



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, MAY 20, 2025

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

-
- 6:15 p.m. Dinner – City Council Conference Room
6:45 p.m. Call to Order of City Council Meeting – City Council Chambers
Swearing In of Newly Elected Council Members
Executive Session – City Council Conference Room
7:30 p.m. Joint Regular Meeting – City Council Chambers
-

CALL TO ORDER: 6:45 p.m. – City Council Chambers

1. City Secretary to administer the Oath of Office for City Council Place 3 to Leon Leal.
2. City Secretary to administer the Oath of Office for City Council Place 4 to Sean Shope.
3. Consider the appointment of the Mayor Pro Tem and take any necessary action.

EXECUTIVE SESSION:

(Immediately following swearing in of newly elected Council Members and appointment of Mayor Pro Tem.)

4. City Council to recess to the City Council Conference Room to conduct a closed session relative to:
 - A. Consultation with and legal advice from the City Attorney regarding pending litigation (Muns, et al. v. Grapevine – Cause No. 348-303736-18), pursuant to Section 551.071, Texas Government Code.
 - B. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, and the 185 acres) pursuant to Section 551.072, Texas Government Code.
 - C. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

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

5. Invocation and Pledge of Allegiance: Commissioner Monica Hotelling

JOINT PUBLIC HEARINGS

6. Conditional Use Permit **CU25-11** (Wine Tasting Room) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by GCV Enterprises, LLC requesting a conditional use permit to allow a 2,548 square foot wine tasting facility on 0.07 acre. The subject property is located at 406 South Main Street and is currently zoned “CBD”, Central Business District.
7. Conditional Use Permit **CU25-12** (Landmark Coffee) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Landmark Coffee, LLC requesting a conditional use permit to amend the previously approved site plan CU20-18 (Ordinance No. 2020-045) to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a winery. This request is specifically to allow a 1,256 square-foot coffee shop with outdoor dining. The subject property is located at 530 South Main Street, Suite 100 and is currently zoned “CBD”, Central Business District.
8. Conditional Use Permit **CU25-15** (Casa Fairview Canines) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Casa Fairview Canines DBA Aeropaws requesting a conditional use permit to amend the previously approved site plan SP04-19 to develop a 6,919 square foot building to an existing office warehouse development for a total of four buildings. This request is specifically to allow for a dog and cat kennel within suite 302. The subject property is located at 1201 Minters Chapel Road, Suite 302 and is currently zoned “LI”, Light Industrial District.
9. Conditional Use Permit **CU25-16** (AC Hotel) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Type-Six requesting a conditional use permit to amend the previously approved site plan CU19-16 (Ordinance No. 2019-037) to allow for a multi-brand hotel complex (Renaissance, Element, and AC Hotel) with on-premise alcohol beverage sales (beer, wine, and mixed beverages), outdoor dining, and outdoor speakers, minor site plan and elevation changes to the previously approved Hilton Garden Inn, and minor site plan and elevation changes to the previously approved office building. This request is specifically to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and

mixed beverages) and outdoor speakers in conjunction with one, five-story hotel with 200 rooms, and to exceed the maximum building height of 50 feet. The subject property is located at 1701 State Highway 26 and is currently zoned "CC", Community Commercial District.

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

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

CITIZEN COMMENTS

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

NEW BUSINESS

11. Consider **Ordinance No. 2025-019** amending the Grapevine Code of Ordinances Article V. Miscellaneous Sections 12-90 and 12-91 regarding noise nuisances, and take any necessary action.
12. Consider **Ordinance No. 2025-020** amending the Grapevine Code of Ordinances Chapter 23 Traffic, Article V Parking, Section 23-63 No Parking Zones; Restricted Parking Zones; No Standing Zones; No Stopping Zones; and replacing the table under the Corps of Engineers Parks, Lake Grapevine, and take any necessary action.
13. Consider a contract for the relocation of the historic Tate House from 122 West Peach Street to the Cotton Belt Railroad District to H.D. Snow and Son House Moving, Inc, **Ordinance No. 2025-021** to appropriate funds, and take any necessary action.

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

14. Consider the renewal of an annual contract for the purchase of office supplies from Office Depot. Chief Financial Officer recommends approval.
15. Consider a personal services contract for Fire Department employee background checks with KB Backgrounds owned by Keith Bauman. Fire Chief recommends approval.
16. Consider the renewal of the annual contract for the Parks and Recreation Department magazine print services with Texas Monthly. Parks and Recreation Director recommends approval.
17. Consider the renewal of annual contracts for the purchase of swimming pool chemicals with Petra Chemical Company, Inc. and Sunbelt Pools. Parks and Recreation Director recommends approval.
18. Consider the renewal of an annual contract for grounds maintenance equipment, irrigation parts, supplies and installations from Longhorn, Inc. Parks and Recreation Director recommends approval.
19. Consider renewal of an annual contract for carpet and tile flooring services from RCS Flooring Services, LLC. Public Works Director recommends approval.
20. Consider the contracts for ground-based mosquito control services with Municipal Mosquito and Vector Disease Control International. Public Works Director recommends approval.
21. Consider the minutes of the May 6, 2025 Regular City Council meeting and the May 14, 2025 Special 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

22. Conditional Use Permit **CU25-11** (Wine Tasting Room) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-022**, if applicable, and take any necessary action.
23. Conditional Use Permit **CU25-12** (Landmark Coffee) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-023**, if applicable, and take any necessary action.

24. Conditional Use Permit **CU25-15** (Casa Fairview Canines) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-024**, if applicable, and take any necessary action.
25. Conditional Use Permit **CU25-16** (AC Hotel) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-025**, if applicable, and take any necessary action.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on May 16, 2025 by 5:00 p.m.



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
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MAY 20, 2025

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

JOINT MEETING WITH CITY COUNCIL

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

1. Invocation and Pledge of Allegiance: Commissioner Monica Hotelling

JOINT PUBLIC HEARINGS

2. Conditional Use Permit **CU25-11** (Wine Tasting Room) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by GCV Enterprises, LLC requesting a conditional use permit to allow a 2,548 square foot wine tasting facility on 0.07 acre. The subject property is located at 406 South Main Street and is currently zoned “CBD”, Central Business District.
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REGULAR SESSION: 7:30 p.m. *(Immediately following the Joint Public Hearings)* - Planning and Zoning Conference Room

CITIZEN COMMENTS

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NEW BUSINESS

7. Conditional Use Permit **CU25-11** (Wine Tasting Room) – Consider the application and make a recommendation to City Council.
8. Conditional Use Permit **CU25-12** (Landmark Coffee) – Consider the application and make a recommendation to City Council.
9. Conditional Use Permit **CU25-15** (Casa Fairview Canines) – Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU25-16** (AC Hotel) – Consider the application and make a recommendation to City Council.
11. Consider the minutes of the April 9, 2025 Planning and Zoning Commission Workshop and the April 15, 2025 regular 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 May 16, 2025 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary



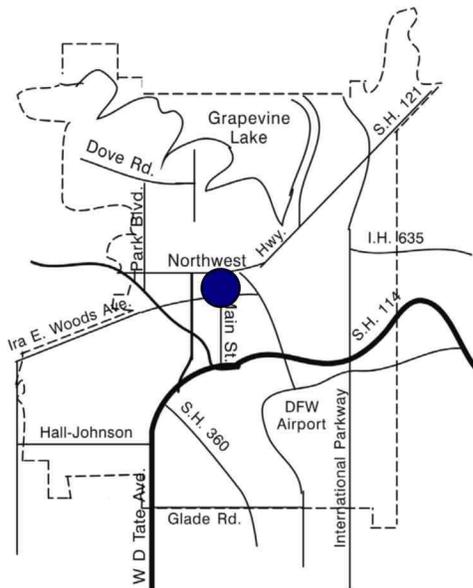
If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary's Office at 817.410.3182 at least 24 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

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: May 20, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU25-11; WINE TASTING
ROOM



APPLICANT: Brian Heath – GCV Enterprises, LLC

PROPERTY LOCATION AND SIZE:

The subject property is located at 406 South Main Street, and is platted as Block 3, Lot 2, Original Town of Grapevine. The subject property contains 0.07 acre and has approximately 32.5 feet of frontage along South Main Street and 32.5 feet of frontage along South Barton Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to allow the possession, storage, retail sale, and off-premise consumption of alcoholic beverages (wine only) in conjunction with a wine-tasting room.

The subject site features a historic, 1½-story building, comprising 3,262 square feet, originally constructed around 1900. It is recognized as a contributing structure within the Grapevine Commercial Historic District (HL92-02) and was most recently occupied by the Texas General Store (retail).

The applicant plans to use the first floor as a 2,548-square-foot wine tasting facility for Grape Creek Vineyards, established 1994. Heath Family Brands acquired Grape Creek Vineyards in 2006, which will be offered at this location. Other brands served include Heath Sparkling Wines, Invention Vineyards, Heath Vineyards, Jenblossom Cellars, and Kuhlman Estate.

The wine tasting facility plans to operate from 11:00 a.m. to 5:30 or 6:00 p.m. and sells wine primarily through the tasting rooms, wine club, and online channels.

The proposed wine tasting facility will encompass approximately 1,728 square feet designated for members and guest tastings. This area will include 18 barstools for the members' section, while the guest tasting area will feature a standing counter. The first floor will also house a limited-service kitchen, two restrooms, and a wine storage room for a total of 2,548 square feet. Additionally, there will be staircase access to a half-story mezzanine, which will offer approximately 740 square feet for storage and mechanical equipment.

The proposed use requires a total of 24 parking spaces. Three (3), 90-degree parking spaces are located immediately to the west within South Barton Street right-of-way adjacent to the building, while 173 spaces are available across five parking lots on the opposite side of South Barton Street. Additionally, there are 240 parking spaces within four lots located either south of the subject site, accessible from Main Street, or north of the site, accessible from Jenkins Street.

PRESENT ZONING AND USE:

The property is zoned "CBD", Central Business District and contains a 2,548 sq. ft. commercial building on the ground floor and a half-story mezzanine with 714 sq. ft. that has frontage on South Main Street and South Barton Street.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was zoned "C-2", Community Business District prior to the 1984 City-wide Rezoning. Properties to the north, south, east across South Main Street, and west, across South Barton Street were also zoned "C-2", Community Business District.

- On July 21, 1992, the City Council approved HL92-03 (Ord. 1992-067) to designate the 100-400 blocks of South Main Street in the Grapevine Commercial Historic District.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "CBD", Central Business District - Bermuda Gold and Silver, Talking Animals Bookstore, and Dino's Steak and Claw House

SOUTH: "CBD", Central Business District – Oh La La!, Ruthie Jane's, and Big Fish Seafood Grill & Bar

EAST: "CBD", Central Business District – Sloan and Williams, Roses on the Vine, and Grape Vine Springs Winery

WEST: "GU", Governmental Use District – The Vine, The Vine Parking Lot

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

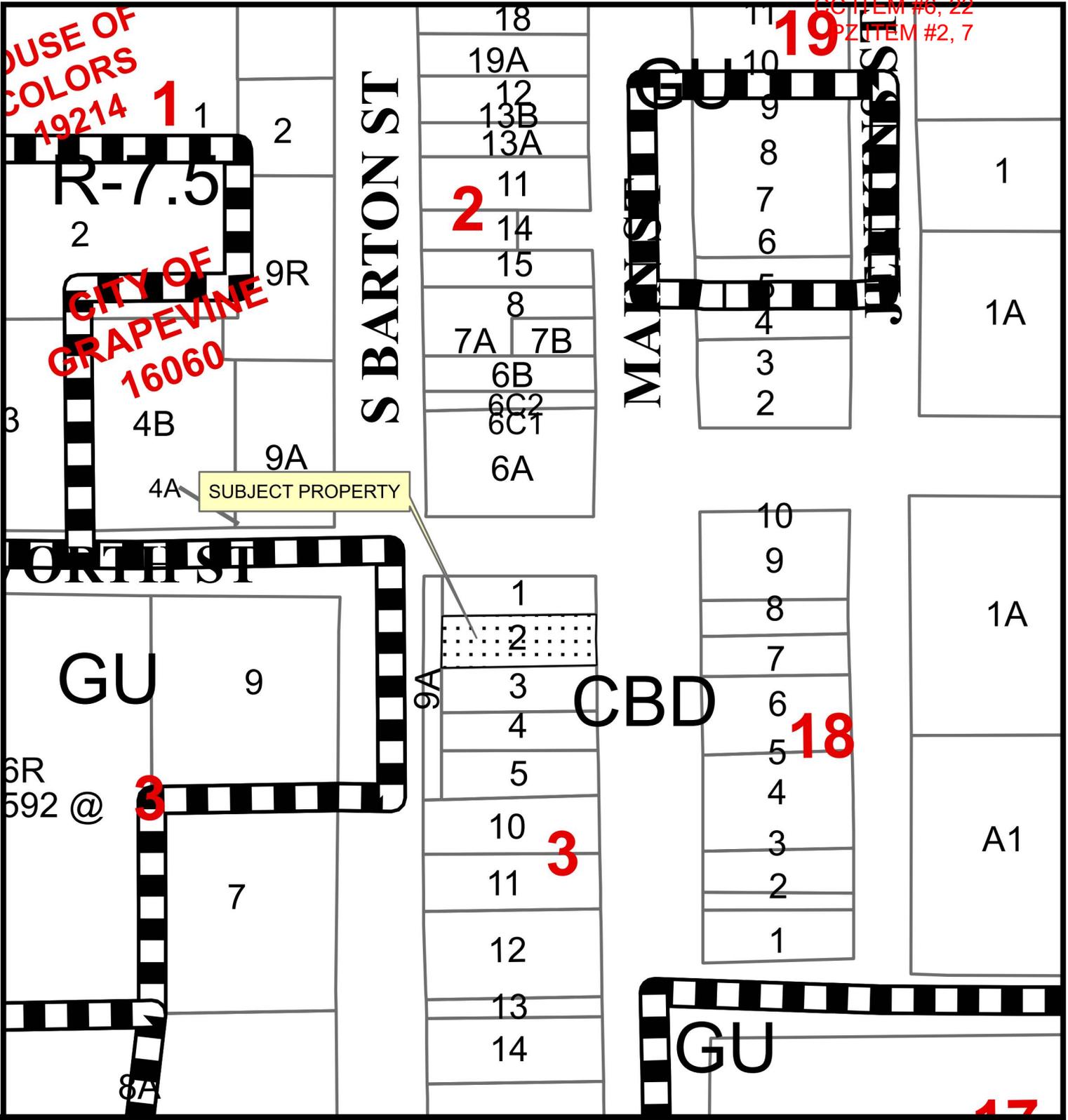
The City of Grapevine's Thoroughfare Plan designates South Main Street as a Type F Collector with a minimum 60-foot right-of-way developed as two lanes.

/em

HOUSE OF
COLORS
19214

CC ITEM #6, 22
PZ ITEM #2, 7

CITY OF
GRAPEVINE
16060



SUBJECT PROPERTY

0 40 80 120 160 Feet



**CU25-11; Wine Tasting Room
406 South Main Street**

Date Prepared: 5/7/2025

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

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

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

Lot 2 Block 3 / Original Town of Grapevine

Gross area of parcel (to nearest tenth of
acre)

0.07 acres

Street frontage & distance to nearest cross street

S. Main St / One lot S. of Worth St.

Describe the Proposed Use

Wine tasting room

Proposed Zoning

Conditional use / wine tasting

Existing Zoning

CBD / Central Business District

Future Land Use Designation

CBD / Central Business District

Subject Property Address

406 S. Main St.

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

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

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

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

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

Owner Name Lisa M. Miller Owner Phone Number (817) 881-7655

Company Tin Cup Properties, LLC

Address 2505 Highland Park Ct.

City Colleyville State TX Zip Code 76034

Email [REDACTED]

RECEIVED

MAR 03 2025

C425-11

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Brian Heath (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 Lisa M. Miller Date 2/25/25

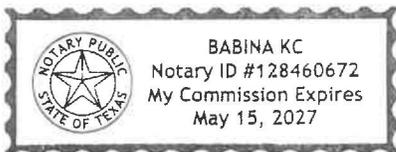
STATE OF: Tarrant Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Lisa M Miller (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 25th day of February, 2025

[Signature]

NOTARY PUBLIC in and for the State of Texas



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MAR 03 2025

C425-11

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Brian Heath Company GCV Enterprises, LLC

Address 200 Vineyard Lane

City Fredericksburg State TX Zip Code 78624

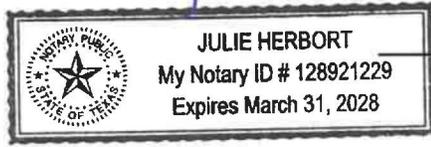
Phone 830-285-1474 Email [REDACTED]

Applicant's Signature [Signature] Date 2/25/2025

STATE OF: Texas
COUNTY OF: Colespie

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

SUBSCRIBED AND SWORN TO before me, this the 25th day of
February, 20 25



[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: GCV Enterprises, LLC

Provide a most recent public information report that includes:

RECEIVED

MAR 03 2025

CU25-11

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

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

Planning Department please address all comments and requests for this application to

Lisa M Miller
817-881-7655



And

Phil Ware
817-456-8448



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MAR 03 2025

C425-11

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



Roger Williams
Secretary of State

Office of the Secretary of State

CERTIFICATE OF ORGANIZATION OF

GCV Enterprises, LLC
Filing Number: 800574138

The undersigned, as Secretary of State of Texas, hereby certifies that Articles of Organization for the above named company have been received in this office and have been found to conform to law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the Secretary by law, hereby issues this Certificate of Organization.

Issuance of this Certificate of Organization 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: 11/22/2005

Effective: 11/22/2005



A handwritten signature in black ink that reads "Roger Williams".

Roger Williams
Secretary of State

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MAR 03 2025

CU25-11

Form 205

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

Filing Fee: \$200



**Articles of Organization
Pursuant to Article
1528n, Texas Limited
Liability Company Act**

Filed in the Office of the
Secretary of State of Texas
Filing #: 800574138 11/22/2005
Document #: 109550720002
Image Generated Electronically
for Web Filing

Article 1 - Name

The name of the limited liability company is as set forth below:

GCV Enterprises, LLC

The name of the entity must contain the words "Limited Liability Company" or "Limited Company," or an accepted abbreviation of such terms. The name must not be the same as, deceptively similar to or similar to that of an existing corporate, limited liability company, or limited partnership name on file with the secretary of state. A preliminary check for the "name availability" is recommended.

Article 2 - Registered Agent and Registered Office (Select and complete either A or B and complete C)

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:
Brian Heath

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

Street Address:
187 Ramsey Fredericksburg TX 78624

Article 3 - Management (Complete items A or B)

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 initial members are set forth below:

Managing Member 1: Brian Heath Title: Managing Member

Street Address: 187 Ramsey Fredericksburg TX, USA 78624

Article 4 - Duration

The period of duration is perpetual.

Article 5 - 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.

Supplemental Provisions / Information

None.

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

Organizer

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

Mark H. Beall P.O. Box 1275, Fredericksburg TX 78624

Effective Date of Filing

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

OR

B. This document will become effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is:

Name Reservation Document Number

EXECUTION

The undersigned organizer signs these articles of organization subject to the penalties imposed by law for the submission of a false or fraudulent document.

Mark H. Beall

Signature of Organizer

FILING OFFICE COPY

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



Jane Nelson
Secretary of State

Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Articles of Organization for GCV Enterprises, LLC (file number 800574138), a Domestic Limited Liability Company (LLC), was filed in this office on November 22, 2005.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on July 12, 2023.



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

Jane Nelson
Secretary of State



February 24, 2025

Brian Heath
Grape Creek Vineyards
10587 E US Hwy 290
Fredericksburg, TX 78624

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

RE: Conditional Use Permit

The purpose of this conditional use permit is to approve a winery tasting room for Grape Creek Vineyards (GCV Enterprises, LLC) at 406 S. Main St, Grapevine, TX 76051. This location will serve as a wine tasting room only with no wine production on-site. Grape Creek Vineyards is part of Heath Family Brands, one of the largest winery businesses in Texas, offering seven brands and operating in six locations (not including Grapevine). All HFB brands will be available at this location.

We will offer wine tasting experiences in an upscale tasting room for new guests and members, plus a member area with wine by the glass and bottle. We have a large wine club and anticipate visiting members will not only enjoy our facility, but the other great offerings in Grapevine.

We are excited for the opportunity to be part of the amazing Grapevine experience that has been created over decades.

Thank you

Brian Heath
CEO/Owner
GCV Enterprises, LLC

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MAR 03 2025

CU25-11

GRAPE CREEK VINEYARDS

grapecreekvineyards.com

10587 US-290, Fredericksburg, TX 78624

Business Plan
Grape Creek Vineyards Tasting Room
406 South Main St
Grapevine, TX

Grape Creek Vineyards was founded in 1984, in Fredericksburg, Texas. In 2006, Brian and Jennifer Heath purchased Grape Creek. At the time, annual production was 2000 cases of wine per year. Now, Grape Creek, along with the other brands that comprise Heath Family Brands (HFB), produce over 60,000 cases per year.

The wine brands represented within Heath Family Brands are: Grape Creek Vineyards, Heath Sparkling Wines, Invention Vineyards, Heath Vineyards, Jenblossom Cellars and Kuhlman Estate. HFB operates six tasting room housed on three separate vineyard properties totaling 200 acres with 68 planted vineyard acres and 150,000 square feet of production and hospitality spaces. Additionally, we operate an urban tasting room on Main St Fredericksburg, and on the courthouse square in Georgetown, Texas.

HFB primarily offers wine through the tasting rooms and via the wine club (largest in the state and larger than most in California) and online. Our Georgetown location attracts approximately 100,000 total visitors per year. The vast majority of this traffic are coming specifically to visit the Grape Creek tasting room vs. coming to the Georgetown square. Many of those guest also frequent other businesses in the area.

We operate our tasting rooms primarily as tasting rooms vs. a pseudo bar/wine bar. Our hours are typically from 11am to 5:30 or 6:00 pm depending on the site. We plan to follow a similar pattern in Grapevine.

We anticipate quite a bit of DFW visitorship from our members coming to enjoy the new space and pick up their wine clubs. Plus, we look forward to offering an elevated experience to the significant number of visitors Grapevine is known for. Our Georgetown location draws members from 2-2.5 hours away. Many of the DFW area members will likely shift to Grapevine for pickups and to enjoy tastings or a glass on wine.

The Grapevine Main St location we feel is a perfect fit for our business in North Texas!

CC ITEM #6, 22
PZ ITEM #2, 7



HEATH FAMILY BRANDS

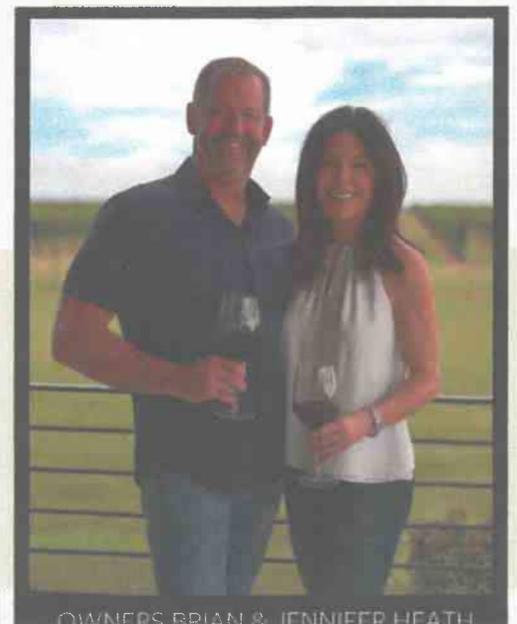
LEADERS IN THE TEXAS WINE INDUSTRY

HFB FOOTPRINT

- ✓ 68 acres of vineyards in the Texas Hill Country AVA
- ✓ Purchases 700 tons of grapes annually from Texas growers
- ✓ Produces 150,000 gallons of wine annually
- ✓ Staffs 150 employees with competitive pay, healthcare & company-funded retirement plans
- ✓ Hosts 200,000 guests annually across all six tasting rooms

TEXAS WINE INDUSTRY

- ✓ 800+ Winery Permits
- ✓ 9,300+ Vineyard Acres
- ✓ #2 Most Visited Wine Region in U.S.
- ✓ 140,000+ Jobs
- ✓ \$20.35 Billion Economic Impact



OWNERS BRIAN & JENNIFER HEATH



Robert Landon
(972) 333 -8218

[REDACTED]
415 S. Main Street, Grapevine, TX

February 18, 2025

To: Grapevine Planning and Zoning Commission and Grapevine City Council

I support the addition of Grape Creek Vineyards to the downtown Grapevine historic district.

Grape Creek Vineyard's reputation is high, and they are well regarded within the winery industry.

Their winery will bring desirable customers to downtown Grapevine which will have a positive impact on other businesses in downtown Grapevine.

The addition of Grape Creek Vineyards to the existing large Texas wineries of Messina Hof and Landon Winery to downtown Grapevine will only strengthen Grapevine as a wine tourism destination.

I know Brian Heath personally and I respect him as both an individual and as a businessperson.

Please contact me if you have any questions.



Robert Landon

President, Landon Winery
Grapevine, TX

RECEIVED

MAR 03 2025

CU25-11



2/21/2025

Paul Bonarrigo
Messina Hof Grapevine Winery
201 South Main Street
Grapevine, TX 76051

To Whom it May Concern,

I am writing to recommend Grape Creek Vineyards to join the Grapevine community of Texas Wineries. Grapevine is the most friendly city to Texas Wineries in the state and has become a great Texas Wine destination. In that continued focus, we believe that Grape Creek would bring a strong wine program with a loyal customer base to the Grapevine area and will increase tourism and commerce. Brian Heath and his team have built a strong brand and have invested heavily in our industry. They are highly respected in Texas Wine and have been involved in all levels of industry leadership from the Texas Hill Country Wineries to the Texas Wine and Grape Growers Association. They would be a greatly beneficial addition to the Grapevine community and to our family of Texas Wineries in Grapevine, TX. I highly recommend they be given the opportunity to operate here.

Sincerely,

Paul Bonarrigo
Owner and Winemaker
Messina Hof Winery

RECEIVED

MAR 03 2025

CU25-11

March 1, 2025

Lisa Moore Miller
TinCup Properties, LLC
406 S Main St
Grapevine, Texas 76051

City of Grapevine
200 S Main St
Grapevine, Texas 76051

Re: Grape Creek Vineyards-CUP

As the property owner at 406 S Main St. I would like to state my overwhelming support of Grape Creek Vineyards. Grape Creek and the Heath Family Brands are making a long term commitment to Main St Grapevine. The financial investment that Brain Heath is making to this project will enable me to restore this landmark building to its full glory. Without his commitment the building and its preservation will suffer.

Grape Creek Vineyards brings a unique and elevated experience that sets it apart from existing tasting rooms in Grapevine. Their membership-driven model, refined retail offerings, and carefully curated hours align more with a true tasting room rather than a typical wine bar. Their presence will further enhance Grapevine's thriving urban wine culture, adding a high-quality destination for both residents and visitors.

Allowing Grape Creek Vineyards to operate at 406 S Main St. represents a thoughtful approach to growth in our historic district. Their business model prioritizes quality over quantity, fostering an environment that enhances, rather than overwhelms, the charm of Main Street. Unlike establishments that focus on high-volume alcohol sales, Grape Creek's emphasis on a refined tasting experience ensures a controlled, upscale atmosphere that aligns with Grapevine's vision for sustainable development.

It is for these reasons, I offer my support of the conditional use permit granted to Grape Creek Vineyards at 406 S Main St.

Thank you,



LISA MOORE MILLER

Managing Partner

817-861-7655

406 S Main St
Grapevine, Texas 76034

RECEIVED

MAR 03 2025

CU25-11



PARKING PLAN
SCALE 1:100

PARKING LOT	AMOUNT OF PARKING	ADDRESS OF PARKING
A.1	25	GENERAL PUBLIC PARKING 406 S MAIN STREET
A.2	25	GENERAL PUBLIC PARKING 406 S MAIN STREET
B	25	GENERAL PUBLIC PARKING 406 S MAIN STREET
C	25	GENERAL PUBLIC PARKING 406 S MAIN STREET
D	25	GENERAL PUBLIC PARKING 406 S MAIN STREET
E	25	GENERAL PUBLIC PARKING 406 S MAIN STREET
F	25	GENERAL PUBLIC PARKING 406 S MAIN STREET
G	25	GENERAL PUBLIC PARKING 406 S MAIN STREET
H	25	GENERAL PUBLIC PARKING 406 S MAIN STREET
I	25	GENERAL PUBLIC PARKING 406 S MAIN STREET
J	25	GENERAL PUBLIC PARKING 406 S MAIN STREET

*INDICATED PARKING COUNTS ARE FOR STREET PARKING AND COUNT NOT INCLUDE FROM ALTERNATIVE STREET OR SIDEWALK TO TRAILS



VICINITY MAP
NOT TO SCALE



GRAPE CREEK VINEYARDS
TASTING ROOM
406 S MAIN ST.
GRAPEVINE, TX 76051

RECEIVED
MAR 03 2025

CA25-11

NOT FOR CONSTRUCTION OR PERMITTING ON CONSTRUCTION. ORIGINAL SUBMITTER: DATE: 02/28/25
PROJECT NO: 25000
DRAWING NO: 25000-01
PROJECT NAME: TASTING ROOM

GRAPE CREEK VINEYARDS - TASTING ROOM
406 S MAIN ST.
GRAPEVINE, TX 76051



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

PLATTING VERIFICATION:

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

- It has been determined that the property described below does **require platting or replatting** and the applicant has been instructed on this procedure.

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

Address of subject property 406 S main St

Legal description of subject property
Block 3, Lot 2, City of Grapevine

Justin S. Turner 3-3-2025
Public Works Department Date

CU25-11

MAR 03 2025

ORDINANCE NO. 2025-022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-11 TO ALLOW THE POSSESSION, STORAGE, RETAIL SALE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE ONLY) IN CONJUNCTION WITH A WINE-TASTING ROOM FOR BLOCK 3, LOT 2, ORIGINAL TOWN OF GRAPEVINE (406 SOUTH MAIN STREET) IN A DISTRICT ZONED "CBD", CENTRAL BUSINESS DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; the effect on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU25-11 to allow the possession, storage, retail sale and off-premise consumption of alcoholic beverages (wine only) in conjunction with a wine-tasting room in a district zoned "CBD", Central Business District within the following described property: Block 3, Lot 2, Original Town of Grapevine (406 South Main Street) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 20th day of MAY 2025.

APPROVED:

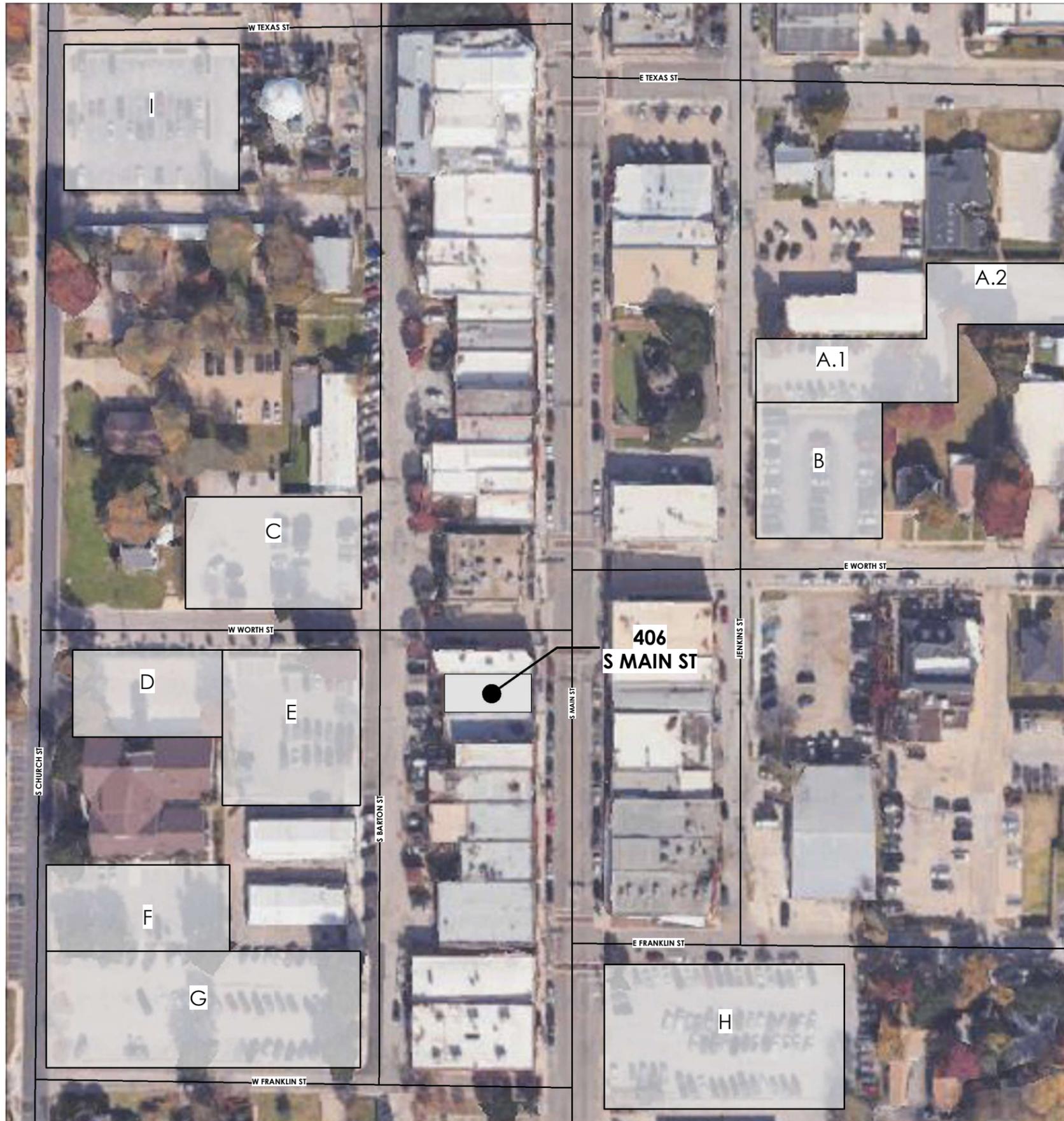
William D. Tate
Mayor

ATTEST:

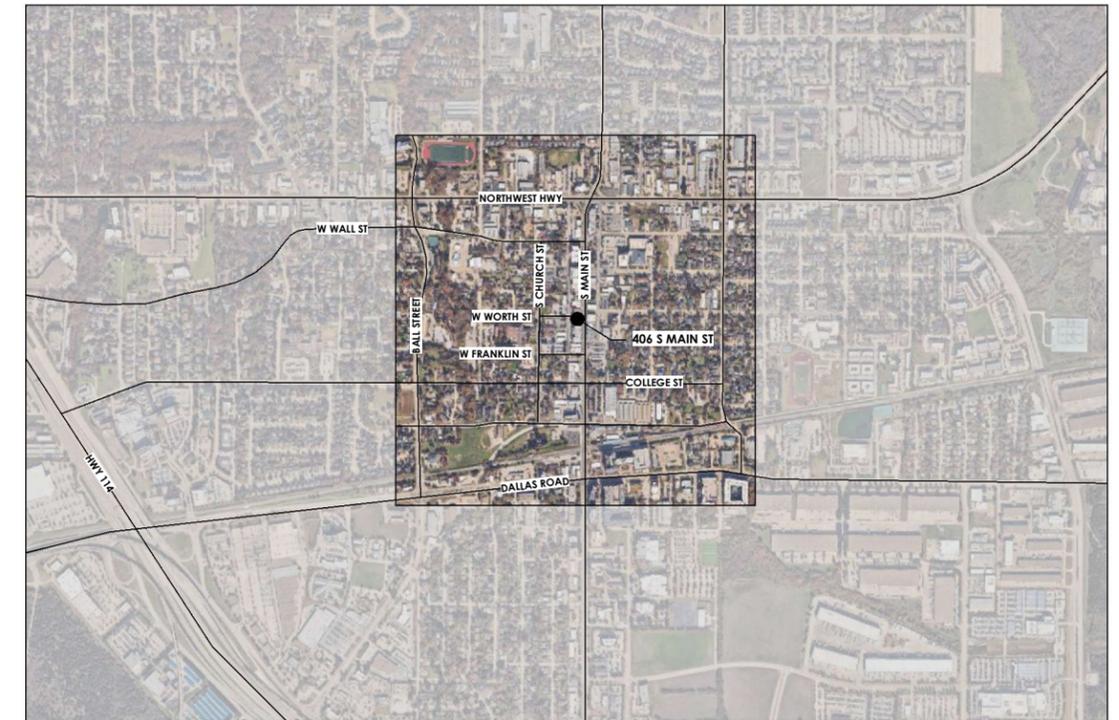
Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney



PARKING PLAN
SCALE 1:100



VICINITY MAP
NOT TO SCALE

WINE TASTING ROOM
406 S MAIN ST.
GRAPEVINE, TX 76051



PARKING ANALYSIS CHART		
PARKING LOT	AMOUNT OF PARKING	ADDRESS OF PARKING
A.1	22 GENERAL PUBLIC PARKING	325 JENKINS STREET
A.2	49 GENERAL PUBLIC PARKING	212 E TEXAS STREET
B	32 GENERAL PUBLIC PARKING	115 E WORTH STREET
C	46 GENERAL PUBLIC PARKING	200 W WORTH STREET
D	19 GENERAL PUBLIC PARKING	225 W WORTH STREET
E	28 GENERAL PUBLIC PARKING	402 S BARTON STREET
F	27 GENERAL PUBLIC PARKING	225 W WORTH STREET
G	53 GENERAL PUBLIC PARKING	501 CHURCH STREET
H	75 GENERAL PUBLIC PARKING	523 S MAIN STREET
I	62 GENERAL PUBLIC PARKING	221 W TEXAS STREET

413 PARKING PROVIDED WITHIN 1000' RADIUS

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

**PROVIDED PARKING COUNTS ARE OFF-STREET PARKING AND DO NOT INCLUDE THOSE ALONG THE STREET OR DEDICATED TO TENANTS

PROPOSED USE: WINE TASTING FACILITY
ZONING DISTRICT: "CBD" CENTRAL BUSINESS DISTRICT
SIZE OF PROPERTY: 0.07 ACRES
GROSS BUILDING AREA: 2,548 SQ. FT.
BUILDING HEIGHT: 23.4' (1 STORY)

PURPOSE STATEMENT: THE PURPOSE OF THIS CONDITIONAL USE REQUEST IS FOR A 2,548 SQ. FT. WINE TASTING FACILITY ON 0.07 ACRE, LOCATED AT 406 S. MAIN STREET.

