVISIONS
No. Date Item



Drawn

Checked
2024/12/27
Approved

KEY PLAN SCHEDULE

Project No. 13012
Date 2024/12/27
Last Revision

G-001

Purpose Statement

The purposed of SU25-01 is to allow a massage establishment in an existing multitenant building.

Operation hour:

Monday to Sunday 10am - 9pm

Site Plan
for
Tang Massage Establishment
Lot 1R, Block 1, Mustang Square Addition
Ab. No. 138 Harrison Decker Survey
City of Grapevine, Tarrant County, Texas
3.17 acres or 138,146 sq. ft.
Zone: "CC" Community Commercial District
Date of Preparation: January 2025

EXISTING PROPERTY CONDITIONS

LOT AREA	138,146 SQ. FT. / 3.17 ACRES
BUILDING SQUARE FOOTAGE	36,935 SQ. FT. (EXTERIOR FOOTPRINT)
ZONING EXISTING USE	"CC" / COMMUNITY COMMERCE DEVELOPMENT DISTRICT
BUILDING HEIGHT	23 FT.
LOT COVERAGE	27%
PARKING PROVIDED:	
STANDARD SPACES	145 SPACES
HANDICAP VAN ACCESSIBLE TOTAL	5 SPACES
IMPERVIOUS AREA	89%

ZONING REQUIREMENTS

(1) MINIMUM LOT AREA	30,000 SQ. FT.
(2) MINIMUM LOT WIDTH	120 FT.
(3) MINIMUM FRONT YARD	25 FT.
(4) MINIMUM SIDE YARD	20 FT.
(5) MINIMUM REAR YARD	25 FT.
(6) MAXIMUM LOT COVERAGE	80%
(7) MAXIMUM HEIGHT	50 FT.
(8) MAXIMUM DENSITY	FT.
(9) MINIMUM PARKING REQUIRED	104 ES

For additional information about the Yard, Lot a please call Development Services and ask for Zoning. Regulations,

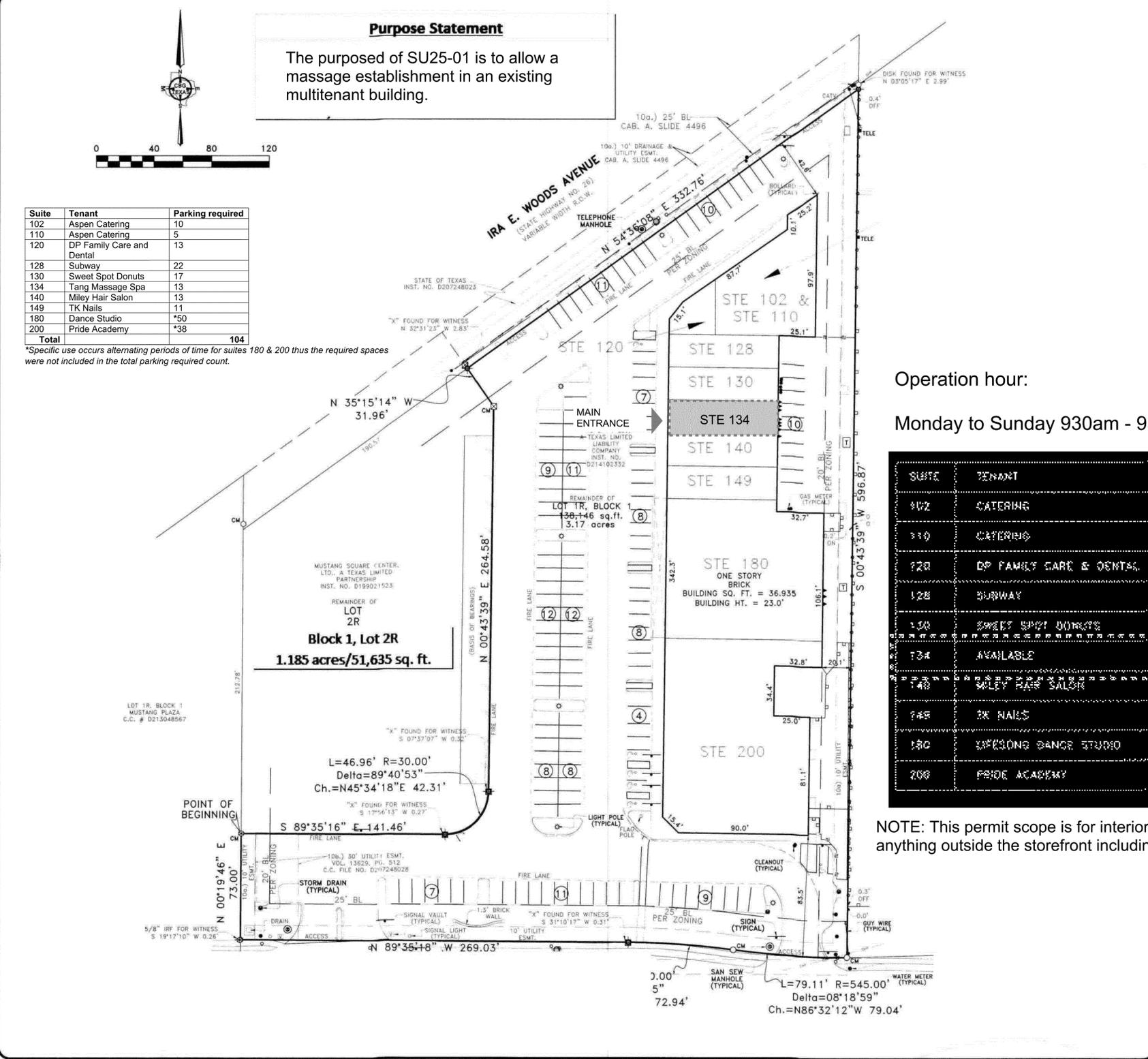
EXCEPTIONS TO THE TITLE COMMITMENT

Exception No.	RECORDING INFORMATION	DESCRIPTION OF EASEMENT	Applies to Subject Tract	Shown Graphically on Attached Survey Plat
1.	CABINET A, SLIDE 4496	EXCLUSIONS AND CONDITIONS AND STIPULATIONS	YES	YES
10a.	CABINET A, SLIDE 4496	I. 10' Utility Easement II. 30' Utility Easement III. 25' Building Setback	YES	YES
10b.	VOLUME 13629, PG. 512 DOCUMENT NO. D207248028	EASEMENT AGREEMENT	YES	YES

LEGEND

	EXISTING EDGE ASPHALT PAVING LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING CHAINLINK FENCE
	EXISTING WOOD FENCE
	EXISTING BARBED WIRE FENCE
	EXISTING WROUGHT IRON FENCE
	GUY WIRE
	POWER POLE
	1/2" IRON ROD FOUND
	1/2" IRON ROD SET
	DISK FOUND
	5/8" IRON ROD FOUND
	"X" FOUND IN CONCRETE
	CONTROLLING MONUMENT
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	BRICK COLUMN
	COVERED PORCH, DECK OR CARPORT
	FIRE HYDRANT
	LIGHT POLE
	VAULT
	TRANSFORMER
	GRATE INLET
	POINT FOR CORNER

VICINITY MAP

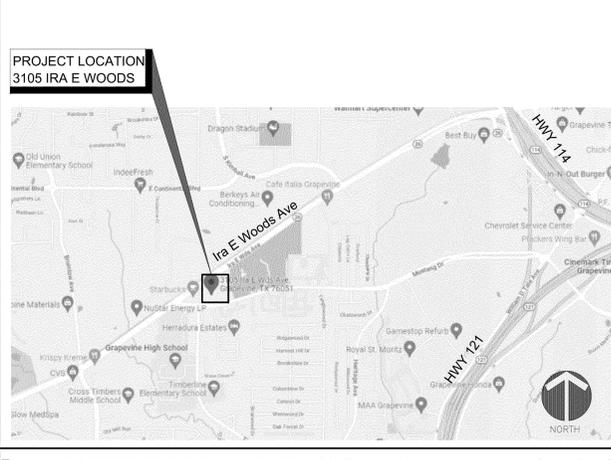


Purpose Statement
The purposed of SU25-01 is to allow a massage establishment in an existing multitenant building.

Suite	Tenant	Parking required
102	Aspen Catering	10
110	Aspen Catering	5
120	DP Family Care and Dental	13
128	Subway	22
130	Sweet Spot Donuts	17
134	Tang Massage Spa	13
140	Miley Hair Salon	13
149	TK Nails	11
180	Dance Studio	*50
200	Pride Academy	*38
Total		104

*Specific use occurs alternating periods of time for suites 180 & 200 thus the required spaces were not included in the total parking required count.

PROJECT INFORMATION



Operation hour:

Monday to Sunday 930am - 930pm

SUITE	TENANT	SPACE
102	CATERING	2320 SQ.FT.
110	CATERING	1200 SQ.FT.
120	DP FAMILY CARE & DENTAL	3734 SQ.FT.
128	SUBWAY	1800 SQ.FT.
130	SWEET SPOT DONUTS	1200 SQ.FT.
134	AVAILABLE	2000 SQ.FT.
140	MILEY HAIR SALON	1275 SQ.FT.
149	TK NAILS	1131 SQ.FT.
180	DANCE AND DANCE STUDIO	11,000 SQ.FT.
200	PRIDE ACADEMY	11,000 SQ.FT.