CASE NAME: WINE TASTING ROOM
CASE NUMBER: CU25-11
LOCATION: 406 S MAIN ST.

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

PARKING PLAN & VICINITY MAP
for
The Grape Creek Vineyards
Building is owned by **Tincup Properties, LLC**
Lot 2, Block 3, of ORIGINAL TOWN OF GRAPEVINE
DOC: VOL. 388-309 PG.72
City of Grapevine, Tarrant County, Texas
0.07 Acres or 3,055 Square Feet

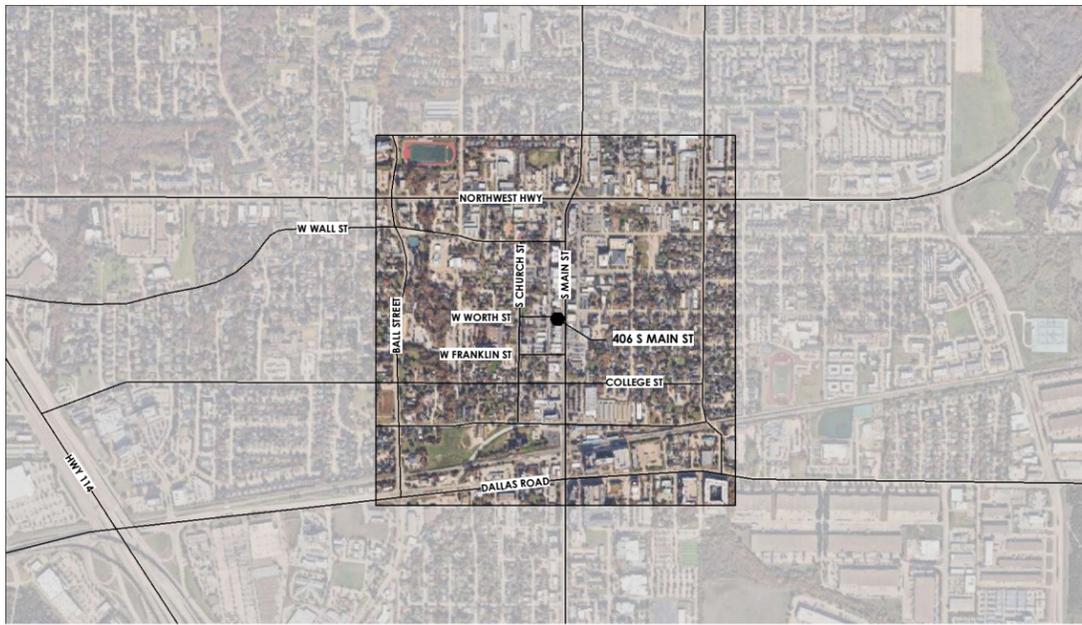
Zone: "CBD" Central Business District
Date of Preparation: March 21, 2025



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NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ARCHITECTS KRISTIN SCHIEFFER

COVER
SHEET: **G000**
PROJECT NO: 25009
DRAWN BY: BSJ, NR
DATE: 04.07.2025
CHECKED BY: XX
PROJECT MGR: BSJ



VICINITY MAP
NOT TO SCALE



CODE SUMMARY

GOVERNING AGENCIES:
CITY OF GRAPEVINE
TEXAS ACCESSIBILITY STANDARDS COMMISSION

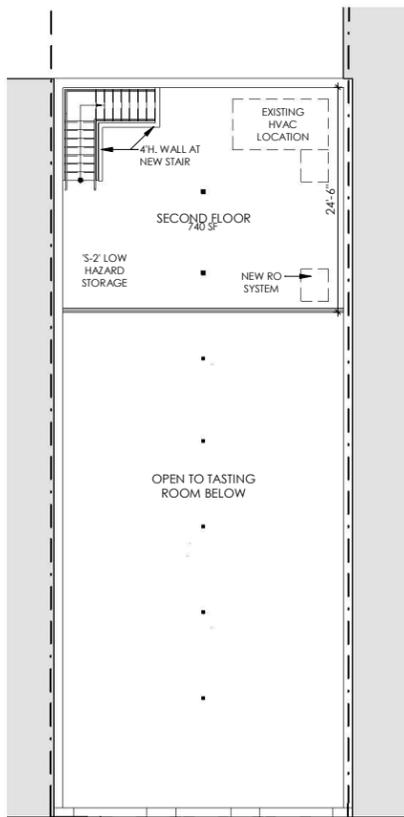
GOVERNING CODE:
2021 INTERNATIONAL BUILDING CODE (AS ADOPTED BY THE CITY OF GRAPEVINE)
2021 INTERNATIONAL MECHANICAL CODE
2020 NATIONAL ELECTRIC CODE
2015 INT'L ENERGY CONSERVATION CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL FUEL GAS CODE
2012 TEXAS ACCESSIBILITY STANDARDS

ZONING & LAND USE:
CBD (CENTRAL BUSINESS DISTRICT)
CUP, WINE TASTING ROOM

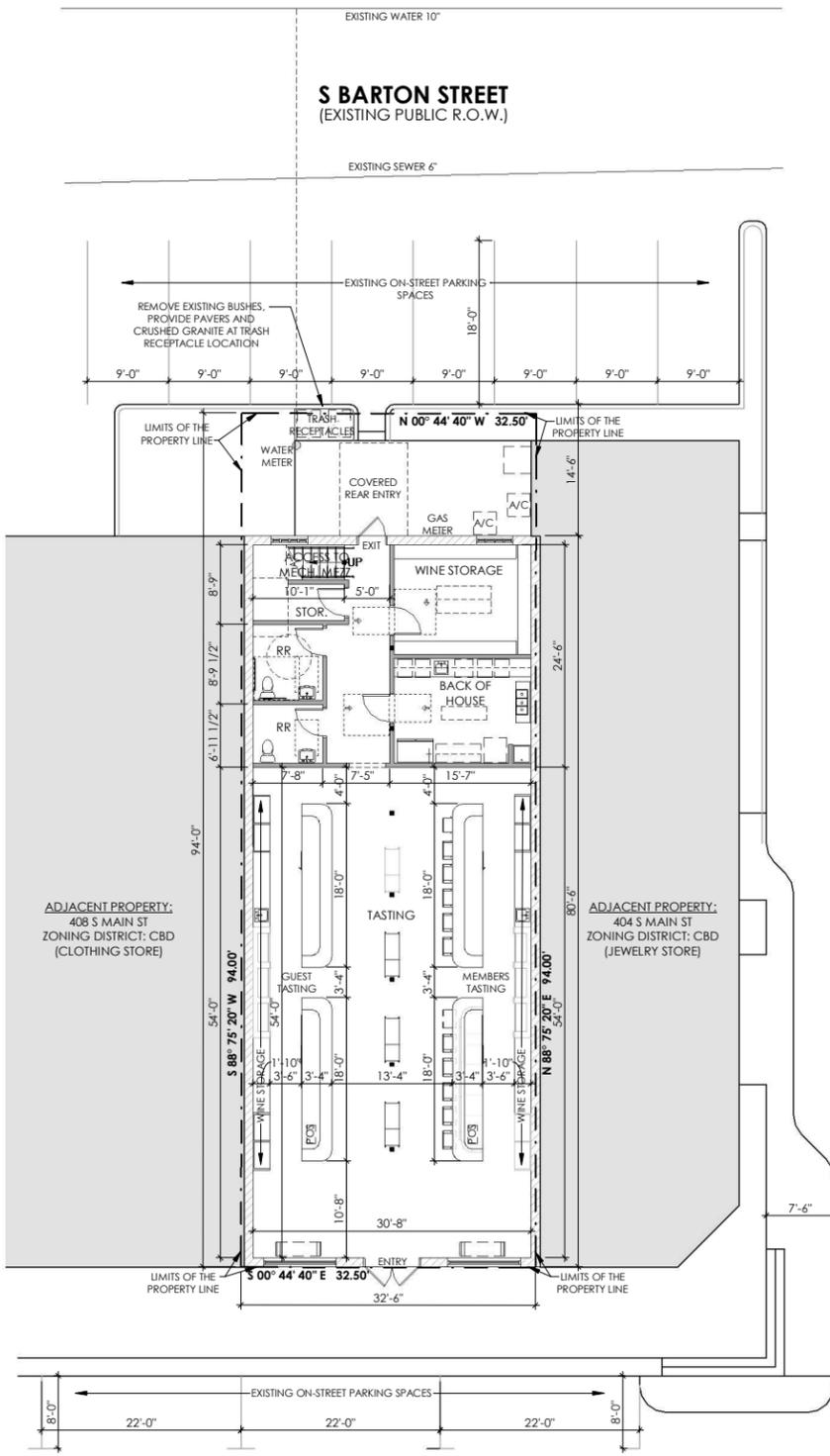
PROJECT DESCRIPTION:
NEW TASTING ROOM FOR GRAPE CREEK WINERIES TO OFFER WINE AND PREPARED BITES FOR WINE TASTING RESERVATIONS OR WINE CLUB MEMBERS.

OCCUPANCY TYPE:
OCCUPANCY TYPE CLASSIFICATION - "A-2"
OCCUPANT LOAD:
TOTAL OCCUPANT LOAD = 72 OCCUPANTS
WINE STORAGE - 1 PER 300 1 OCCUPANT
BACK OF HOUSE PREP - 1 PER 200 1 OCCUPANT
BACK OF BAR - 1 PER 200 4 OCCUPANTS
BAR SEATING - 1 PER 18 LINEAR INCHES 52 OCCUPANTS
TASTING WAITING - 1 PER 15 14 OCCUPANTS

Site Plan Data Summary Table		
Item	Required	Provided
General Site data		
Zoning (from zoning map)	CBD	CBD
Land Use (from Zoning Ordinance; include all applicable uses)	Wine Tasting	Wine Tasting
Total Lot Area (square feet and acres)	20,000 SQFT	3,049.2 sq. ft.
First Floor-Building Footprint Area (square feet)	NA	2,548 sq. ft.
Total Building Area (square feet)	NA	3,262 sq. ft. T
Building Height (feet/# stories)	30 FT/ 2 stories	23.4 ft. / 1 Story
Floor Area Ratio (Ratio x.xx.1)	3.0	0.823 / 82 %
Area Regulations		
Front Yard	No min.	0 ft.
Rear Yard	No min.	0 ft.
Side Yard	No min.	0 ft.
Lot Width	20 ft. min.	31 ft.
Lot Depth	75 ft. min.	81 ft.
Distance Between Buildings	None required.	None required.
Impervious Area		
Building Footprint Area (square feet)	No min.	2,548 sq. ft.
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	100%	306 sq. ft.
Total Open Space (square feet and percentage)	No min.	195 sq. ft. / 6%
Total Impervious Area (square feet and percentage)	No min.	2,854 sq. ft. / 94%
Parking		
Parking Ratio (from Zoning Ordinance)	1/3 occupants accommodated	Total Occupants: 72
		24



FLOOR PLAN - LEVEL 2
SCALE 1:20



SITE & FLOOR PLAN - LEVEL 1
SCALE 1:20



PROPOSED USE: WINE TASTING FACILITY
ZONING DISTRICT: "CBD" CENTRAL BUSINESS DISTRICT
SIZE OF PROPERTY: 0.07 ACRES
GROSS BUILDING AREA: 2,548 SQ. FT.
BUILDING HEIGHT: 23.4' (1 STORY)

PURPOSE STATEMENT: THE PURPOSE OF THIS CONDITIONAL USE REQUEST IS FOR A 2,548 SQ. FT. WINE TASTING FACILITY ON 0.07 ACRE, LOCATED AT 406 S. MAIN STREET.

CASE NAME: WINE TASTING ROOM
CASE NUMBER: CU25-11
LOCATION: 406 S MAIN ST.

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 / FLOOR PLAN & VICINITY MAP
for
The Grape Creek Vineyards
Building is owned by Tincup Properties, LLC
Lot 2, Block 3, of ORIGINAL TOWN OF GRAPEVINE
DOC: VOL. 388-309 PG.72
City of Grapevine, Tarrant County, Texas
0.07 Acres or 3,055 Square Feet
Zone: "CBD" Central Business District
Date of Preparation: March 21, 2025



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NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ARCHITECT:
KRISTIN SCHIEFFER

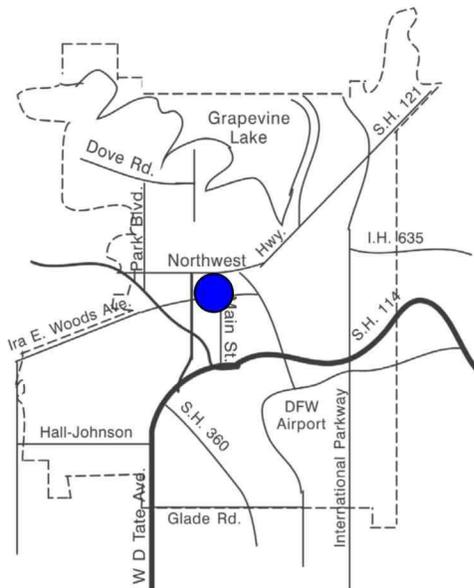
SHEET: **A101**
PROJECT NO: 25009
DRAWN BY: NR
DATE: 04.07.2025
CHECKED BY: XX
PROJECT MGR: BSL

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: MAY 20, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU25-12; LANDMARK COFFEE



APPLICANT: Landmark Coffee, LLC

PROPERTY LOCATION AND SIZE:

The subject property is located at 530 South Main Street, Suite 100 and is platted as Block 4, Lot 3A, Original Town of Grapevine. The property contains 0.1165 acres (5,074 sq. ft.) and has approximately 73 feet of frontage along South Main Street, and 69 feet of frontage along West College Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to allow a 1,256 square-foot coffee shop with outdoor dining.

503 South Main Street, a former gas station, has been a part of the Main Street Historic Overlay since 1992, the building was subdivided into a 706 sq. ft. retail space (Nomad) and a 1,256 sqft. former winery in 2020. With this request, the applicant intends to repurpose the former winery space as a coffee shop. The proposed changes to the interior floor plan includes demolition of a half-height wall by the restrooms and the addition of a coffee bar and a pastry display case. Landmark Coffee's hours of operation are 7:00 a.m. to 7:00 p.m. Sunday through Thursday and 7 a.m. to 9 p.m. on Friday and Saturday.

Twelve outdoor seats are proposed under the existing canopy. Signage is proposed on the canopy next to the existing Nomad signage. The applicant is also proposing a replica

vintage gas pump on the southeast curb of the property to allude to the historic use of the property.

Total required parking for the proposed coffee shop is 9 parking spaces (17 spaces are required for both the coffee shop and attached retail tenant) and 6 parking spaces are provided on site. A parking plan has been provided as part of the proposed plan set. The applicant anticipates peak hours to be between 7:00 a.m. and 10:00 a.m.

PRESENT ZONING AND USE:

The property is zoned "CBD", Central Business District and is developed as a multitenant building.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and surrounding areas were rezoned in the 1984 City Rezoning from "C-2", Community Business District to "CBD", Central Business District. The subject property is also located within the Main Street Historic Overlay District (HL92-03).

- On September 17, 1996, the Planning and Zoning Commission approved parking plan PP96-02 to reduce the minimum off-street parking requirements to allow a coffee shop.
- On December 21, 1999, the Planning and Zoning Commission approved parking plan PP99-01 to eliminate two parking spaces under the canopy, stripe head-in parking along College, and to add outdoor seating under the canopy.
- On September 15, 2020, City Council approved conditional use permit CU20-18 (Ord. 2020-045) to allow the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a winery.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "CBD" Central Business District - multi-tenant retail building

SOUTH: "CBD" Central Business District - Blagg Tire and Service

EAST: "CBD" Central Business District - Foust Funeral Home

WEST: "CBD" Central Business District - multi-tenant retail building

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

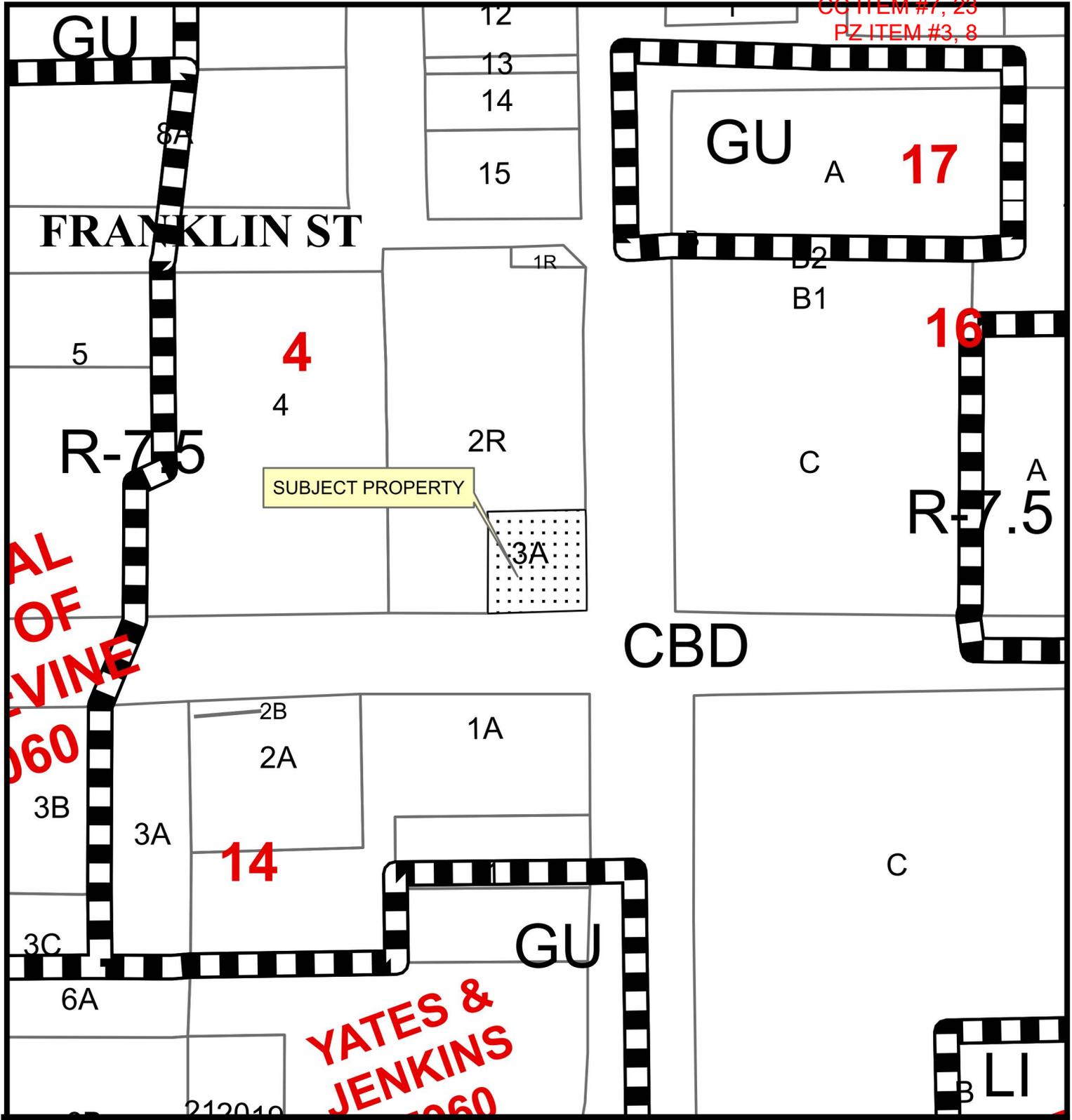
The Master Plan designates the subject property as a Central Business (CB) land use. The applicant's proposal is in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates South Main Street as a Type F Collector with a minimum 60-foot right-of-way developed as two lanes.

/lf

CC ITEM #7, 23
PZ ITEM #3, 8



AL OF VINE
060

YATES & JENKINS
060

CU25-12; Landmark Coffee 530 South Main Street, Suite 100



Date Prepared: 5/7/2025

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

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

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

Lot 3A, Block 4, Original Town of Grapevine

Gross area of parcel (to nearest tenth of
acre)

0.1 Acres / 5,074 square feet

Street frontage & distance to nearest cross street

24' from building to W. College St. / 48' to S. Main St.

Describe the Proposed Use

Coffee Shop

Proposed Zoning

CBD - Central Business District

Existing Zoning

CBD - Central Business District

Future Land Use Designation

CBD - Central Business District

Subject Property Address

530 S. Main Street, Grapevine, TX 76051

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

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

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

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

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

Owner Name Glacier Entertainment LLC Owner Phone Number 214-507-4899

Company Glacier Entertainment LLC

Address 100 Waterford Drive

City Southlake State TX Zip Code 76092

Email [REDACTED]

CU25-12

APR 07 2025

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Brady Johnson (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.

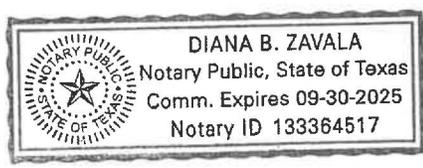
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature *Anthony Bologna* Date 4/2/25

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Anthony Bologna (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 2 day of April, 2025
Diana B. Zavala



NOTARY PUBLIC in and for the State of Texas

CU25-12

APR 07 2025

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Brady Johnson Company Landmark Coffee LLC

Address 14604 Cyprus Point Drive

City Farmers Branch State TX Zip Code 75234

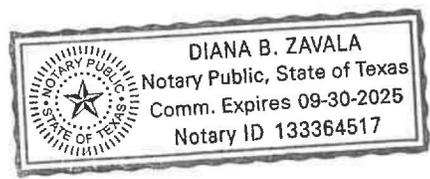
Phone 214-972-8123 Email [REDACTED]

Applicant's Signature [Signature] Date 4/2/2025

STATE OF: Texas
COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 2 day of
April, 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: GLACIER ENTERTAINMENT, LLC 0800613270

Provide a most recent public information report that includes:

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

CU25-12
APR 07 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>)



Franchise Tax Account Status

As of : 04/02/2025 08:38:38

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

GLACIER ENTERTAINMENT, L.L.C.	
Texas Taxpayer Number	32019138927
Mailing Address	100 WATERFORD DR SOUTHLAKE, TX 76092-7004
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
SOS Registration Status (SOS status updated each business day)	ACTIVE
Effective SOS Registration Date	02/14/2006
Texas SOS File Number	0800613270
Registered Agent Name	ANTHONY J BOLOGNA
Registered Office Street Address	100 WATERFORD DRIVE SOUTHLAKE, TX 76092

CU25-12

APR 07 2025

Public Information Report

Public Information Report
GLACIER ENTERTAINMENT, L.L.C.
Report Year :2024

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

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

Title	Name and Address
PRESIDENT	ANTHONY J BOLOGNA 100 WATERFORD DRIVE SOUTHLAKE, TX 76092
DIRECTOR	ANTHONY J BOLOGNA 100 WATERFORD DRIVE SOUTHLAKE, TX 76092

CU25-12

APR 07 2025

Re: Conditional Use Permit Narrative | Landmark Coffee
530 S. Main Street, Grapevine, TX

Dear Planning Department and City Council,

Our Background:

We are Brady and Whitney Johnson, experienced coffee entrepreneurs with multiple successful concepts, including a hotel-based shop in Las Colinas, one in The Domain (Austin), a mobile coffee business, and a track record of consulting with other operators on brand, efficiency, and quality. Our expertise centers around building intentional, community-oriented spaces through coffee.

The Concept:

We propose opening a craft coffee shop inside the historic building at 530 S. Main Street. We plan no structural changes, just a thoughtful refresh and the addition of a replica vintage gas pump as a nod to the building's history. Interior updates will honor the historic charm while adding an upscale modern Texas influence and updates suitable for craft coffee.

Operations:

Open 7 AM – 7 PM Sunday through Thursday, and 7 AM – 9 PM Friday and Saturday. While our peak hours are in the morning (7–10 AM), we anticipate a steady but manageable flow throughout the day.

Parking:

With 6 on-site parking spaces and 550 public spaces within 1,000 feet, our business fits best into the existing infrastructure. Our morning peak hours occur when most Main Street businesses are closed, which not only relieves parking strain, but uniquely activates downtown during underutilized hours. Even beyond peak hours, our size, operational model, and short-stay nature make this a compatible long-term use for the space.

Connection to Grapevine:

This project is more than professional—it's personal. Whitney's mom has lived in Grapevine for over a decade, and we relocated our family to Grapevine on May 1st. We care deeply about becoming positive contributors to this community and planting roots here as a family.

Commitment to Main Street:

In Las Colinas, we served guests as an extension of the hotel's brand and hospitality. In Grapevine, we carry that same mindset. Though independent, we see ourselves as representatives of Main Street and the city. We want every visitor who walks through our doors to leave with a great impression of Grapevine.

Why It Matters:

Coffee—like wine—creates a natural space for community and connection. But unlike most current businesses on Main Street, we bring this energy to the morning hours. We believe that makes our shop a unique and needed addition to downtown's rhythm, offering both contrast and complement to what's already here. With our alignment to the building's scale, character, and operating needs, we truly believe our concept represents the highest and best use for this property.

Thank you for your time and thoughtful consideration,

Brady and Whitney Johnson
Landmark Coffee

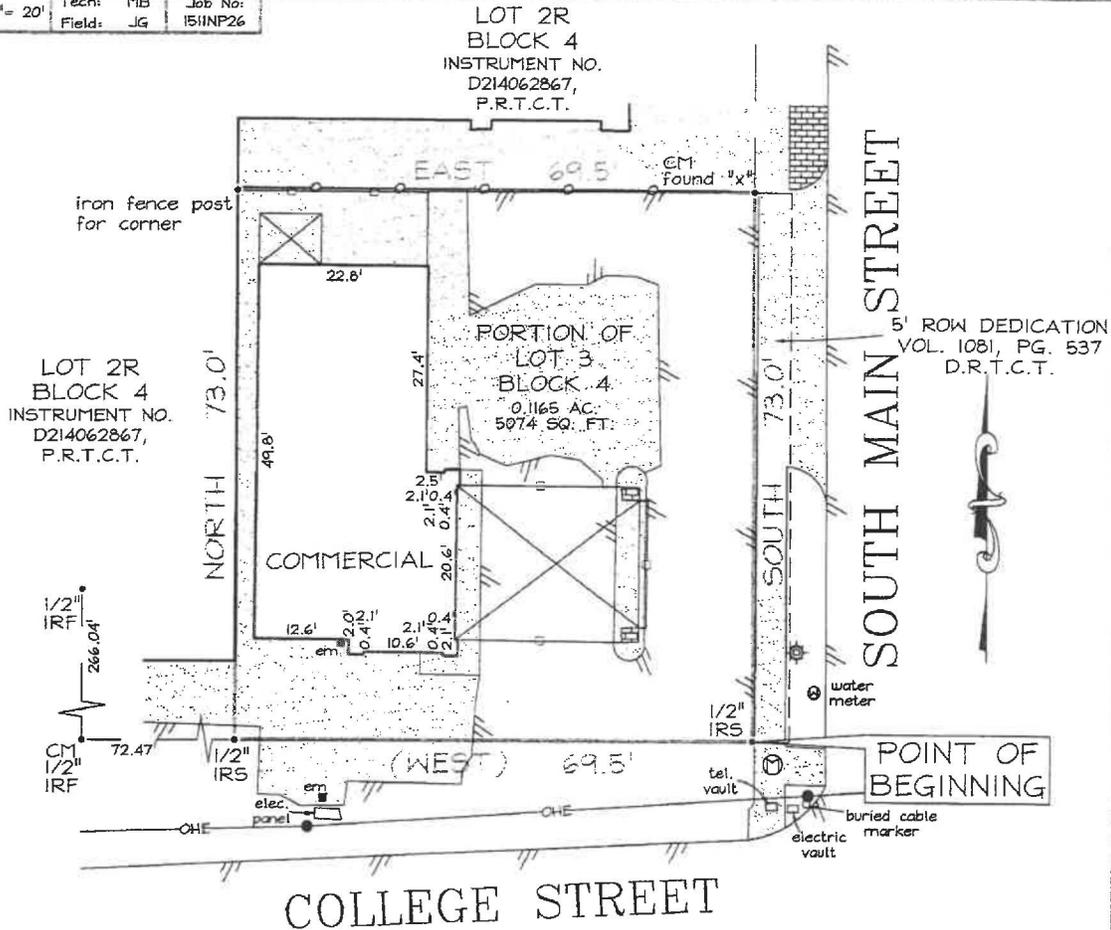
LEGAL DESCRIPTION

Texas Registered Engineering Firm # F-8331 and Surveying Firm # 10091800

BEING a portion of Lot 3, Block 4, ORIGINAL TOWN OF GRAPEVINE, Tarrant County, Texas, according to the Plat recorded in Volume 309, Page 71, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Notes:
This lot is not affected by the following:
(10g)-Easement, Vol. 1953, Pg. 540, R.P.R.T.C.T.
According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48439C0115 K, dated September 25, 2009, this property does not lie within a 100-Year Flood Hazard Area.

Scale: 1" = 20'
Tech: MB
Field: JG
Job No: 1511NP26



BEGINNING at a 1/2" iron rod set at the intersection of the west line of South Main Street with the north line of College Street, said point being the southwest corner of said portion of Lot 3, Block 4;

THENCE WEST, with the said north line of College Street and the south line of said portion of Lot 3, 69.5 feet to a 1/2" iron rod set for the southwest corner of the herein described tract of land and the southernmost southeast corner of Lot 2R, Block 4, Original Town of Grapevine, Instrument Number D214062867, Plat Records, Tarrant County, Texas;

THENCE NORTH, with the west line of the herein described tract of land and an interior line of said Lot 2R, a distance of 73.0 feet to a iron fence post for the northwest corner of the herein described tract of land and an interior corner of the said Lot 2R;

THENCE EAST, with the north line of the herein described tract of land and an interior line of said Lot 2R, a distance of 69.5 feet to a found cut "x", in the said west line of Main Street at the northeast corner of the herein described tract of land, and the easternmost southeast corner of the said Lot 2R;

THENCE SOUTH with the said west line of Main Street and the east line of the herein described tract of land, 73.0 feet to the POINT OF BEGINNING and containing 0.1165 acres (5,074 square feet.) of land, more or less.



Paul G. Fuller II

Address: 530 SOUTH MAIN STREET

G.F. No.: 1556040-ALAR

Date: 11/16/2015

I, Paul G. Fuller II, Registered Professional Land Surveyor No. 4843, do hereby declare that the map shown hereon accurately represents the property as determined by an on-the-ground survey made under my direct supervision and correctly shows the boundary lines and dimensions of the property, as found on the date of the survey, indicated hereon. There are no visible conflicts, or protrusions, except as shown and said property has access to a public roadway. All easements and rights-of-way that the surveyor has knowledge of or has been advised of and those shown on the referenced plat of record are shown or noted hereon. This survey is for the exclusive use of title company, the mortgage company and the purchaser.

DATE:
ACCEPTED BY:

Purchaser

Purchaser

FULLER ENGINEERING
& LAND SURVEYING, INC.

LEGEND OF ABBREVIATIONS AND SYMBOLS

- | | | | |
|--------------------------------------|----------------------------|---------------------------------------|----------------------|
| B.L. = Building Line | I.P.F. = Iron Pipe Found | P.A.E. = Public Access Easement | —//— = Wood Fence |
| C.M. = Control Monument | I.R.F. = Iron Rod Found | P.O.S.E. = Public Open Space Easement | ○ = Chain Link Fence |
| D.E. = Drainage Easement | I.R.S. = Iron Rod Set | R.O.W. = Right of Way | —□— = Iron Fence |
| D.U.E. = Drainage & Utility Easement | O.H.E. = Overhead Electric | R.W. = Retaining Wall | —x— = Wire Fence |
| M.E. = Maintenance Easement () | RD = Record Data | U.E. = Utility Easement | em = Electric Meter |
| ET = Electric Transformer | BB = Bearing Basis | gm = Gas Meter | |

CU25-12

APR 07 2025

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

PLATTING VERIFICATION:

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

- It has been determined that the property described below does **require platting or replatting** and the applicant has been instructed on this procedure.

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

Address of subject property 530 S. Main Street, Grapevine, TX 76051

Legal description of subject property
Lot 3A, Block 4, Original Town of Grapevine

Justin Durner
Public Works Department

4.8.2025
Date

APR 07 2025

CU25-12

ORDINANCE NO. 2025-023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU25-12 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU20-18 (ORDINANCE NO. 2020-045) TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE ONLY) IN CONJUNCTION WITH A WINERY; THIS REQUEST IS SPECIFICALLY TO ALLOW A 1,256 SQUARE-FOOT COFFEE SHOP WITH OUTDOOR SEATING, FOR BLOCK 4, LOT 3A, CITY OF GRAPEVINE ADDITION (530 SOUTH MAIN STREET, SUITE 100) IN A DISTRICT ZONED "CBD", CENTRAL BUSINESS DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU25-12 to amend the previously approved site plan of CU20-18 (Ordinance No. 2020-045) to allow the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a winery. This request is specifically to allow a 1,256 square-foot coffee shop with outdoor seating in a district zoned "CBD" Central Business District within the following described property: Block 4, Lot 3A, City of Grapevine Addition (530 South Main Street, Suite 100) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 20th day of May, 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C. G. Boyle
City Attorney

ARCHITECT

VLK Architects, Inc.
20445 State Hwy 249, Suite 350
Houston, Texas 77070
Main Phone: 281.671.2300
www.vlkarchitects.com

LANDMARK COFFEE
530 S. MAIN STREET, SUITE 100, GRAPEVINE, TX 76051

FOR APPROVAL ONLY
NOT FOR PERMITTING
OR CONSTRUCTION

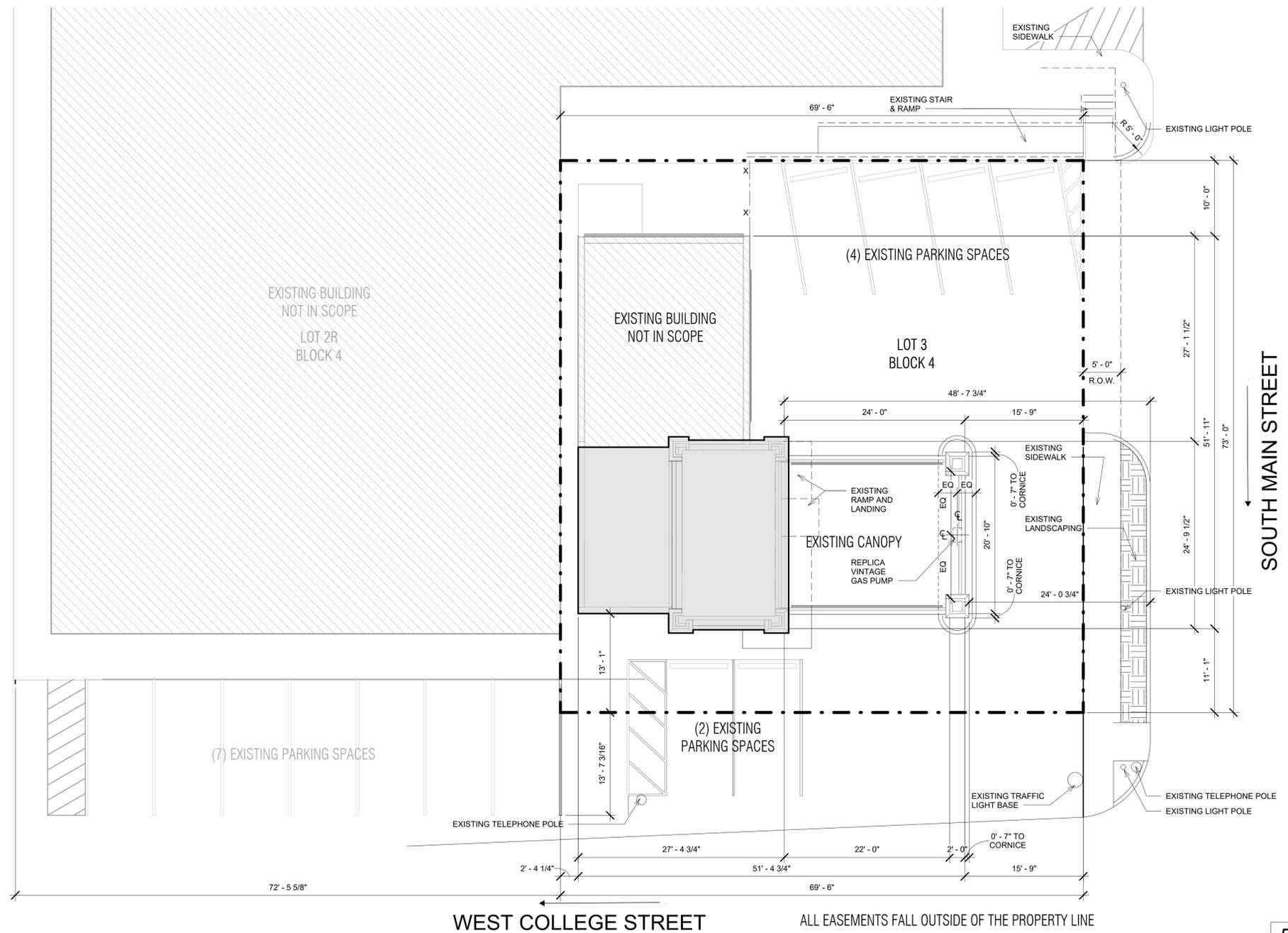


ISSUED: APRIL 29, 2025

REVISIONS

Revision No. Revision Date

LANDMARK COFFEE



530 S MAIN ST
GRAPEVINE, TX 76051

SITE PLAN
SCALE: 1/8" = 1'-0"

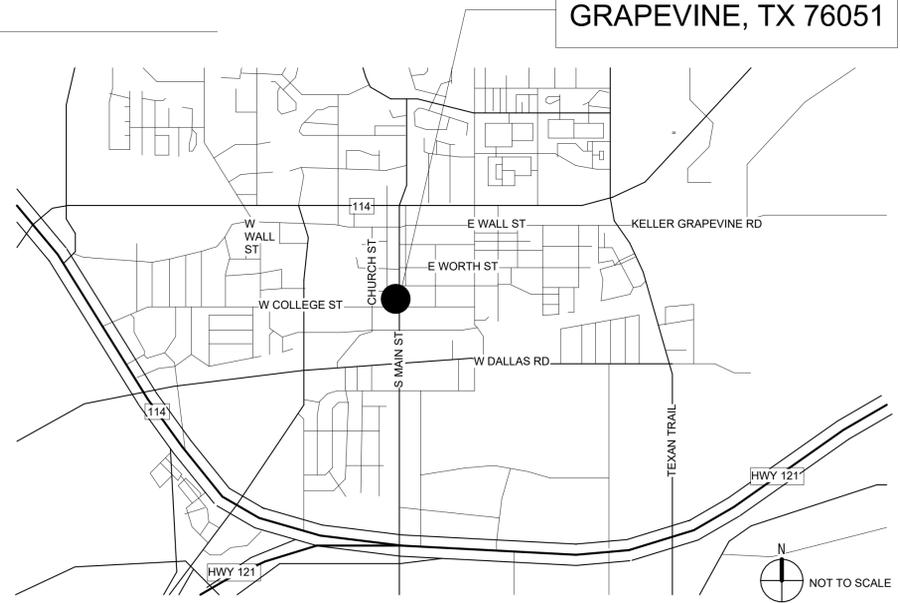


CITY OF GRAPEVINE STANDARD NOTES FOR SITE AND LANDSCAPE PLANS

SITE PLAN

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

SITE PLAN DATA SUMMARY TABLE		
Item	Required	Proposed
General Site Data		
Zoning (from zoning map)	CBD	CBD
Land Use (from Zoning Ordinance)		Coffee Shop
Total Lot Area (sq. ft. / acres)	1,500 sq.ft. min.	5,074 sq.ft./0.1165 ac.
Total Building Area (sq. ft.)	Up to 100% of Total Lot Area	1,256 sq. ft.
Total Tenant Area (sq. ft.)		632 sq. ft.
Building Height (ft. / # of stories)	30 ft. max.	14 ft. 1 in. / 1
Coffee Shop Parking		
Parking Ratio (Occupant Load: 13)	Eating or drinking no service to auto: 1/3 persons	5 SPACES REQ.
Outdoor Seating (12 seats)	1/3 seats	4 SPACES REQ.
Retail Space Parking		
Retail Space (550 GSF)	5 + 1 / 200 GSF	8 SPACES REQ.
Grand Total of Required Parking		17 SPACES REQ.
Accessible Parking (# of spaces)	1	0
Grand Total of Provided Parking		6



CASE NAME: Landmark Coffee
CASE NUMBER: CU25-12
LOCATION: 530 South Main Street, Suite 100

____ MAYOR _____ SECRETARY
DATE: _____
PLANNING AND ZONING COMMISSION
____ CHAIRMAN _____
DATE: _____
SHEET: 1 OF 3

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

The purpose of CU25-12 is to allow a 632 square-foot coffee shop with outdoor dining.