NOTE: This permit scope is for interior finish out only, there is no intent to change anything outside the storefront including site plan, elevation or landscape.

TANG MASSAGE SPA

3105 Ira E. Wds Ave Suite 134, Grapevine, TX 76051

REVISIONS		
DATE	BY	NOTES
1/13/2025		

Amoi Group
Amoi Group LLC
8758 Central Expressway
575 800
Dallas, TX 75231

SCALE: 1" = 40'
DATE: 1/03/2025
JOB NO.: 1402665-03
G.F. NO.: SEE CERT.
DRAWN: BG/TO

Code Information Summary

Square Footages:
Lease Space = 1965 SF

Jurisdictions:
City of Grapevine building department

Applicable information:

Codes: 2021 IBC
2021 IPC
2021 IMC
2020 NEC
2021 IECC

Regulations- TDLR- Texas Accessibility ST.
Building Occupancy B
Construction Type II-B

Interior wall & ceiling finish requirement
Class C
Flame Spread 76-200
Smoke developed: 0-450

Occupant load calculation:
1. Waiting space & Office: 1393 SF(1393/150= 9 O.C.C.)
2. Fixed Seating & Bed: 15 O.C.C.

Total Actual Occupant Load = 24 O.C.C.

Number of restroom required= 1
Number of restroom provided= 1 Unisex ADA restroom and 1 staff toilet

Building egress-
Number of exists required: 1
Number of exists provided: 2
Egress width required: 36"
Egress width provided: 36"
Max. travel distance= 62'

CASE NAME: Tang Massage Spa
CASE NUMBER: SU25-01
LOCATION: 3105 Ira E Woods Ave

MAYOR

SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

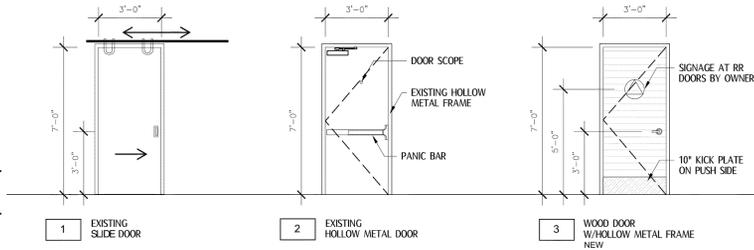
SHEET: ___ OF ___

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

PLANNING SERVICES DEPARTMENT

Site Plan
for
Tang Massage Establishment
Ab. No. 138 Harrison Decker Survey
City of Grapevine, Tarrant County, Texas
3.17 acres or 138,146 sq. ft.
Zone: "CC" Community Commercial District
Date of Preparation: January 2025

SYM	QTY	TYPE	OPENING SIZE	MATERIAL	THK.	FIN.	HARDWARE	FIRE RATE	LOCATION	REMARK
1	1	C	3'-0" x 7'-0"	HOLLOW WOOD	1 3/4"	ALLUM	STORE LOCK SET	-	FRONT DOOR	EXISTING
2	1	C	3'-0" x 7'-0"	METAL (H.M)	1 3/4"	ALLUM	PANIC HARDWARE SELF CLOSER	-	BACK DOOR	EXISTING
3	13	C	3'-0" x 7'-0"	HOLLOW WOOD	1 3/4"	PAINT	LOCKSET/PRIVACY SELF CLOSER	-	MESSAGE ROOM RESTROOM LOBBY	NEW



Door Hardware Schedule

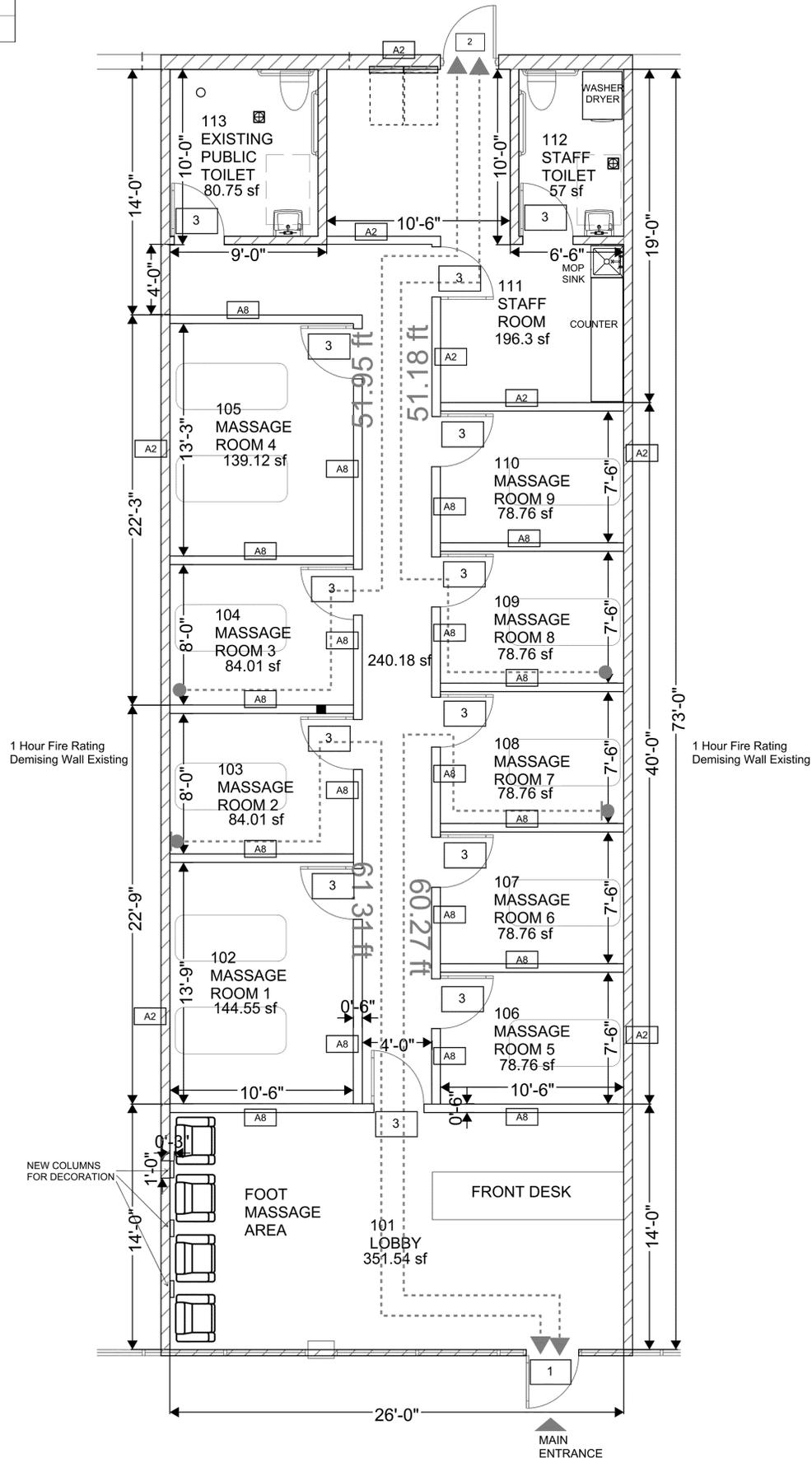
- All the hardware to be schlage lever handle hardware with 626 finish, provide silencers, hinges and latch sets for each door as required.
- Provide closures (LCNA69- or approved Alum. equal) on toilet doors & exit doors.

LEGEND

- NEW WALL
- EXISTING WALL

- Note:
- Provide membrane penetration fire stopping design number and details for both demising walls
 - Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor.
 - All interior walls shall be type A2 6" gypsum board wall

TYPE	PARTITION	GA.	HGT	GYM. BOARD TYPE	INSULATION
A2	U 465		20 B.O. DECK	5/8" TYPE "X" GYP. BD. ON 4" MTL STUDS @ 16" O.C. ON BOTH SIDES	BATT INSULATION (R19)
A3			25 10'	5/8" WR GYP. BD. ON 6" MTL STUDS @ 24" O.C. ON BOTH SIDES	BATT INSULATION (R13) @ TOILET
A4	EXISTING		B.O. DECK	5/8" TYPE "X" GYP. BD. ON EXISTING WALL ON ONE SIDE	BATT INSULATION (R13) @ TOILET
A5			25 10'	5/8" WR GYP. BD. ON 3 5/8" MTL STUDS @ 24" O.C. ON ONE SIDE	BATT INSULATION (R13) @ TOILET
A6			25 4" (V.I.F.)	5/8" GYP. BD. ON 3 5/8" MTL STUDS @ 24" O.C. ON BOTH SIDES	NO BATT INSULATION
A7			25 10'	5/8" TYPE "X" GYP. BD. ON 6" MTL STUDS @ 24" O.C. ON BOTH SIDES	BATT INSULATION (R13) @ TOILET
A8			18 B.O. DECK	5/8" TYPE "X" GYP. BD. ON 3 5/8" MTL STUDS @ 24" O.C. ON BOTH SIDES	NO BATT INSULATION
A9			25 FURR DOWN	5/8" TYPE "X" GYP. BD. ON 3 5/8" MTL STUDS @ 24" O.C. ON ONE SIDE	NO BATT INSULATION
A10			25 FURR DOWN	5/8" TYPE "X" GYP. BD. ON 3 5/8" MTL STUDS @ 24" O.C. ON BOTH SIDES	NO BATT INSULATION