SITE PLAN / SURVEY
for
LANDMARK COFFEE
LOT 3, BLOCK 4, ORIGINAL TOWN OF GRAPEVINE
Doc. No. D214062867
City of Grapevine, Tarrant County, Texas
5,074 s.f. / 0.1165 ac. / 1,256 sq. ft. building
Zone: "CBD" Central Business District
Date of Preparation: March 21, 2024

Director SSH
Designated NDS
Proj. Coord. NDS

Drawn By NDS
Quality Control NDS

PROJECT NO.

25-0038.00

SHEET TITLE

SITE PLAN / SURVEY

SHEET NO.

A1.00

ARCHITECT

VLK Architects, Inc.
 20445 State Hwy 249, Suite 350
 Houston, Texas 77070
 Main Phone: 281.671.2300
 www.vlkarchitects.com

LANDMARK COFFEE
 530 S. MAIN STREET, SUITE 100, GRAPEVINE, TX 76051

FOR APPROVAL ONLY
 NOT FOR PERMITTING
 OR CONSTRUCTION



ISSUED: APRIL 29, 2025

REVISIONS

Revision No.	Revision Date

Director	SSH	Drawn By	NDS
Designer	NDS	Quality Control	NDS
Proj. Coord.	NDS		

PROJECT NO.

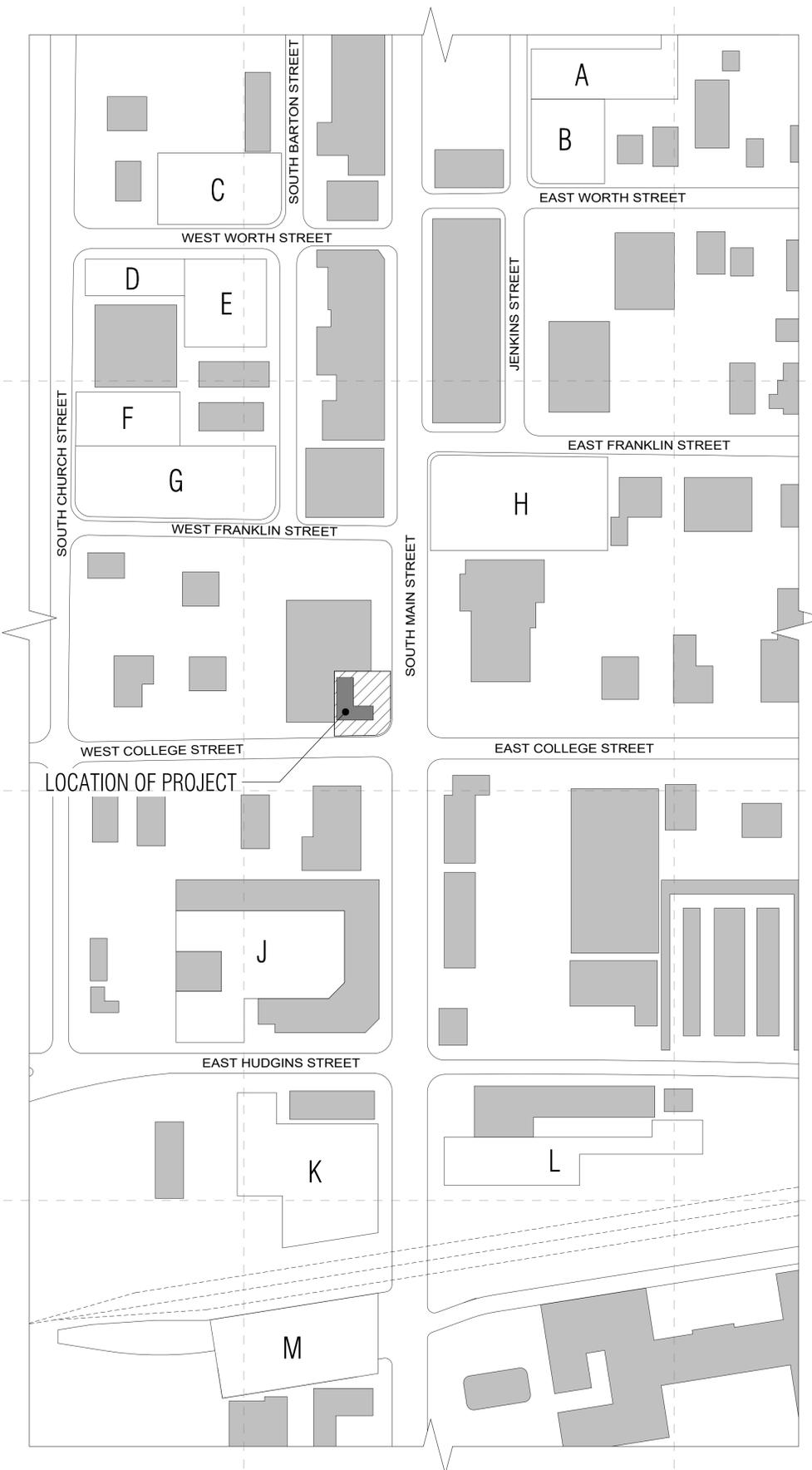
25-0038.00

SHEET TITLE

PARKING PLAN & ANALYSIS

SHEET NO.

A1.02



Parking Lot	Amount of Parking	Address of Parking
A	22	General Public Parking 325 Jenkins Street
B	32	General Public Parking 115 East Worth Street
C	46	General Public Parking 200 West Worth Street
D	19	General Public Parking 225 West Worth Street
E	28	General Public Parking 402 South Barton Street
F	27	General Public Parking 225 West Worth Street
G	53	General Public Parking 501 Church Street
H	75	General Public Parking 523 South Main Street
J	64	General Public Parking 636 South Main Street
K	66	General Public Parking 213 West Hudgins Street
L	64	General Public Parking 705 South Main Street
L	41	General Public Parking 814 South Main Street
ON-SITE	10	On-Site Parking 530 South Main Street
	547	PARKING PROVIDED WITHIN 1000' RADIUS

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

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

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


CASE NAME: Landmark Coffee
 CASE NUMBER: CU25-12
 LOCATION: 530 South Main Street, Suite 100

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 3 OF 3

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

DEPARTMENT OF DEVELOPMENT SERVICES

The purpose of CU25-12 is to allow a 632 square-foot coffee shop with outdoor dining.

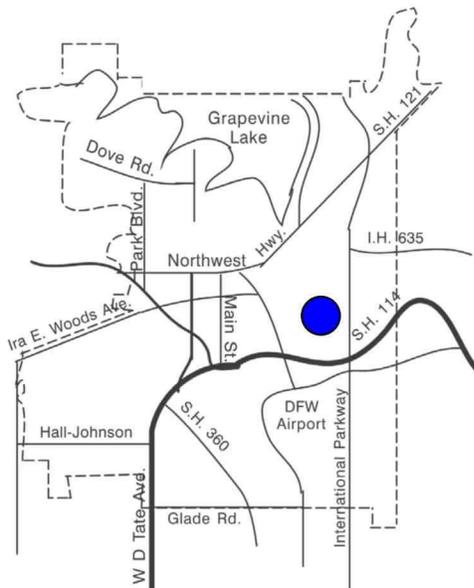
PARKING PLAN & ANALYSIS
 for
LANDMARK COFFEE
 LOT 3, BLOCK 4, ORIGINAL TOWN OF GRAPEVINE
 Doc. No. D214062867
 City of Grapevine, Tarrant County, Texas
 5,074 s.f. / 0.1165 ac. / 1,256 sq. ft. building
 Zone: "CBD" Central Business District
 Date of Preparation: March 21, 2024

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: MAY 20, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU25-15; CASA FAIRVIEW CANINES



APPLICANT: Casa Fairview Canines DBA Aeropaws

PROPERTY LOCATION AND SIZE:

The subject property is located at 1201 Minters Chapel Road, Suite 302 and is platted as Block 2, Lot 1, DFW Air Freight Centre Addition. The property contains 2.546 acres (110,904 sq. ft.) and has approximately 360 feet of frontage along Minters Chapel Road.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to allow for a dog and cat kennel.

The applicant intends to utilize a 3,008 sq. ft. suite for dog and cat kennels, a small office space and lobby, and pet relief areas. Casa Fairview Canines will not be providing “daycare” and “boarding” services to the general public. As a Bonded Carrier and Bonded Facility by Customs and Border Patrol, Casa Fairview Canines will focus on animals in transit from DFW Airport. For dogs and cats traveling through DFW Airport, if they become separated from their owners due to reasons such as flight delays, the maximum number of pets allowed on a flight, or high outdoor temperatures, Casa Fairview Canines is authorized to transport the animals from the airport to their facility until the next available flight.

Four (4) parking spaces are required for this use. Twenty-five (25) spaces are required for Building 3 and 32 spaces are provided. Approximately two or three employees will be

on-site at a time. Company vehicles will not be kept on-site overnight.

No activities will occur outside. There are no changes proposed to the exterior elevations.

PRESENT ZONING AND USE:

The property is zoned "LI", Light Industrial District and is developed as a multitenant office/ warehouse building.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and surrounding areas were rezoned in the 1984 City Rezoning from "I-1", Light Industrial District to "LI", Light Industrial District.

- On October 9, 1986, the Board of Zoning Adjustment approved BZA1986-67 to allow for the construction of a temporary parking lot.
- On December 6, 1993, the Board of Zoning Adjustment approved BZA1993-37 granting a variance to the masonry requirements requiring only the front elevations of the buildings fronting Minters Chapel Road to be 100% masonry.
- On September 13, 1999, the Board of Zoning Adjustment approved a variance to allow the front yard setback to be 25 feet.
- On May 19, 2020, City Council approved CU20-09 (Ord. --) to allow an automotive window tinting and paint protective film application business in the "LI", Light Industrial District.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "LI" Light Industrial District - Flying Foods Group

SOUTH: "LI" Light Industrial District - Flying Foods Group

EAST: "LI" Light Industrial District – Office/ Warehouse

WEST: "LI" Light Industrial District – Office/ Warehouse

AIRPORT IMPACT:

The subject tract is located within "Zone B" Middle Zone of Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. In "Zone B", the following uses may be considered only if sound treatment is included in the

building design: multifamily apartments, motels, office buildings, movie theatres, restaurant, personal and business services. Single-family residential and sound sensitive uses such as schools and churches should avoid this zone. The applicant's proposal is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

The Master Plan designates the subject property as Industrial (IN) land use. The applicant's proposal is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates Minters Chapel Road as a Type E Collector with a minimum 75-foot right-of-way developed as four lanes.

/f

CC ITEM #8, 24
PZ ITEM #4, 9

1R1
.76 @

**HFCC
16608G**

1R2
1.18 @

TRACT 3R
7.643 @

TR 2A3C
1.2 AC

**DFW AIR
FREIGHT
CENTRE
9079**

SUBJECT PROPERTY

TR 1A1
2.001 AC

TR 1A

2
1
2.546 @
**DFW AIR
FREIGHT
CENTRE
9079**

TR 1A1
2.001 AC

TR 1A

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**DFW AIR
FREIGHT
CENTRE
9079**

TRACT 3R
7.643 @

**HOLLINGSWORTH
ADDN
18855A**

1

1

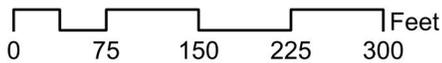
3R
7.102 @

**AIR-LAND
165**

1A
1

CC

2RA
14.563 @



**CU25-15; Casa Fairview Canines
1201 Minters Chapel Road, Suite 302**

Date Prepared: 5/7/2025

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

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s),
block(s), & lot(s)
DFW AIR FREIGHT CENTRE ADDN, Block 2, Lot 1

Gross area of parcel (to nearest tenth of
acre)
3000 sf. ft

Street frontage & distance to nearest cross street

Describe the Proposed Use
Dog Kennel

Proposed Zoning
Light Industrial

Existing Zoning
Light Industrial

Future Land Use Designation

Subject Property Address
1201 Minters Chapel Rd Ste 302, Grapevine, TX 76051

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

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

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

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

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

Owner Name Tim Lancaster Owner Phone Number 817 925 2569

Company TL2 Properties LLC

Address 4100 Heritage Ave, Suite 105

City Grapevine State TX Zip Code 76051

Email [REDACTED]

APR 07 2025
CU25-15

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Randall Thompson (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.

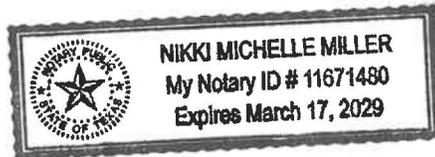
Property Owner's Signature Tim Lancaster Date 4/7/25

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Tim Lancaster (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 7th day of April, 2025
Nikki Michelle Miller

NOTARY PUBLIC in and for the State of Texas



APR 07 2025

U25-15

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Randall Thompson Company Casa Fairview Canines DBA Aeropaws

Address 1324 W Ave L 12

City Lancaster State CA Zip Code 93534

Phone 305-849-3266 Email [REDACTED]

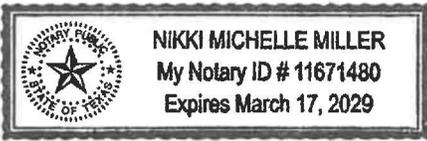
Applicant's Signature [Signature] Date 4/7/25

STATE OF: Texas
COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 7th day of
April, 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: 46-1092161

Provide a most recent public information report that includes:

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

CU25-15
APR 07 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>)

Casa Fairview Canines

April 7, 2025

City of Grapevine Planning Services Department
200 South Main Street
Grapevine, Texas 76051

Dear Lindsay & Planning Services Team,

Casa Fairview Canines seeks a Conditional Use Permit to establish a kennel facility (dba AeroPaws) at 1201 Minters Chapel Rd, Ste. 302, Grapevine, TX 76051. Our primary business focus will be serving airlines at DFW and animals in transit. We are not establishing a kennel for the purpose of "day care" services. Our focus will be centered around two (2) areas:

1. Providing airlines and cargo operations at DFW a safe and reliable care facility when animals must be offloaded or delayed due to temperature or mechanical issues. In the best interest of the dogs and cats, they should be removed from the warehouse and boarded in a TSA approved/bonded facility until their next available flight departs. There is currently no provider offering these services to all airlines at DFW. Last fall we were approached by Qantas Airlines to partner with them for AVI shipments in and out of DFW because of our successful working relationship over the years out of LAX as well as our knowledge of weather and operations at DFW – we were raised in the Metroplex. Their warehouse operator Worldwide Freight Services (WFS) has also asked for our assistance with live animal shipments. Our services ensure the health and safety of pets that encounter these travel delays.
2. Currently there is no approved Center for Disease Control (CDC) Animal Care Facility (ACF) for DFW. Our company is an approved Bonded Carrier by Customs and Border Protection (CBP) and has successfully handled high risk imports for years in partnership with our bonded Continual Freight Station (CFS) kennel partner at LAX, but we have not needed to operate our own facility. We are now in process to be an approved CFS at DFW for these "high risk imports", international in-bond transits, and TSA Pre-screened shipments that need to be removed from the warehouse and returned. The approval requires a kennel license for CBP and CDC approval. "High-Risk" applies to countries designated by the CDC to potentially pose a threat of rabies and have strict guidelines regarding the paperwork and importation of these dogs prior to CBP release and on-forwarding to their owners or final destination within the U.S. "High-Risk" does not apply to the temperament of the animals.

We have chosen this location in Grapevine due to the proximity to the airport and the airlines operated warehouses. The open floorplan meets our needs and requirements and we will not be doing any major constructions, but will be using free-standing kennels and indoor exercise areas.

The Lobby will be used for clients to drop off their pets for export or to receive their pets once cleared from customs should they need to be brought to our facility. There is no Exam Room on the premises.

All of the Potty Areas are indoors. For animals that are pre-TSA Screened, Agricultural Holds, or In-Bond, they are not allowed to leave the "bonded warehouse" until transported back to the airplane, so this is the approved potty area. As an approved Bonded Carrier and a Bonded Facility by Customs and Border Protection, when we pick up and transport between facilities, these animals technically remain "in bond" and not released. This only applies to the pre-screened or transit animals.

While we are not able to control mechanical or weather issues, we do our best to have animals with us for the shortest amount of time required for their final vet visits/endorsements or time between flights. It may be a few hours or 1-2 days. When we have animals in the facility, there will be someone present at all times. We have to be available in case of emergency situations 24/7 for the airlines.

Our Transport Vehicle will not be stored at the facility. It will be parked in a space in front while an employee is working there, but should no animals be present, the vehicle will be at our manager's residence.

The kennel cottages are more along the lines of small rooms that will help reduce the sound from animals. We have music playing in each room to create "white noise" for them and also plan on additional insulation on the roll up doors to mitigate sounds for neighboring tenants. For cleaning purposes, we use commercial grade enzymatic cleaners and hospital grade disinfectants. We have closed indoor containers for solid waste removal that then gets emptied into the dumpster on trash day.

Casa Fairview Canines has been in business for 14 years and we are excited to offer our AeroPaws facility along with our knowledge and trusted AVI experience to DFW, especially at the request of our valued global airline partners.

Sincerely,



Pilar Kuhn – Owner





EIN Assistant

Your Progress: 1. Identify 2. Authenticate 3. Addresses 4. Details 5. EIN Confirmation

Summary of your information

Please review the information you are about to submit. If any of the information below is incorrect, you will need to start a new application.

Click the "Submit" button at the bottom of the page to receive your EIN.

Organization Type: Partnership

Partnership Information

Legal name: CASA FAIRVIEW CANINES
County: LOS ANGELES
State/Territory: CA
Start date: JANUARY 2011
Closing month of accounting year: DECEMBER

Addresses

Physical Location: 426 E FAIRVIEW BLVD
INGLEWOOD CA 90392
Phone Number: 310-493-3830
TPD Name: INCOME & CAPITAL GROWTH
STRATEGIES INC
TPD Address: PO BOX 7301
VAN NUYS CA 91409
TPD Phone Number: 818-360-0985

Responsible Party

Name: RODNEY OTT GEN PTR
SSN/TIN: XXX-XX-7720

Principal Business Activity

What your business/organization does: OTHER
Principal products/services: DOG BREEDING GROOMING AND
SHOWING

Additional Partnership Information

Owms a 55,000 pounds or greater
highway motor vehicle: NO
Involves gambling/wagering: NO
Involves alcohol, tobacco or firearms: NO
Files Form 720 (Quarterly
Federal Excise Tax Return): NO
Has employees who receive Forms W-2: NO
Reason for Applying: STARTED A NEW BUSINESS

We strongly recommend you print this summary page for your records as this will be your only copy of the application. You will not be able to return to this page after you click the "Submit" button.

Click "Submit" to send your request and receive your EIN.

Submit

Once you submit, please wait while your application is being processed. It can take up to two minutes for your application to be processed.

CU25-15

APR 07 2025



c/f

EIN Assistant

Your Progress: 1. Identity 2. Authenticate 3. Addresses 4. Details 5. EIN Confirmation

Congratulations! The EIN has been successfully assigned.

EIN Assigned: 45-1092161

Legal Name: CASA FAIRVIEW CANINES

The confirmation letter will be mailed to the applicant. This letter will be the applicant's official IRS notice and will contain important information regarding the EIN. Allow up to 4 weeks for the letter to arrive by mail.

We strongly recommend you print this page for your records.

Click "Continue" to get additional information about using the new EIN.

Continue

Help Topics

? Can the EIN be used before the confirmation letter is received?

APR 07 2025

CU25-15

Tenant mix Schedule for 1201 Minters Chapel Rd

Tenant	Suite	Use	Office	Warehouse
Bims	101	HVAC contractor	1000	4000
Argyle	201	Online sales	1000	4000
Impact Signs	301	Sign production	2000	8000
Luxury Designs	303	Furniture storage	200	2800
Red River Telec	304	Cell TWR Mgmt	1200	6300
Casa Fairview	302	Canines	800	2200
SL Designs	401	Florists	800	6100
Messina Hoff	501	Retail storage	100	1475
LEMLED	502	Outdoor Entertain Storage	100	1475

Prepared by:

Tim Lancaster Manager on April 3, 2025



APR 07 2025
CU25-15

Exhibit A.

Lot 1, Block 2, D-FW Air Freight Centre Addition

ORDINANCE NO. 2025-024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-15 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN SP04-19 TO DEVELOP A 6,919 SQUARE FOOT BUILDING TO AN EXISTING OFFICE/WAREHOUSE DEVELOPMENT FOR A TOTAL OF FOUR BUILDINGS; THIS REQUEST IS SPECIFICALLY TO ALLOW FOR A DOG AND CAT KENNEL FOR BLOCK 2, LOT 1, DFW AIR FREIGHT CENTRE ADDITION (1201 MINTERS CHAPEL, SUITE 302) IN A DISTRICT ZONED "LI", LIGHT INDUSTRIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

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

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

protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; the effect on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU25-15 to amend the previously approved site plan SP04-19 to develop a 6,919 square foot building to an existing office/warehouse development for a total of four buildings. This request is specifically to allow for a dog and cat kennel, within the following described property: Block 2, Lot 1, DFW Air Freight Centre Addition (1201 Minters Chapel Road, Suite 302) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not

to exceed Two Thousand Dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. That fact the present ordinances and regulations of the City of Grapevine, Texas, and inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates and emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires the 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 20th day of May, 2025.

APPROVED:

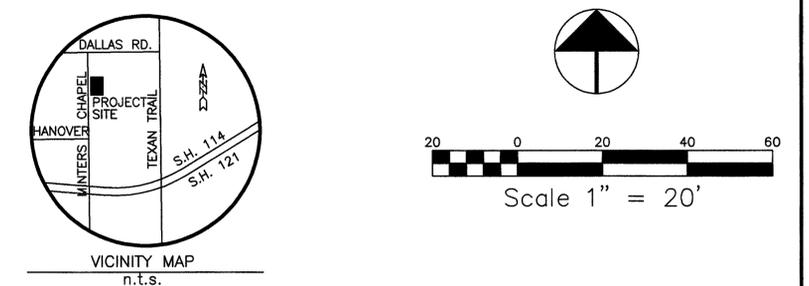
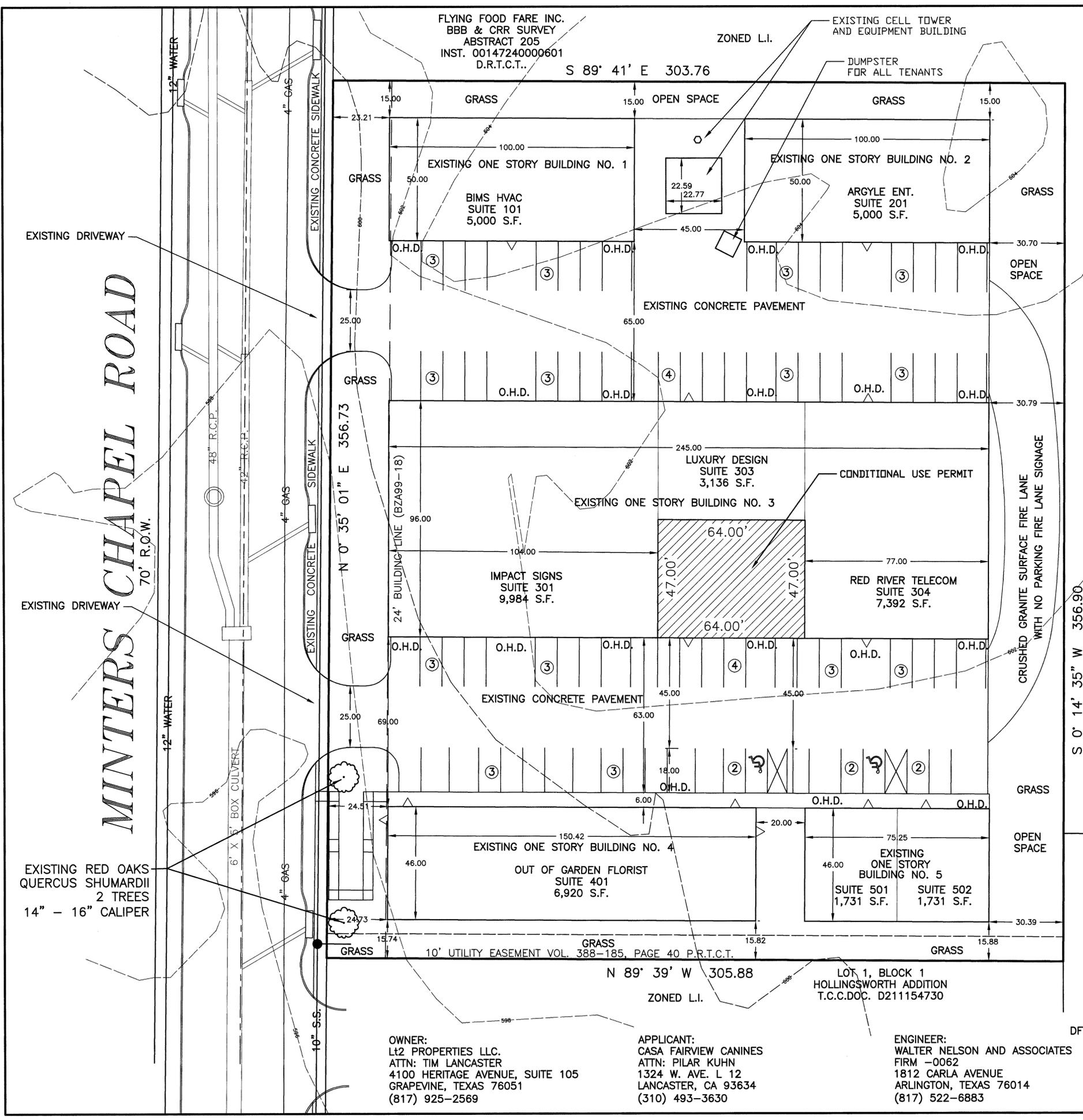
William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney



SITE Plan Data Summary Table

Item	Required	Proposed
General Site Data		
Zoning	L.I.	L.I.
Land Use	L.I. USES	OFFICE/WAREHOUSE
Total Lot Area	20,000 SQ. FT.	2,5053 Ac 106,978 S.F.
First Floor-Building Footprint Area	NA	3,008 F.F.
Total Building Area	NA	43,902 S.F.
Building Height	50 feet	18 feet - one story
Open Space	15 %	26,047 S.F. - 24.3%
Impervious	85 %	80,931 S.F. - 75.7%
Front yard setback	30 feet	23.21 feet
side yard setback	15 feet	15 feet
Rear yard setback	30 feet	30.39 feet
Parking		
Parking Ratio for Suite 302		
Pet Cabins (1,180 sq.ft./2000)	1 SPACE	1 SPACE
Office (330 sq.ft./300)	2 SPACES	2 SPACES
Remaining warehouse (1498 sq.ft./2000)	1 SPACE	1 SPACE

TRACT 3R
DFW AIR FREIGHT CENTRE ADDITION
VOL. 388-203, PAGE 39
D.R.T.C.T.

ZONED L.I.

S 0' 14' 35" W 356.90
EXISTING CONCRETE DRIVE

- BZA99-18 Approved a front yard setback of 25 feet
- SITE PLAN**
- Refuse disposal areas shall be landscaped and screened from view in accordance with the Zoning Ordinance.
 - Mechanical and electrical equipment including air conditioning units, shall be designed, installed, and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public view in accordance with the Zoning Ordinance.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - The masonry requirements of Section 54 of the Zoning Ordinance shall be met.
 - Illuminated signage was included in the determination of the site illumination levels.
 - Outdoor lighting shall comply with illumination standards within Section 55 of the Zoning Ordinance unless specifically excepted.
 - Proposed ground signage shall meet the minimum requirements of Section 60 of the Zoning Ordinance and is contingent upon approval of a separate building permit with Building Services.
 - All onsite electrical conductors associated with new construction shall be located underground.
 - Uses shall conform in operation, location, and construction to the following performance standards in Section 55 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration, and/or other performance standards.
 - All requirements of the City of Grapevine soil erosion control ordinance shall be met during the period of construction.

△ DENOTES EXISTING 150 WATT WALL PACK LIGHTING FIXTURE

The purpose of CU25-15 is to allow for dog and cat kennel.

ALL BUILDINGS ARE FOR OFFICE/WAREHOUSE USE

BLDG.	AREA	PARKING REQ'D	PARKING PROV.
1	5,000	6	6
2	5,000	6	6
3	23,520	25	32
4	6,920	8	8
5	3,462	4	4
ALL	43,902	49	56

NOTE: CELL TOWER BUILDING IS 514 S.F. CELL TOWER BUILDING IS EQUIPMENT ONLY. IT IS NOT INCLUDED IN THE TOTAL BUILDING AREA. AND DOES NOT HAVE OCCUPANTS. NO PARKING IS REQUIRED FOR THE CELL TOWER BUILDING

CASE NAME: CASA FAIRVIEW CANINES
CASE NUMBER: CU25-15
LEGAL: 1201 MINTERS CHAPPEL ROAD, SUITE 302
LOT 1, BLOCK 2, DFW-AIR FREIGHT CENTRE ADDITION

MAYOR _____ SECRETARY _____

DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____
SHEET 1 of 3

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

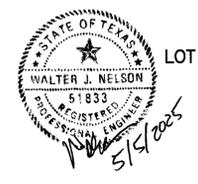
PLANNING SERVICES DEPARTMENT

OWNER:
Lt2 PROPERTIES LLC.
ATTN: TIM LANCASTER
4100 HERITAGE AVENUE, SUITE 105
GRAPEVINE, TEXAS 76051
(817) 925-2569

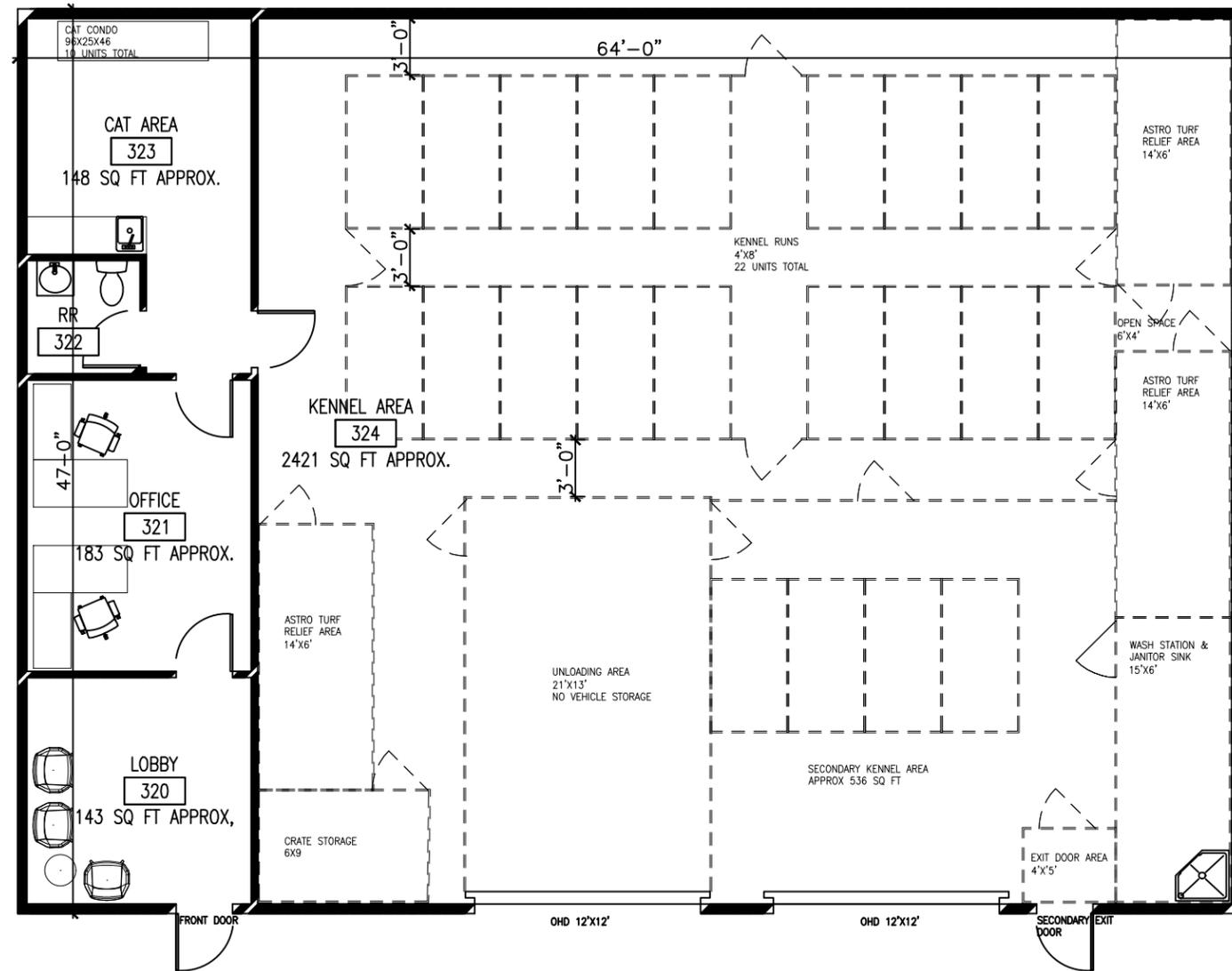
APPLICANT:
CASA FAIRVIEW CANINES
ATTN: PILAR KUHN
1324 W. AVE. L 12
LANCASTER, CA 93634
(310) 493-3630

ENGINEER:
WALTER NELSON AND ASSOCIATES
FIRM -0062
1812 CARLA AVENUE
ARLINGTON, TEXAS 76014
(817) 522-6883

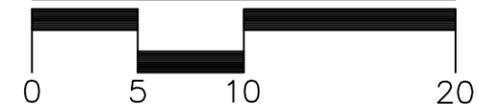
TRACT 1
DFW AIR FREIGHT CENTRE ADDITION
VOL. 388-163, PAGE 38
D.R.T.C.T.