1 INTERIOR LAYOUT CONTROL PLAN 1/4" = 1'

CASE NAME: Tang Massage Spa
CASE NUMBER: SU25-01
LOCATION: 3105 Ira E Woods Ave

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

Site Plan
for
Tang Massage Establishment
Ab. No. 138 Harrison Decker Survey
City of Grapevine, Tarrant County, Texas
3.17 acres or 138,146 sq. ft.
Zone: "CC" Community Commercial District
Date of Preparation: January 2025



ISSUE FOR PERMIT

JG MASSAGE SPA
ra E. Wds Ave Suite 134, Grapevine, TX 76051

REVISIONS	
No.	Date

REGISTERED ARCHITECT
SUE DALY
29640
STATE OF TEXAS
01/14/2025

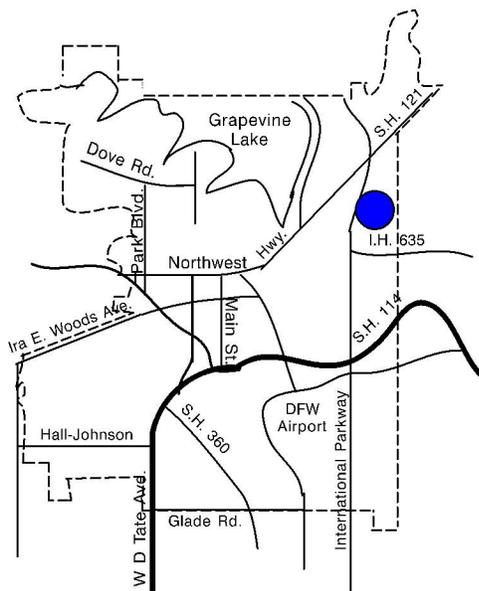
Drawn	
Checked	2024/12/27
Approved	
INTERIOR LAYOUT PLAN	
Project No.	13012
Date	2024/12/27
Last Revision	

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

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

MEETING DATE: FEBRUARY 18, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF ZONE
CHANGE APPLICATION Z25-01; 1960 ENCHANTED WAY



APPLICANT: J. Austin Fleming – Exurb Studio

PROPERTY LOCATION AND SIZE:

The subject property is located at 1960 Enchanted Way and is platted as Block 1, Lot 1, ASSC Grapevine. The site contains 3.462 acres and has approximately 300 feet of frontage along Enchanted Way.

REQUESTED ZONE CHANGE AND COMMENTS:

The applicant is requesting to rezone 3.462 acres from “CC”, Community Commercial District to “GU”, Governmental Use District.

The site is developed as an indoor gun range used for live fire (using live ammunition) and dry fire (training with no ammunition for learning fundamentals of firearm control) training with pistols, shotguns, and rifles. Multiple federal, state, and local agencies train at this facility as well as the regional police academy. The exterior portion of the range is utilized to conduct traffic stop training, high risk vehicle stop training, tactical training for moving on open ground, and exterior response to active shooter training. Total parking required is 15 spaces and 24 parking spaces exist. The city acquired this property in April of 2018 to be used as a training facility with the intent to expand at a later date. No other changes are being proposed with this request.

PRESENT ZONING AND USE:

The property is currently zoned “CC”, Community Commercial District and is an indoor shooting range.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was zoned “I-1”, Light Industrial District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to “PID”, Planned Industrial District.

- On January 5, 1996, City Council approved zone change request Z96-15 (Ord. 1996-073) to rezone 23 acres from “PID”, Planned Industrial District to “CC”, Community Commercial District for future development.
- On August 12, 2012, City Council approved conditional use permit CU12-25 (Ord. 2012-036) to allow the development of an indoor shooting range.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: “CC”, Community Commercial District – The Laurel event venue
- SOUTH: “CC”, Community Commercial District – Multitenant medical office and professional office building
- EAST: “CC”, Community Commercial District – Vacant/ FEMA Flood Zone AE
- WEST: “BP”, Business Park District – Logistics Center office/ warehouse

AIRPORT IMPACT:

The subject site is located within “Zone C” Zone of Greatest Effect as defined on the “Aircraft Sound Exposure: Dallas/ Fort Worth Regional Airport Environs” Map. Industrial and commercial uses that can tolerate high levels of sound exposure are appropriate in “Zone C”. The applicant’s proposal is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan does not designate Enchanted Way.

/ng

TR 2H
5.002 @

44 CC ITEM #4, 18
PZ ITEM #4, 7

1

BP

1
17.194 @

SUBJECT PROPERTY

BP

7R
4.367 @

WATER
OAKS
EVENT
CENTER
45146

TR 3A
1.848 AC

1

1
6.112 @

ETHEL
CENTER
2536

1

ASSC
GRAPEVINE
1178

1
3.462 @

CC

4

FE

GENESIS
ADDN
15243

5

3

LI

2

2B

1.743 @

2AR

1.631 @

1A

0 80 160 240 320 Feet

Z25-01; 1960 Enchanted Way



Date Prepared: 2/4/2025

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.

**ZONE CHANGE AND CONCEPT PLAN
APPLICATION AND CHECKLISTS – Non-Residential**

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) <u>Block 1, Lot 1, Grapevine Assc</u>	Gross area of parcel (to nearest tenth of acre) <u>3.462</u>
Street frontage & distance to nearest cross street <u>Enchanted Way</u>	Describe the Proposed Use <u>Sportsman Shooting Center</u>
Proposed Zoning <u>GU, Governmental Use</u>	Existing Zoning <u>CC, Community Commercial District</u>
Future Land Use Designation <u>CO, Commercial</u>	Subject Property Address <u>1960 Enchanted Way</u>

Property Owner Information, Authorization and Acknowledgements

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

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

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

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

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

Owner Name: Bruno Rumbelow
 Company: City of Grapevine
 Address: 200 South Main Street
 City: Grapevine State: Texas Zip Code: 76051
 Phone: 817.410.3104 Email: brumbelow@grapevinetexas.gov

RECEIVED

JAN 22 2025

725-01

**ZONE CHANGE AND CONCEPT PLAN
APPLICATION AND CHECKLISTS – Non-Residential**

Project Representation (check one):

I will represent the application myself; OR

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

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

Property Owner's Signature [Signature] Date 12/5/24

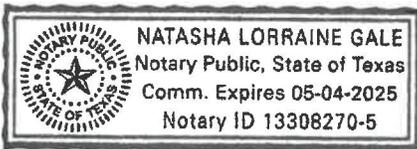
STATE OF: Texas
COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 5 day of December, 2024

N. Gale

NOTARY PUBLIC in and for the State of Texas



RECEIVED

JAN 22 2025

725-01

**ZONE CHANGE AND CONCEPT PLAN
APPLICATION AND CHECKLISTS – Non-Residential**

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

I hereby certify that I am the property owner of the property located at (street address)

and platted/legally described as _____

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

Property Owner's Signature _____ Date _____

STATE OF: _____

COUNTY OF: _____

BEFORE ME, a Notary Public, on this day personally appeared _____

(printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____,
20_____

NOTARY PUBLIC in and for the State of Texas

N/A

RECEIVED

JAN 22 2025

725-01

ZONE CHANGE AND CONCEPT PLAN APPLICATION AND CHECKLISTS – Non-Residential

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) ARCHITECTURE

Name J AUSTIN FLEMING Company EXURB STUDIO

Address 556 RESERVE ST.

City SOUTHLAKE State TX Zip Code 76051

Phone 8179460237 Email [REDACTED]

Applicant's Signature [Signature] Date 6/17/25

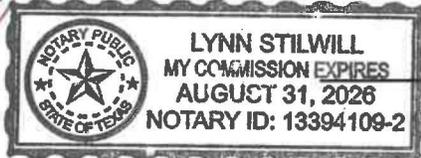
STATE OF: TEXAS

COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared Joseph Austin Fleming (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."

TX 20229089

SUBSCRIBED AND SWORN TO before me, this the 17th day of January, 2025



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

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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

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

RECEIVED

JAN 22 2025

(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)

225-01

**ZONE CHANGE AND CONCEPT PLAN
APPLICATION AND CHECKLISTS – Non-Residential**

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 1960 Enchanted Way

Legal description of subject property
LOT 1, BLOCK 1, ASSC GRAPEVINE

<u><i>Christina Pulner</i></u>	<u>12.4.2024</u>
Public Works Department	Date

RECEIVED

JAN 22 2025

225-01

ORDINANCE NO. 2025-008

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z25-01 PLATTED AS BLOCK 1, LOT 1, ASSC GRAPEVINE, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (1960 ENCHANTED WAY) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "CC", COMMUNITY COMMERCIAL DISTRICT TO "GU", GOVERNMENTAL USE 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 Z25-01 to rezone the following described property to-wit: being 3.462 acres platted as Block 1, Lot 1, ASSC Grapevine, Tarrant County, Texas (1960 Enchanted Way), more fully and completely described in Exhibit "A",

attached hereto and made a part hereof, which was previously zoned "CC", Community Commercial District is hereby changed to "GU", Governmental Use District, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

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

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of February, 2025.

APPROVED:

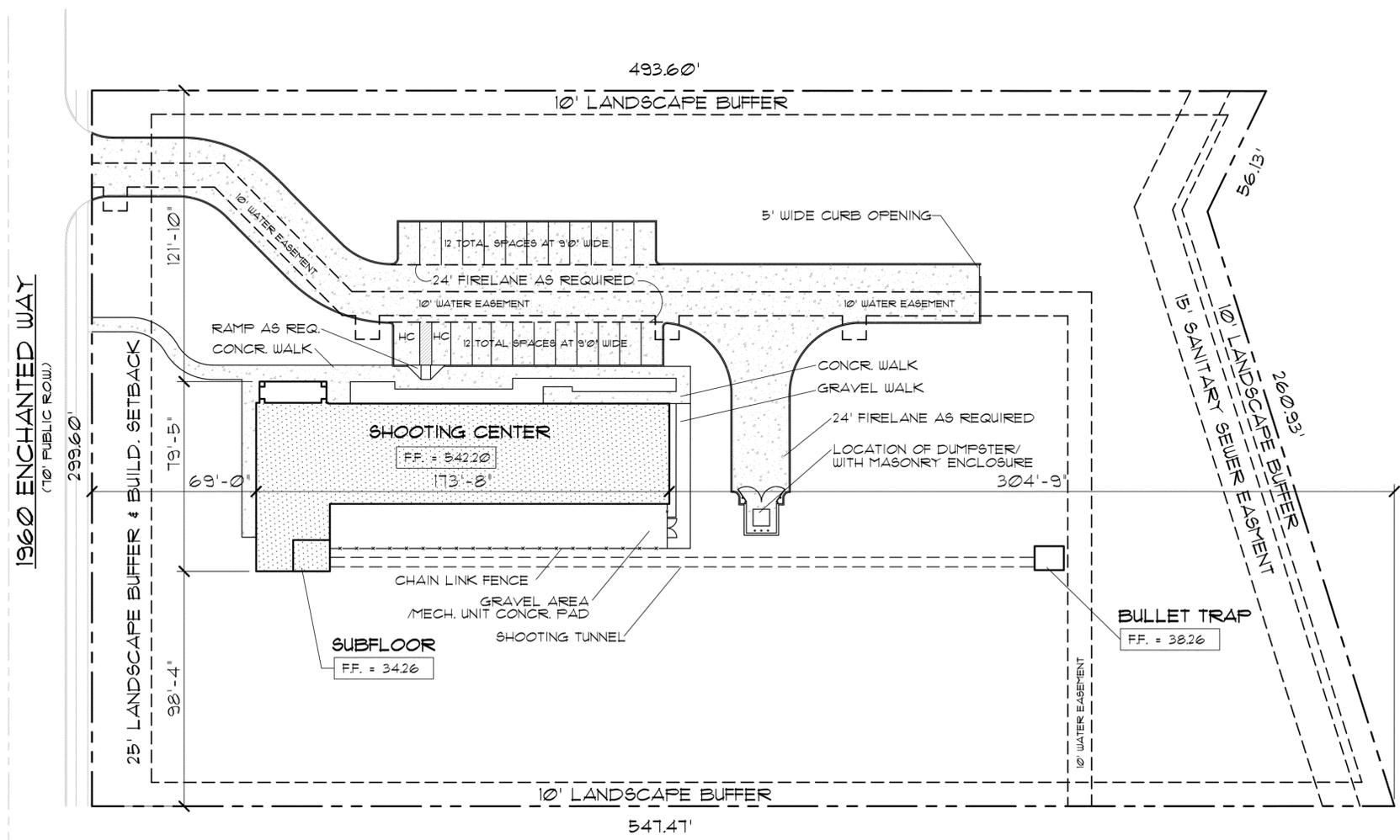
William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney



VINCINITY MAP

SITE PLAN

LOT 1 BLOCK 1
 ASSC GRAPEVINE ADD.
 GRAPEVINE, TEXAS



SCALE: 1" = 30'

USE ACKNOWLEDGMENT
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EXURB STUDIO LLC
 1038 MEADOW BEND LOOP N.
 GRAPEVINE, TX 76051
 PHONE: 214-675-3580
 EMAIL: INFO@EXURBSTUDIO.COM

EXURB STUDIO
 WWW.EXURBSTUDIO.COM

THE PURPOSE OF Z25-01 IS TO REZONE 3.462 ACRES FROM "CC", COMMUNITY COMMERCIAL DISTRICT TO "GU", GOVERNMENTAL USE DISTRICT.

METES & BOUNDS

BEGINNING AT A 5/8 INCH CAPPED IRON ROD WITH PLASTIC CAP STAMPED 'RPL85094' FOUND AT THE SOUTHWEST CORNER OF SAID AGAPE WORLD GROUP TRACT AND ALSO BEING THE NORTHWEST CORNER OF LOT 4, IN CABINET A, SLIDE 11972, PLOT RECORDS, TARRANT COUNTY, TEXAS AND ALSO BEING IN THE EAST LINE OF ENCHANTED WAY (10' PUBLIC RIGHT-OF-WAY):

THENCE NORTH 00°34'25" WEST ALONG SAID EAST LINE OF ENCHANTED WAY, FOR A DISTANCE OF 299.50 FEET TO A 1/2 INCH CAPPED IRON ROD WITH PLASTIC CAP STAMPED 'SPIARSENG' SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO SMF INTERESTS, INC. AS RECORDED IN INSTRUMENT NO. 0204391510, OFFICAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 00°33'39" WEST, 252.75 FEET:

THENCE NORTH 89°21'41" EAST DEPARTING SAID EAST LIE OF ENCHANTED WAY AND ALONG THE SOUTH LINE OF SAID SMF INTERESTS TRACT AND PASSING AT A DISTANCE OF 213.61 FEET THE SOUTHWEST CORNER OF SAID SMF INTERESTS TRACT AND ALSO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO FELLOWSHIP CHURCH AS RECORDED IN INSTRUMENT NO. 0203106966, OFFICAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 493.60 FEET TO A 1/2 INCH CAPPED IRON ROD WITH PLASTIC CAP STAMPED 'SPIARSENG' SET AT THE SOUTHEAST CORNER OF SAID FELLOWSHIP CHURCH TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO D/FW NORTH LIMITED PARTNERSHIP AS RECORDED IN VOLUME 7669, PAGE 1896, DEED RECORDS, TARRANT COUNTY, TEXAS:

THENCE SOUTH 25°26'21" WEST ALONG THE WEST LINE OF SAID D/FW NORTH LIMITED PARTNERSHIP TRACT, FOR A DISTANCE OF 56.13 FEET TO A 1/2 INCH CAPPED IRON ROD WITH PLASTIC CAP STAMPED 'SPIARSENG' SET FOR CORNER:

THENCE SOUTH 18°04'46" EAST CONTINUING ALONG SAID WEST LINE, FOR A DISTANCE OF 260.93 FEET TO A 1/2 INCH CAPPED IRON ROD WITH PLASTIC CAP STAMPED 'SPIARSENG' SET AT THE SOUTHWEST CORNER OF SAID D/FW TRACT AND ALSO BEING THE NORTHEAST CORNER OF LOT 5, BLOCK 2 OF SAID GENESIS ADDITION:

THENCE SOUTH 89°25'35" WEST ALONG THE NORTH LINE OF SAID LOT 5, BLOCK 2 AND PASSING AT A DISTANCE OF 181.52 FEET THE COMMON CORNER OF SAID LOTS 4 & 5 OF GENESIS ADDITION, FOR A TOTAL DISTANCE OF 547.41 FEET TO THE POINT OF BEGINNING, AND CONTAINING 150,824 SQUARE FEET, OR 3.462 ACRES OF LAND.

SITE DATA SUMMARY TABLE	
SYNOPSIS	LOT 1, BLOCK 1
ZONING	CC
LOT 1 USE	INDOOR SHOOTING CENTER
LOT AREA	3.462 AC. (150,824 SQ.FT.)
BUILDING FOOT PRINT AREA	7,500 SQ.FT.
BUILDING HEIGHT	22'
LOT COVERAGE	5.04% OF SITE
FLOOR AREA RATIO	0.050:1
PARKING	
PROVIDED RATIO:	1 SP./100 SQ.FT. OF AMUSEMENT/ GATHERING AREA
REQUIRED PARKING:	1,500 SQ.FT. @ 1SP./100 = 15 SP.
PROVIDED PARKING:	24 SPACES (INCL. HC)
ACCESSIBLE PARKING REQUIRED:	2 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES



ZONING EXHIBIT FOR
1960 ENCHANTED WAY
LOT 1, BLOCK 1, ASSC GRAPEVINE
 JAMES GIBSON SURVEY, ABSTRACT 586
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 3.462 ACRES OR 150,824 SQ.FT.
 EXISTING ZONING: 'CC' COMMUNITY COMMERCIAL DISTRICT
 PROPOSED ZONING: 'GU' GOVERNMENTAL USE DISTRICT
 DATE OF PREPARATION: JANUARY 2025

CASE NAME: 1960 ENCHANTED WAY
 CASE NUMBER: Z25-01
 LOCATION: 1960 ENCHANTED WAY

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.