Site Plan for
CASA FAIRVIEW CANINES
LOT 1, BLOCK 2, DFW-AIR FREIGHT CENTRE ADDITION
BBB & CRR SURVEY ABSTRACT NO. 205
City of Grapevine, Tarrant County, Texas
2,5053 acres
Zone "L" Light Industrial
Date of Preparation: May 5, 2025



FLOOR PLAN



1 BUILDING PLAN
SCALE: 1/8" = 1'-0"

CASE NAME: CASA FAIRVIEW CANINES	
CASE NUMBER: CU 25-15	
LEGAL: 1201 MINTERS CHAPEL SUITE 302, LOT 1, BLOCK 2, DFW AIR FREIGHT CENTER ADDITION	
MAYOR _____	SECRETARY _____
DATE: _____	
PLANNING AND ZONING COMMISSION	
CHAIRMAN _____	
DATE: _____	
SHEET: 2 OF 3	
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.	
PLANNING SERVICES DEPARTMENT	

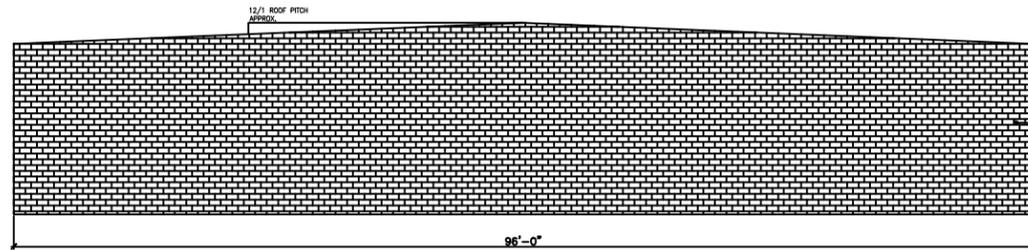
Building Floor Plan
for
CASA FAIRVIEW CANINES
Lots 1, Block 2, DFW AIR FREIGHT CENTRE ADDITION
1201 MINTERS CHAPEL ROAD SUITE 302
CU25-25
City of Grapevine, Tarrant County, Texas
3000 sq. ft.
Zone: "LI" Light Industrial
Date of Preparation: 04 29 25

THE PURPOSE OF CU-25-15 IS TO ALLOW FOR A DOG & CAT KENNEL

ninety 8 ninety 7, LLC
interior design | historic preservation

P: 214.684.1269
MICHEL L. HURST, RID
REGISTERED INTERIOR
DESIGNER LICENSE # 9897
MLHURST@STUDIO9897.DESIGN
STUDIO 9897. DESIGN



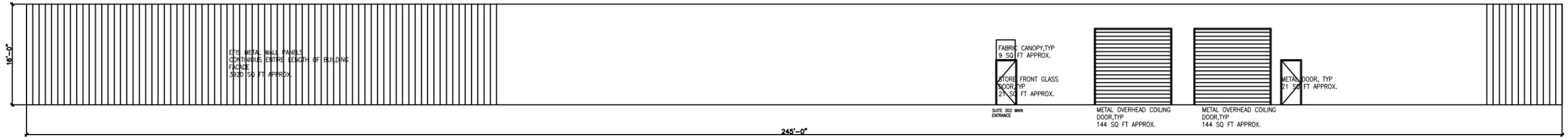


BRICK FACADE EAST AND WEST ELEVATION OF BUILDING # 3 1632 SQ FT APPROX.

NORTH & SOUTH ELEVATION METAL 3981 SQ FT 91%
EAST & WEST ELEVATION BRICK 1632 SQ FT 100%

BZA 1993-37 APPROVED A VARIANCE TO ALLOW MASONARY REQUIREMENTS TO BE 100%

2 EAST AND WEST ELEVATION
SCALE: 1/16" = 1'-0"



EFIS METAL WALL PANELS CONTINUOUS ENTIRE LENGTH OF BUILDING FACADE 3920 SQ FT APPROX.

1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

CASE NAME: CASA FAIRVIEW CANINES
CASE NUMBER: CU 25-15
LEGAL: 1201 MINTERS CHAPEL SUITE 302, LOT 1, BLOCK 2 DFW AIR FREIGHT CENTER ADDITION

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____
SHEET: 3 OF 3
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPARTMENT

Building Elevation
for
CASA FAIRVIEW CANINES
Lots 1, Block 2, DFW AIR FREIGHT CENTRE ADDITION
1201 MINTERS CHAPEL ROAD SUITE 302
CU25-25
City of Grapevine, Tarrant County, Texas
3000 sq. ft.
Zone: "LI" Light Industrial
Date of Preparation: 04 29 25

THE PURPOSE OF CU-25-15 IS TO ALLOW FOR A DOG & CAT KENNEL
NO PROPOSED EXTERIOR BUILDING / TENANT SIGNAGE

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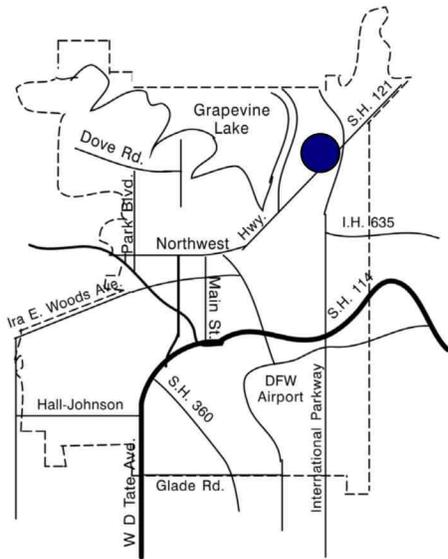


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS, AND THE
PLANNING AND ZONING COMMISSION

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

MEETING DATE: May 20, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU25-16; AC HOTEL



APPLICANT: Connor Walker, Type-Six

PROPERTY LOCATION AND SIZE:

The subject properties are addressed as 1701 State Highway 26 and platted as Block A, Lot 1A2-1, Bluffs at Grapevine Addition. The property contains 4.33 acres and has approximately 661.72 feet of frontage along State Highway 26 and approximately 238.00 feet of frontage along Bass Pro Court.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan CU19-16 (Ord. 2019-037) to allow for a multi-brand hotel complex (Renaissance, Element, and A.C. Hotel) with on-premise alcohol beverage sales (beer, wine, and mixed beverages), outdoor dining, and outdoor speakers, minor site plan and elevation changes to the previously approved Hilton Garden Inn, and minor site plan and elevation changes to the previously approved office building. This request is specifically to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages) and outdoor speakers in conjunction with one, five-story hotel with 200 rooms, and to exceed the maximum building height of 50 feet in a "CC", Community Commercial District.

The applicant intends to develop the existing vacant lot, Lot 1A2-1 into a five-story, 200 room, AC Hotel by Marriott. The proposed building is approximately 71 feet in height. The applicant is proposing to vary the height in the "CC", Community Commercial District through the conditional use request. The hotel exterior features one main entry along the

north building elevation facing towards the existing Newcrest Image multi-story office building. The hotel will also feature a 3,183 square-foot outdoor area, including a 700 square foot outdoor pool, a 1,255 square foot full-service gym, meeting space, and full-service restaurant. Outdoor area is within a "cut-out" area consists of 1,430 square feet of turf lawn with a 700 square foot pool, and outdoor speakers and will be visible when facing the southern elevation. Beer, wine, and mixed-beverage sales are offered internally within the hotel's first floor within a bar area to the immediate west of the main entrance, a food storage area adjacent to the kitchen at the northeast corner of the hotel and with an owner's club central to the first floor.

The floor plan shows the locations of eight outdoor speakers in the outdoor flex space and pool area, which faces south.

The site requires 250 parking spaces, and a total of 262 parking spaces are proposed. To accommodate parking needs, the developer has established a reciprocal access and cross-parking agreement between Lot 1A3-1 (the office building) and Lot 1A2-1 (the proposed hotel). This agreement allows 58 parking spaces from the proposed hotel lot to be used by the multi-tenant office building, considering the differing peak parking demands of each structure/use.

There are two existing shared access points to the site: one along the southbound lanes of West State Highway 26 and another along Bass Pro Court, which is shared with properties to the north and west.

No new monument signs are being proposed as part of this conditional use request. The hotel will utilize existing multi-tenant monument signs located within the master site development plan at the southwest corner of West State Highway 26 and Bass Pro Court, as well as on either side of the access drive between the existing hotel (Lot 1A3-1) and the proposed hotel lot (Lot 1A2-1) along the West State Highway 26 frontage.

PRESENT ZONING AND USE:

The property is currently an undeveloped platted lot, is zoned "CC", Community Commercial District, and is within a master site development plan designation along with an existing adjacent office building (Newcrest Image), 371-unit multifamily development, one co-branded hotel (Marriott Courtyard, TownePlace Suites, and Hilton Garden Inn).

HISTORY OF TRACT AND SURROUNDING AREA:

The subject and surrounding property was zoned "SP", Site Plan District and "I-1", Light Industrial District prior to the 1984 City-wide Rezoning. Portions of the subject property were once part of Austin Ranch which received approval from Council (Z77-18) and Z81-44) for on-premise consumption of alcoholic beverages.

- On September 21, 1999, the City Council approved a rezone of the subject site and surrounding property, 52.8 acres from "PID", Planned Industrial Development

District to “CC”, Community Commercial District (Z99-13) for a mixture of uses to include retail, hotel, and restaurant development.

- On May 15, 2001, the City Council approved conditional use permit CU01-22 for a restaurant with on-premise alcohol beverages sales and outdoor dining, however the restaurant was never developed.
- On August 1, 2009, the City Council considered and subsequently allowed the applicant to withdraw zone change Z09-04, rezoning 21.2 acres of the subject site and surrounding properties from “CC”, Community Commercial District to “MXU”, Mixed Use District along with three conditional use requests CU09-21, CU09-22, and CU09-23 to allow for three hotels, a multifamily complex and a standalone parking garage.
- On September 15, 2009, the City Council approved conditional use request CU09-32 for a 300-room hotel with increased height, on-premise alcohol beverage sales in conjunction with a restaurant, and a pole sign. The hotel was never developed.
- On January 17, 2012, the City Council approved conditional use request CU11-34 for a six-story, 300-room hotel (Marriott Courtyard and TownePlace Suites) with the possession, storage, retail sale and on-premise consumption of alcoholic beverages in conjunction with a restaurant, increase in building height, outdoor speakers, and a 20 foot tall pole sign at 2200 Bass Pro Court, southwest of the site.
- On December 17, 2013, the City Council approved a conditional use request CU13-33 at 2200 and 2250 Bass Pro Court to establish a planned commercial center on the subject site and surrounding property to allow for a 20-foot pylon sign for the TownePlace Suites/Marriott Courtyard hotel complex at the southeast corner of Bass Pro Court and State Highway 26.
- On October 18, 2016, the City Council denied zone change request Z16-07, conditional use request CU16-24, and planned development overlay PD16-09 on the 13.58-acre tract property to the north and west. The rezone request was from “CC”, Community Commercial District to “R-MF”, Multifamily District for a 359-unit multifamily project.
- On December 17, 2016, the City Council approved several requests, including conditional uses CU16-22 and CU16-23, as well as planned development overlays PD16-07 and PD16-08 for the subject property and surrounding area. These approvals expanded the planned commercial center to accommodate a new nine-story, 300-room Renaissance Hotel, with reduced parking. Additionally, approved was a 150-room expansion of the existing 300-room co-branded hotel (Marriott Courtyard and TownePlace Suites), also with reduced parking, along with a shared parking garage on the Renaissance property.

- On April 18, 2017, the City Council approved conditional use request CU17-05 on the subject property which allowed for the creation of a master site development plan to include: a multi-story, 371 unit multifamily complex, a 3-story, 55,000 square foot multi-tenant office building, and the inclusion of two previously approved hotel projects (300 room Marriott Renaissance and the addition of the 150 room Hilton Garden Inn to the existing dual branded hotel).
- On October 3, 2018, the Site Plan Review Committee (SPRC) reviewed conditional use request CU18-23 for the property to the north. The request involved adding a fourth floor to an already approved office building, increasing its height from 54 feet to 62.5 feet, and expanding the total size from approximately 55,000 square feet to 82,787 square feet. As part of this application, it was agreed that 23,430 square feet of the building would not be occupied until the adjacent lot to the west is developed. This adjacent lot will provide 58 shared parking spaces. The arrangement is based on a study of parking demand that considers the different peak parking needs of the office structure and the retail orientation of the adjacent lot.
- On November 7, 2018, the SPRC approved conditional use request CU18-26 allowing for minor elevation and footprint changes to the previously approved Hilton Garden Inn and allowed for temporary off-site parking to the north during the construction process.
- On June 18, 2019, the City Council approved conditional use request CU19-16 to allow revisions to the previously approved master site development plan relative to the multi-brand hotel, hotel expansion and office building.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	“CC”, Community Commercial District and “HCO”, Hotel and Corporate Office District – Newcrest Image multi-story office building, D/FW Hilton Hotel
SOUTH:	“GU”, Governmental Use District – vacant and undeveloped land, multi-brand hotels (TownePlace Suites, Courtyard, and Hilton Garden Inn)
EAST:	“CC”, Community Commercial District – State Highway 26, 7-Eleven convenience store with gasoline canopy/sales, and Embassy Suites hotel
WEST:	“CC”, Community Commercial District – The Silverlake multifamily complex, Settler’s Park

AIRPORT IMPACT:

The subject tract 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 appropriate to use in this noise zone.

MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine’s Thoroughfare Plan designates State Highway 26 as a Type A Major Arterial with a minimum 100-foot right-of-way developed as six lanes with a median.

/em

CC ITEM #9, 25
PZ ITEM #5, 10

3
4.036 AC

HCO

NORTHWEST HWY

1A3-1
2.997 @

SUBJECT PROPERTY

THE BLUFFS
AT GRAPEVINE
ADDN
2899H

1A1-1
10.574 @

1

1A2-1
4.33 @

CC

GRAPE
MIL
AD
PH
1

1A
7.902 @

1

R LAKE
SSINGS
ADDN
38602D

1
1RA
11.454 @

THE BLUFFS
AT
GRAPEVINE
2899H 1

2RA
0.823 @

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1.03 @

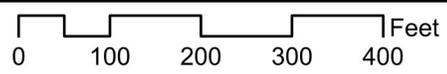
2R1
0.86 @

STATE HWY 26

BASS PRO CT

BASS PR

TR 4



CU25-16; AC Hotel
1701 State Highway 26

Date Prepared: 5/7/2025

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

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) The bluffs at Grapevine Lot 1A2, Block 1	Gross area of parcel (to nearest tenth of acre) 4.33 AC
Street frontage & distance to nearest cross street State Highway 26, cross street Bass Pro Court	Describe the Proposed Use Hotel
Proposed Zoning CC	Existing Zoning CC
Future Land Use Designation	Subject Property Address

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

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

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

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

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

Owner Name Mehul Patel Owner Phone Number 214-498-7404
Company Newcrest Image
Address 1785 State Highway 26 - Suite 400
City Grapevine State TX Zip Code 76051
Email [REDACTED]

CU25-16
APR 07 2025

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate CONNOR WALKER (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.

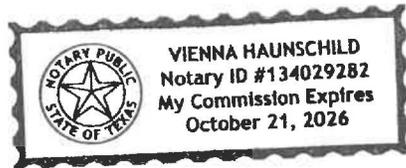
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature [Signature] Date 4-7-25

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Mehul Patel (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 7th day of April, 2025
[Signature]



NOTARY PUBLIC in and for the State of Texas

CU25-16

APR 07 2025

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) Architect

Name Connor Walker Company Type-Six

Address 920 S. Main Street Suite 150

City Grapevine State TX Zip Code 76051

Phone 972-677-9075 Email [REDACTED]

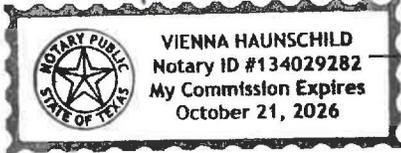
Applicant's Signature [Signature] Date 4/7/2025

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Conner Walker
Representative WA
(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 7th day of April, 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

CU25-16

APR 07 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>)



Memorandum

DATE: April 4, 2025
TO: City of Grapevine Planning Department
FROM: Alejandra Gallegos, PE, PTOE
SUBJECT: AC Marriot Hotel at Silverlake Parking Study

The purpose of this study is to determine the number of parking spaces required to address the parking needs of the proposed AC Marriot Hotel in Grapevine, Texas. The hotel will be built in vacant property in the north corner of the SH 26 and Bass Pro Dr intersection, about 4.6 miles from the Dallas Fort Worth (DFW) International Airport. The new hotel will have 200 rooms and 6 conference rooms. A vicinity map showing the location of the hotel is provided in **Figure 1**.

Methodology

To determine the number of parking spaces required, the parking requirements for the proposed AC Marriott Hotel were evaluated using the following two methods:

Institute of Transportation Engineers (ITE) Parking Generation Manual, 6th Edition

The parking requirements were calculated using the ITE Parking Generation Manual, 6th edition. The required number of parking spaces were calculated by using an equation developed by ITE for Land Use Code 310 Hotel, which is dependent on the number of guest rooms of the new facility. The equations presented in the manual were developed from parking data collected for similar hotels with an average number of 256 guest rooms.

Existing Parking Trends

Following the recommendations of the ITE Parking Generation Manual, a parking survey of a site with a comparable local condition was conducted to estimate the parking requirements of the new AC Marriot Hotel. The existing Courtyard Dallas DFW Hotel was selected as the survey site since it is in the same DFW airport area and serves guests with similar needs. The hotel, which is identified in **Figure 1**, is about 720 feet from the AC Marriot Hotel. It includes 450 guest rooms, 8 conference rooms, and a parking lot with 480 spaces and 5 EV parking spaces. The hotel offers shuttle service to and from the airport. According to Courtyard hotel staff, weekends are busier than weekdays due to functions and events. During weekdays, there are

CU25-16

APR 07 2025



more business travelers which use the airport shuttle or rideshare services to travel between the hotel and airport.

It was assumed that the parking demand per guest room will be similar between the Courtyard and AC Marriot hotels, but the total parking required will change proportionally based on the number of rooms of the AC Marriott Hotel.

Parking Analysis & Results

The required number of parking spaces for the proposed hotel as per the methodology presented is the following:

Institute of Transportation Engineers (ITE) Parking Generation Manual, 6th Edition

The ITE Parking Generation Manual has developed equations to estimate parking demand for Land Use Code 310 Hotel for a weekday (Monday through Friday) and a weekend (Saturday). Using the ITE fitted curve equations and the number of guest rooms, the required parking for the AC Marriott hotel was calculated for both study periods. The results are presented in **Table 1**.

Table 1- Parking Requirements per ITE Manual

Land Use Code	Variable		Study Period	Parking Spaces
310 - Hotel	Rooms	200	Weekday	134
			Saturday	142

Existing Parking Trends

To calculate the parking spaces required in the new AC Marriot Hotel, the existing parking demand rate per guest room was first determined for the existing Courtyard Dallas DFW Hotel. The parking demand rate per guest room was calculated by dividing the peak parking volume by the number of guest rooms. To determine the peak parking volume during a typical weekday, the number of parked vehicles at the Courtyard Hotel were counted on Tuesday, April 1, 2025 in 30 minute intervals between 7 AM and 11 AM and between 3 PM and 7PM. **Table 2** presents the number of parked vehicles during the study periods. It can be noted from **Table 2** that the highest number of parked vehicles were counted between 7 AM and 7:30 AM with a total of 191 parked vehicles. The number of parked vehicles are the highest during the morning period before the 11 AM check out time. The number of parked vehicles decreases and then slightly fluctuates in the afternoon. Check out is at 4 PM.

CU25-16
APR 07 2025



Table 2- Parking Counts

Time Range	Parked Vehicles
7:00 AM -7:30 AM	191
7:30 AM - 8:00 AM	185
8:00 AM - 8:30 AM	184
8:30 AM - 9:00 AM	182
9:00 AM - 9:30 AM	176
9:30 AM -10:00 AM	173
10:00 AM - 10:30 AM	166
10:30 AM - 11:00 AM	165
3:00 PM -3:30 PM	156
3:30 PM - 4:00 PM	158
4:00 PM - 4:30 PM	146
4:30 PM - 5:00 PM	155
5:00 PM - 5:30 PM	156
5:30 PM - 6:00 PM	161
6:00 PM - 6:30 PM	151
6:30 PM - 7:00 PM	153

Based on the number of rooms (450) and the peak number of parked vehicles (191) at the Courtyard Dallas DFW Hotel, the parking demand rate was calculated to be 0.42 parking spaces per guest room. Given that the new AC Marriot Hotel is expected to have 200 rooms, it can be estimated that a minimum of 85 parking spaces would be required during a typical weekday if we assume the AC Marriot Hotel will have the same parking rate as the Courtyard Dallas DFW Hotel. Parking counts were not collected during the weekend, but were estimated using the ratio of weekend parking to weekday parking estimated using the ITE Parking Generation Method (142 weekend parking spaces divided by 134 weekday parking spaces). The ratio was multiplied by the 85 parking spaces estimated with the Existing Parking Trend method, which resulted in 90 parking spaces required during the weekend period. The parking demand as per the Existing Parking Trend method is presented in **Table 3**.

Table 3- Parking Requirements per Existing Trend Method

Study Period	Parking Spaces
Weekday	85
Saturday	90

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Conclusion

The parking requirements for the proposed AC Marriot Hotel were estimated using the ITE Parking Generation and Existing Parking Trend methods. The required number of parking spaces for each method are summarized in **Table 4**. It can be noted that the ITE Parking Generation Method estimates are higher than the number of parking spaces estimated using the Existing Parking Trend method. The lower parking requirement estimates using the Existing Parking Trend method may be attributed to the proximity of the hotels to the DFW International Airport. Hotels near airports may have a higher percentage of guests that use shuttle and rideshare services when compared to hotels in other areas of the city; therefore, parking demand is lower for hotels near airports. However, to be conservative, it is recommended that at least the 142 parking spaces estimated with the ITE Parking Generation Manual be provided for the proposed AC Marriot Hotel. This represents 0.71 parking spaces per guest room.

Table 4 - Parking Requirements Summarized by Method

Method	Weekdays	Weekends
ITE Parking Generation	134	142
Existing Parking Trend	85	90

CU18-23 established the need for the AC Marriott Hotel and Silverlake Crossing Office Building, which is located north of the hotel, to share 75 parking spaces. Therefore, the total parking required at the AC Marriot Hotel site is 217 parking spaces. The 254 parking spots proposed for the AC Marriot Hotel satisfy this requirement.

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AC HOTEL BY MARRIOTT

ZONING NARRATIVE

The proposed development is a 200-guest-room AC Hotel by Marriott, a boutique hospitality project designed to enhance Grapevine, Texas, as a premier destination for visitors and residents. Located within the CC-Community Commercial zoning district at Silverlake Crossing, this hotel will deliver a sophisticated blend of modern accommodation, dynamic event spaces, and resort-style amenities, reflecting the high standards of Marriott and the innovative design of Type Six Design. This project aims to complement Grapevine's vibrant commercial landscape, known for its historic charm, tourism appeal, and proximity to DFW International Airport.

Project Overview The proposed project is a 5-story hotel located at the corner of State Hwy 26 and Bass Pro Ct. in Grapevine, Texas. This modern development will feature 200 guest rooms, +/-3,000sf outdoor flex spaces, a large outdoor pool and lounge space, Full-service restaurant and Bar in the round, full-service gym facilities. Designed with a boutique sensibility, the hotel will showcase Type Six Design's contemporary aesthetic—sleek lines, premium materials, and functional elegance—aligned with Marriott's AC brand identity. This development will serve leisure travelers, business professionals, and local event attendees, reinforcing Grapevine's reputation as a hub of hospitality and culture.

Land Use and Zoning Intent The project is proposed within Grapevine's CC-Community Commercial district, which permits a range of commercial uses, including hotels, restaurants, and event facilities. The CC district is designed to foster moderate-intensity commercial development that supports community needs and economic vitality, making it an ideal fit for this boutique hotel. Variances for parking and height will be requested to accommodate the project's ambitious scope and design excellence while ensuring compatibility with the surrounding area.

Development Parameters

- Guest Rooms: 200 rooms, minimum size is 335 sf, with a mix of standard rooms, suites, and ADA-compliant accommodation, featuring boutique-quality finishes.
- Ballroom and Meeting Space: Approximately 7,000 square feet of indoor event space, including a divisible ballroom and breakout rooms, tailored for conferences, weddings, and community gatherings.
- Restaurant and Bar: A full-service restaurant and island bar, offering a distinctive dining experience for guests and locals, enriching Grapevine's culinary offerings.
- Fitness Center: A full-size hotel gym with state-of-the-art cardio and strength equipment, addressing guest wellness needs.
- Outdoor Amenities: 3,000 square feet of outdoor flex space for events or recreation, plus a large pool and lounge area, creating a resort-style retreat that leverages Grapevine's favorable climate.
- Design Standards: The hotel will reflect Type Six Design's signature style—modern, high-quality architecture—complemented by Marriott's AC brand focus on minimalist luxury, using materials that echo Grapevine's blend of tradition and innovation.
- Sustainability: Energy-efficient systems, water-saving fixtures, and native landscaping will align with Grapevine's sustainability goals and enhance the site's aesthetic appeal.

920 South Main Street Suite #150 Grapevine, Texas 76051

U25-16

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Zoning Considerations and Variance Requests The CC-Community Commercial district's regulations (Chapter 22) support this project, but its scope requires variances, evaluated under Section 22-8 (Variances) criteria: unique site conditions, no detriment to public welfare, and substantial justice.

- Permitted Use: "Hotels and Motels" (Section 22-15) and accessory uses like restaurants and meeting spaces are allowed, aligning with CC district goals.
- Height Variance: The CC district limits height to 35 feet or 2 stories (Section 22-28), extendable to 45 feet with a Specific Use Permit. The proposed 5 stories (approximately 90-120 feet) exceeds this to accommodate 200 rooms, 7,000 square feet of event space, and amenities within a compact footprint. The variance preserves 3,000 square feet of outdoor flex space and the pool avoiding sprawl. Architectural features, materials matching Grapevine's palette, and a 25-foot setback and pedestrian easement will mitigate impacts on adjacent properties. The height variance is in keeping with the surrounding buildings and should not be a detriment to the area.
- Parking Variance: The CC district often requires 1 parking space per guest room plus additional spaces for restaurant and event uses. A reduced ratio of 0.75 spaces per room is requested, reflecting the hotel's pedestrian-friendly design, proximity to TEXRail, and potential for shared parking during off-peak event times. Structured or screened parking will prioritize land for guest amenities.
- Setbacks and Buffering: The project will adhere to CC district setbacks

Alcohol Services - The alcohol services are retail beer and wine sales to be consumed on premises by hotel guest only. This includes the sale of wine and beer in bottles and cans from the hotel market. It also includes a full service bar and restaurant with a stand-alone bar and breakfast buffet area.

Economic Impact The AC Hotel by Marriott will deliver substantial economic benefits to Grapevine, a city with a 2023 population of approximately 50,000 and a tourism-driven economy generating over \$1.2 billion annually (per Grapevine Convention & Visitors Bureau estimates). Construction will create 100-150 temporary jobs over 24 months.

Once operational, the hotel will employ 50-70 full- and part-time staff. The 7,000 square feet of event space will host 50-75 events annually, conferences, weddings, and corporate gatherings—attracting 15,000-20,000 visitors who will spend an estimated \$2.5-3.5 million at local businesses, including Grapevine's Main Street shops, wineries, and attractions.

Community Benefits The hotel will enrich Grapevine's social fabric by providing 7,000 square feet of event space for local organizations, charities, and celebrations, alongside a restaurant, pool, and outdoor flex space that serve as community gathering points. Its boutique design will enhance the area's aesthetic, complementing Grapevine's historic charm and modern growth.

Conclusion The AC Hotel by Marriott, designed with Type Six Design's expertise, will redefine hospitality in Grapevine. Its 7,000 square feet of event space, full-service restaurant and bar, full-size gym, and resort-style outdoor amenities, including a large pool and 3,000 square feet of flex space, create a boutique destination that honors Grapevine's heritage and fuels its growth. The project's \$4-5 million economic impact during construction and \$5 million in annual visitor spending, taxes, and wages underscore its value. The requested height and parking variances, justified by site efficiency and transit access, enable a high-quality development that respects the CC district's intent. This hotel will enhance Grapevine's allure as a Texas gem, meriting zoning approval.

AC HOTEL BY MARRIOTT

ZONING NARRATIVE

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920 South Main Street Suite #150 Grapevine, Texas 76051

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LAND DESCRIPTION

BEING a tract of land situated in the A.W. Anderson Survey, Abstract No. 26 and the H. Suggs Survey, Abstract No. 1415, City of Grapevine, Tarrant County, Texas and being all of Lot 1A2-1, Block 1, of the Amended Final Plat of Lots 1A1-1, 1A2-1 and 1A3-1, Block 1, The Bluffs at Grapevine Addition, an addition to the City of Grapevine as recorded in Document No. D220293106 of the Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the southeast corner of said Lot 1A2-1, said point being at the intersection of the westerly right-of-way line of State Highway 26 (a variable width right-of-way) and the northerly right-of-way line of Bass Pro Court (a variable width right-of-way) as recorded in Document No. D212050937 (P.R.T.C.T.);

THENCE, along the northerly right-of-way line of said Bass Pro Court, the following:

South 87 degrees 19 minutes 01 seconds West, a distance of 35.37 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 47 degrees 42 minutes 11 seconds West a distance of 238.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the left having a central angle of 02 degrees 17 minutes 38 seconds, a radius of 300.00 feet, and subtended by a 12.00 foot chord which bears North 48 degrees 50 minutes 58 seconds West;

Along said curve to the left an arc distance of 12.01 feet to an X cut found at the common southerly corner of said Lot 1A2-1 and Lot 1A1-1;

THENCE, departing the northerly right-of-way line of said Bass Pro Court, North 42 degrees 20 minutes 13 seconds East, along the common line of said Lot 1A2-1 and Lot 1A1-1, a distance of 687.15 feet to an X cut found at the common westerly corner of said Lot 1A2-1 and Lot 1A3-1;

THENCE, South 47 degrees 39 minutes 50 seconds East, along the common line of said Lot 1A2-1 and Lot 1A3-1, a distance of 275.00 feet to a point for corner at the common easterly corner of said Lot 1A2-1 and Lot 1A3-1 and being on the westerly right-of-way line of said State Highway 26;

THENCE, South 42 degrees 20 minutes 13 seconds West, along the westerly right-of-way line of said State Highway 26, a distance of 661.72 feet to a the POINT OF BEGINNING and containing 4.33 Acres or 188,563 Square Feet, more or less.

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Page 1 of 2

LAND DESCRIPTION

For Huitt-Zollars, Inc.



Mitchell S. Pillar
Registered Professional Land Surveyor
Texas Registration No. 5491
Huitt-Zollars, Inc.
TBPELS Firm Registration No. 10025600
5430 LBJ Freeway, Suite 1500
Dallas, Texas 75240
(214) 871-3311



[REDACTED] Date: March 28, 2025

CU25-16

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Page 2 of 2

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

PLATTING VERIFICATION:

- It has been determined that the property described below does **require platting or replatting** and the applicant has been instructed on this procedure.

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

Address of subject property 1701 State Highway 26

Legal description of subject property
LOT 1A2-1, BLOCK 1, THE BLUFFS AT GRAPEVINE ADDITION

Justin Palmer 4.8.2025
Public Works Department Date

APR 07 2025

CU25-16

RECIPROCAL ACCESS AND CROSS-PARKING AGREEMENT

THIS RECIPROCAL ACCESS AND CROSS-PARKING AGREEMENT (the “Agreement”) is dated to be effective as of April 9th, 2025 (the “Effective Date”), between **SUPREME BRIGHT GRAPEVINE VII, LLC**, a Texas limited liability company (“Parcel 1 Owner”) and **SUPREME BRIGHT GRAPEVINE IX, LLC**, a Texas limited liability company (“Parcel 2 Owner”) (Parcel 1 Owner and the Parcel 2 Owner are hereinafter sometimes referred to individually as a “Party” and collectively as the “Parties”).

W I T N E S S E T H:

WHEREAS, Parcel 1 Owner is the owner of a tract of land located in Grapevine, Tarrant County, Texas, and being more particularly described on Exhibit “A” attached hereto and incorporated herein for all purposes (the “Parcel 1 Property”);

WHEREAS, the Parcel 2 Owner is the owner of a tract of land located in Grapevine, Tarrant County, Texas, and being more particularly described on Exhibit “B” attached hereto and incorporated herein for all purposes (the “Parcel 2 Property”); and

WHEREAS, the Parties desire to (a) grant perpetual access easements to adjacent public thoroughfares across the drive aisles on the Parcel 1 Property and Parcel 2 Property, and (b) provide cross-parking rights within the Parcel 1 Property and Parcel 2 Property.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Parties agree as follows:

1. Grant of Easements. Each Party hereby grants to the other Party a non-exclusive easement upon and across the drive aisles situated on the Parcel 1 Property and the Parcel 2 Property to be utilized by the Parties and their tenants, employees, service personnel, licensees, invitees, customers, contractors, agents, lessees, sublessees and concessionaires, for ingress and egress to and from the Parcel 1 Property and Parcel 2 Property to public thoroughfares. In addition, each Party hereby grants to the other Party a non-exclusive easement upon and across the Parcel 1 Property and Parcel 2 Property for parking motor vehicles within the designated parking areas on the Parcel 1 Property and Parcel 2 Property, to be utilized by the Parties and their tenants, employees, service personnel, licensees, invitees, customers, contractors, agents, lessees, sublessees and concessionaires. The rights and privileges herein granted shall be perpetual and shall inure to the benefit of the Parties and their respective successors and assigns. Each Party shall maintain the drive aisles and parking areas situated on their respective parcel in good condition and appearance, including removal of debris and refuse, as well as the repair and maintenance of any drive aisles and parking areas. All costs of repairs and maintenance of drive aisles and parking areas on their respective parcel shall be the sole responsibility of the owner of such parcel. Neither Party shall permit any barriers to be constructed that would prevent the other Party’s utilization of the access and cross-parking rights contemplated herein.

EXHIBIT "A"

Parcel 1 Property Description

Lot 1A3, Block 1 of the Bluffs at Grapevine Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the Replat thereof recorded in Clerk's File No. D217293763 of the Plat Records of Tarrant County, Texas.

EXHIBIT "B"

Parcel 2 Property Description

Lot 1A2, Block 1 of the Bluffs at Grapevine Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the Replat thereof recorded in Clerk's File No. D217293763 of the Plat Records of Tarrant County, Texas.

ORDINANCE NO. 2025-025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-16 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU19-16 (ORDINANCE NO. 2019-037) FOR A MASTER SITE DEVELOPMENT PLAN, SPECIFICALLY TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH ONE, FIVE-STORY HOTEL WITH 200 ROOMS, AND TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 50 FEET IN A "CC", COMMUNITY COMMERCIAL DISTRICT FOR BLOCK A, LOT 1A2-1, BLUFFS OF GRAPEVINE ADDITION (1701 STATE HIGHWAY 26) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council did consider the following factors in making a determination as to whether this requested conditional use permit should be granted or denied: safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control; protection of

adjacent property from flood or water damages, noise producing elements, and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood; location, lighting, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street locating spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; the effect on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

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

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

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

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

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

WHEREAS, the City Council of the City of Grapevine, Texas, has determined that there is a necessity and need for this conditional use permit and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was

originally classified and, therefore, feels that the issuance of this conditional use permit for the particular piece of property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Grapevine, Texas, and helps promote the general health, safety and welfare of this community.

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU25-16 to amend the previously approved site plan for a master site development plan CU19-16 (Ordinance No. 2019-037), specifically to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages) and outdoor speakers in conjunction with one, five-story hotel with 200 rooms, and to exceed the maximum building height of 50 feet in a district zoned "CC", Community Commercial District within the following described property: Block A, Lot 1A2-1, Bluffs at Grapevine Addition (1701 State Highway 26) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 20th day of MAY 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

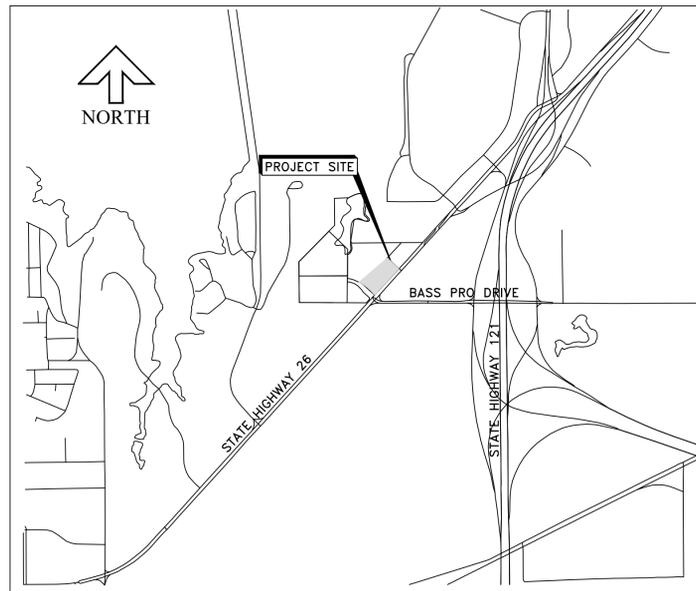
SILVERLAKE CROSSINGS

AC MARRIOTT

CUP SITE PLAN SUBMITTAL

GRAPEVINE, TEXAS

MAY 2025



LOCATION MAP
N.T.S.

DEVELOPER / OWNER:

SUPREME BRIGHT GRAPEVINE IX, LLC
1785 STATE HIGHWAY 26 - SUITE 400
GRAPEVINE, TX 76051
PHONE: 214-774-4650
CONTACT: DAXESH PATEL
EMAIL: DAXESH.PATEL@NEWCRESTIMAGE.COM

ARCHITECT:



920 S. MAIN STREET SUITE 150
GRAPEVINE, TX 76051
PHONE: 972-677-9075
CONTACT: CONNOR WALKER
EMAIL: CONNOR.WALKER@TYPE-SIX.COM

PREPARED BY:



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

FIRM REGISTRATION NO. F-761
CONTACT: KEVIN CARLSON, P.E.



Huitt-Zollars, Inc.
Firm Registration No. F-761
NOT FOR CONSTRUCTION / FOR REVIEW ONLY

CASE NAME: AC MARRIOTT
CASE NUMBER: CU25-16
LOCATION: LOT 1A2, BLOCK 1
THE BLUFFS AT GRAPEVINE

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

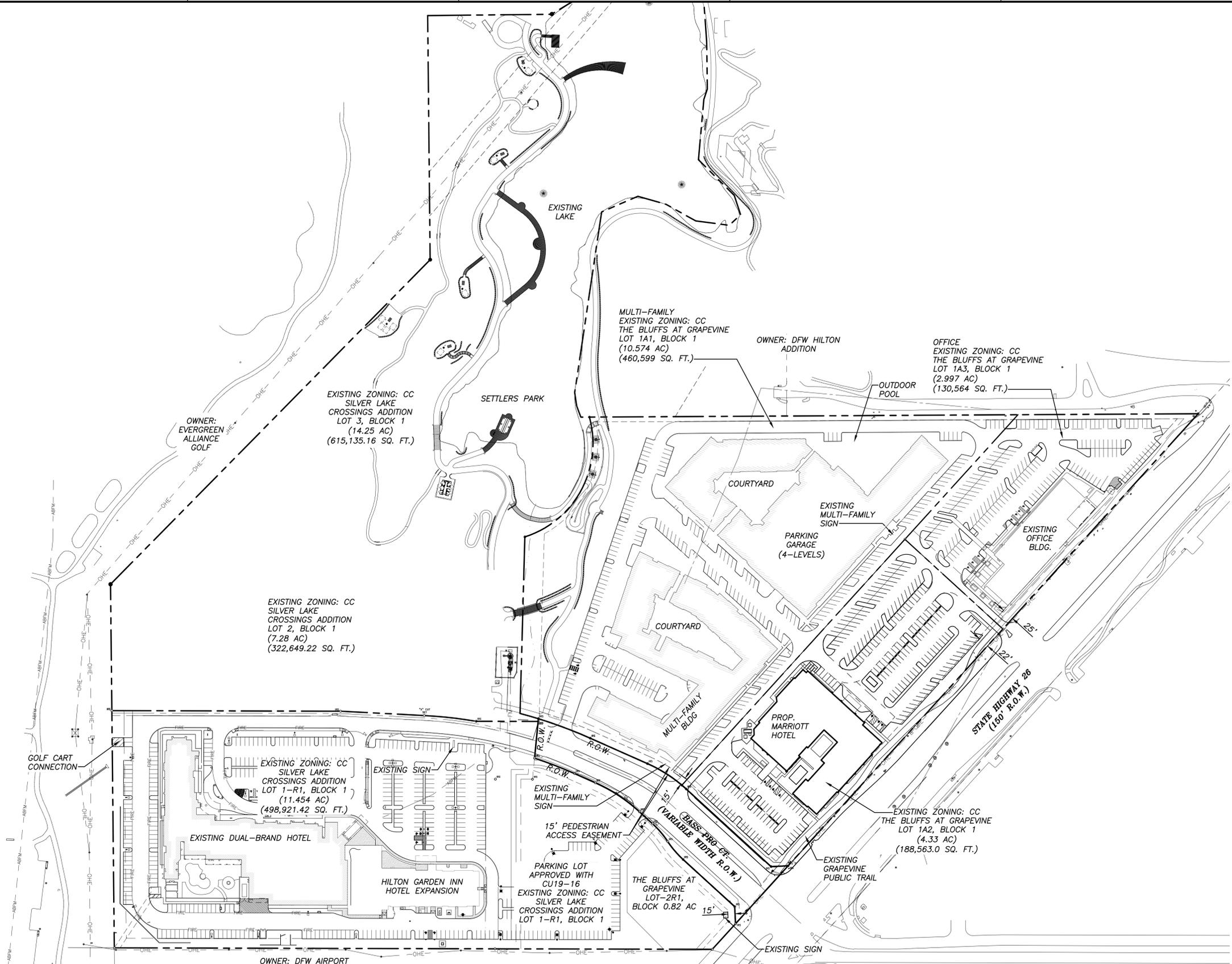
SHEET: 1 OF 16

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

PLANNING SERVICES DEPARTMENT

CUP SITE PLAN
FOR
AC MARRIOTT
LOT 1A2, BLOCK 2, THE BLUFFS AT GRAPEVINE
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
4.33 ACRES
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
DATE OF PREPARATION: APRIL 4, 2025

- NOTES:
1. ALL DOWNSTREAM DRAINAGE ISSUES MUST BE RESOLVED PRIOR TO ANY OF THE PROPERTIES BEING DEVELOPED.
 2. THE PURPOSE OF CONIDTIONAL USE REQUEST #CU25-16 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH ONE, FIVE-STORY HOTEL WITH 200 ROOMS AND TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 50 FEET IN A "CC", COMMUNITY COMMERCIAL DISTRICT.



CASE NAME: AC MARRIOTT
CASE NUMBER: CU25-16
LOCATION: LOT 1A2, BLOCK 1
THE BLUFFS AT GRAPEVINE

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

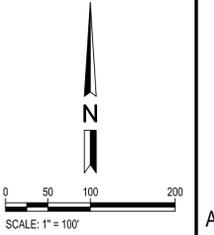
CHAIRMAN _____

DATE: _____

SHEET: 2 OF 16

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

PLANNING SERVICES DEPARTMENT



KHERMAN 05/07/2025 9:49AM H:\PROJECTS\03113.21 - SILVERLAKE AC ELEMENT10 CADD & BIM\10 - AUTOCAD\03113.21 MASTER SITE PLAN.DWG

ISSUE DRAWING LOG:		
MARK	DATE	DESCRIPTION
A	04/07/2025	1ST CUP SUBMITTAL



SUPREME BRIGHT GRAPEVINE IX, LLC

1785 STATE HIGHWAY 26 - SUITE 400
GRAPEVINE, TX 76051



AC MARRIOTT HOTEL
THE BLUFFS AT GRAPEVINE ADDITION, BLOCK A LOT 1A2-1
4.33 ACRES, TARRANT COUNTY, GRAPEVINE, TEXAS

MASTER SITE PLAN

HZ PROJECT NO.:	R031113.21
DRAWN BY:	K.HERMAN
REVIEWED BY:	N.GOMEZ
APPROVED BY:	

2 OF 16

OVERALL SITE DEVELOPMENT

NOTES:
 1. THE PURPOSE OF CONIDIONAL USE REQUEST #CU25-16 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH ONE, FIVE-STORY HOTEL WITH 200 ROOMS AND TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 50 FEET IN A "CC", COMMUNITY COMMERCIAL DISTRICT.

SILVER LAKE CROSSINGS PLANNED COMMERCIAL CENTER							
OVERALL SITE DATA							
		LOT AREA					
		SF	AC				
EXISTING COURTYARD MARRIOTT & TOWNEPLACE SUITES HOTEL							
HILTON GARDEN INN HOTEL EXPANSION							
SILVER LAKE CROSSINGS ADDITION LOT 1-R, BLOCK 1		414,077.08	9.506				
MULTI-BRAND HOTEL							
SILVER LAKE CROSSINGS II ADDITION LOT 1, BLOCK 1		322,649.22	7.407				
EXISTING SILVER LAKE CROSSINGS OFFICES							
THE BLUFFS AT GRAPEVINE LOT 1A3, BLOCK 1		130,564.00	2.997				
EXISTING SILVER LAKE CROSSINGS MULTI-FAMILY DEVELOPMENT							
THE BLUFFS AT GRAPEVINE LOT 1A1, BLOCK 1		460,599.19	10.57				
PROPOSED AC MARRIOTT HOTEL DEVELOPMENT							
THE BLUFFS AT GRAPEVINE LOT 1A1, BLOCK 1		188,562.00	4.33				
	EXISTING COURTYARD MARRIOTT / TOWNEPLACE SUITES HOTEL PROVIDED						
	HILTON GARDEN INN 150 RM EXPANSION PROVIDED						
	MULTI-BRAND HOTEL PROVIDED						
	SILVER LAKE CROSSINGS OFFICES PROVIDED						
	EXISTING SILVER LAKE CROSSINGS MULTI-FAMILY DEVELOPMENT PROVIDED						
	AC MARRIOTT HOTEL PROVIDED						
							ON-SITE TOTAL
BUILDING HEIGHT (FT)	89'-6"	78'-3"	112'-0" (MAIN HOTEL)	72'-6"	55'-0" (3 STORIES)	71'-0"	-
TOTAL OPEN SPACE (SF)	128,447.38	98,809.01	60'-0" (PARKING GARAGE)	30,645.90	181,456.00	60,333.00	497,691.29
TOTAL IMPERVIOUS AREA (SF)	287,629.70	223,840.21		99,918.10	279,143.19	148,778.00	1,039,309.20
TOTAL FIRST FLOOR FOOTPRINT	59,916	26,239		97,530.00	21,128	160,231	402,578
FLOOR AREA RATIO (BUILDING/LOT SIZE)	0.208 : 1			0.302 : 1	0.162 : 1	0.348 : 1	1.219 : 1
TOTAL BUILDING AREA (SF)	225,511	108,479	444,143 (MAIN HOTEL)	70,239	472,164	122,795	1,625,731
NUMBER OF GUESTROOMS	300	150	182,400 (PARKING GARAGE)	556	-	200	1,206
NUMBER OF RESTAURANT SEATS	100	25		185	-	60	370
GUESTROOMS (SF) MIN.	380	380		380	-	200	-
MEETING/CONFERENCE (SF)	10,000	4,105		20,425	-	7,512	42,042
RESTAURANT AREA (SF)	2,506	2,451		3,545	-	1,925	10,427
SWIMMING POOL (SF)	1,000	-		1,000	-	700	2,700
NUMBER OF DWELLING UNITS	-	-		-	-	-	-
TOTAL PARKING PROVIDED		344		768		597	254
PARKING PROVIDED: HOTELS - 1 SPACE PER GUEST ROOM & 1 SPACE FOR EVERY 3 RESTAURANT SEATS OFFICE - 1 SPACE PER 300 SQ. FT. OF NET SQ. FT. MULTI-FAMILY - 1.6 SPACES PER DWELLING UNIT							

CASE NAME: AC MARRIOTT
 CASE NUMBER: CU25-16
 LOCATION: LOT 1A2, BLOCK 1
 THE BLUFFS AT GRAPEVINE

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 3 OF 16

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

PLANNING SERVICES DEPARTMENT

ISSUE DRAWING LOG:		
MARK	DATE	DESCRIPTION
A	04/07/2025	1ST CUP SUBMITTAL



SUPREME BRIGHT
 GRAPEVINE IX, LLC

1785 STATE HIGHWAY 26 - SUITE 400
 GRAPEVINE, TX 76051



AC MARRIOTT HOTEL
 THE BLUFFS AT GRAPEVINE ADDITION, BLOCK A LOT 1A2-1
 4.33 ACRES, TARRANT COUNTY, GRAPEVINE, TEXAS

MASTER SITE PLAN DATA

HZ PROJECT NO.: R031113.21
 DRAWN BY: K.HERMAN
 REVIEWED BY: N.GOMEZ
 APPROVED BY:

3 OF 16

SITE PLAN DATA SUMMARY TABLE		
ITEM	REQUIRED (MIN. / MAX.)	PROPOSED
GENERAL SITE DATA		
ZONING (FROM ZONING MAP)	'CC'	'CC'
LAND USE (FROM ZONING MAP)	HOTEL OR MOTEL	HOTEL
TOTAL LOT AREA (SQFT & ACRES)	30,000 SQ. FT. MIN.	(188562 / 4.33)
FIRST FLOOR BUILDING FOOTPRINT AREA (SQFT)	113,137	36,002
TOTAL BUILDING AREA (SQFT)	-	122,795
BUILDING HEIGHT (FEET#STORIES)	50'-0"	71'-0"
FLOOR AREA RATIO	-	.199 / 1
OPEN STORAGE	-	-
PARKING		
PARKING RATIO	1.25 SPACES PER GUESTROOM	0.75
TOTAL PARKING	250	262
ACCESSIBLE PARKING (# OF SPACES)	-	7

LANDSCAPE PLAN DATA SUMMARY TABLE		
ITEM	REQUIRED	PROPOSED
LANDSCAPE AREA		
LANDSCAPE PERIMETER AREA (SF)	-	37,560
INTERIOR LANDSCAPE AREA-PARKING LOT LANDSCAPING (SF)	28,620	-
ADDITIONAL INTERIOR LANDSCAPE AREA	-	-
OTHER LANDSCAPE AREA WITHIN THE LOT(SF)	-	-
TOTAL LANDSCAPE AREA	28,620	38,073
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SF)	-	36,002
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SF)	-	13,929
OTHER IMPERVIOUS AREA	-	56,832
TOTAL OPEN SPACE (SF & %)	-	42,015 - 22%
TOTAL IMPERVIOUS AREA (SF & %)	-	148,778 - 78%

NOTES:

- OWNER IS REQUESTING VARIANCE TO HEIGHT RESTRICTION TO ALLOW A MAXIMUM HEIGHT OF 71 FEET. REFER TO SHEET 11 FOR DETAILED EXPLANATION
- REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
- ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
- PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDINGSERVICES.
- ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
- USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
- ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
- THE PURPOSE OF CONDITIONAL USE REQUEST #CU25-16 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH ONE, FIVE-STORY HOTEL WITH 200 ROOMS AND TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 50 FEET IN A 'CC', COMMUNITY COMMERCIAL DISTRICT.

LEGEND:

- FIRE
- PROPOSED FIRE LANE
- PROPOSED BUILDING
- PROPERTY LINE

CASE NAME: AC MARRIOTT
CASE NUMBER: CU25-16
LOCATION: LOT 1A2, BLOCK 1
THE BLUFFS AT GRAPEVINE

MAYOR _____ SECRETARY _____
CHAIRMAN _____

DATE: _____
DATE: _____
SHEET: 4 OF 16

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

PLANNING SERVICES DEPARTMENT

N

0 20 40 80
SCALE: 1" = 40'

ISSUE DRAWING LOG:		
MARK	DATE	DESCRIPTION
A	04/07/2025	1ST CUP SUBMITTAL

Nicolas Gomez

NICOLAS GOMEZ
149449
LICENSED PROFESSIONAL ENGINEER
05/12/2025
Huitt-Zollars, Inc.
Firm Registration No. F-761

SUPREME BRIGHT
GRAPEVINE
IX, LLC

1785 STATE HIGHWAY 26 - SUITE 400
GRAPEVINE, TX 76051

TYPESIX

HUITT ZOLLARS

AC MARRIOTT HOTEL
THE BLUFFS AT GRAPEVINE ADDITION, BLOCK A LOT 1A2-1
4.33 ACRES, TARRANT COUNTY, GRAPEVINE, TEXAS

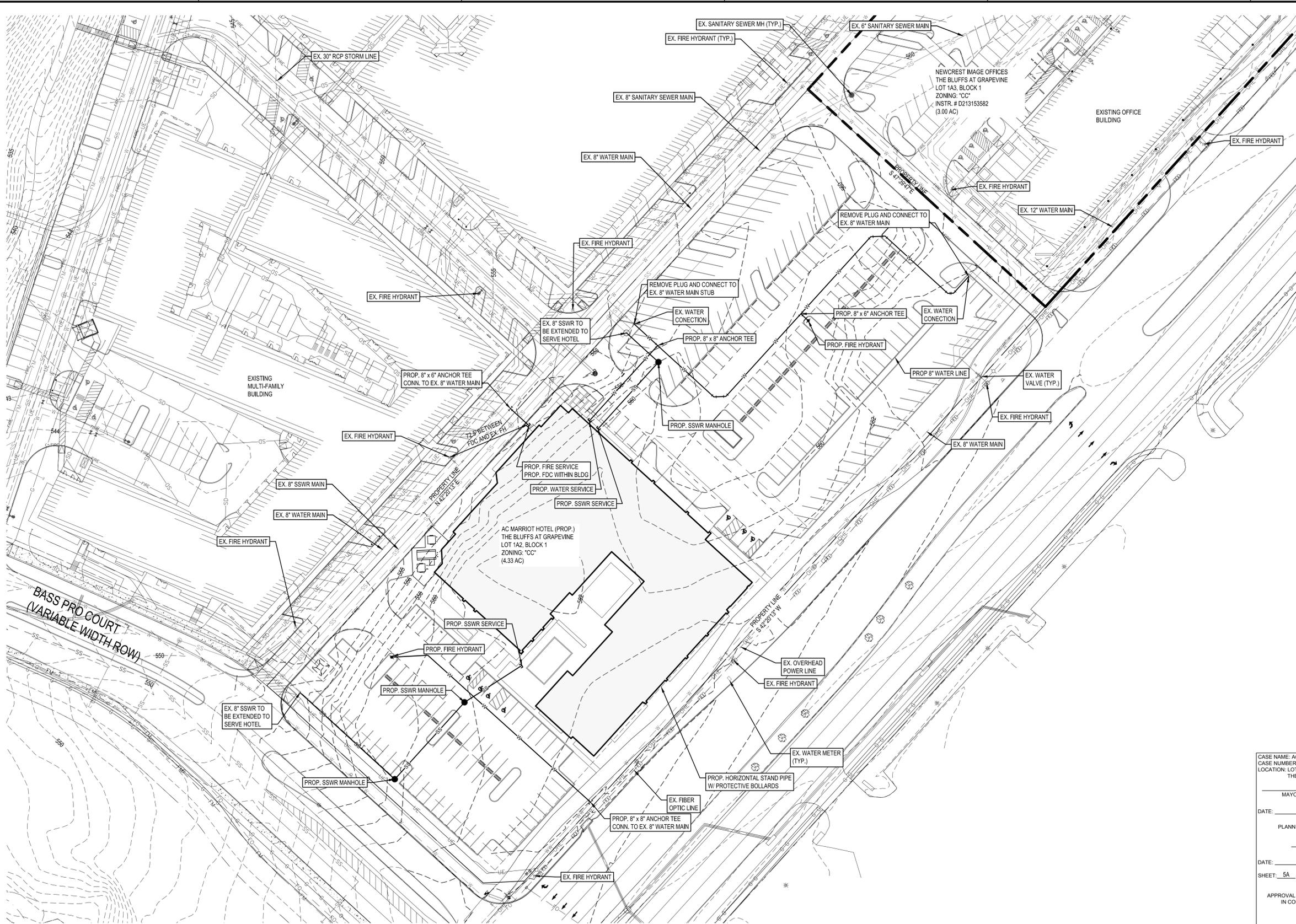
HZ PROJECT NO.: R031113.21
DRAWN BY: K.HERMAN
REVIEWED BY: N.GOMEZ
APPROVED BY: _____

DIMENSIONAL CONTROL SITE PLAN

4 OF 16

NGOMEZ_05/12/2025 9:13AM H:\PROJECTS\031113.21 - SILVERLAKE AC ELEMENT\10 CADD & BIM\10.1 AUTOCAD\SHEETS\R031113.21-C-SP.DWG

D
C
B
A



LEGEND:

- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE

- NOTES:**
- ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND
 - THE PURPOSE OF CONDITIONAL USE REQUEST #CU25-16 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH ONE, FIVE-STORY HOTEL WITH 200 ROOMS AND TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 50 FEET IN A "CC" COMMUNITY COMMERCIAL DISTRICT.

BASS PRO COURT
(VARIABLE WIDTH ROW)

AC MARRIOTT HOTEL (PROP.)
THE BLUFFS AT GRAPEVINE
LOT 1A2, BLOCK 1
ZONING: "CC"
(4.33 AC)

NEWCREST IMAGE OFFICES
THE BLUFFS AT GRAPEVINE
LOT 1A3, BLOCK 1
ZONING: "CC"
INSTR. # D213153582
(3.00 AC)

CASE NAME: AC MARRIOTT
CASE NUMBER: CU25-16
LOCATION: LOT 1A2, BLOCK 1
THE BLUFFS AT GRAPEVINE

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 5A OF 16

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

PLANNING SERVICES DEPARTMENT

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**SUPREME BRIGHT
GRAPEVINE IX, LLC**

1785 STATE HIGHWAY 26 - SUITE 400
GRAPEVINE, TX 76051

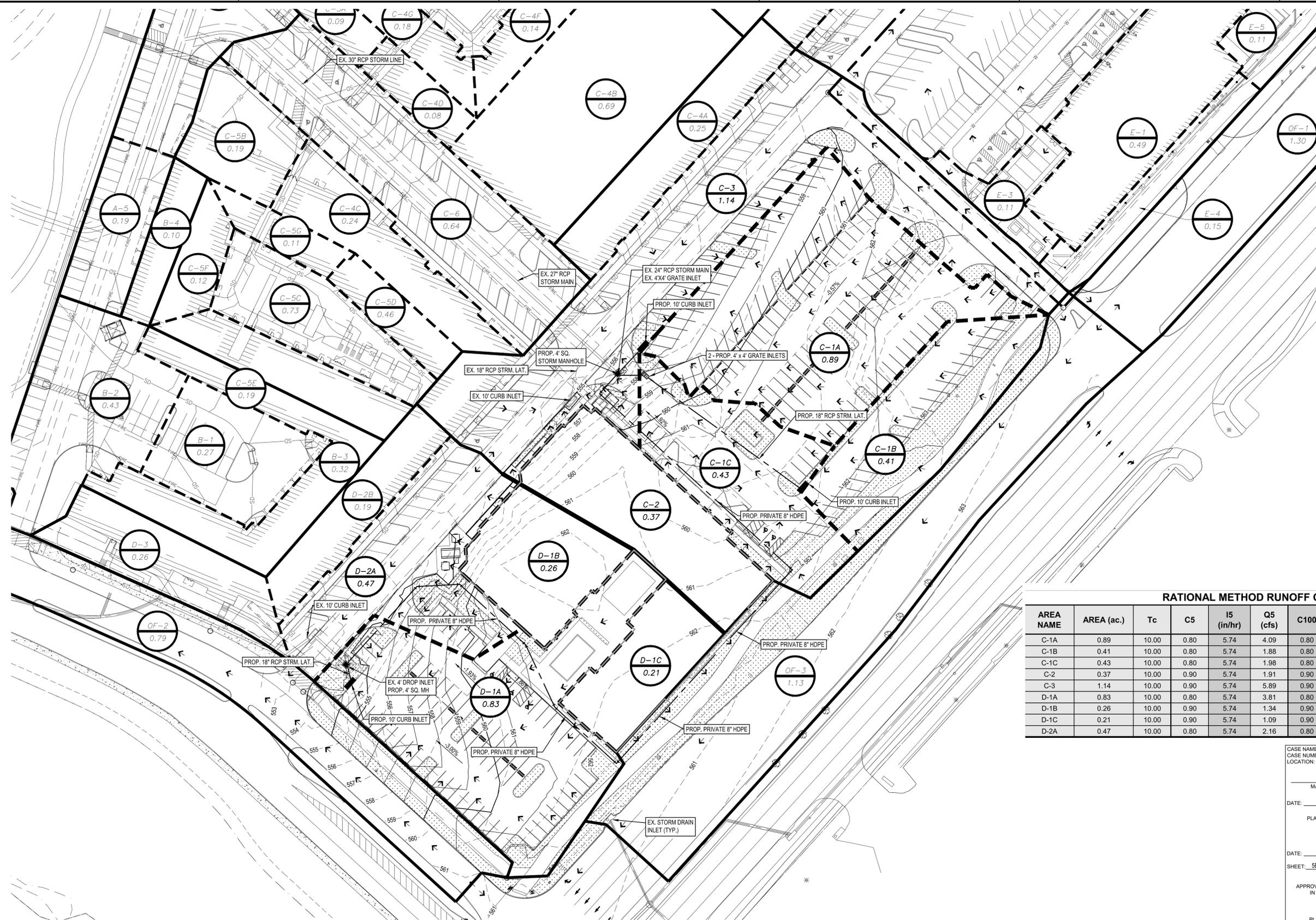
AC MARRIOTT HOTEL
THE BLUFFS AT GRAPEVINE ADDITION, BLOCK A LOT 1A2-1
4.33 ACRES, TARRANT COUNTY, GRAPEVINE, TEXAS

UTILITY PLAN

HZ PROJECT NO.:	R031113.21
DRAWN BY:	K.HERMAN
REVIEWED BY:	N.GOMEZ
APPROVED BY:	

5A OF 16

KHERMAN 05/07/2025 9:50AM H:\PROJECTS\113.21 - SILVERLAKE AC ELEMENT\10 CADD & BIM\10.1 AUTOCAD\SHETS\CUP\PROJ03113.21-C-GP.DWG



LEGEND:

- EX. MINOR DRAINAGE DIVIDE
- EX. MAJOR DRAINAGE DIVIDE
- PROP. MINOR DRAINAGE DIVIDE
- PROP. MAJOR DRAINAGE DIVIDE
- FLOW ARROW
- PROP. STORM LINE
- PROP. STORM CURB INLET
- PROP. STORM GRATE INLET
- PROP. STORM JUNCTION BOX
- EX. DAM LABEL
- PROP. DAM LABEL

1. THE PURPOSE OF CONDITIONAL USE REQUEST #CU25-16 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH ONE, FIVE-STORY HOTEL WITH 200 ROOMS AND TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 50 FEET IN A "CC", COMMUNITY COMMERCIAL DISTRICT.

RATIONAL METHOD RUNOFF CALCULATIONS

AREA NAME	AREA (ac.)	Tc	C5	I5 (in/hr)	Q5 (cfs)	C100	I100 (in/hr)	Q100 (cfs)	COMMENTS
C-1A	0.89	10.00	0.80	5.74	4.09	0.80	9.24	6.58	TO 10' C-1A CURB INLET
C-1B	0.41	10.00	0.80	5.74	1.88	0.80	9.24	3.03	TO 10' C-1B CURB INLET
C-1C	0.43	10.00	0.80	5.74	1.98	0.80	9.24	3.18	TO 4'x4' C-1C GRATE INLET
C-2	0.37	10.00	0.90	5.74	1.91	0.90	9.24	3.08	ROOF DRAIN
C-3	1.14	10.00	0.90	5.74	5.89	0.90	9.24	9.48	TO EX. C-3 CURB INLET
D-1A	0.83	10.00	0.80	5.74	3.81	0.80	9.24	6.14	TO 10' D-1A CURB INLET
D-1B	0.26	10.00	0.90	5.74	1.34	0.90	9.24	2.16	ROOF DRAIN
D-1C	0.21	10.00	0.90	5.74	1.09	0.90	9.24	1.75	ROOF DRAIN
D-2A	0.47	10.00	0.80	5.74	2.16	0.80	9.24	3.48	TO EX. D-2A CURB INLET

CASE NAME: AC MARRIOTT
CASE NUMBER: CU25-16
LOCATION: LOT 1A2, BLOCK 1
THE BLUFFS AT GRAPEVINE

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

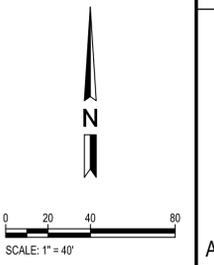
CHAIRMAN _____

DATE: _____

SHEET: 5B OF 16

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PLANNING SERVICES DEPARTMENT



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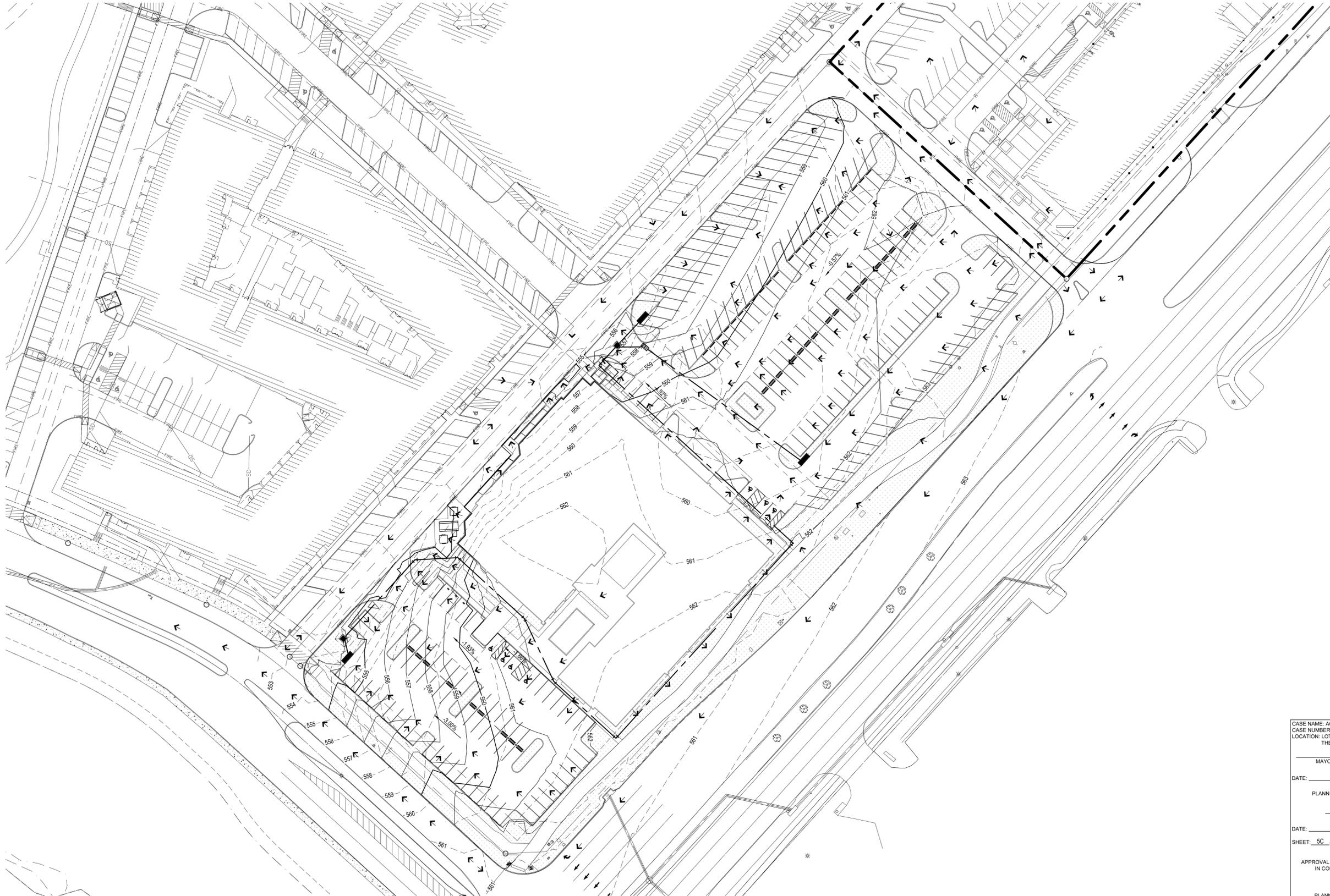
1785 STATE HIGHWAY 26 - SUITE 400
GRAPEVINE, TX 76051



AC MARRIOTT HOTEL
THE BLUFFS AT GRAPEVINE ADDITION, BLOCK A LOT 1A2-1
4.33 ACRES, TARRANT COUNTY, GRAPEVINE, TEXAS

DRAINAGE AREA MAP

HZ PROJECT NO.: R031113.21
DRAWN BY: N.GOMEZ
REVIEWED BY: J.MARLIA
APPROVED BY: N.GOMEZ



LEGEND:

- PROPOSED BUILDING
- PROPERTY LINE
- FLOW ARROW

1. THE PURPOSE OF CONDITIONAL USE REQUEST #CU25-16 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH ONE, FIVE-STORY HOTEL WITH 200 ROOMS AND TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 50 FEET IN A "CC", COMMUNITY COMMERCIAL DISTRICT.

KHERMAN 05/07/2025 9:50AM H:\PROJECTS\113.21 - SILVERLAKE AC ELEMENT\10 CADD & BIM\10.1 AUTOCAD\SHEETS\CUP\R031113.21-C-GP.DWG

CASE NAME: AC MARRIOTT
CASE NUMBER: CU25-16
LOCATION: LOT 1A2, BLOCK 1
THE BLUFFS AT GRAPEVINE

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

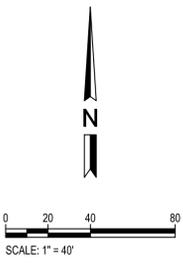
CHAIRMAN _____

DATE: _____

SHEET: 5C OF 16

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PLANNING SERVICES DEPARTMENT



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SUPREME BRIGHT GRAPEVINE IX, LLC

1785 STATE HIGHWAY 26 - SUITE 400
GRAPEVINE, TX 76051



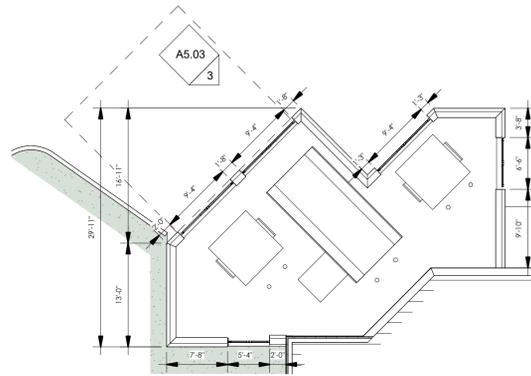
AC MARRIOTT HOTEL

THE BLUFFS AT GRAPEVINE ADDITION, BLOCK A LOT 1A2-1
4.33 ACRES, TARRANT COUNTY, GRAPEVINE, TEXAS

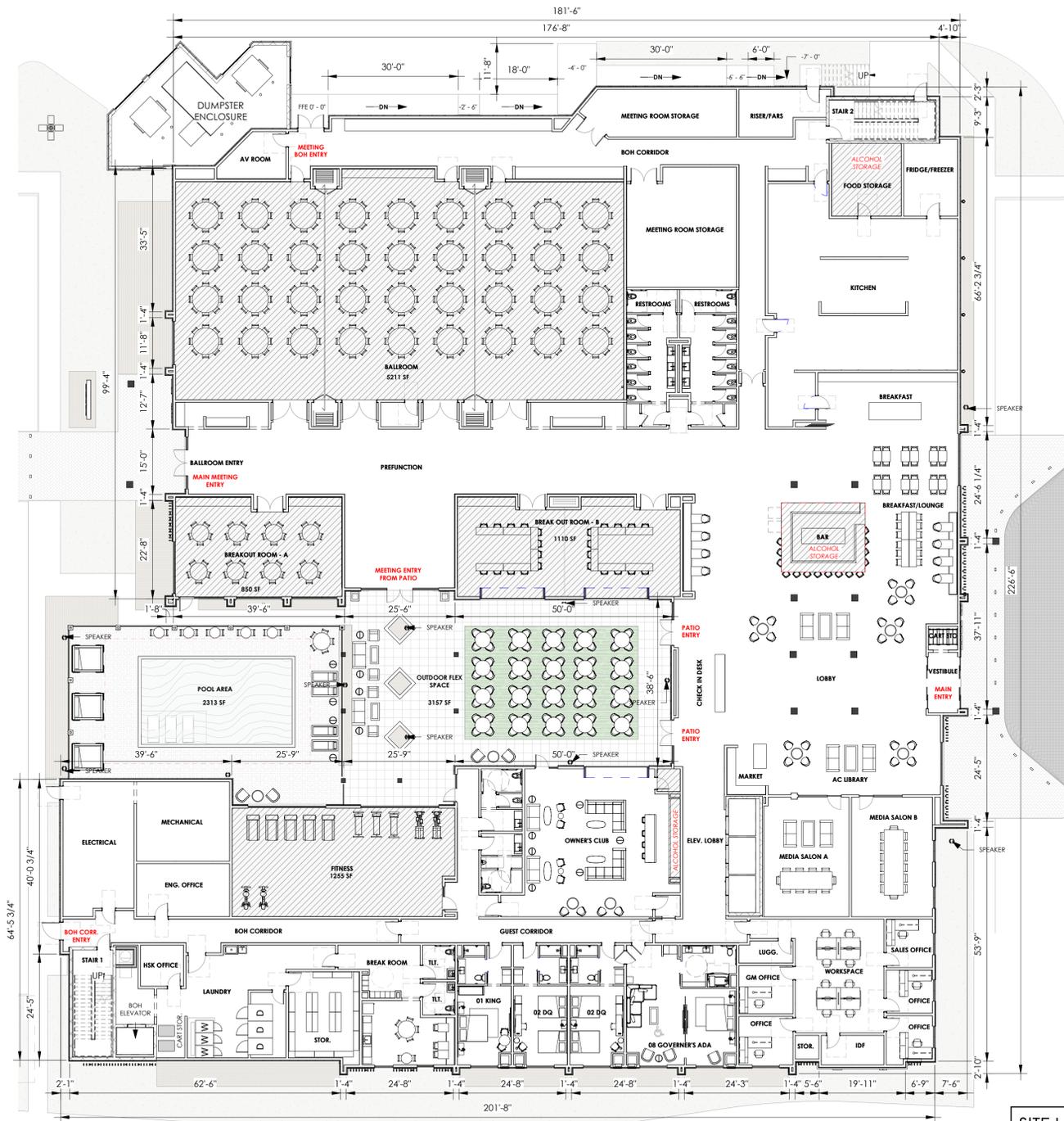
GRADING PLAN

HZ PROJECT NO.:	R031113.21
DRAWN BY:	N.GOMEZ
REVIEWED BY:	J.MARLIA
APPROVED BY:	N.GOMEZ

5C OF 16



2 ENLARGED DUMPSTER PLAN
3/32" = 1'-0"



1 01 LEVEL - DIMENSION PLAN
1/16" = 1'-0"

HOTEL ZONING REQUIREMENTS / VARIANCE REQUESTS - SECTION 25CC/M/7 - HOTEL/MOTEL FACILITIES

REQUIREMENT	PROPOSED
7(A) - MINIMUM GUESTROOM AREAS: 330 SF	COMPLIES, MINIMUM GUESTROOM SIZE IS 335 SF (REFERENCE GUESTROOM MATRIX)
7(B) - 24/7 STAFF PRESENT ON SITE	COMPLIES
7(C) - MINIMUM ROOM COUNT: 200	COMPLIES, GUESTROOM COUNT IS 200 (REFERENCE GUESTROOM MATRIX)
7(D) - SWIMMING POOL AREA: 1000 SF MIN.	COMPLIES, SWIMMING POOL AREA IS 2313 SF
HOTEL/MOTEL - ADDITIONAL PROVIDED FEATURES	
7(A) - FULL SERVICE RESTAURANT	PROVIDED, REFERENCE FLOOR PLAN
7(C) - MEETING/CONF. SPACE: 4000 SF MIN.	COMPLIES, PROPOSED AREA OF 7171 SF TOTAL -BALLROOM 5211 SF -BREAKOUT ROOMS 1960 SF
7(D) - EXERCISE ROOM	PROVIDED, REFERENCE FLOOR PLAN
7(F) - OUTDOOR FLEX SPACE	COMPLIES, PROPOSED AREA OF 5470 SF TOTAL: - 2313 SF PRIVATE (ENCLOSED POOL AREA) - 3157 SF SEMI-PRIVATE (BACK OF BUILDING)

ROOM MATRIX

GUESTROOMS	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTALS
01 KING GUESTROOM - 354 SF	1	24	24	24	27	100
01 KING ALT. - 335 SF	0	2	2	2	1	7
02 DOUBLE QUEEN GUESTROOM - 354 SF	2	19	17	17	16	71
03 KING EXTENDED GUESTROOM (WET BAR) - 395 SF	0	3	3	3	3	12
04 GOVERNOR'S SUITE - 694 SF	0	0	1	1	0	2
05 PRESIDENT'S SUITE ADA 1,235 SF	0	0	0	0	1	1
06 KING ADA - 385 SF	0	1	1	1	0	3
07 DQ EXTENDED GUESTROOM - ADA (WET BAR) - 513 SF	0	1	1	1	0	3
08 GOVERNOR'S SUITE ADA - 694 SF	1	0	0	0	0	1
TOTAL	4	50	49	49	48	200
BUILDING AREAS	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTALS
BUILDING TOTALS	36,002 SQ. FT.	21,702 SQ. FT.	21,810 SQ. FT.	21,702 SQ. FT.	21,702 SQ. FT.	122,795 SQ. FT.
RESTAURANT/BAR	2430 SQ. FT.	-----	-----	-----	-----	-----
BALLROOM/CONFERENCE ROOM	5,669 SQ. FT.	-----	-----	-----	-----	-----
BREAKOUT ROOM A	798 SQ. FT.	-----	-----	-----	-----	-----
BREAKOUT ROOM B	1045 SQ. FT.	-----	-----	-----	-----	-----
FITNESS	1262 SQ. FT.	-----	-----	-----	-----	-----

NOTE THE PURPOSE OF CONDITIONAL USE REQUEST #CU25-19 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH ONE, FIVE-STORY HOTEL WITH 200 ROOMS AND TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 50 FEET IN A "CC", COMMUNITY COMMERCIAL DISTRICT.