'SPORTSMAN SHOOTING CENTER' ZONING EXHIBIT
 1960 ENCHANTED WAY
 GRAPEVINE, TEXAS

- REVISIONS**
- 12/16/24-SITE
 - 01/29/25-ZONE
 - 2/5/25-ZONE 2
 -

DATE: 10/16/24
 DRAWN BY: EXS
 CHECK BY: EXS
 PROJECT NO. 66CENTER
 SHEET NUMBER SP1

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 18, 2025

SUBJECT: APPROVAL OF CONTRACT FOR INSURANCE CONSULTANT SERVICES FOR BENEFITS

RECOMMENDATION: City Council to consider the approval of a three-year contract for insurance consultant services with Lockton Dunning Benefits.

FUNDING SOURCE: Funds are available in the General Fund (Risk Management) in the estimated amount of \$110,000.

BACKGROUND: The consultant assists with insurance placement for medical, dental, vision, life, disability, and stop-loss insurance coverage. The consultant also ensures that benefits, designs, and marketing are consistent with strategic benchmarks, provides compliance tools and legislative updates, and provides data analysis on plans and performance.

City Staff conducted a Request for Qualifications and reviewed four responses. Lockton was selected for their financial management and reporting, account management expertise, and excellent references. As benefits consultant, Lockton will provide advisory services and objective analysis of the available market solutions and cost-control mechanisms. This includes contract negotiations, plan design for medical and RX, and in-depth financial reporting for budget.

The flat fee of \$110,000 will be reduced by commissions from employee paid voluntary products. Voluntary Life, Short Term Disability, Critical Illness, and Accident Insurance currently provided by Mutual of Omaha.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 18, 2025

SUBJECT: RENEW ANNUAL ADOBE PRO SOFTWARE LICENSE

RECOMMENDATION: City Council to consider the renewal of annual Adobe Pro software licenses for City users.

FUNDING SOURCE: Funding is available in the General Fund (various departments), CVB Fund and CCPD Fund for an estimated amount of \$45,000.

BACKGROUND: Adobe licenses for City employees have been consolidated into one agreement for all employees. Adobe Pro software is widely used for presentations and documentation.

The procurement of Adobe Pro software will be made as sole source in accordance with Local Government Code 252, Subchapter B, § 252.022. General Exemptions (1)(7)(A).

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 18, 2025

SUBJECT: RENEWAL OF NEOGOV SERVICES FOR ONLINE EMPLOYMENT APPLICATIONS

RECOMMENDATION: City Council to consider renewal of online job services from GovernmentJobs.com DBA NeoGov for the Human Resources Department.

FUNDING SOURCE: Funds are available in the General Fund (Human Resources) for an annual estimated amount of \$18,000.

BACKGROUND: The purpose of utilizing NeoGov services is to streamline and enhance the online job application and HR processes within the City of Grapevine.

This purchase will be made in accordance with existing and interlocal agreements with Omnia Partners Public Sector, Region VIII Education Service Center in Texas as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791.

Bids were taken by the Cooperative and a contract was awarded GovernmentJobs.com DBA NeoGov. The Human Resources 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

MH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 18, 2025

SUBJECT: ANNUAL CONTRACT FOR AQUATIC MAINTENANCE SERVICES

RECOMMENDATION: City Council to consider approval of an annual contract for aquatic maintenance services from CK Pools for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the General Fund (Parks) for an annual amount not to exceed \$40,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for swimming pool maintenance services for City aquatic facilities and fountains on an as-needed basis operated by the Parks and Recreation Department. CK Pools will assist with sanitization needs to comply with maintaining public health standards and provide scheduled cleaning of pools and fountains. These services include vacuuming of pool walls and floors, scrubbing and brushing, removing debris, emptying skimmer baskets and completing any normal repair issues that might arise.

Three quotes were submitted. CK Pools submitted the lowest quote meeting specifications. This contract is for one-year with four one-year optional renewals. If approved, this will be the first renewal option.

Staff recommends approval.

KH/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 18, 2025

SUBJECT: PROJECT MANAGEMENT SOFTWARE ANNUAL RENEWAL

RECOMMENDATION: City Council to consider approval of the annual renewal of project management software license fee from SystemMates, Inc for the Public Works Department.

FUNDING SOURCE: Funds are available in Utility Enterprise Fund in the amount of \$49,559.

BACKGROUND: Council approved the purchase of project management software from SystemMates (ProjectMates) on January 21, 2020. This software requires the payment of an annual license renewal fee of \$49,559

ProjectMates is a cloud-based software that provides project management tracking for construction projects. ProjectMates provides a central location for project document management, communication, budget tracking, and status reports on Public Works' construction projects. The software provides for communication with outside vendors and City staff by providing a central location that vendors and City staff can view and edit documents, engineering plan sets, budget information, and communicate with those assigned to a project.

Forty licenses are included for use by Public Works and other departments with capital projects, as needed.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 18, 2025

SUBJECT: ANNUAL CONTRACT FOR BUILDING TECHNOLOGY INTEGRATION

RECOMMENDATION: City Council to consider approval for an annual contract for building technology integration services from Schneider Electric for the Public Works Department.

FUNDING SOURCE: Funds are available in the General Fund (Public Works) and the Utility Enterprise Fund for an annual estimated amount of \$225,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for repairs on existing building technology and purchasing new technology equipment such as access control and building automation.

This purchase will be made in accordance with existing and interlocal agreements with Omnia Partners Public Sector, Region VIII Education Service Center in Texas as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791. The contract is for an initial three years with an option to renew for two additional one-year periods. If approved, this will be the first renewal option.

Bids were taken by the Cooperative and a contract was awarded Schneider Electric. The Public Works and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval

CH/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 18, 2025

SUBJECT: PURCHASE OF AUTOMATED CLEANING SYSTEM FOR THE WASTEWATER TREATMENT PLANT

RECOMMENDATION: City Council to consider approval for the purchase of a Weir-Wolf automated cleaning system for the Wastewater Treatment Plant from Ford Hall Co. Inc. for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for a total amount not to exceed \$55,800.

BACKGROUND: This purchase is the installation of a cleaning system in two of our clarifiers on Train 3 at the Wastewater Treatment Plant. This automated cleaning system will brush the algae and debris from the sides and top of the clarifier weirs and walls. This system reduces employee work hours used to hand brush the weirs and walls. The Weir-Wolf was recently installed on clarifiers 1 and 2 in Train 2 and have been successful in the automated cleaning.

This procurement will be made as a sole source from Ford Hall Co. Inc.. in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A).

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 18, 2025

SUBJECT: APPROVAL FOR THE SALE OF CITY SURPLUS PROPERTY

RECOMMENDATION: City Council to consider approval to declare certain property as surplus property and authorize their sale through public auction.

FUNDING SOURCE: This action will have no material effect on City funds.

BACKGROUND: This request is for approval for the sale of surplus property as listed below. The City currently has miscellaneous surplus items including vehicles, utility vehicles, and trucks that are ready for auction due to item age or condition. Staff has considered age, cost of operation and/or life-to-date maintenance costs when classifying certain property as surplus.

1. 2005 Chevrolet Trailblazer #08235.
2. 2005 Chevrolet Silverado 2500 #12225.
3. 2005 Chevrolet Silverado 2500 #09675.
4. 2008 Chevrolet Suburban 2500 #91008.
5. 2013 Ford F450 Super Duty #10413.
6. 2014 Ford Escape #10504.
7. 2015 Ford F450 Super Duty #10445.
8. 2010 John Deere Utility Cart #12410

Staff recommends approval..

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 18, 2025

SUBJECT: ANNUAL CONTRACT FOR PUMPS, BLOWERS, MOTOR REPAIR AND PREVENTIVE MAINTENANCE SERVICES

RECOMMENDATION: City Council to consider approval for an annual contract for pumps, blowers, motor repair, and preventive maintenance services from Global Pump Solutions for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for estimated amount of \$250,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for various repairs, rebuilds, motor testing, and alignment services for regular and overtime services as needed for water and wastewater pump repairs.

Purchases will be made in accordance with an existing Interlocal Cooperative Agreement with The City of Denton, Texas, as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791.

The City of Denton, Texas solicited bids on 21-413, Annual Contract for Pumps, Blowers, Motor Repair and Preventive Maintenance Services. Based on evaluations by the City of Denton, Texas, Global Pump Solutions was awarded contract. The contract is for an initial one-year period.

Staff recommends approval.

KC/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 18, 2025

SUBJECT: ANNUAL CONTRACT FOR VALVE AND HYDRANT MAINTENANCE

RECOMMENDATION: City Council to consider approval for an annual contract for valve and hydrant maintenance from Hydromax USA for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for an annual estimated amount of \$75,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for various maintenance, repairs, and rebuild services as needed for valves and fire hydrants in the city. The City has more than 8,000 valves and more than 2,800 hydrants. The bulk of the proposed work will be to repair fire hydrants. However, this contract also allows for the maintenance of valves on an as-needed basis.

Purchases will be made in accordance with an existing Interlocal Cooperative Agreement with The City of Garland, Texas as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791.

The City of Garland, Texas solicited bids on 1215-22, Annual Contract for Valve & Hydrant Maintenance. Based on evaluations by the City of Garland, Texas, Hydromax USA was awarded the contract. The contract is for an initial one-year period with two one-year available renewals.

Staff recommends approval.

WM/LW

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 4th day of February, 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
Paul Slechta	Council Member
Leon Leal	Council Member

constituting a quorum, with Council Member Duff O'Dell being absent, and with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
Matthew C. G. Boyle	City Attorney
Suzanne Le	Assistant to the City Secretary

CALL TO ORDER

Mayor William D. Tate called the meeting to order at 6:30 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 6:33 p.m. The closed session ended at 7:34 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Sections 551.072 or 551.087.

City Manager Bruno Rumbelow stated no action was necessary.

REGULAR MEETING

Mayor Tate called the regular meeting to order at 7:38 p.m.

Item 2. Invocation

Dr. Doug Page, Pastor at Grapevine First Baptist Church gave the invocation

Item 3. Posting of the Colors and Pledges of Allegiance

Troop 7 posted the Colors and led the Pledges of Allegiance.

Item 4. Citizen Comments

Tim Yatko, 920 Ravenswood Drive, Grapevine requested Council review the high weeds and grass ordinance.

PRESENTATIONS

Item 5. Mayor Tate to present a proclamation declaring February Career and Technical Education (CTE) Month.

Mayor Tate presented the proclamation declaring February Career and Technical Education Month to representatives from the Grapevine-Colleyville Independent School District including Stephanie Speaks, Director of Career and Technical Education; Katie Wawak, CTE Coordinator; Charity McConnell, CTE Coordinator; Dr. Holly Ray, Chief of Schools; and Kathy Spradley, Trustee.

Council did not take any action on this item.

NEW BUSINESS

Item 6. Consider declaring seven Park Model Cabins from The Vineyards Campground and Cabins as surplus and authorize its sale to the general public at market value, and take any necessary action.

Assistant Director Park Operations Randy Sell presented this item and answered questions from City Council.

Motion was made to approve declaring seven Park Model Cabins from The Vineyards Campground and Cabins as surplus and authorize their sale to the general public at market value, and take any necessary action.

Motion: Coy
 Second: Freed
 Ayes: Tate, Freed, Rogers, Coy, Slechta, and Leal
 Nays: None
 Approved: 6-0

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion.

City Manager Rumbelow requested item 14 be removed from the consent agenda. This item was considered separately following the vote of the remaining consent agenda.

Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

Item 7. Consider an annual contract for maintenance, repair and operation supplies and parts with Grainger Industrial.

Chief Financial Officer Jeff Strawn recommended approval of the annual contract for maintenance, repair and operation supplies and parts to be used by multiple City departments on an as needed basis for an annual estimated amount of \$80,000.

Motion was made to approve the consent agenda as presented.

Motion: Coy
 Second: Slechta
 Ayes: Tate, Freed, Rogers, Coy, Slechta and Leal
 Nays: None
 Approved: 6-0

Item 8. Consider a firework permit for the NRG Event to be held at Glass Cactus on February 19, 2025.

Fire Chief Darrell Brown recommended approval of a permit for a five-minute firework exhibit to be held at the Glass Cactus on February 19.

Motion was made to approve the consent agenda as presented.

Motion: Coy
 Second: Slechta
 Ayes: Tate, Freed, Rogers, Coy, Slechta and Leal

Nays: None
Approved: 6-0

Item 9. Consider the purchase of Motorola mobile radios, chargers and accessories from Motorola Solutions, Inc.

Fire Chief Brown recommended approval of the purchase of fire personnel Motorola mobile radios, chargers and accessories for an amount not to exceed \$46,991.

Motion was made to approve the consent agenda as presented.

Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, Slechta and Leal
Nays: None
Approved: 6-0

Item 10. Consider an annual contract for the purchase of technology equipment, services and software from Facility Solutions Group.

Police Chief Mike Hamlin recommended approval of the purchase of technology equipment, services and software for the public safety audio visual systems for an estimated amount of \$21,000.

Motion was made to approve the consent agenda as presented.

Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, Slechta and Leal
Nays: None
Approved: 6-0

Item 11. Consider the purchase of traffic signal head equipment from Consolidated Traffic Controls.

Public Works Director Bryan Beck recommended approval of the purchase of traffic signal heads and associated hardware for 13 intersections for an amount not to exceed \$60,511.

Motion was made to approve the consent agenda as presented.

Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, Slechta and Leal
Nays: None
Approved: 6-0

Item 12. Consider **Resolution No. 2025-005** calling the 2025 City Officers Election to be held on Saturday, May 3, 2025, designating the polling place and, if necessary, a run-off election to be held on June 7, 2025.

City Secretary Tara Brooks recommended approval of the resolution to call an election to be held on May 3 to elect Council Member Place 3 and Council Member Place 4.

Motion was made to approve the consent agenda as presented.

Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, Slechta and Leal
Nays: None
Approved: 6-0

RESOLUTION NO. 2025-005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, CALLING FOR THE 2025 GENERAL ELECTION OF OFFICERS TO BE HELD ON MAY 3, 2025; DETERMINING THE POLLING PLACE; PROVIDING SPECIFIC INSTRUCTIONS FOR THE CONDUCTING OF SAID ELECTION; REPEALING INCONSISTENT RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE

Item 13. Consider the minutes of the January 21, 2025 Regular City Council meeting.

City Secretary Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.

Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, Slechta and Leal
Nays: None
Approved: 6-0

City Council considered item 14 next.

Item 14. Consider the purchase of replacement furniture for Dove Waterpark and Dove Sprayground from Telescope Casual Furniture Inc.

Deputy Director of Parks and Recreation Trent Kelley advised Council that the amount that was included in the original memo of \$78,318.70 was incorrect. The correct amount for the purchase of furniture for Dove Waterpark and Dove Sprayground is for an amount not to exceed \$49,615.30.

Motion was made to approve the purchase of replacement furniture for Dove Waterpark and Dove Sprayground for the corrected amount not to exceed \$49,615.30.

Motion: Freed
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, Slechta and Leal

Nays: None
Approved: 6-0

ADJOURNMENT

Motion was made to adjourn the meeting at 8:02 p.m.

Motion: Rogers
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, Slechta and Leal
Nays: None
Approved: 6-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 18th day of February, 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Suzanne Le
Assistant to the City Secretary

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE FEBRUARY 18, 2025

SUBJECT: FINAL PLAT APPLICATION
LOT 24, BLOCK 1, SHAMROCK SHORES ESTATES

PLAT APPLICATION FILING DATE.....February 11, 2025

APPLICANT Timothy Hogan

REASON FOR APPLICATION Platting unplatted property into one (1) lot

PROPERTY LOCATION 1304 Dublin

ACREAGE..... 0.392

ZONING R-7.5, Single Family District

NUMBER OF LOTS 1

PREVIOUS PLATTING No

CONCEPT PLAN No

SITE PLAN No

OPEN SPACE REQUIREMENT No

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED No

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOT 24, BLOCK 1, SHAMROCK SHORES ESTATES**

I. GENERAL:

- The applicant, Carter Hogan is final platting 0.392 acre into one (1) lot. The tract was parceled as part of Shamrock Shores Estates in the early '50s. The property is located at 1304 Dublin Street.

II. STREET SYSTEM:

- The development has access to Dublin Street, a privately maintained access & public drainage and utility easement.
- Abutting roads: is on the City Thoroughfare Plan:
 is not on the City Thoroughfare Plan:
- Curb, Gutter & Sidewalk: Developer required to build curb, gutter and sidewalk along

Curb and gutter exist across the frontage of this lot

Periphery Street Fees are due as follows:

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

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The existing stormwater runoff flows east to Grapevine Lake.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

- The existing sanitary sewer collection system bordering the subject site is adequate to serve the development.
- The existing sanitary sewer collection system bordering the subject site is not adequate to serve the development.

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for: Lot 24, Block 1, Shamrock Shores
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lot 24, Block 1, Shamrock Shores
 - Single Family Residential (\$ 2,388/ Lot)
 - Multifamily (\$ 1,049/ Unit)
 - Hotel (\$ 43,606/ Acre)
 - Corporate Office (\$ 20,572/ Acre)
 - Government (\$ 4,426/ Acre)
 - Commercial / Industrial (\$ 5,670/ Acre)

- Open Space Fees are not required for: Lot 24, Block 1, Shamrock Shores
- Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for:
 - R-5.0, R-TH, Zero Lot District (\$ 1,416.00 / Lot)
 - R-7.5, Single Family District (\$ 1,146.00 / Lot)
 - R-12.5, Single Family District (\$ 1,071.00 / Lot)
 - R-20.0, Single Family District (\$ 807.00 / Lot)
- Public Hearing Only
- Variances were required on the following items:
 - Front & Rear building lines
 - Highway Commercial Buffer Yard and Rear Setback:
 - Allowing a setback of 3 feet for the rear property line for an accessory building
 - Lot width & depth;
 - Max. Impervious Area
 - Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.
- The following items associated with this plat are not in accordance with the current subdivision standards:
 - 50' ROW dedication not met:
 - Length of cul-de-sac street exceeds the 600-foot limit:
 - Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

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

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

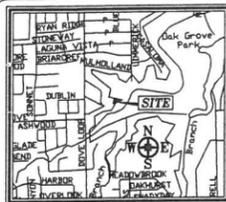
B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:

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

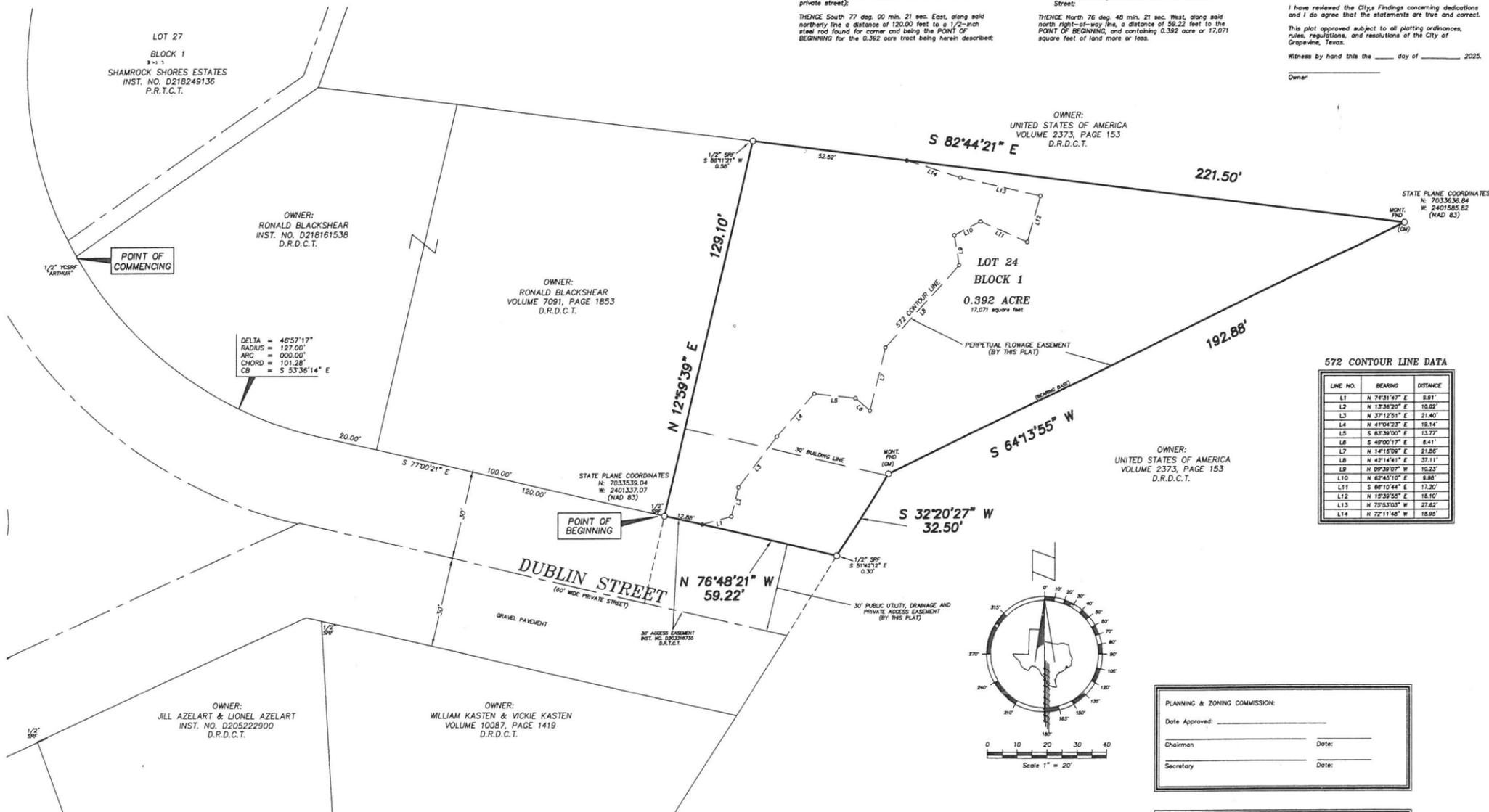
- All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: “Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lot 24, Block 1, Shamrock Shores Estates”



VICINITY MAP
SCALE 1" = 2000'



STATE OF TEXAS)
COUNTY OF TARRANT)
WHEREAS, Timothy C. Hogan is the owner of a 0.392 acre tract of land in the William Y. Allen Survey Abstract No. 34, situated in the City of Grapevine, Tarrant County, Texas and being that tract described in the Deed recorded under instrument No. D000000000 in the Deed records of Tarrant County, Texas and being more particularly described as follows:
COMMENCING at a 1/2-inch steel rod with a yellow plastic cap stamped "Arthur" found for corner at the south corner of Lot 27 in Block 1 of Shamrock Shores Estates an addition to the City of Grapevine as shown on the Plat recorded under instrument No. D218249136 of the Plat Records of Tarrant County, Texas and being on the easterly line of Tipperary Drive (a 60 foot wide private street) and on a curve to the left having a central angle of 46 deg. 27 min. 17 sec., a radius of 127.00 feet, a chord distance of 101.28 feet and a chord bearing of South 53 deg. 36 min. 14 sec. East;
THENCE departing said Lot 27 and along the curving of Tipperary an arc distance of 104.08 to a point for corner on the northerly line of Dublin Street (a 60 foot wide private street);
THENCE South 77 deg. 00 min. 21 sec. East, along said northerly line a distance of 120.00 feet to a 1/2-inch steel rod found for corner and being the POINT OF BEGINNING for the 0.392 acre tract being herein described;

THENCE North 12 deg. 59 min. 39 sec. East, departing said north right-of-way line, a distance of 129.10 feet to a point for corner on a boundary line of a tract of land conveyed to the United States of America for Lake Grapevine as described in a Deed recorded in Volume 2373, of Page 153 of the Deed Records of Tarrant County, Texas and from which a 1/2" steel rod found for reference bears South 86 deg. 11 min. 21 sec. West, a distance of 0.58 feet;
THENCE along the boundary lines of said United States of America tract the following:
South 82 deg. 44 min. 21 sec. East, a distance of 221.50 feet to a concrete monument found for corner;
South 64 deg. 13 min. 55 sec. West, a distance of 192.88 feet to a concrete monument near a metal post found for corner;
South 32 deg. 20 min. 27 sec. West, a distance of 32.50 feet to a point for corner from which a 1/2-inch steel rod found for reference bears South 51 deg. 42 min. 12 sec. East, a distance of 0.30 feet and being on the previously mentioned north line of Dublin Street;
THENCE North 76 deg. 48 min. 21 sec. West, along said north right-of-way line, a distance of 59.22 feet to the POINT OF BEGINNING, and containing 0.392 acre or 17,071 square feet of land more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT Timothy C. Hogan does hereby adopt this plat of LOT 24, BLOCK 1 SHAMROCK SHORES ESTATES as an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shall be open for all City or franchised public utilities for such particular use. The maintenance of paving on the easements are the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Solid easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, lines, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from upon said easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining, and adding to or removing all or parts of its respective system without the necessity of any time of procuring the permission of anyone.
I have reviewed the City's Findings concerning dedications and I do agree that the statements are true and correct. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas.
Witness my hand this _____ day of _____, 2025.
Owner

PERPETUAL FLOWAGE EASEMENTS:
Perpetual flowage easement estates, such as those the government holds over property owned by others in the Grapevine Lake area, grant to the government, full, complete, and perpetual right, power, privilege, and easements to occasionally overflow, flood, and submerge and in connection with the operation and maintenance of the lake. Flowage easement lands are defined as those lands below the land contour of 572.00 feet mean sea level. No fill shall be placed below the contour of 572.00 feet. All lot grading operations must be coordinated with the Corps of Engineers' Grapevine Lake site. No habitable structure shall be constructed below the land contour of 572.00 feet.
THE STATE OF TEXAS)
COUNTY OF TARRANT)
WHEREAS Timothy C. Hogan, hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on this plat.
NOW, THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas-Fort Worth International Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", for the use and benefit of the public and its agencies, any and all claims for damages of any kind to persons or property that Owner may suffer by reason of the passage and flight of aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73-50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to an infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft, landing at, or taking off from, or operation at or on the Dallas-Fort Worth International Airport.
This instrument does not release the owners or operators of aircraft from liability for damage or injury to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles.
It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest to said property, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is located.
EXECUTED at _____ Texas, this _____ day of _____, 2025.
OWNER: _____

OWNER:
RONALD BLACKSHEAR
INST. NO. D218161538
D.R.D.C.T.

OWNER:
RONALD BLACKSHEAR
VOLUME 7091, PAGE 1853
D.R.D.C.T.

OWNER:
UNITED STATES OF AMERICA
VOLUME 2373, PAGE 153
D.R.D.C.T.

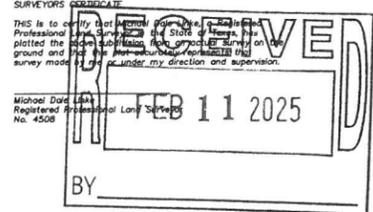
OWNER:
UNITED STATES OF AMERICA
VOLUME 2373, PAGE 153
D.R.D.C.T.

OWNER:
JILL AZELART & LIONEL AZELART
INST. NO. D205222900
D.R.D.C.T.

OWNER:
WILLIAM KASTEN & VICKIE KASTEN
VOLUME 10087, PAGE 1419
D.R.D.C.T.