DIMENSION FLOOR PLAN
FOR
SUPREME BRIGHT GRAPEVINE IX, LLC - MARRIOTT HOTEL
LOTS 1A2, BLOCK 1,
THE BLUFFS AT GRAPEVINE ADDITION
HUITT - ZOLLARS SURVEY
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
4.33 ACRES
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT,
WITHIN A PLANNED COMMERCIAL CENTER
DATE OF PREPARATION: APRIL 28, 2025

CASE NAME: AC HOTEL BY MARRIOTT
CASE NUMBER: #CU25-16
LOCATION: 1701 STATE HIGHWAY 26

DATE: _____

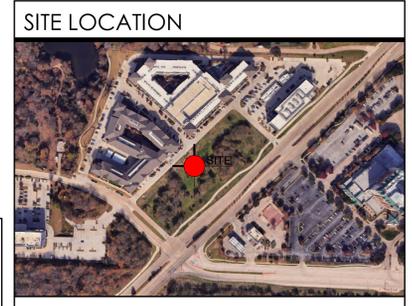
PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: 07 APRIL 2025
SHEET: 6 OF 16

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

PLANNING SERVICES DEPARTMENT



SITE LOCATION

AC HOTEL BY MARRIOTT

THE BLUFFS AT GRAPEVINE ADDITION
1701 STATE HIGHWAY 26
LOT 1A2, BLOCK 1
4.33 ACRES
TARRANT COUNTY, TEXAS 76051

OWNER
SUPREME BRIGHT GRAPEVINE IX, LLC.
817-800-5813

PREPARED BY:
TYPE-SIX DESIGN AND DEVELOPMENT
PROJECT CONTACT: CONNOR WALKER, AIA
920 SOUTH MAIN STREET, SUITE 150
GRAPEVINE, TEXAS 76051

SUBMITTAL DATE: 7 APRIL 2025- RESUBMISSION 4/28



TYPE-SIX DEVELOPMENT SERVICES, LLC
910 SOUTH MAIN STREET #150
GRAPEVINE, TEXAS 76054
972.677.9075

AC HOTEL BY MARRIOTT
SUPREME BRIGHT GRAPEVINE IX, LLC
HWY 26
GRAPEVINE, TEXAS 76051
PROJECT # 24003

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
7 APRIL 2025

ISSUED FOR
PERMIT

#	Revision	Date
1		

SHEET NAME
01 DIMENSION PLAN

SHEET NUMBER
A1.01





TYPE-SIX
DEVELOPMENT SERVICES, LLC
910 SOUTH MAIN STREET #150
GRAPEVINE, TEXAS 76054
972.677.9075

AC HOTEL BY MARRIOTT
SUPREME BRIGHT GRAPEVINE IX, LLC
HWY 26
GRAPEVINE, TEXAS 76051
PROJECT # 24003

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
7 APRIL 2025

ISSUED FOR
PERMIT

#	Revision	Date
1		

SHEET NAME
02 DIMENSION PLAN

SHEET NUMBER
A1.02



02 LEVEL - DIMENSION PLAN
1/16" = 1'-0"

NOTE THE PURPOSE OF CONDITIONAL USE REQUEST #CU25-19 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH ONE, FIVE-STORY HOTEL WITH 200 ROOMS AND TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 50 FEET IN A "CC", COMMUNITY COMMERCIAL DISTRICT.

DIMENSION FLOOR PLAN
FOR
SUPREME BRIGHT GRAPEVINE IX, LLC - MARRIOTT HOTEL
LOTS 1A2, BLOCK 1,
THE BLUFFS AT GRAPEVINE ADDITION
HUITT - ZOLLARS SURVEY
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
4.33 ACRES
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT,
WITHIN A PLANNED COMMERCIAL CENTER
DATE OF PREPARATION: APRIL 28, 2025

CASE NAME: AC HOTEL BY MARRIOTT
CASE NUMBER: # CU25-16
LOCATION: 1701 STATE HIGHWAY 26

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: 07 APRIL 2025
SHEET: 7 OF 16
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPARTMENT

SITE LOCATION



AC HOTEL BY MARRIOTT

THE BLUFFS AT GRAPEVINE ADDITION
1701 STATE HIGHWAY 26
LOT 1A2, BLOCK 1
4.33 ACRES
TARRANT COUNTY, TEXAS 76051
OWNER
SUPREME BRIGHT GRAPEVINE IX, LLC.
817-800-5813
PREPARED BY:
TYPE-SIX DESIGN AND DEVELOPMENT
PROJECT CONTACT: CONNOR WALKER, AIA
920 SOUTH MAIN STREET, SUITE 150
GRAPEVINE, TEXAS 76051
SUBMITTAL DATE: 7 APRIL 2025- RESUBMISSION 4/28

HOTEL ZONING REQUIREMENTS / VARIANCE REQUESTS - SECTION 25CC/M/7 - HOTEL/MOTEL FACILITIES

REQUIREMENT	PROPOSED
7(A) - MINIMUM GUESTROOM AREAS: 330 SF	COMPLIES, MINIMUM GUESTROOM SIZE IS 335 SF (REFERENCE GUESTROOM MATRIX)
7(B) - 24/7 STAFF PRESENT ON SITE	COMPLIES
7(C) - MINIMUM ROOM COUNT: 200	COMPLIES, GUESTROOM COUNT IS 200 (REFERENCE GUESTROOM MATRIX)
7(D) - SWIMMING POOL AREA: 1000 SF MIN.	COMPLIES, SWIMMING POOL AREA IS 2313 SF
HOTEL/MOTEL - ADDITIONAL PROVIDED FEATURES	
7(A) - FULL SERVICE RESTAURANT	PROVIDED, REFERENCE FLOOR PLAN
7(C) - MEETING/CONF. SPACE: 4000 SF MIN.	COMPLIES, PROPOSED AREA OF 7171 SF TOTAL -BALLROOM 5211 SF -BREAKOUT ROOMS 1960 SF
7(D) - EXERCISE ROOM	PROVIDED, REFERENCE FLOOR PLAN
7(F) - OUTDOOR FLEX SPACE	COMPLIES, PROPOSED AREA OF 5470 SF TOTAL: - 2313 SF PRIVATE (ENCLOSED POOL AREA) - 3157 SF SEMI-PRIVATE (BACK OF BUILDING)

ROOM MATRIX

GUESTROOMS	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTALS
01 KING GUESTROOM - 354 SF	1	24	24	24	27	100
01 KING ALT. - 335 SF	0	2	2	2	1	7
02 DOUBLE QUEEN GUESTROOM - 354 SF	2	19	17	17	16	71
03 KING EXTENDED GUESTROOM (WET BAR) - 395 SF	0	3	3	3	3	12
04 GOVERNOR'S SUITE - 694 SF	0	0	1	1	0	2
05 PRESIDENT'S SUITE ADA 1,235 SF	0	0	0	0	1	1
06 KING ADA - 385 SF	0	1	1	1	0	3
07 DQ EXTENDED GUESTROOM - ADA (WET BAR) - 513 SF	0	1	1	1	0	3
08 GOVERNOR'S SUITE ADA - 694 SF	1	0	0	0	0	1
TOTAL	4	50	49	49	48	200
BUILDING AREAS	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTALS
BUILDING TOTALS	36,002 SQ. FT.	21,702 SQ. FT.	21,810 SQ. FT.	21,702 SQ. FT.	21,702 SQ. FT.	122,795 SQ. FT.
RESTAURANT/BAR	2430 SQ. FT.	-----	-----	-----	-----	
BALLROOM/CONFERENCE ROOM	5,669 SQ. FT.	-----	-----	-----	-----	
BREAKOUT ROOM A	798 SQ. FT.	-----	-----	-----	-----	
BREAKOUT ROOM B	1045 SQ. FT.	-----	-----	-----	-----	
FITNESS	1262 SQ. FT.	-----	-----	-----	-----	



TYPE-SIX
DEVELOPMENT SERVICES, LLC
910 SOUTH MAIN STREET #150
GRAPEVINE, TEXAS 76054
972.677.9075

AC HOTEL BY MARRIOTT
SUPREME BRIGHT GRAPEVINE IX, LLC
HWY 26
GRAPEVINE, TEXAS 76051
PROJECT # 24003

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
7 APRIL 2025

ISSUED FOR
PERMIT

#	Revision	Date
1		

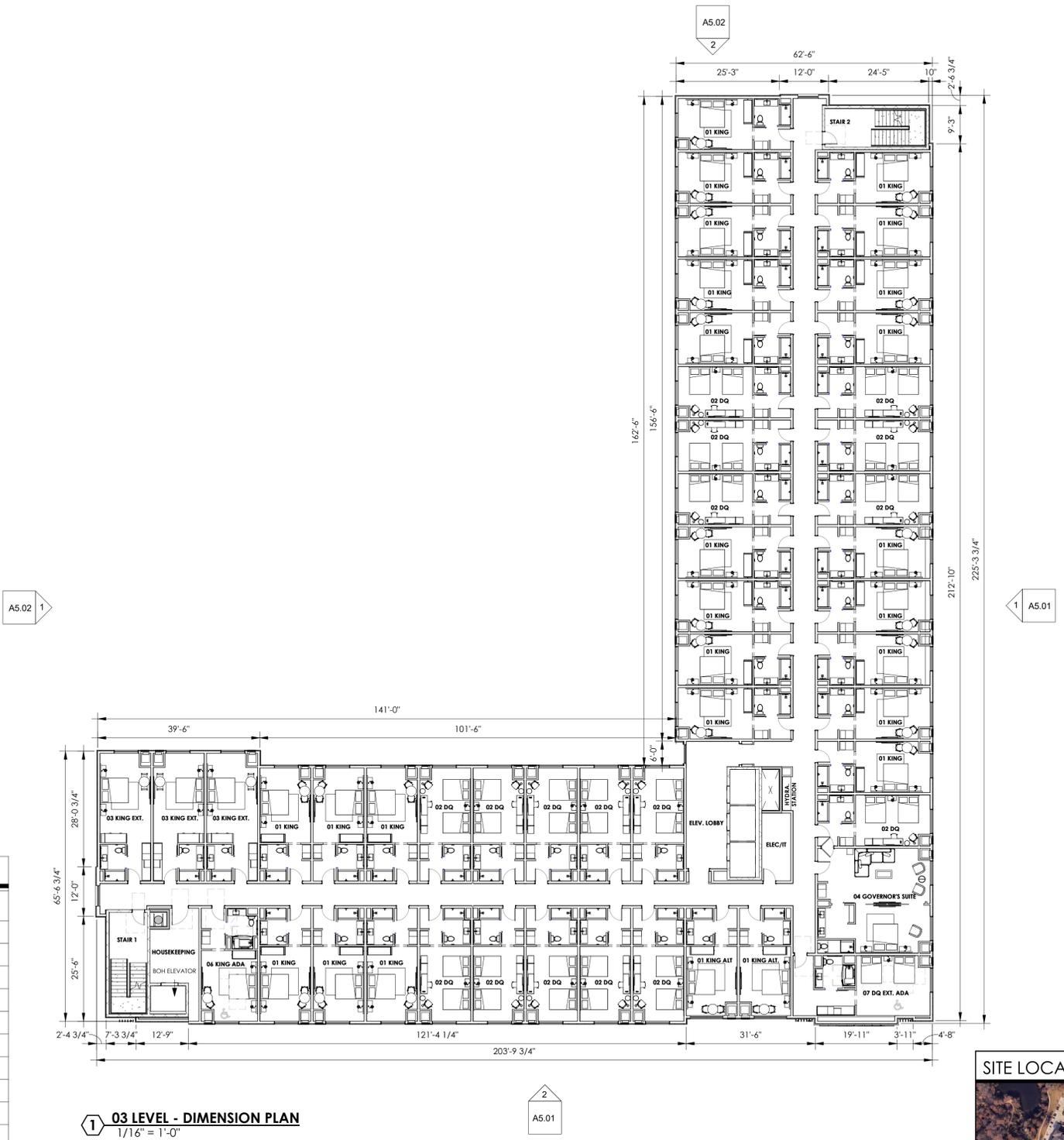
SHEET NAME
03 DIMENSION PLAN

SHEET NUMBER
A1.03



HOTEL ZONING REQUIREMENTS / VARIANCE REQUESTS - SECTION 25CC/M/7 - HOTEL/MOTEL FACILITIES	
REQUIREMENT	PROPOSED
7(A) - MINIMUM GUESTROOM AREAS: 330 SF	COMPLIES, MINIMUM GUESTROOM SIZE IS 335 SF (REFERENCE GUESTROOM MATRIX)
7(B) - 24/7 STAFF PRESENT ON SITE	COMPLIES
7(C) - MINIMUM ROOM COUNT: 200	COMPLIES, GUESTROOM COUNT IS 200 (REFERENCE GUESTROOM MATRIX)
7(D) - SWIMMING POOL AREA: 1000 SF MIN.	COMPLIES, SWIMMING POOL AREA IS 2313 SF
HOTEL/MOTEL - ADDITIONAL PROVIDED FEATURES	
7(A) - FULL SERVICE RESTAURANT	PROVIDED, REFERENCE FLOOR PLAN
7(C) - MEETING/CONF. SPACE: 4000 SF MIN.	COMPLIES, PROPOSED AREA OF 7171 SF TOTAL -BALLROOM 5211 SF -BREAKOUT ROOMS 1960 SF
7(D) - EXERCISE ROOM	PROVIDED, REFERENCE FLOOR PLAN
7(F) - OUTDOOR FLEX SPACE	COMPLIES, PROPOSED AREA OF 5470 SF TOTAL: - 2313 SF PRIVATE (ENCLOSED POOL AREA) - 3157 SF SEMI-PRIVATE (BACK OF BUILDING)

ROOM MATRIX						
GUESTROOMS	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTALS
01 KING GUESTROOM - 354 SF	1	24	24	24	27	100
01 KING ALT. - 335 SF	0	2	2	2	1	7
02 DOUBLE QUEEN GUESTROOM - 354 SF	2	19	17	17	16	71
03 KING EXTENDED GUESTROOM (WET BAR) - 395 SF	0	3	3	3	3	12
04 GOVERNOR'S SUITE - 694 SF	0	0	1	1	0	2
05 PRESIDENT'S SUITE ADA 1,235 SF	0	0	0	0	1	1
06 KING ADA - 385 SF	0	1	1	1	0	3
07 DQ EXTENDED GUESTROOM - ADA (WET BAR) - 513 SF	0	1	1	1	0	3
08 GOVERNOR'S SUITE ADA - 694 SF	1	0	0	0	0	1
TOTAL	4	50	49	49	48	200
BUILDING AREAS	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTALS
BUILDING TOTALS	36,002 SQ. FT.	21,702 SQ. FT.	21,810 SQ. FT.	21,702 SQ. FT.	21,702 SQ. FT.	122,795 SQ. FT.
RESTAURANT/BAR	2430 SQ. FT.	-----	-----	-----	-----	
BALLROOM/CONFERENCE ROOM	5,669 SQ. FT.	-----	-----	-----	-----	
BREAKOUT ROOM A	798 SQ. FT.	-----	-----	-----	-----	
BREAKOUT ROOM B	1045 SQ. FT.	-----	-----	-----	-----	
FITNESS	1262 SQ. FT.	-----	-----	-----	-----	



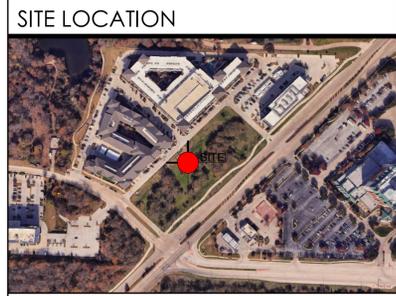
1 03 LEVEL - DIMENSION PLAN
1/16" = 1'-0"

NOTE THE PURPOSE OF CONDITIONAL USE REQUEST #CU25-19 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH ONE, FIVE-STORY HOTEL WITH 200 ROOMS AND TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 50 FEET IN A "CC", COMMUNITY COMMERCIAL DISTRICT.

DIMENSION FLOOR PLAN
FOR
SUPREME BRIGHT GRAPEVINE IX, LLC - MARRIOTT HOTEL
LOTS 1A2, BLOCK 1
THE BLUFFS AT GRAPEVINE ADDITION
HUITT - ZOLLARS SURVEY
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
4.33 ACRES
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT,
WITHIN A PLANNED COMMERCIAL CENTER
DATE OF PREPARATION: APRIL 28, 2025

CASE NAME: AC HOTEL BY MARRIOTT
CASE NUMBER: #CU25-19
LOCATION: 1701 STATE HIGHWAY 26

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: 07 APRIL 2025
SHEET: 8 OF 16
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPARTMENT



AC HOTEL BY MARRIOTT
THE BLUFFS AT GRAPEVINE ADDITION
1701 STATE HIGHWAY 26
LOT 1A2, BLOCK 1
4.33 ACRES
TARRANT COUNTY, TEXAS 76051
OWNER
SUPREME BRIGHT GRAPEVINE IX, LLC.
817-800-5813
PREPARED BY:
TYPE-SIX DESIGN AND DEVELOPMENT
PROJECT CONTACT: CONNOR WALKER, AIA
920 SOUTH MAIN STREET, SUITE 150
GRAPEVINE, TEXAS 76051
SUBMITTAL DATE: 7 APRIL 2025 - RESUBMISSION 4/28



TYPE-SIX
DEVELOPMENT SERVICES, LLC
910 SOUTH MAIN STREET #150
GRAPEVINE, TEXAS 76054
972.677.9075

AC HOTEL BY MARRIOTT
SUPREME BRIGHT GRAPEVINE IX, LLC
HWY 26
GRAPEVINE, TEXAS 76051
PROJECT # 24003

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
7 APRIL 2025

ISSUED FOR
PERMIT

#	Revision	Date
1		

SHEET NAME
04 DIMENSION PLAN

SHEET NUMBER
A1.04

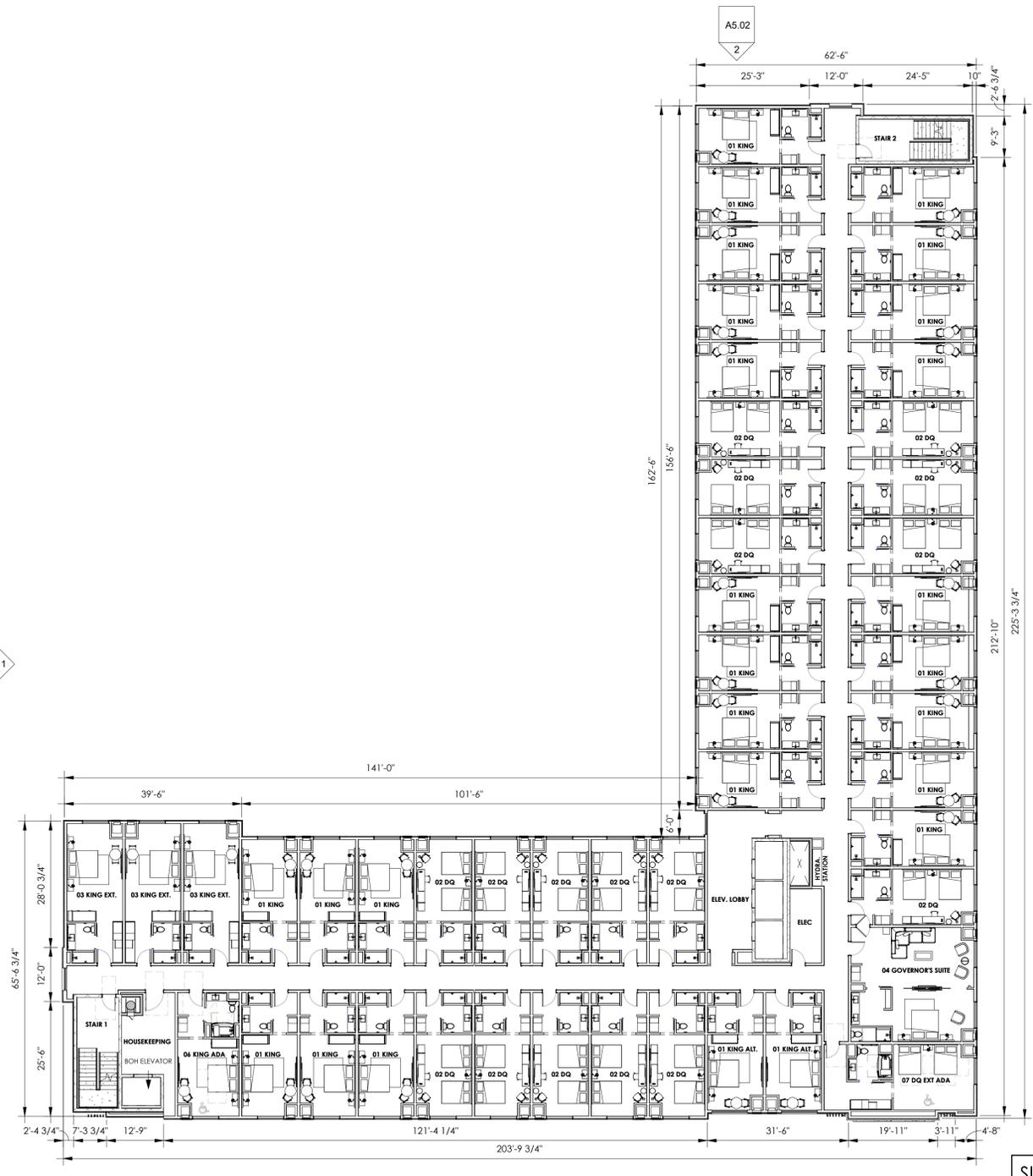


HOTEL ZONING REQUIREMENTS / VARIANCE REQUESTS - SECTION 25CC/M/7 - HOTEL/MOTEL FACILITIES

REQUIREMENT	PROPOSED
7(A) - MINIMUM GUESTROOM AREAS: 330 SF	COMPLIES, MINIMUM GUESTROOM SIZE IS 335 SF (REFERENCE GUESTROOM MATRIX)
7(B) - 24/7 STAFF PRESENT ON SITE	COMPLIES
7(C) - MINIMUM ROOM COUNT: 200	COMPLIES, GUESTROOM COUNT IS 200 (REFERENCE GUESTROOM MATRIX)
7(D) - SWIMMING POOL AREA: 1000 SF MIN.	COMPLIES, SWIMMING POOL AREA IS 2313 SF
HOTEL/MOTEL - ADDITIONAL PROVIDED FEATURES	
7(A) - FULL SERVICE RESTAURANT	PROVIDED, REFERENCE FLOOR PLAN
7(C) - MEETING/CONF. SPACE: 4000 SF MIN.	COMPLIES, PROPOSED AREA OF 7171 SF TOTAL -BALLROOM 5211 SF -BREAKOUT ROOMS 1960 SF
7(D) - EXERCISE ROOM	PROVIDED, REFERENCE FLOOR PLAN
7(F) - OUTDOOR FLEX SPACE	COMPLIES, PROPOSED AREA OF 5470 SF TOTAL: - 2313 SF PRIVATE (ENCLOSED POOL AREA) - 3157 SF SEMI-PRIVATE (BACK OF BUILDING)

ROOM MATRIX

GUESTROOMS	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTALS
01 KING GUESTROOM - 354 SF	1	24	24	24	27	100
01 KING ALT. - 335 SF	0	2	2	2	1	7
02 DOUBLE QUEEN GUESTROOM - 354 SF	2	19	17	17	16	71
03 KING EXTENDED GUESTROOM (WET BAR) - 395 SF	0	3	3	3	3	12
04 GOVERNOR'S SUITE - 694 SF	0	0	1	1	0	2
05 PRESIDENT'S SUITE ADA 1,235 SF	0	0	0	0	1	1
06 KING ADA - 385 SF	0	1	1	1	0	3
07 DQ EXTENDED GUESTROOM - ADA (WET BAR) - 513 SF	0	1	1	1	0	3
08 GOVERNOR'S SUITE ADA - 694 SF	1	0	0	0	0	1
TOTAL	4	50	49	49	48	200
BUILDING AREAS	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTALS
BUILDING TOTALS	36,002 SQ. FT.	21,702 SQ. FT.	21,810 SQ. FT.	21,702 SQ. FT.	21,702 SQ. FT.	122,795 SQ. FT.
RESTAURANT/BAR	2430 SQ. FT.	-----	-----	-----	-----	
BALLROOM/CONFERENCE ROOM	5,669 SQ. FT.	-----	-----	-----	-----	
BREAKOUT ROOM A	798 SQ. FT.	-----	-----	-----	-----	
BREAKOUT ROOM B	1045 SQ. FT.	-----	-----	-----	-----	
FITNESS	1262 SQ. FT.	-----	-----	-----	-----	



04 LEVEL - DIMENSION PLAN
1/16" = 1'-0"

NOTE THE PURPOSE OF CONDITIONAL USE REQUEST #CU25-19 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH ONE, FIVE-STORY HOTEL WITH 200 ROOMS AND TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 50 FEET IN A "CC", COMMUNITY COMMERCIAL DISTRICT.

DIMENSION FLOOR PLAN
FOR
SUPREME BRIGHT GRAPEVINE IX, LLC - MARRIOTT HOTEL
LOTS 1A2, BLOCK 1,
THE BLUFFS AT GRAPEVINE ADDITION
HUITT - ZOLLARS SURVEY
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
4.33 ACRES
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT,
WITHIN A PLANNED COMMERCIAL CENTER
DATE OF PREPARATION: APRIL 28, 2025

CASE NAME: AC HOTEL BY MARRIOTT
CASE NUMBER: #CU25-16
LOCATION: 1701 STATE HIGHWAY 26

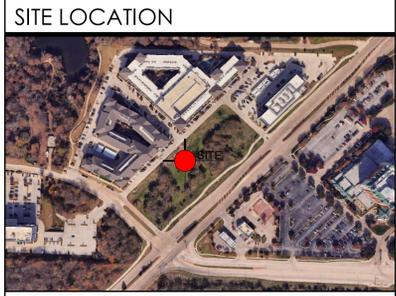
DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: 07 APRIL 2025
SHEET: 9 OF 16

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



AC HOTEL BY MARRIOTT

THE BLUFFS AT GRAPEVINE ADDITION
1701 STATE HIGHWAY 26
LOT 1A2, BLOCK 1
4.33 ACRES
TARRANT COUNTY, TEXAS 76051

OWNER
SUPREME BRIGHT GRAPEVINE IX, LLC.
817-800-5813

PREPARED BY:
TYPE-SIX DESIGN AND DEVELOPMENT
PROJECT CONTACT: CONNOR WALKER, AIA
920 SOUTH MAIN STREET, SUITE 150
GRAPEVINE, TEXAS 76051

SUBMITTAL DATE: 7 APRIL 2025- RESUBMISSION 4/28



TYPE-SIX
DEVELOPMENT SERVICES, LLC
910 SOUTH MAIN STREET #150
GRAPEVINE, TEXAS 76054
972.677.9075

AC HOTEL BY MARRIOTT
SUPREME BRIGHT GRAPEVINE IX, LLC
HWY 26
GRAPEVINE, TEXAS 76051
PROJECT # 24003

ARCHITECT
D. HAYES HINKLE

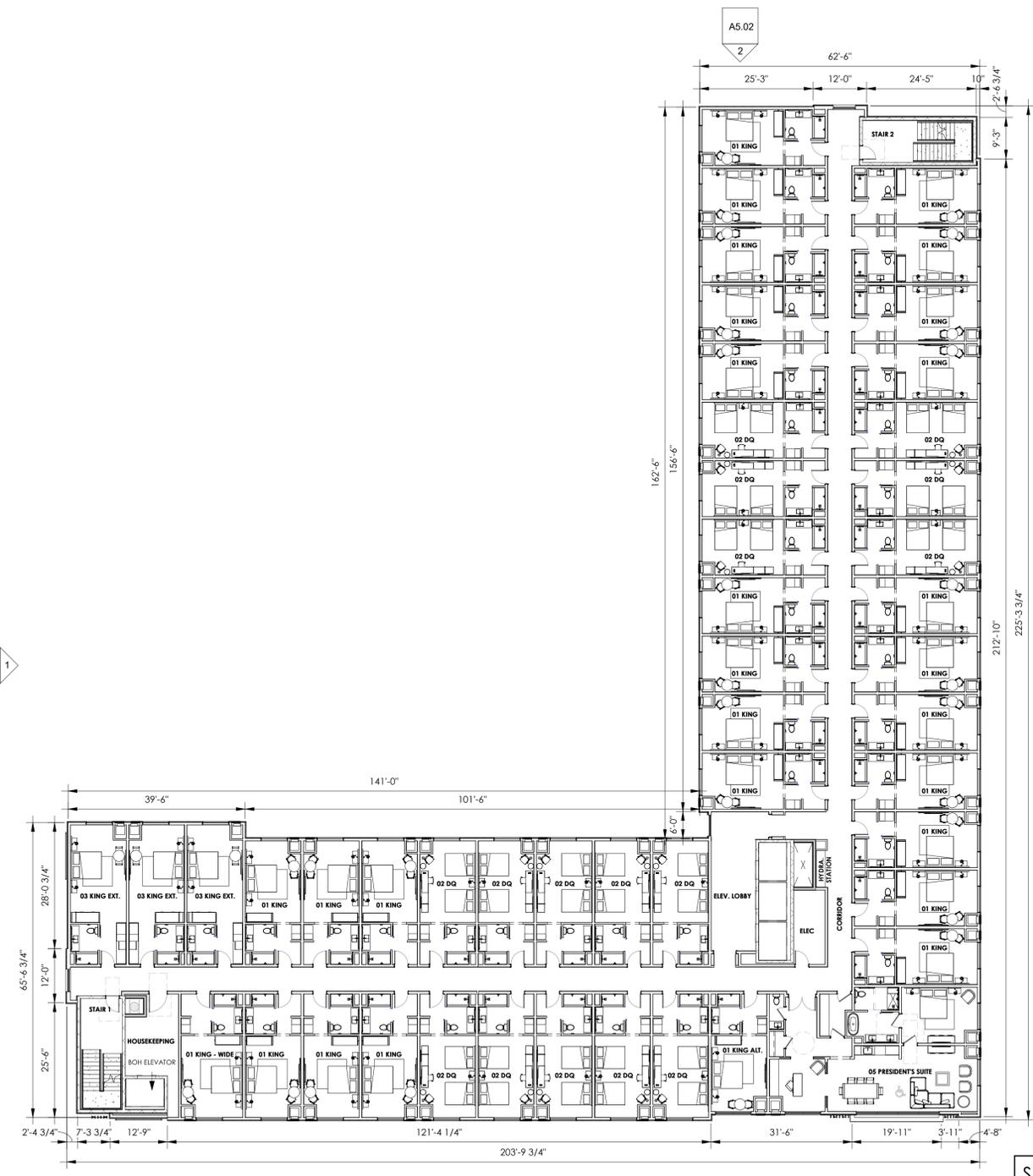
ISSUE DATE
7 APRIL 2025

ISSUED FOR
PERMIT

#	Revision	Date
1		

SHEET NAME
05 DIMENSION PLAN

SHEET NUMBER
A1.05



1 05 LEVEL - DIMENSION PLAN
1/16" = 1'-0"

NOTE THE PURPOSE OF CONDITIONAL USE REQUEST #CU25-19 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH ONE, FIVE-STORY HOTEL WITH 200 ROOMS AND TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 50 FEET IN A "CC", COMMUNITY COMMERCIAL DISTRICT.

DIMENSION FLOOR PLAN
FOR
SUPREME BRIGHT GRAPEVINE IX, LLC - MARRIOTT HOTEL
LOTS 1A2, BLOCK 1,
THE BLUFFS AT GRAPEVINE ADDITION
HUITT - ZOLLARS SURVEY
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
4.33 ACRES
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT,
WITHIN A PLANNED COMMERCIAL CENTER
DATE OF PREPARATION: APRIL 28, 2025

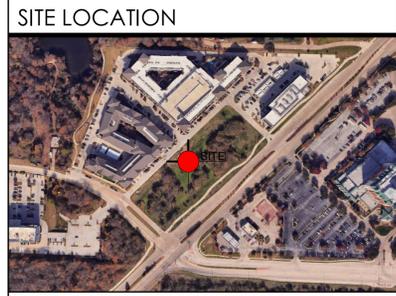
CASE NAME: AC HOTEL BY MARRIOTT
CASE NUMBER: #CU25-16
LOCATION: 1701 STATE HIGHWAY 26

DATE: _____

PLANNING AND ZONING COMMISSION

DATE: 07 APRIL 2025
SHEET: 10 OF 16

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



AC HOTEL BY MARRIOTT

THE BLUFFS AT GRAPEVINE ADDITION
1701 STATE HIGHWAY 26
LOT 1A2, BLOCK 1
4.33 ACRES
TARRANT COUNTY, TEXAS 76051

OWNER
SUPREME BRIGHT GRAPEVINE IX, LLC.
817-800-5813

PREPARED BY:
TYPE-SIX DESIGN AND DEVELOPMENT
PROJECT CONTACT: CONNOR WALKER, AIA
920 SOUTH MAIN STREET, SUITE 150
GRAPEVINE, TEXAS 76051

SUBMITTAL DATE: 7 APRIL 2025- RESUBMISSION 4/28

HOTEL ZONING REQUIREMENTS / VARIANCE REQUESTS - SECTION 25CC/M/7 - HOTEL/MOTEL FACILITIES	
REQUIREMENT	PROPOSED
7(A) - MINIMUM GUESTROOM AREAS: 330 SF	COMPLIES, MINIMUM GUESTROOM SIZE IS 335 SF (REFERENCE GUESTROOM MATRIX)
7(B) - 24/7 STAFF PRESENT ON SITE	COMPLIES
7(C) - MINIMUM ROOM COUNT: 200	COMPLIES, GUESTROOM COUNT IS 200 (REFERENCE GUESTROOM MATRIX)
7(D) - SWIMMING POOL AREA: 1000 SF MIN.	COMPLIES, SWIMMING POOL AREA IS 2313 SF
HOTEL/MOTEL - ADDITIONAL PROVIDED FEATURES	
7(A) - FULL SERVICE RESTAURANT	PROVIDED, REFERENCE FLOOR PLAN
7(C) - MEETING/CONF. SPACE: 4000 SF MIN.	COMPLIES, PROPOSED AREA OF 7171 SF TOTAL -BALLROOM 5211 SF -BREAKOUT ROOMS 1960 SF
7(D) - EXERCISE ROOM	PROVIDED, REFERENCE FLOOR PLAN
7(F) - OUTDOOR FLEX SPACE	COMPLIES, PROPOSED AREA OF 5470 SF TOTAL: - 2313 SF PRIVATE (ENCLOSED POOL AREA) - 3157 SF SEMI-PRIVATE (BACK OF BUILDING)

ROOM MATRIX						
GUESTROOMS	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTALS
01 KING GUESTROOM - 354 SF	1	24	24	24	27	100
01 KING ALT. - 335 SF	0	2	2	2	1	7
02 DOUBLE QUEEN GUESTROOM - 354 SF	2	19	17	17	16	71
03 KING EXTENDED GUESTROOM (WET BAR) - 395 SF	0	3	3	3	3	12
04 GOVERNOR'S SUITE - 694 SF	0	0	1	1	0	2
05 PRESIDENT'S SUITE ADA 1,235 SF	0	0	0	0	1	1
06 KING ADA - 385 SF	0	1	1	1	0	3
07 DQ EXTENDED GUESTROOM - ADA (WET BAR) - 513 SF	0	1	1	1	0	3
08 GOVERNOR'S SUITE ADA - 694 SF	1	0	0	0	0	1
TOTAL	4	50	49	49	48	200
BUILDING AREAS	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTALS
BUILDING TOTALS	36,002 SQ. FT.	21,702 SQ. FT.	21,810 SQ. FT.	21,702 SQ. FT.	21,702 SQ. FT.	122,795 SQ. FT.
RESTAURANT/BAR	2430 SQ. FT.	-----	-----	-----	-----	
BALLROOM/CONFERENCE ROOM	5,669 SQ. FT.	-----	-----	-----	-----	
BREAKOUT ROOM A	798 SQ. FT.	-----	-----	-----	-----	
BREAKOUT ROOM B	1045 SQ. FT.	-----	-----	-----	-----	
FITNESS	1262 SQ. FT.	-----	-----	-----	-----	

MATERIAL CALLOUTS		ADDITIONAL NOTES:	GLAZING AND MATERIAL PERCENTAGE	
BR-1	CORONADO - 3" SPLIT LIMESTONE - BLACK FOREST	<ul style="list-style-type: none"> ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL. MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH LOCAL CITY AND ZONING ORDINANCES. UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR ROMAN SIZE, FACE BRICK, WITH 3/8" CONCAVE GROUT JOINT-MORTAR TO BE MATCHED TO GROUT CONTRACTOR TO ENSURE METAL PANELS ARE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION. SIGN DESIGNED AND FABRICATED BY APPROVED VENDOR TO MEET BRAND STANDARDS, FOR LOCATION ONLY ALL UTILITY BOXES AND METERS SHALL BE PAINTED TO MATCH SURROUNDING BUILDING FACADE. FINAL SIGN DESIGN TO BE DRAFTER BY THIRD PARTY CONTRACTOR TO ENSURE FINAL SIGN PACKAGE IS SUBMITTED APPROVED BY THE BRAND 	NORTH ELEVATION	SOUTH ELEVATION
ST-1	MONT BLANC GRANITE		OVERALL - 13,525 TOTAL SQ. FT.	OVERALL - 13,704 TOTAL SQ. FT.
SU-1	STUCCO - "SW7042 SHOJI WHITE"		1,696 SQ. FT. - GLAZING	2,747 SQ. FT. - GLAZING
SU-2	STUCCO - "SW7047 PORPOISE"		3,067 SQ. FT. - STONE & BRICK	1,754 SQ. FT. - STONE & BRICK
MP-1	MAC METALS - MS-1 MODULAR - SMOKY QUARTZ		6,737 SQ. FT. - EIFS	5,448 SQ. FT. - EIFS
LF-1	LOUVER FINISH - DARK BRONZE TO MATCH STOREFRONT		1,990 SQ. FT. - METAL PANEL	3,657 SQ. FT. - METAL PANEL
AF-1	ALUMINUM PARAPET FLASHING TO MATCH STOREFRONT		SIGNAGE - 120 SQ. FT.	SIGNAGE - 110 SQ. FT.
GL	EXTERIOR WINDOWS: STOREFRONT WINDOW SYSTEM		<i>Percentage - 84% Masonry</i>	<i>Percentage - 91% Masonry</i>
SF	STOREFRONT - KAWNEER - "DARK BRONZE # 40"		EAST ELEVATION	WEST ELEVATION
AM-1	ACCESSORY METAL FINISH - TBD		OVERALL - 14,794 TOTAL SQ. FT.	OVERALL - 14,630 TOTAL SQ. FT.
		3,173 SQ. FT. - GLAZING	2,583 SQ. FT. - GLAZING	
		1,997 SQ. FT. - STONE & BRICK	1,826 SQ. FT. - STONE & BRICK	
		6,500 SQ. FT. - EIFS	7,805 SQ. FT. - EIFS	
		1,785 SQ. FT. - METAL PANEL	2,380 SQ. FT. - METAL PANEL	
		SIGNAGE - 26 SQ. FT.	SIGNAGE - 110 SQ. FT.	
		<i>Percentage - 91% Masonry</i>	<i>Percentage - 90% Masonry</i>	



TYPE-SIX
 DEVELOPMENT SERVICES, LLC
 910 SOUTH MAIN STREET #150
 GRAPEVINE, TEXAS 76054
 972.677.9075



1 ELEVATION @ EAST FACADE
 3/32" = 1'-0"



2 ELEVATION @ SOUTH FACADE
 3/32" = 1'-0"

NOTE THE PURPOSE OF CONDITIONAL USE REQUEST #CU25-19 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH ONE, FIVE-STORY HOTEL WITH 200 ROOMS AND TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 50 FEET IN A "CC", COMMUNITY COMMERCIAL DISTRICT.

CASE NAME: AC HOTEL BY MARRIOTT
 CASE NUMBER: #CU25-16
 LOCATION: 1701 STATE HIGHWAY 26

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

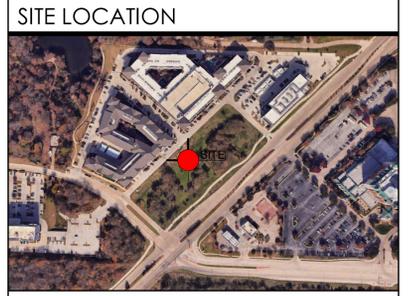
CHAIRMAN _____

DATE: 07 APRIL 2025
 SHEET: 11 OF 16

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

PLANNING SERVICES DEPARTMENT

BUILDING ELEVATIONS
 FOR
SUPREME BRIGHT GRAPEVINE IX, LLC - MARRIOTT HOTEL
 LOTS 1A2, BLOCK 1,
 THE BLUFFS AT GRAPEVINE ADDITION
 HUITT - ZOLLARS SURVEY
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 4.33 ACRES
 ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT,
 WITHIN A PLANNED COMMERCIAL CENTER
 DATE OF PREPARATION: APRIL 28, 2025



AC HOTEL BY MARRIOTT

THE BLUFFS AT GRAPEVINE ADDITION
 1701 STATE HIGHWAY 26
 LOT 1A2, BLOCK 1
 4.33 ACRES
 TARRANT COUNTY, TEXAS 76051

OWNER
 SUPREME BRIGHT GRAPEVINE IX, LLC.
 817-800-5813

PREPARED BY:
 TYPE-SIX DESIGN AND DEVELOPMENT
 PROJECT CONTACT: CONNOR WALKER, AIA
 920 SOUTH MAIN STREET, SUITE 150
 GRAPEVINE, TEXAS 76051

SUBMITAL DATE: 7 APRIL 2025 - RESUBMISSION 4/28

AC HOTEL BY MARRIOTT
 SUPREME BRIGHT GRAPEVINE IX, LLC
 HWY 26
 GRAPEVINE, TEXAS 76051
 PROJECT # 24003

ARCHITECT
 D. HAYES HINKLE

ISSUE DATE
 7 APRIL 2025

ISSUED FOR
 PERMIT

#	Revision	Date

SHEET NAME

BUILDING ELEVATIONS

SHEET NUMBER

A5.01



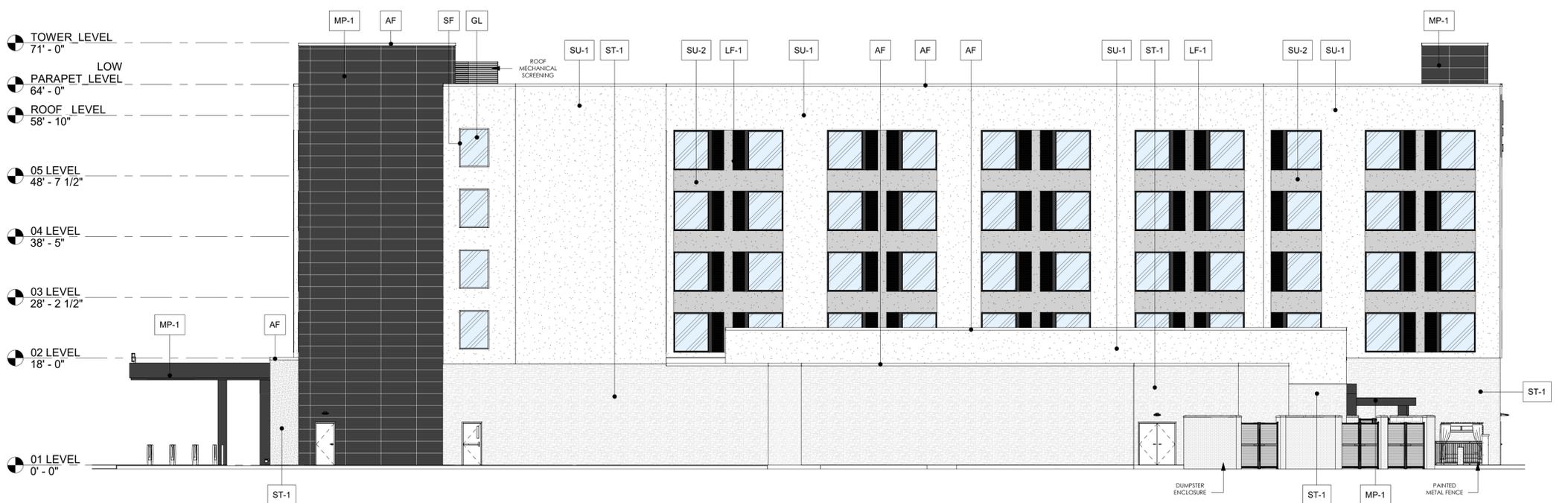
MATERIAL CALLOUTS		ADDITIONAL NOTES:	GLAZING AND MATERIAL PERCENTAGE	
BR-1	CORONADO - 3" SPLIT LIMESTONE - BLACK FOREST	<ul style="list-style-type: none"> ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL. MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH LOCAL CITY AND ZONING ORDINANCES. UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR ROMAN SIZE FACE BRICK, WITH 3/8" CONCAVE GROUT JOINT-MORTAR TO BE MATCHED TO GROUT CONTRACTOR TO ENSURE METAL PANELS ARE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION. SIGN DESIGNED AND FABRICATED BY APPROVED VENDOR TO MEET BRAND STANDARDS, FOR LOCATION ONLY ALL UTILITY BOXES AND METERS SHALL BE PAINTED TO MATCH SURROUNDING BUILDING FACADE FINAL SIGN DESIGN TO BE DRAFTER BY THIRD PARTY CONTRACTOR TO ENSURE FINAL SIGN PACKAGE IS SUBMITTED APPROVED BY THE BRAND 	NORTH ELEVATION	SOUTH ELEVATION
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SU-1	STUCCO - "SW7042 SHOJI WHITE"		1,696 SQ. FT. - GLAZING	2,747 SQ. FT. - GLAZING
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AF-1	ALUMINUM PARAPET FLASHING TO MATCH STOREFRONT		SIGNAGE - 120 SQ. FT.	SIGNAGE - 110 SQ. FT.
GL	EXTERIOR WINDOWS: STOREFRONT WINDOW SYSTEM		Percentage -84% Masonry	Percentage -91% Masonry
SF	STOREFRONT - KAWNEER - "DARK BRONZE # 40"		EAST ELEVATION	WEST ELEVATION
AM-1	ACCESSORY METAL FINISH - TBD		OVERALL - 14,794 TOTAL SQ. FT.	OVERALL - 14,630 TOTAL SQ. FT.



TYPE-SIX
DEVELOPMENT SERVICES, LLC
910 SOUTH MAIN STREET #150
GRAPEVINE, TEXAS 76054
972.677.9075



1 ELEVATION @ WEST FACADE
3/32" = 1'-0"



2 ELEVATION @ NORTH FACADE
3/32" = 1'-0"

NOTE THE PURPOSE OF CONDITIONAL USE REQUEST #CU25-19 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH ONE, FIVE-STORY HOTEL WITH 200 ROOMS AND TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 50 FEET IN A "CC", COMMUNITY COMMERCIAL DISTRICT.

CASE NAME: AC HOTEL BY MARRIOTT
CASE NUMBER: #CU25-16
LOCATION: 1701 STATE HIGHWAY 26

MAYOR _____ SECRETARY _____

DATE: _____

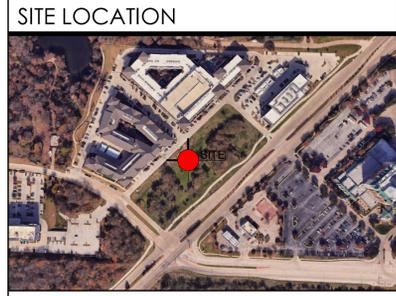
PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: 07 APRIL 2025
SHEET: 12 OF 16

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

BUILDING ELEVATIONS
FOR
SUPREME BRIGHT GRAPEVINE IX, LLC - MARRIOTT HOTEL
LOTS 1A2, BLOCK 1,
THE BLUFFS AT GRAPEVINE ADDITION
HUITT - ZOLLARS SURVEY
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
4.33 ACRES
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT,
WITHIN A PLANNED COMMERCIAL CENTER
DATE OF PREPARATION: APRIL 28, 2025



AC HOTEL BY MARRIOTT

THE BLUFFS AT GRAPEVINE ADDITION
1701 STATE HIGHWAY 26
LOT 1A2, BLOCK 1
4.33 ACRES
TARRANT COUNTY, TEXAS 76051

OWNER
SUPREME BRIGHT GRAPEVINE IX, LLC.
817-800-5813

PREPARED BY:
TYPE-SIX DESIGN AND DEVELOPMENT
PROJECT CONTACT: CONNOR WALKER, AIA
920 SOUTH MAIN STREET, SUITE 150
GRAPEVINE, TEXAS 76051

SUBMITAL DATE: 7 APRIL 2025 - RESUBMISSION 4/28

AC HOTEL BY MARRIOTT
SUPREME BRIGHT GRAPEVINE IX, LLC
HWY 26
GRAPEVINE, TEXAS 76051
PROJECT # 24003

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
7 APRIL 2025

ISSUED FOR
PERMIT

#	Revision	Date

SHEET NAME

BUILDING ELEVATIONS

SHEET NUMBER

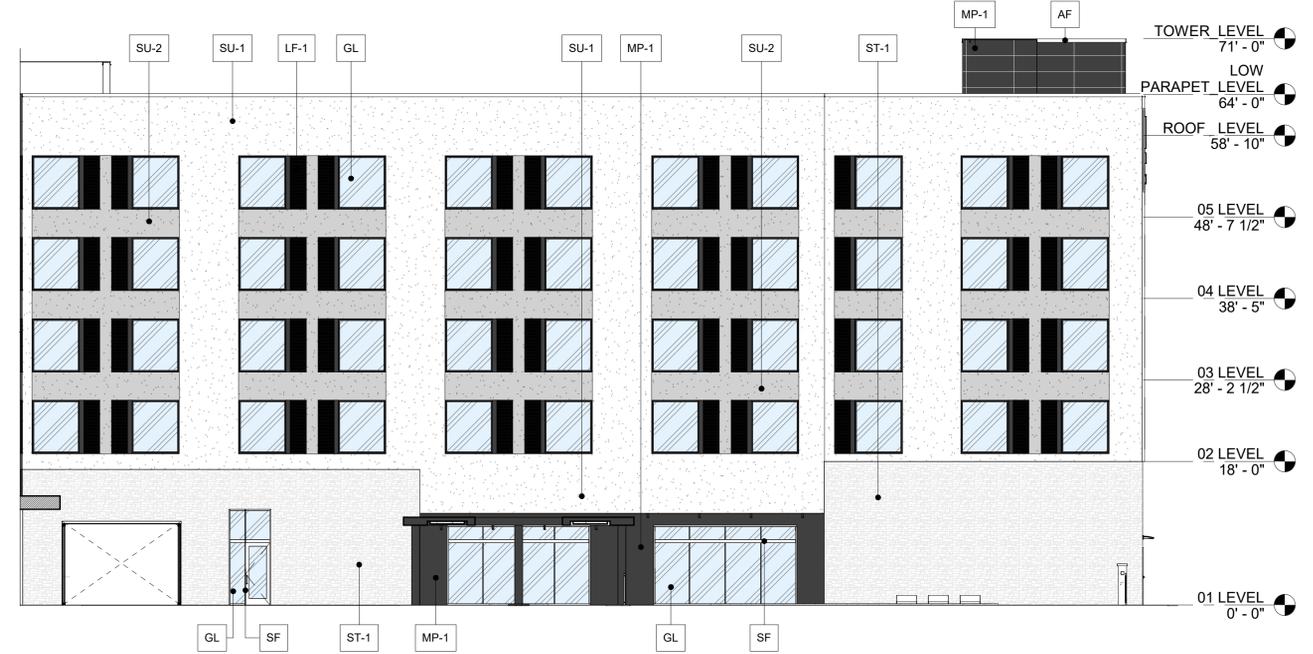
A5.02



MATERIAL CALLOUTS		ADDITIONAL NOTES:	GLAZING AND MATERIAL PERCENTAGE	
BR-1	CORONADO - 3" SPLIT LIMESTONE - BLACK FOREST	<ul style="list-style-type: none"> ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL. MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH LOCAL CITY AND ZONING ORDINANCES. UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR ROMAN SIZE, FACE BRICK, WITH 3/8" CONCAVE GROUT JOINT-MORTAR TO BE MATCHED TO GROUT CONTRACTOR TO ENSURE METAL PANELS ARE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION. SIGN DESIGNED AND FABRICATED BY APPROVED VENDOR TO MEET BRAND STANDARDS, FOR LOCATION ONLY ALL UTILITY BOXES AND METERS SHALL BE PAINTED TO MATCH SURROUNDING BUILDING FACADE FINAL SIGN DESIGN TO BE DRAFTER BY THIRD PARTY CONTRACTOR TO ENSURE FINAL SIGN PACKAGE IS SUBMITTED APPROVED BY THE BRAND 	NORTH ELEVATION	SOUTH ELEVATION
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		1,785 SQ. FT. - METAL PANEL	2,380 SQ. FT. - METAL PANEL	
		SIGNAGE - 26 SQ. FT.	SIGNAGE - 110 SQ. FT.	
		Percentage -91% Masonry	Percentage -90% Masonry	



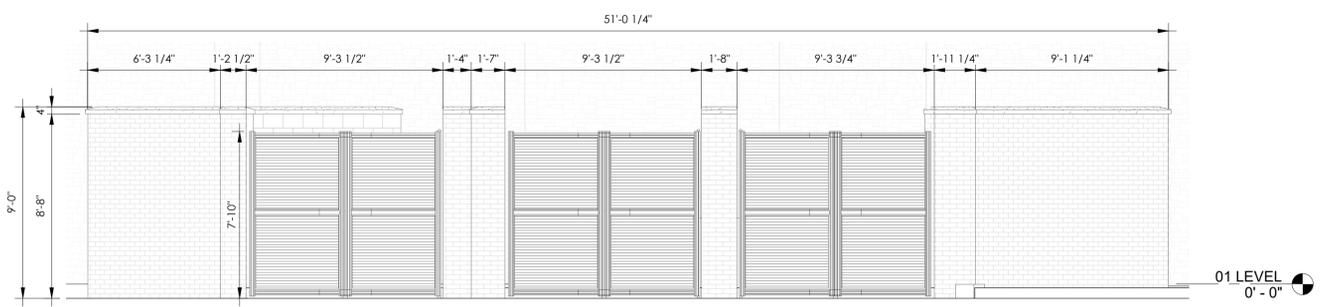
TYPE-SIX
DEVELOPMENT SERVICES, LLC
910 SOUTH MAIN STREET #150
GRAPEVINE, TEXAS 76054
972.677.9075



1 ELEVATION @ POOL SIDE NORTH FACADE
3/32" = 1'-0"



2 ELEVATION @ POOL SIDE SOUTH FACADE
3/32" = 1'-0"



3 ENLARGED ELEVATIONS @ DUMPSTER ENCLOSURE
1/4" = 1'-0"

NOTE: THE PURPOSE OF CONDITIONAL USE REQUEST #CU25-19 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH ONE, FIVE-STORY HOTEL WITH 200 ROOMS AND TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 50 FEET IN A "CC", COMMUNITY COMMERCIAL DISTRICT.

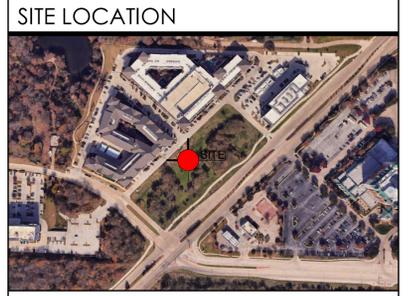
CASE NAME: AC HOTEL BY MARRIOTT
CASE NUMBER: #CU25-16
LOCATION: 1701 STATE HIGHWAY 26

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

DATE: 07 APRIL 2025
SHEET: 13 OF 16

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

BUILDING ELEVATIONS FOR SUPREME BRIGHT GRAPEVINE IX, LLC - MARRIOTT HOTEL LOTS 1A2, BLOCK 1, THE BLUFFS AT GRAPEVINE ADDITION
HUITT - ZOLLARS SURVEY
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
4.33 ACRES
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT, WITHIN A PLANNED COMMERCIAL CENTER
DATE OF PREPARATION: APRIL 28, 2025



AC HOTEL BY MARRIOTT
THE BLUFFS AT GRAPEVINE ADDITION
1701 STATE HIGHWAY 26
LOT 1A2, BLOCK 1
4.33 ACRES
TARRANT COUNTY, TEXAS 76051

OWNER
SUPREME BRIGHT GRAPEVINE IX, LLC.
817-800-5813

PREPARED BY:
TYPE-SIX DESIGN AND DEVELOPMENT
PROJECT CONTACT: CONNOR WALKER, AIA
920 SOUTH MAIN STREET, SUITE 150
GRAPEVINE, TEXAS 76051

SUBMITAL DATE: 7 APRIL 2025 - RESUBMISSION 4/28

AC HOTEL BY MARRIOTT
SUPREME BRIGHT GRAPEVINE IX, LLC
HWY 26
GRAPEVINE, TEXAS 76051
PROJECT # 24003

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
7 APRIL 2025

ISSUED FOR
PERMIT

#	Revision	Date

SHEET NAME

BUILDING ELEVATIONS

SHEET NUMBER

A5.03





TYPE-SIX
DEVELOPMENT SERVICES, LLC
910 SOUTH MAIN STREET #150
GRAPEVINE, TEXAS 76054
972.677.9075

AC HOTEL BY MARRIOTT
SUPREME BRIGHT GRAPEVINE IX, LLC
HWY 26
GRAPEVINE, TEXAS 76051
PROJECT # 24003

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
7 APRIL 2025

ISSUED FOR
PERMIT

#	Revision	Date
1		

SHEET NAME

SITE PLAN
PHOTOMETRIC

SHEET NUMBER

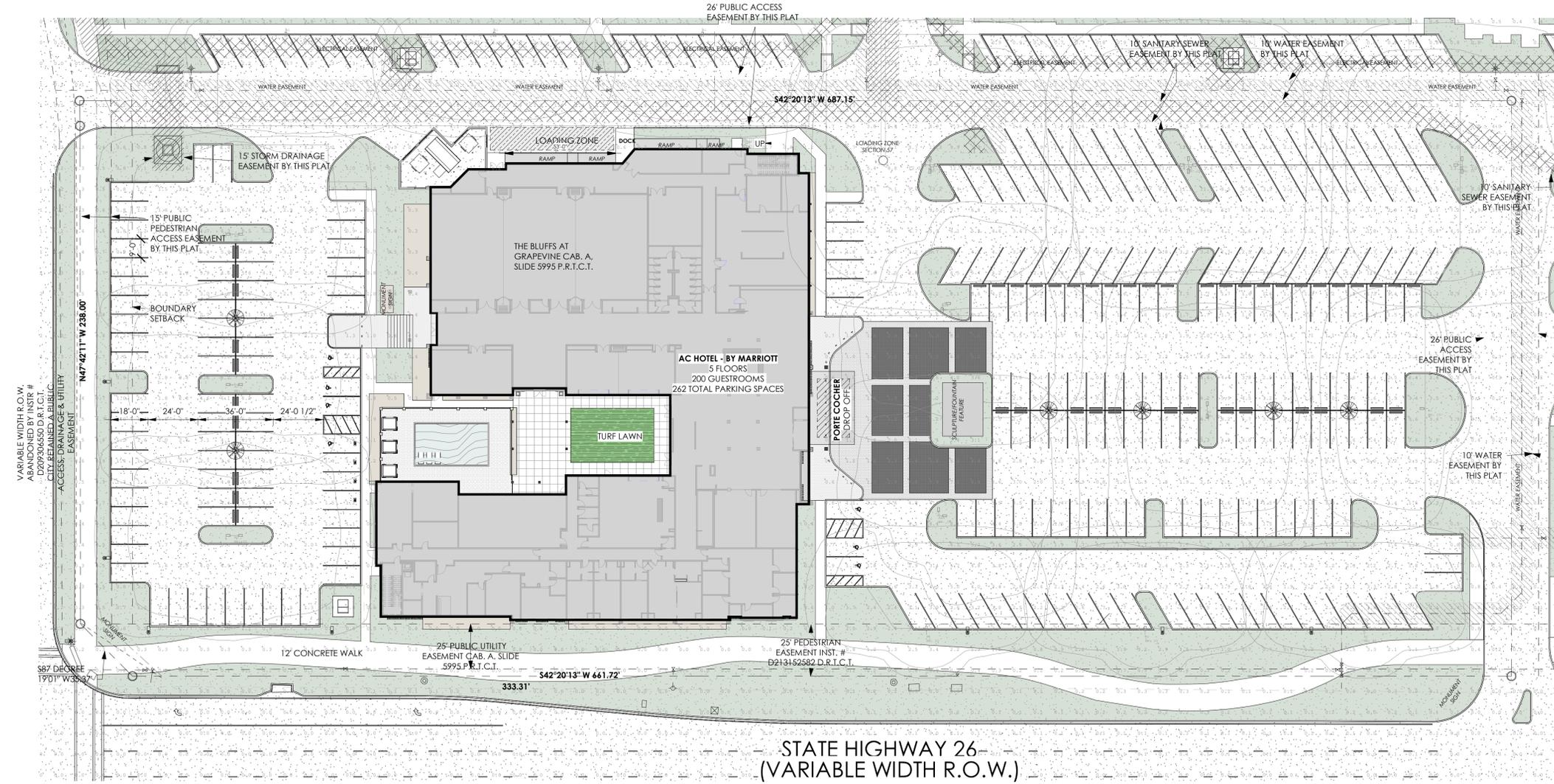
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Symbol	Qty	Label	Arrangement	Manufacturer	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
□	7	A1	Single	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SA2D-740-U-T4W	0.900	15568	125	875
□	5	A2	Back-Back	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SA2D-740-U-T4FT	0.900	15522	125	1250
□	1	A3	3 @ 90 Degrees	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SA2D-740-U-T4FT	0.900	15522	125	375
+	2	A4	4 @ 90 Degrees	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SA2D-740-U-T4FT	0.900	15522	125	1000

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Parking Lot	Illuminance	Fc	2.78	20.7	0.4	4.93	31.25
North Parking Lot	Illuminance	Fc	2.07	4.4	1.0	2.07	4.40
West Parking Lot	Illuminance	Fc	2.70	7.8	0.8	3.38	9.75

NOTES:
1. Calc grid at grade level.
2. Fixtures mounted at 20' AFF.



1 ARCH SITE PLAN - PHOTOMETRIC
1" = 30'-0"

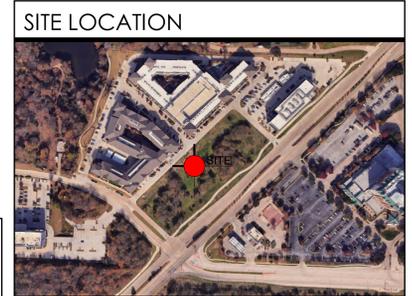
NOTE THE PURPOSE OF CONDITIONAL USE REQUEST #CU25-19 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH ONE, FIVE-STORY HOTEL WITH 200 ROOMS AND TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 50 FEET IN A "CC", COMMUNITY COMMERCIAL DISTRICT.

PHOTOMETRIC PLAN
FOR
SUPREME BRIGHT GRAPEVINE IX, LLC - MARRIOTT HOTEL
LOTS 1A2, BLOCK 1,
THE BLUFFS AT GRAPEVINE ADDITION
HUITT - ZOLLARS SURVEY
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
4.33 ACRES
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT,
WITHIN A PLANNED COMMERCIAL CENTER
DATE OF PREPARATION: APRIL 28, 2025

DATE: 07 APRIL 2025
SHEET: 14 OF 16

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

PLANNING SERVICES DEPARTMENT



AC HOTEL BY MARRIOTT

THE BLUFFS AT GRAPEVINE ADDITION
1701 STATE HIGHWAY 26
LOT 1A2, BLOCK 1
4.33 ACRES
TARRANT COUNTY, TEXAS 76051

OWNER
SUPREME BRIGHT GRAPEVINE IX, LLC.
817-800-5813

PREPARED BY:
TYPE-SIX DESIGN AND DEVELOPMENT
PROJECT CONTACT: CONNOR WALKER, AIA
920 SOUTH MAIN STREET, SUITE 150
GRAPEVINE, TEXAS 76051

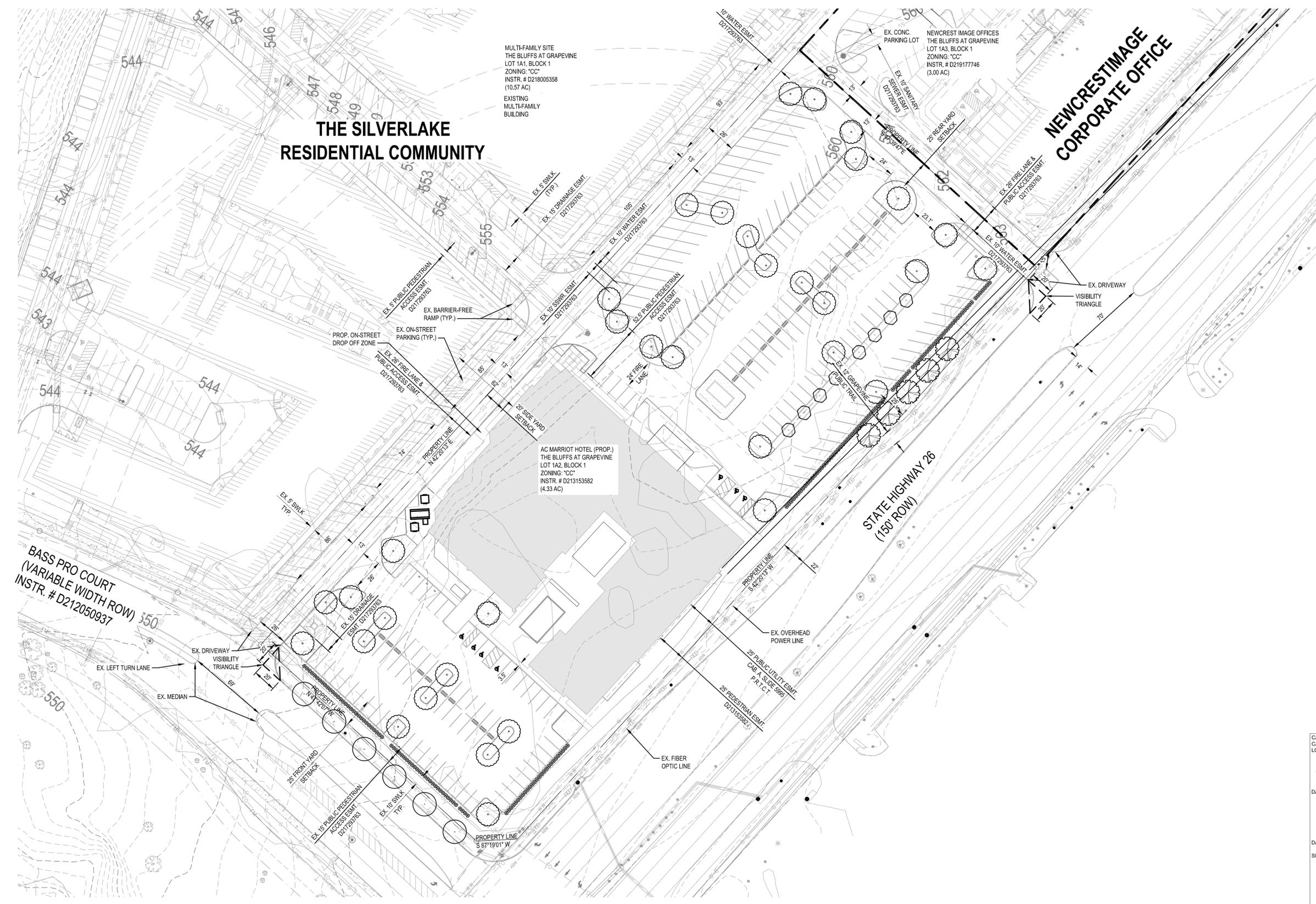
SUBMITTAL DATE: 7 APRIL 2025- RESUBMISSION 4/28

NOTES

- SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE THREE (3) FEET HIGH WITHIN ONE (1) YEAR AFTER TIME OF PLANTING.
- ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
- THE PURPOSE OF CONDITIONAL USE REQUEST #CU25-19 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH ONE, FIVE-STORY HOTEL WITH 200 ROOMS AND TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 50 FEET IN A "CC", COMMUNITY COMMERCIAL DISTRICT.

LEGEND

- INTERIOR LANDSCAPE TREE (MEDIUM - LARGE TREE, 3" CAL. MIN.)
- PERIMETER LANDSCAPE TREE (MEDIUM - LARGE TREE, 3" CAL. MIN.)
- OPEN SPACE TREE (MEDIUM - LARGE TREE, 3" CAL. MIN.)
- OPEN SPACE TREE (SMALL TREE, 3" CAL. MIN.)
- SCREENING SHRUB (30" HT. MIN.)
- INTERIOR LANDSCAPE AREA



CASE NAME: AC MARRIOTT
 CASE NUMBER: CU25-16
 LOCATION: LOT 1A2, BLOCK 1
 THE BLUFFS AT GRAPEVINE

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

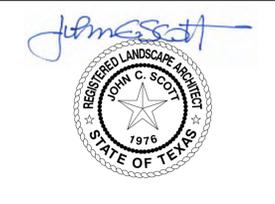
SHEET: 15 OF 16

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

PLANNING SERVICES DEPARTMENT



ISSUE DRAWING LOG:		
MARK	DATE	DESCRIPTION
A	04/07/2025	1ST CUP SUBMITTAL



SUPREME BRIGHT
 GRAPEVINE IX, LLC

1785 STATE HIGHWAY 26 - SUITE 400
 GRAPEVINE, TX 76051



AC MARRIOTT HOTEL
 THE BLUFFS AT GRAPEVINE ADDITION, BLOCK A LOT 1A2-1
 4.33 ACRES, TARRANT COUNTY, GRAPEVINE, TEXAS

LANDSCAPE PLAN

HZ PROJECT NO.: R031113.21
 DRAWN BY: S.GONZALEZ
 REVIEWED BY: N.GOMEZ
 APPROVED BY: C. SCOTT

KHERMAN 05/07/2025 9:51AM H:\PROJECTS\031113.21 - SILVERLAKE AC ELEMENT\10 CADD & BIM\10.1 AUTOCAD\DWG\031113.21-1-LP.DWG

LANDSCAPE REQUIREMENTS

TOTAL SITE AREA:	190,798 SF (4.38 AC)	
INTERIOR PARKING LOT LANDSCAPE:	REQUIRED	PROVIDED
REQUIRED LANDSCAPE IN PARKING LOT:		
TOTAL PARKING LOT SF = 89,800 SF		
REQUIRED PARKING LOT LANDSCAPE = (10% OF 89,800 SF)	8,980 SF	10,671 SF
TREES IN PARKING LOT:		
((1) TREE PER 400 SF OF REQUIRED PARKING LOT LANDSCAPE)		
TREES IN PARKING LOT = (8,980 SF / 400 SF)	23 TREES	35 TREES
PERIMETER PARKING LOT LANDSCAPE:	REQUIRED	PROVIDED
TREES IN PERIMETER PARKING LOT LANDSCAPE: ((1) TREE PER 50 LF OF REQUIRED PARKING LOT LANDSCAPE)		
BASS PRO CT PERIMETER TREES = 271 LF / 50 LF = 5.42 TREES	6 TREES	6 TREES
PARKING LOT & VEHICULAR USE SCREEN: (30" HT SHRUBS)	N/A	171 SHRUBS
OPEN SPACE LANDSCAPE:	REQUIRED	PROVIDED
NON - VEHICULAR OPEN SPACE = (15% OF TOTAL SITE AREA)	28,620 SF (15%)	37,560 SF (20%)
190,798 SF X 15% = 28,620 SF		
NON - VEHICULAR OPEN SPACE TREES = (1 / 2,500 SF)	12 TREES	13 TREES
28,620 SF / 2,500 SF = 11.45 TREES		

PLANTING PALLETTE

TREES:

MEDIUM - LARGE (3" CALIPER MINIMUM, SPACING AS SHOWN)

- LIVE OAK (Quercus virginiana)
- CEDAR ELM (Ulmus rassifolia)
- SHUMARD RED OAK (Quercus shumardii)
- BURR OAK (Quercus macrocarpa)
- SOUTHERN MAGNOLIA (Magnolia grandiflora)
- PECAN (Carya illinoensis)
- CHINESE PISTACHIO (Pistacia chinensis)
- EASTERN RED CEDAR (Juniperus virginiana)
- LEYLAND CYPRESS (Cupressocyparis leylandi)

SMALL (3" CALIPER MINIMUM, SPACING AS SHOWN)

- YAUPON HOLLY (Ilex vomitoria)
- DESERT WILLOW (Chilopsis linearis)
- MEXICAN PLUM (Prunus mexicana)
- REDBUD (Cercis canadensis)
- EASTERN RED CEDAR (Juniperus virginiana)

SHRUBS:

LARGE / SCREEN SHRUB (3 GALLON MINIMUM, 30" HT, SPACED 3' ON CENTER)

- DWARF BURFORD HOLLY (Ilex cornuta 'Burfordii' 'Nana')
- CLEYERA (Ternstroemia gymnanthera)
- COMPACT ELAEAGNUS (Elaeagnus macrophylla 'Ebbenji')
- NANDINA (Nandina domestica)
- NELLIE R STEVEN'S HOLLY (Ilex x 'Nellie R Stevens')
- DWARF WAX MYRTLE (Myrica pusilla)
- VARIEGATED PRIVET (Ligustrum lucidum 'Variegata')
- ABELIA (Abelia grandiflora)
- TEXAS SAGE (Leucophyllum frutescens 'Compactum')
- SEA GREEN JUNIPER (Juniperus chinensis 'Sea Green')
- BLUE POINT JUNIPER (Juniperus chinensis 'Blue Point')
- DWARF ABELIA (Abelia grandiflora 'Edward Goucher', 'Rose Creek', 'Kaleidoscope')
- PAMPAS GRASS (Cortaderia selloana)

DWARF SHRUB (3 GALLON MINIMUM, SPACED 2' ON CENTER)

- DWARF YAUPON HOLLY (Ilex vomitoria 'Nana')
- DWARF INDIAN HAWTHORN (Raphiolepis indica)
- CARISSA HOLLY (Ilex cornuta 'Carissa')
- COMPACT NANDINA (Nandina domestica 'Compacta')
- ANTHONY WATERER SPRIEA (Spirea x bumulda 'Anthony Waterer')
- RED YUCCA (Hesperaloe parviflora)
- JUNIPER (Juniperus sp.)
- DWARF ABELIA (Abelia grandiflora 'Edward Goucher')
- MAIDEN GRASS (Miscanthus sinensis 'Gracillimus')
- DWARF FOUNTAIN GRASS (Pennisetum alopecuroides 'Hameln')
- DWARF ABELIA (Abelia grandiflora 'Kaleidoscope')
- COTONEASTER (Cotoneaster apiculatus)

GROUNDCOVERS:

GROUNDCOVER (4" POT MINIMUM, SPACED 12" - 18" ON CENTER)

- ASIAN JASMINE (Trachelospermum asiaticum)
- LIRIOPE (Liriope muscari, Liriope muscari 'Super Blue')
- MONDO GRASS (Ophiopogon japonicum)
- PURPLE WINTERCREEPER (Euonymus fortunei 'Coloratus')
- HONEYSUCKLE (Lonicera japonica 'Atropurpurea')
- GIANT LIRIOPE (Liriope gigantea)
- DRIFT ROSE (Rosa 'Meigalpio' PP# 17,877 CPBRAFF)
- MEXICAN FEATHER GRASS (Stipa tenuissima)

NOTE: ALL TREES SHALL BE SELECTED FROM THE CITY OF GRAPEVINE APPROVED TREE LIST

GENERAL NOTES

ITEM 802

TREE PRUNING, SOIL AMENDING AND FERTILIZATION

PART 1 GENERAL

1.01 DESCRIPTION:

THE PURPOSE OF THIS SPECIFICATION IS TO DESCRIBE A PROCEDURE FOR MAINTAINING PRESERVED TREES BEFORE, DURING AND AFTER CONSTRUCTION AND FOR FURNISHING ALL MATERIALS, WATER, LABOR, TOOLS, EQUIPMENTS AND SUPPLIES REQUIRED AS SPECIFIED BY THIS ITEM OR AS INDICATED ON THE PLANS.

1.02 REFERENCE STANDARDS:

THE CONTRACTOR SHALL COMPLY WITH THE APPLICABLE PROVISIONS AND RECOMMENDATIONS OF THE PUBLICATION LISTED BELOW AND THESE SHALL BE UTILIZED AS REFERENCE STANDARDS, AND FORM A PART OF THIS SPECIFICATION TO THE EXTENT INDICATED BY REFERENCE:

AMERICAN NATIONAL STANDARD INSTITUTE: ANSI A300-2002

PART 2 PRODUCTS

2.01 MATERIALS:

- TREE PRUNING PAINT: ANY LATEX, OIL OR ASPHALT BASE WOUND DRESSING.
- SOIL AMENDMENT: ORGANIC SOIL AMENDMENT WITH NITROGEN CONTENT 10% OR LESS.
- COMMERCIAL FERTILIZER: UREA FORM BASED LIQUID SUSPENSION, WHICH IS SOIL INJECTED. SALT INDEX IS LESS THAN 3.5 (TRUE GREEN, BOOST) AND A LONGEVITY PERIOD OF UP TO 2 YEARS.
- MULCH: SHREDDED WOOD RESIDUE WITH SIZE OF PIECES NOT MORE THAN 6 INCHES IN LENGTH.
- WATER-BY TRUCK FOR TREES.

PART 3 EXECUTION

3.01 CARE OF TREES PRIOR TO AND DURING CONSTRUCTION:

- PRIOR TO ERECTING TREE ENCLOSURE AND THE START OF ANY PHASE OF CONSTRUCTION, ARBORIST WILL PROVIDE MYCORRHIZAL INOCULATION AND DEEP ROOT FERTILIZATION TO THE TREE ROOTS, USING 3 LBS. OF ACTUAL NITROGEN PER 1000 SQUARE FEET OF ROOT AREA IN A SLOW RELEASE SOIL INJECTION METHOD. THEN A CERTIFIED ARBORIST WILL PERFORM PRUNING BEFORE CONSTRUCTION TO REMOVE DEAD WOOD, IMPROVE THE HEALTH OF THE TREES TO BETTER TOLERATE THE STRESSES ENDURED DURING CONSTRUCTION ACTIVITIES. IN ADDITION ALL PRUNING SHALL ADHERE TO THE STANDARD PRACTICES IN THE AMERICAN NATIONAL STANDARD INSTITUTE ANS/A300-1995, AND TO IMPROVE THE LEVEL OF SAFETY.
 - CROWN CLEANING - SHALL CONSIST OF THE REMOVAL OF DEAD, DYING, AND DISEASED WOOD ONE INCH IN DIAMETER AND GREATER. MANY OF THE EXISTING TREES ARE ABOVE AND WITHIN THE PROPOSED WALKWAY. THIS DEAD WOOD SHALL BE REMOVED TO IMPROVE SAFETY AND LIABILITY ISSUES.
- NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
 - CROWN RAISING - SHALL CONSIST OF REMOVING LOWER LIMBS TO PROVIDE A CLEARANCE SPECIFICATION OF 8 FEET OVER WALKWAYS AND 13 FEET OVER THE MAIN ROAD FOR VEHICLE CLEARANCE. BRANCHES MAY BE TIED BACK INSTEAD OF REMOVED, IN ORDER TO ALLEVIATE CONFLICT. THESE SPECIFICATIONS SHOULD PROTECT THE EXISTING TREES. TREE CONTRACTOR IS TO BE BRIEFED BY PROJECT ENGINEER/ARBORIST PRIOR TO PROJECT COMMENCEMENT. ALL PRUNING AND REMOVALS SHALL BE OVERSEEN BY A CERTIFIED ARBORIST. THE AWARDED COMPANY SHALL HAVE A CERTIFIED ARBORIST ON STAFF TO BE ABLE TO BID ON THIS PROJECT.
- NO PRUNING OR REMOVAL OF LIMBS SHALL BE ALLOWED TO PROVIDE CLEARANCE FOR WORK UNLESS APPROVED BY THE ENGINEER.
- REMOVAL OF LIMBS WHICH ARE 6 INCHES IN DIAMETER OR GREATER IS PROHIBITED WITHOUT CONSENT OF THE CITY ARBORIST. OCCASIONAL BRANCHES, UP TO 1/4 INCH IN DIAMETER, WHICH ARE DEAD, DYING, DISEASED MAY REMAIN WHEN IT IS NOT PRACTICAL TO REMOVE IT.
- OAK WOUNDS MUST BE PAINTED WITH WOUND PAINT WITHIN 30 MINUTES TO PREVENT INFECTION OF THE OAK WILT FUNGAL ORGANISM.
- SOIL AMENDMENTS WILL BE APPLIED WITHIN THE DRIP LINE (RPZ).
- SOIL FERTILIZATION WILL BE COMPLETED BY A SOIL INJECTION METHOD, WHICH WILL OCCUR AT A SPACING OF 3 FEET ON CENTER AROUND THE TREE WITHIN THE DRIP LINE (ROOT PROTECTION ZONE, RPZ) ONLY FOR THOSE TREES SPECIFIED.
- EXCAVATE WITHIN DRIP LINE OF TREES ONLY WHERE REQUIRED. WHERE EXCAVATING FOR NEW CONSTRUCTION IS REQUIRED WITHIN DRIP LINE OF TREES, HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS. USE NARROW SPADING FORKS AND COMB SOIL TO EXPOSE ROOTS. RELOCATE ROOTS BACK INTO BACKFILL AREAS WHEREVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING. IF ROOT RELOCATION IS NOT PRACTICAL, THEN CONTACT CLIENT REPRESENTATIVE FOR APPROVAL TO CUT ROOTS 1/2" OR GREATER. IF APPROVED, CLEAN CUT ROOTS USING HANDSAW OR CHAINSAW APPROXIMATELY 3 INCHES BACK FROM NEW CONSTRUCTION. WHERE EXISTING GRADE IS ABOVE NEW FINISH GRADE, CAREFULLY EXCAVATE WITHIN THE DRIP LINE TO THE NEW FINISH GRADE. CAREFULLY HAND EXCAVATE AN ADDITIONAL 8 INCH BELOW THE FINISH GRADE. USE NARROW LINE SPADING FORKS TO COMB THE SOIL TO EXPOSE THE ROOTS AND PRUNE THE EXPOSED ROOT STRUCTURE AS RECOMMENDED BY THE ARBORIST. AFTER PRUNING AND TREATMENT IS COMPLETE, BACKFILL TO WITHIN THE FINISH GRADE WITH 8" OF APPROVED LANDSCAPE FILL MATERIAL. TEMPORARILY SUPPORT AND PROTECT ROOTS AGAINST DAMAGE UNTIL PERMANENTLY RELOCATED AND DO NOT ALLOW EXPOSURE OF ROOT TO AIR TO OCCUR BEYOND 12 HOURS. COVER WITH DAMP SOIL, PEAT MOSS, 8" BARK OR GUNNY SACKS IN ORDER TO KEEP MOIST SO AS NOT TO DRY OUT AND PERMANENTLY COVER ROOTS AS SOON AS POSSIBLE. WHERE IT HAS BEEN DETERMINED THAT TRENCHING FOR UTILITIES CAN SERIOUSLY IMPACT THE ROOTS OF A DESIRABLE TREE, THEN BORE OR TUNNEL UNDER TREE TO MINIMIZE ROOT IMPACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES THAT MAY IMPACT TREES WITH CLIENTS REPRESENTATIVE AND THE ARBORIST, WHO WILL DO THE NECESSARY PRUNING AND DEEP ROOT FERTILIZATION DEEMED NECESSARY BY THE ARBORIST.

3.02 POST CONSTRUCTION CARE OF TREES:

- THE CONTRACTOR SHALL WATER WHEN IT IS NECESSARY TO SUPPLEMENT NATURAL RAINFALLS REQUIRED PREVENTING EXCESS DRYING OF THE TREE ROOT AREA.
- THE CONTRACTOR IS RESPONSIBLE FOR A FALL AND SPRING FERTILIZATION OF THE FOLLOWING YEAR USING A DEEP ROOT FERTILIZATION METHOD ON TREES DEEMED NECESSARY BY THE CLIENT.
- THE CONTRACTOR SHALL PERFORM POST CONSTRUCTION CARE UNDER THE SUPERVISION OF THE ARBORIST.

3.03 QUALITY ASSURANCE:

ALL TREE PRUNING AND FERTILIZATION WORK SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN TREE PRUNING WORK, WITH A MINIMUM OF 3 YEARS EXPERIENCE IN THE ACCEPTABLE PERFORMANCE OF SIMILAR WORK TO THAT SPECIFIED. PRUNING IS TO BE PERFORMED BY PERSONNEL WHO, BY TRAINING AND ON THE JOB EXPERIENCE, ARE FAMILIAR WITH THE TECHNIQUES AND HAZARDS OF THIS WORK. THE FIRM PERFORMING THE WORK SHALL HAVE THE FOLLOWING MINIMUM QUALIFICATIONS AND CERTIFICATIONS.

NAA - NATIONAL ARBORIST ASSOCIATION CERTIFIED OR
ISA - INTERNATIONAL SOCIETY OF ARBORISTS CERTIFICATION BE LICENSED FOR APPLICATION AND USE OF PESTICIDES MEET STATE REQUIREMENTS FOR INSURANCE
MUST BE BONDED

THE ARBORIST SHALL:

- ESTABLISH LINES OF COMMUNICATION FOR ALL WORK WHICH MAY POTENTIALLY IMPACT TREES, UNDER STORY, OR AREAS THAT ARE TO BE PROTECTED FROM CONSTRUCTION ACTIVITY.
- LOCATE AND PROPERLY IDENTIFY OR MARK IN THE FIELD TREES, UNDER STORY AND AREAS THAT ARE TO BE PROTECTED FROM CONSTRUCTION ACTIVITY AND ARE THE RESPONSIBILITY OF THE PRIME CONTRACTOR TO PROTECT.
- IDENTIFY LIMITS AND EXTENT OF PROTECTIVE FENCING AROUND THESE TREES, UNDER STORY VEGETATION AND OTHER AREAS.

LEVEL II:

3.04 CARE OF TREES PRIOR TO AND DURING CONSTRUCTION:

- PRIOR TO ERECTING TREE ENCLOSURE AND THE START OF ANY PHASE OF CONSTRUCTION; PROVIDE MYCORRHIZAL INOCULATION AND DEEP ROOT FERTILIZATION TO THE TREE ROOTS, USING 3 LBS. OF ACTUAL NITROGEN PER 1000 SQUARE FEET OF ROOT AREA. THEN PRUNING WILL BE PERFORMED BY A CERTIFIED ARBORIST BEFORE CONSTRUCTION TO REMOVE DEAD WOOD, IMPROVE THE HEALTH OF THE TREES TO BETTER TOLERATE THE STRESSES ENDURED DURING CONSTRUCTION ACTIVITIES. IN ADDITION ALL PRUNING SHALL ADHERE TO THE STANDARD PRACTICES IN THE AMERICAN NATIONAL STANDARD INSTITUTE ANS/A300-1995, AND TO IMPROVE THE LEVEL OF SAFETY.
- NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
- NO PRUNING OR REMOVAL OF LIMBS SHALL BE ALLOWED TO PROVIDE CLEARANCE FOR WORK UNLESS APPROVED BY THE ENGINEER.
- REMOVAL OF LIMBS WHICH ARE 6 INCHES IN DIAMETER OR GREATER IS PROHIBITED WITHOUT CONSENT OF THE CITY ARBORIST. OCCASIONAL BRANCHES, UP TO 1/4 INCH IN DIAMETER, WHICH ARE DEAD, DYING, DISEASED MAY REMAIN WHEN IT IS NOT PRACTICAL TO REMOVE IT.
- OAK WOUNDS MUST BE PAINTED WITH WOUND PAINT WITHIN 30 MINUTES TO PREVENT INFECTION OF THE OAK WILT FUNGAL ORGANISM.
- EXCAVATE WITHIN DRIP LINE OF TREES ONLY WHERE REQUIRED. WHERE EXCAVATING FOR NEW CONSTRUCTION IS REQUIRED WITHIN DRIP LINE OF TREES, HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS. USE NARROW SPADING FORKS AND COMB SOIL TO EXPOSE ROOTS. RELOCATE ROOTS BACK INTO BACKFILL AREAS WHEREVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING. IF ROOT RELOCATION IS NOT PRACTICAL, THEN CONTACT CLIENT REPRESENTATIVE FOR APPROVAL TO CUT ROOTS 1/2" OR GREATER. IF APPROVED, CLEAN CUT ROOTS USING A HANDSAW OR CHAINSAW APPROXIMATELY 3 INCHES BACK FROM NEW CONSTRUCTION. WHERE EXISTING GRADE IS ABOVE NEW FINISH GRADE, CAREFULLY EXCAVATE WITHIN THE DRIP LINE TO THE NEW FINISH GRADE. CAREFULLY HAND EXCAVATE AN ADDITIONAL 8 INCH BELOW THE FINISH GRADE. USE NARROW LINE SPADING FORKS TO COMB THE SOIL TO EXPOSE THE ROOTS AND PRUNE THE EXPOSED ROOT STRUCTURE AS RECOMMENDED BY THE ARBORIST. AFTER PRUNING AND TREATMENT IS COMPLETE, BACKFILL TO WITHIN THE FINISH GRADE WITH 8" OF APPROVED LANDSCAPE FILL MATERIAL. TEMPORARILY SUPPORT AND PROTECT ROOTS AGAINST DAMAGE UNTIL PERMANENTLY RELOCATED AND DO NOT ALLOW EXPOSURE OF ROOT TO AIR TO OCCUR BEYOND 12 HOURS. COVER WITH DAMP SOIL, PEAT MOSS, BARK OR GUNNY SACKS IN ORDER TO KEEP MOIST SO AS NOT TO DRY OUT AND PERMANENTLY COVER ROOTS AS SOON AS POSSIBLE. WHERE IT HAS BEEN DETERMINED THAT TRENCHING FOR UTILITIES CAN SERIOUSLY IMPACT THE ROOTS OF A DESIRABLE TREE, THEN BORE OR TUNNEL UNDER TREE TO MINIMIZE ROOT IMPACT.
- WATER DEEPLY TREES THAT ARE SUBSTANTIALLY TRIMMED OR WITHIN DRIP LINE OF EXCAVATION WORK FOR THE DURATION OF THIS CONTRACT.
- WATER DEEPLY TREES THAT SHOW SIGNS OF STRESS AND ARE LOCATED IN AREAS WHERE THE GROUNDWATER TABLE HAS BEEN LOWERED DUE TO CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES THAT MAY IMPACT TREES WITH CLIENTS REPRESENTATIVE AND THE ARBORIST, WHO WILL DO THE NECESSARY PRUNING AND DEEP ROOT FERTILIZATION DEEMED NECESSARY BY THE ARCHITECT.

3.05 POST CONSTRUCTION CARE OF TREES:

- THE CONTRACTOR SHALL WATER WHEN IT IS NECESSARY TO SUPPLEMENT NATURAL RAINFALLS REQUIRED PREVENTING EXCESS DRYING OF THE TREE ROOT AREA. BARRING NATURAL RAINFALL, THE CONTRACTOR SHOULD APPLY 1" PER WEEK OVER ENTIRE ROOT PROTECTION ZONE.
- THE ARBORIST SHALL MONITOR AND AUTHORIZE FOR REMOVAL THE TREES WHICH SHOW SYMPTOMS OF STRESS, WHICH MIGHT BE INDICATED BY BRANCH DIE BACK, CHLOROSIS OR FRINGE BROWNING OF THE LEAVES. THIS WOULD INDICATE THAT THE CROWN IS NOT IN EQUILIBRIUM WITH ROOTS AND ADDITIONAL PRUNING WOULD BE NECESSARY. SUBSEQUENT PRUNING SHOULD REMOVE ONLY AS MUCH GREEN WOOD AS DEEMED NECESSARY TO REESTABLISH EQUILIBRIUM. IF TREES DIE DURING CONSTRUCTION DUE TO CONTRACTOR NEGLIGENCE UP TO A ONE YEAR POST CONSTRUCTION PERIOD, THE CONTRACTOR WILL BE REQUIRED TO REPLACE TREES AT HIS OR HER OWN EXPENSE AS CALLED FOR IN PARAGRAPH 3.6.
- THE CONTRACTOR SHALL PERFORM POST CONSTRUCTION CARE UNDER THE SUPERVISION OF AN ARBORIST.

3.06 QUALITY ASSURANCE:

SAME AS LEVEL I

3.07 MEASUREMENT:

"MAINTENANCE PRUNING" SOIL AMENDMENT, AND FERTILIZATION " W" OR LARGER OF DEAD, DISEASED WOOD. "MAINTENANCE PRUNING" 1" OR LARGER OF DEAD, DISEASED WOOD.

3.08 PAYMENT:

WORK PERFORMED AND MATERIALS FURNISHED AS PRESCRIBED BY THIS ITEM AND MEASURED AS PROVIDED UNDER "MEASUREMENT" WILL BE PAID FOR AS FOLLOWS:
"LEVEL I PRUNING, SOIL AMENDMENT, AND FERTILIZATION" WILL BE PAID FOR AT THE UNIT PRICE BID PER EACH TREE RECEIVING "LEVEL I PRUNING, SOIL AMENDMENT, AND FERTILIZATION" OF THE SIZE CALLED FOR, WHICH PRICE SHALL BE FULL COMPENSATION FOR FURNISHING ALL MATERIALS; PREPARATION, HAULING, HANDLING CHARGES, PLACEMENT, LABOR, TOOLS, AND INCIDENTALS NECESSARY TO COMPLETE THE WORK.

LEVEL II PRUNING WILL BE PAID FOR AT THE CONTRACT LUMP SUM PRICE BID, WHICH PRICE SHALL BE FULL COMPENSATION FOR WORK HEREIN SPECIFIED, INCLUDING THE FURNISHING OF ALL MATERIALS, EQUIPMENT, TOOLS, LABOR, AND INCIDENTALS NECESSARY TO COMPLETE THE WORK.

3.09 BID ITEM:

ITEM 802.1 - LEVEL I PRUNING, SOIL AMENDMENT, AND FERTILIZATION -PER EACH TREE
ITEM 802.2 - LEVEL II PRUNING -PER LUMP SUM

GENERAL NOTES (CONT.)

1. THE PURPOSE OF CONDITIONAL USE REQUEST #CU25-19 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH ONE, FIVE-STORY HOTEL WITH 200 ROOMS AND TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 50 FEET IN A "CC", COMMUNITY COMMERCIAL DISTRICT.

CASE NAME: AC MARRIOTT CASE NUMBER: CU25-16 LOCATION: LOT 1A2, BLOCK 1 THE BLUFFS AT GRAPEVINE	
MAYOR	SECRETARY
DATE:	
PLANNING AND ZONING COMMISSION	
CHAIRMAN	
DATE:	
SHEET: 16 OF 16	
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.	
PLANNING SERVICES DEPARTMENT	

ISSUE DRAWING LOG:		
MARK	DATE	DESCRIPTION
A	04/07/2025	1ST CUP SUBMITTAL



**SUPREME BRIGHT
GRAPEVINE IX, LLC**

1785 STATE HIGHWAY 26 - SUITE 400
GRAPEVINE, TX 76051



AC MARRIOTT HOTEL
THE BLUFFS AT GRAPEVINE ADDITION, BLOCK A LOT 1A2-1
4.33 ACRES, TARRANT COUNTY, GRAPEVINE, TEXAS

LANDSCAPE DATA

HZ PROJECT NO.:	R031113.21
DRAWN BY:	S.GONZALEZ
REVIEWED BY:	N.GOMEZ
APPROVED BY:	C.SCOTT

KHERMAN 05/07/2025 9:51AM H:\PROJECTS\031113.21 - SILVERLAKE AC ELEMENT\10 CADD & BIM\10 - AUTOCAD\ISHSHEETS\R031113.21-1-LP.DWG

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 20, 2025

SUBJECT: NOISE NUISANCES ORDINANCE

RECOMMENDATION: Staff recommends that the City Council approves the proposed ordinance on first reading, which amends the Grapevine Code of Ordinances by adding Article V. Miscellaneous Sections 12-90 and 12-91 regarding noise nuisances.

FUNDING SOURCE: N/A

BACKGROUND: Over the past year, the City of Grapevine has experienced a notable increase in citizen complaints concerning excessive noise disturbances. These complaints primarily involve the use of wireless sound systems (e.g., Bluetooth speakers) and motor vehicle sound amplification systems in parks and public spaces. Residents have reported that such noise disrupts the peace and quiet enjoyment of their homes and community areas.

Currently, the Grapevine Code of Ordinances addresses noise regulations under Section 55, "Performance Standards," which applies to all sound originating within the City limits. However, this section does not specifically address the nuisances associated with modern wireless sound systems and amplified sound from motor vehicles. The existing ordinance also lacks clear definitions and measurable standards, making enforcement challenging.

Recognizing these gaps, with the guidance of the City Attorney, both Parks and Recreation and Grapevine Police have drafted a comprehensive ordinance that defines and prohibits specific noise nuisances, establishes enforcement mechanisms, and aligns with best practices observed in peer cities. This proposed ordinance aims to enhance the quality of life for residents by mitigating noise disturbances and providing clear guidelines for acceptable noise levels.

Specifically, this ordinance modernizes the language so that it applies to car stereos and bluetooth speakers. It states that noise caused by these devices is a nuisance if it can be heard from 30 feet away from the device or if a vibration can be felt from 30 feet away.

This ordinance is a proactive step toward preserving the tranquility of Grapevine's neighborhoods and public spaces.

ORDINANCE NO. 2025-019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING THE GRAPEVINE CODE OF ORDINANCES ARTICLE V. MISCELLANEOUS, SECTIONS 12-87 AND 12-91 REGARDING NOISE NUISANCES; PROVIDING A REPEALING CLAUSE; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the citizens of Grapevine have expressed concerns over loud noise which disrupts the peace, quiet, and enjoyment within the City of Grapevine; and

WHEREAS, the City Council finds that there is a public necessity for the enactment of this ordinance and that its adoption is in the best interests of the health, safety, and welfare of the public; and

WHEREAS, all statutory and constitutional requirements for the passage of this ordinance have been adhered to, including but not limited to the Open Meetings Act.

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

Section 1. That the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Section 2. That Article V. Miscellaneous, of the Grapevine Code of Ordinances is hereby amended as follows:

A. Section 12-90 is amended and replaced as follows:

12-90 Motor Vehicle Noise Nuisances.

(a) Definitions:

- i. Wireless sound systems shall mean any device which allows the transmission or streaming of audio content to speakers or other audio equipment without direct connection through physical cables or wires, including but not limited to Bluetooth streaming.
- ii. Motor vehicle sound amplification system shall mean any radio, tape player, compact disc player, loudspeaker, stereo, portable speaker, vehicle sound system, musical instrument amplifier, or any other similar device used for the amplification of sound within or on a vehicle whether installed, attached, or placed thereon.

- iii. Noise nuisance shall mean any unreasonably loud, irritating, or disturbing sound which cause injury, discomfort, or distress of a person of reasonable nervous sensibilities.
 - iv. Person shall mean any individual, firm, partnership, corporation, association, or similar entity.
 - v. Vibration shall mean such ground, structure, or air born vibration which causes a reasonable person of ordinary sensibilities to become aware of the vibration through direct means such as touch or visual observation of moving objects.
- (b) It shall be unlawful for any vehicle to be equipped with and for any person to use upon a vehicle any bell, siren, or compression or exhaust whistle, except that vehicles operated in the performance of duty by law enforcement officers, the fire department and ambulances may attach and use a bell, siren, or compression or exhaust whistle.
- (c) A person commits an unlawful noise disturbance in violation of this article if the person makes, causes to be made, or allows any noise such that it is a nuisance that annoys, distresses, or disturbs the quiet, comfort, or repose of any reasonable person of ordinary sensibilities:
- i. Located on the receiving property or at the curb line or boundary line of the receiving property; or
 - ii. Located on the boundary line closest to the source; or
 - iii. Located thirty (30) feet or more from the source of the sound, if in a public space or public right of way.
- (d) The following acts are presumed to be “noise nuisances”, and are unlawful and in violation of the provisions of this article when such acts are done or accomplished or carried on in such a manner, or with such volume, intensity, or with continued duration, so as to unreasonably: annoy, distress, or disturb the quiet, comfort, or repose of any person of reasonable sensibilities within the vicinity; endanger or injure the safety or health of humans; interfere with the physical well-being of humans; or endanger or injure personal or real property:
- i. *Motor Vehicle sound amplification systems.* Operating or controlling a motor vehicle in either a public or private place within the city and operating any motor vehicle sound amplification system in such a manner that, when operated, it is audible at a distance of 30 feet or more, or when operated, causes a person to be aware of the vibration accompanying the sound at a distance of 30 feet or more from the source when such operation is done in a manner which causes a noise disturbance. It is an explicit offense under this section if the motor vehicle sound system is plainly audible by any peace officer or enforcement officer at the curb line or the lot line of the receiving property.
 - ii. *Wireless sound systems.* Operating such systems in a public or private place within the city and operating any wireless sound system in such a

manner that, when operated, it is audible at a distance of 30 feet or more, or when operated causes a person to become aware of the vibration accompanying the sound at a distance of 30 feet or more from the source when such operation is done in a manner which causes a noise disturbance.

- B. Section 12-91. Same—Refusal to cease, is hereby amended and replaced as follows:

Sec. 12-91. Same—Refusal to cease

A person shall be deemed to have willfully and knowingly violated one or more of the terms of Sections 12-87 through 12-89, if such person shall have been notified by the neighbors or the Chief of Police or any police officer of such disturbance and shall have refused to correct such disturbance and prevent its recurrence after being provided verbal or written notification of same.”

Section 3. All ordinances or any parts thereof which conflict with the terms of this ordinance shall be and are hereby deemed repealed and of no force and effect.

Section 4. Any person who violates or permits the violation of any provision of this section shall be guilty of an offense and shall be punished by a fine not to exceed the maximum allowed by this chapter or State law. Each day in which a violation of this chapter exists shall constitute a separate offense.

Section 5. If any section, subsection, sentence, clause, or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, on this the 20th day of May, 2025.

APPROVED:

William D. Tate
Mayor

ATTEST

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 20, 2025

SUBJECT: AMEND CODE OF ORDINANCES CHAPTER 23 - TRAFFIC

RECOMMENDATION: City Council to consider an ordinance amending the Grapevine Code of Ordinances Chapter 23 Traffic, Article V Parking, Section 23-63 No Parking Zones; Restricted Parking Zones; No Standing Zones; No Stopping Zones; and replacing the table under the Corps of Engineers Parks, Lake Grapevine with a table stating the common roadway names.

FUNDING SOURCE: Not Applicable

BACKGROUND: The City's parking ordinances currently reference many streets around Grapevine Lake that date back to the original lake construction. Staff is proposing to modify the text of our no parking ordinance to match what is signed in the field to support police enforcement efforts.

To clarify the no parking ordinances for Corps of Engineer Park Roads names for ease of reference. Replacing the current text:

"Corps of Engineers Parks, Grapevine Lake - No parking zones are to be established within fifty feet (50') of each side of the edge of pavement for the entire length of the roadway. Parking shall be prohibited, except in designated parking areas as constructed by and designated by the U.S. Army Corps of Engineers, on the following roads:

- (1) Rockledge Park-Park Roads #1, #2, and #3.
- (2) Silver Lake Park-Park Roads #1, #1A, #1 C, # 2, #3, #4, #5, #6, #7, #8, #8A, #8B, #8C, #8D, #8E, #9, #9A, #10, #10A, #10B, #10C, and #12.
- (3) Oak Grove Park-Park Roads #1, #2, #2A, #3, #4, #5, #6, #7, #8, #9, #10, 1#1, #12, #14 (also known as Snakey Lane), #15, #16, and #17.
- (4) Meadowmere Park-Park Roads, #1, #2, #3, #3A and #4.

With the new text:

"Corps of Engineers Parks, Grapevine Lake. No parking zones are to be established within 50 feet of each side of the edge of pavement for the entire length of the roadway. Parking shall be prohibited, except in designated parking areas as constructed by and designated by the U.S. Army Corps of Engineers, on the following roads:

Katie's Woods
Katie's Woods Drive
Katie's Woods Loop
Vineyard View

The Vineyards Campgrounds & Cabins
Grapevine Trail
Nectar Trail
Vintage Drive
Vintage Court
Cellar Lane
Lattice Lane
Domaine Drive

Oak Grove Park
Oak Grove Loop S
Acorn Loop
Darren G Medlin Trail
Farris Branch Drive
Shad Loop
Sand Bass Drive
Oak Grove Loop N
Soccer Road
Dove Loop Road (From Oak Grove Loop to Lake)
Minnow Loop
Snakey Lane

McPherson Slough Park
Horseshoe Trail
Catfish Lane
Boathouse Drive

Lakeview Park
Lakeview Drive North of Lake Ridge Road
Lakeview Loop
Island View Drive
Lakeview Drive (E-W)

Meadowmere Lane/Meadowmere Park and Meadowmere Soccer
Meadowmere Lane
Perch Lane E
Perch Lake W
Park Road 4
Midway Drive from Perch Lane E To Madison Court

ORDINANCE NO. 2025-020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING THE GRAPEVINE CODE OF ORDINANCES BY AMENDING CHAPTER 23 TRAFFIC, ARTICLE V PARKING, SECTION 23-63 NO PARKING ZONES; AUTHORIZING THE ERECTION OF TRAFFIC REGULATION SIGNS; REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00); PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, all constitutional and statutory prerequisites for the approval of this ordinance have been met, including but not limited to the Open Meetings Act and Chapter 211 of the Local Government Code; and

WHEREAS, Section 311.001 of the Texas Transportation Code provides that a Home Rule municipality has control over the public highways, streets, and alleys of the municipality; and

WHEREAS, the City Council deems the adoption of this ordinance is in the best interests of the health, safety, and welfare of the public.

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

Section 1. That all matters stated herein above are true and correct and are incorporated herein by reference, as if copied in their entirety.

Section 2. That Chapter 23 Traffic, Section 23-63, No Parking Zones; Restricted Parking Zones; No Standing Zones; No Stopping Zones of the Grapevine Code of Ordinances is hereby amended by replacing existing text with the following:

"Corps of Engineers Parks, Grapevine Lake. No parking zones are to be established within 50 feet of each side of the edge of pavement for the entire length of the roadway. Parking shall be prohibited, except in designated parking areas as constructed by and designated by the U.S. Army Corps of Engineers, on the following roads:

Katie's Woods

Katie's Woods Drive

Katie's Woods Loop

Vineyard View

The Vineyards Campgrounds & Cabins

Grapevine Trail
Nectar Trail
Vintage Drive
Vintage Court
Cellar Lane
Lattice Lane
Domaine Drive

Oak Grove Park

Oak Grove Loop S
Acorn Loop
Darren G Medlin Trail
Farris Branch Drive
Shad Loop
Sand Bass Drive
Oak Grove Loop N
Soccer Road
Dove Loop Road (From Oak Grove Loop to Lake)
Minnow Loop
Snakey Lane

McPherson Slough Park

Horseshoe Trail
Catfish Lane
Boathouse Drive

Lakeview Park

Lakeview Drive North of Lake Ridge Road
Lakeview Loop
Island View Drive
Lakeview Drive (E-W)

Meadowmere Lane/Meadowmere Park and Meadowmere Soccer

Meadowmere Lane
Perch Lane E
Perch Lake W
Park Road 4
Midway Drive from Perch Lane E To Madison Court

Rockledge Park
Pilot Point
Rockledge Drive
Mountain Bike Trail
Pavilion Plaza
.”
.

Section 3. That the City Manager, or his designee, is hereby authorized to have the proper traffic signs erected, constructed, and placed at such points along said highways, streets or alleys, or portions hereof under construction, maintenance or repair so that travelers will be reasonably notified of said traffic regulations.

Section 4. That all ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect; provided, however, that the ordinance or ordinances under which the cases currently filed and pending in the Municipal Court of the City of Grapevine, Texas, shall be deemed repealed only when all such cases filed and pending under such ordinance or ordinances have been disposed of by a final conviction or a finding not guilty or nolo contendere, or dismissal.

Section 5. 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 Hundred Dollars (\$200.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 7. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 20th day of May, 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 20, 2025

SUBJECT: APPROVAL OF A HOUSE MOVING PERMIT

RECOMMENDATION: City Council to consider a contract for the relocation of the historic Tate House from 122 West Peach Street to the Cotton Belt Railroad District to H.D. Snow and Son House Moving, Inc., and an ordinance to appropriate the funds.

FUNDING SOURCE: Upon approval of the attached ordinance, funds will be available in the Township Revitalization Fund in the total amount of \$40,200.

BACKGROUND: This request is to relocate the Historic 1888 Tate House from 122 West Peach Street in Grapevine to the Cotton Belt Railroad Historic District at 701 South Main Street.

This house was originally built on the Tate Farm on Denton Creek prior to the construction of Lake Grapevine. It stood at the end of Dove Road where Scott's Landing is today. In 1951, it was moved to its current location at 122 West Peach Street. Mayor Tate's uncle and family occupied the house until his death. The property has been sold, and the site is to be redeveloped for two single family homes.

The Grapevine Convention & Visitors Bureau would move the house to the Cotton Belt Railroad Historic District and locate it in the open area between the Bragg House and the Cotton Belt Water Tower and Blacksmith Shop.

The front porch of the house would face the Section Forman's House and the GVRP Platform. The House with its two front doors would allow for two rental spaces for artisans. The exterior of the house would be restored to its period of significance of 1888 with wood siding and trim, wood doors, and windows.

It would be painted in period colors appropriate to the Cotton Belt Railroad District. The front porch and columns would be restored. The existing house living area is 1,200 square feet in size. The building height is 18 feet.

Certificate of Appropriateness application #CA25-15 was approved by The Historic Preservation Commission on March 26, 2025.

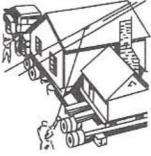
The purchase of services to move the Historic 1888 Tate House from 122 West Peach Street to 701 South Main Street, Grapevine, Texas will be made from H.D. Snow and Son House Moving, Inc. who specializes in house moving services and will be made as a sole source purchase in accordance with Local Government Code Chapter 252, Subchapter B, §252.022. General Exemptions (a)(7)(3).

H. D. SNOW and SON HOUSE MOVING, INC.

CONTRACTORS

BONDED-INSURED

12155 BUSINESS HWY. 287 NORTH
FORT WORTH, TEXAS 76179
www.snowhousemoving.com