572 CONTOUR LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 74°31'47" E	9.81
L2	N 13°34'20" E	10.92
L3	N 37°12'51" E	21.40
L4	N 41°04'23" E	18.14
L5	S 83°39'50" E	13.77
L6	S 40°02'17" E	8.41
L7	N 14°18'09" E	21.86
L8	N 42°14'41" E	37.11
L9	N 09°39'07" W	10.23
L10	N 82°45'10" E	8.88
L11	S 68°10'44" E	17.20
L12	N 18°39'55" E	18.10
L13	N 79°53'03" W	27.82
L14	N 72°11'48" W	18.97



FINAL PLAT
OF
LOT 24, BLOCK 1
SHAMROCK SHORES ESTATES
SITUATED IN THE WILLIAM Y. ALLEN SURVEY
ABSTRACT NO. 34
IN THE CITY OF GRAPEVINE,
TARRANT COUNTY, TEXAS

ZONED R-7.5, SINGLE FAMILY DISTRICT
1 (ONE) LOT
0.392 ACRE

OWNER
TIMOTHY C. HOGAN
4940 ASHBROOK ROAD
DALLAS, TEXAS 75227
(903) 691-8940
CONTACT: TIMOTHY C. HOGAN
EMAIL: carterhogan00@gmail.com

PRISM SURVEYS, INC.
FIRM NO. 101325-00
COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
3533 BELL DRIVE
HURST, TEXAS 76053
(817) 540-8048
(817) 283-1148 (FAX)
EMAIL: mike@prism-surveys.com

PLANNING & ZONING COMMISSION:

Date Approved: _____

Chairman: _____ Date: _____

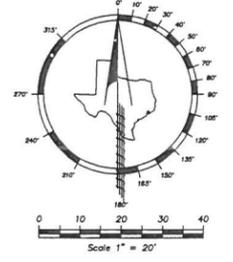
Secretary: _____ Date: _____

GRAPEVINE CITY COUNCIL:

Date Approved: _____

Mayor: _____ Date: _____

City Secretary: _____ Date: _____



Flood Statement
By graphic scaling only from the Flood Insurance Rate Maps for Tarrant County, Texas and Incorporated Areas. No portion of this property appears in an area set out and established as a special flood hazard area. The property appears in Zone X (unshaded). Map No. 48439C00004. Map Revised: August 2, 1995.

MEMO TO: PLANNING AND ZONING COMMISSION
FROM: ERICA MAROHNIC, PLANNING SERVICES DIRECTOR
MEETING DATE: FEBRUARY 18, 2025, WORKSHOP
SUBJECT: RECEIVE A REPORT, HOLD A DISCUSSION, AND PROVIDE STAFF DIRECTION REGARDING AMENDMENTS TO THE COMPREHENSIVE ZONING ORDINANCE REGARDING SECONDARY STRUCTURES.

BACKGROUND:

The regulations in the Zoning Ordinance concerning secondary structures on residential properties are under review to prevent negative impacts related to size, massing, and scale on neighboring properties, particularly within side and rear yards. The proposed amendments aim to ensure that detached structures, such as garages, carports, storage buildings, sheds, workshops, and gyms align with community expectations regarding their size, placement, and visual impact. By refining these regulations, the city can balance the needs of property owners with the aesthetic and privacy concerns of the neighborhood. Staff will present draft changes designed to improve compatibility while still allowing flexibility for homeowners.

The following revisions were made based on feedback received during the workshop on January 21, 2025:

1. Replaced "gross floor area" with "habitable building footprint of the primary structure" regarding permissible size limitations.
2. Changed "not to exceed" to "whichever is greater" in the size limitation table.
3. Updated the table to reference a range of lot sizes instead of specific zoning districts and corrected the column label.
4. Proposed a "stepped back" setback for secondary structures exceeding 8 feet: a two-foot setback for each foot above 8 feet, with a minimum setback of 6 feet for all structures.

While various additional comments were discussed during the workshop, we believe the primary concerns have either been addressed or are already covered by existing building and fire codes (e.g., a minimum building separation of 10 feet).

Feedback from Commission members after distributing this updated draft on February 3 included a suggestion to reduce the height limit from 8 feet to 6 feet, with the intention of increasing the side and rear setbacks by two feet for each additional foot above this new height limit. There was also a question regarding detached garages in the historic districts, as many homes featuring detached garages are 1½ stories tall.

AM24-05; Secondary Building DRAFT Amendments

~~Strikethrough~~ = Deletion

Underline = Insertion

Section 12, Definitions

Height, primary structure building shall mean ~~€~~ 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 greater than 120 square feet in area and more than ~~16~~ 8 feet in height shall be set back from the side and rear property lines six feet plus two additional feet for each additional foot of height over ~~16~~ 8 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 greater than 120 square feet in area and more than ~~16~~ 8 feet in height shall be set back from the side and rear property lines six feet plus two additional feet for each additional foot of height over ~~16~~ 8 feet. ~~The height of the structures shall be measured from the top of the slab or from its bottom floor.~~

Section 15, R-7.5, 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 dwellings, except for customary home occupation:

With the exception of Item 8, When any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than 45 feet from the front lot line and shall meet the requirements of Section 42.C., D., E., F., and G.

Secondary buildings greater than 120 square feet in area and more than 8 feet in height shall be set back from the side and rear property lines six feet plus two additional feet for each additional foot of height over 8 feet.

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.~~

Secondary buildings greater than 120 square feet in area and more than 8 feet in height shall be set back from the side and rear property lines six feet plus two additional feet for each additional foot of height over 8 feet.

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:

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

Lot Size	Limitation on Secondary Structure Size
5,000-7,499 sq. ft.	50% of the primary structure, habitable building footprint or 500 sq. ft., whichever is greater
7,500-12,499 sq. ft.	50% of the primary structure, habitable building footprint, or 750 sq. ft., whichever is greater
12,500-19,999 sq. ft.	50% of the primary structure, habitable building footprint, or 1,000 sq. ft., whichever is greater
20,000 sq. ft. and larger	50% of the primary structure, habitable building footprint, or 1,250 sq. ft., whichever is greater

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

d. Side and rear yard building setbacks based on height of secondary structure, shall be as follows:

- i. Secondary buildings 120 square feet or less in area and not exceeding 8 feet in height shall be setback a minimum of 6 feet from the side and rear property lines.
- ii. Secondary buildings greater than 120 square feet in area and more than 8 feet in height shall be set back from the side and rear property lines six feet plus two additional feet for each additional foot of height over 8 feet.

2. 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.

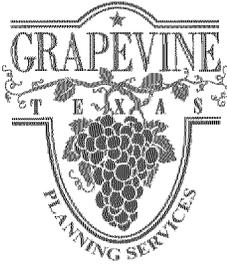
4. No swimming pool shall be located nearer than six feet to any rear lot line and shall be subject to the same side yard requirements as the principal structure. Below-ground swimming pools may be located no nearer than six feet to the side lot line adjacent to the street. On corner lots that require 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.

PZ ITEM #1

February 18, 2025

Planning and Zoning Commission Workshop



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

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

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

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 21ST day of January 2025 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
Jason Parker	Member
Wayne Johnson	Alternate
Mark Assaad	Alternate

With Justin Roberts absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Planning Services Director
Natalie Gullo	City Attorney Representative
Alex Crowley	City Attorney Representative
John Robertson	Deputy Director Public Works
Albert Triplett	Planner II
Natasha Gale	Planner I
Lindsay Flores	Planning Technician

SPECIAL MEETING 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 (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.

Workshop Adjourned: 7:10 p.m.

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 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 public hearing was tabled at the December 17, 2024 Joint Meeting.**

The Commission and Council received a report from staff and held the public hearing. Sunbelt representative, Jason Tieman, presented and answered questions.

4. 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.

The Commission and Council received a report from staff and held the public hearing. Applicant, Brian Powers, presented and answered questions.

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.

The Commission and Council received a report from staff and held the public hearing. Shammy's representative, Matt Carnes, and applicant, Kevin Patel, presented and answered questions.

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

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

Chairman Oliver called the regular session to order at **8:10 p.m.**

6. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

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

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-48A** (1035 Texan Trail):

Motion: Hutton

Second: Parker

Ayes: Kercheval, Oliver, Tiggelaar, Hotelling, Johnson

Nays: None

Approved: 7 – 0

8. Conditional Use Permit CU24-51 (Grapevine Mills Mall EV) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-51** (3000 Grapevine Mills Parkway)

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

9. Zone change request Z24-10 (Shammy's Car Wash) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **deny** zone change request **Z24-10** (3721 Ira E. Woods Avenue):

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

10. Conditional use request CU24-56 (Shammy's Car Wash) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **deny** conditional use request **CU24-56** (3721 Ira E. Woods Avenue):

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

11. Consider the minutes of the December 17, 2024 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the December 17, 2024 Planning and Zoning Commission meeting:

Motion: Hutton
Second: Parker
Ayes: Kercheval, Johnson, Oliver, Tiggelaar, Hotelling
Nays: None
Abstained: None

Approved: 7 – 0

Adjournment

Motion was made to adjourn the meeting at **8:15 p.m.**

Motion: Parker

Second: Tiggelaar

Ayes: Hutton, Hotelling, Oliver, Johnson, Kercheval

Nays: None

Approved: 7 - 0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS 18TH DAY OF FEBRUARY 2025.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN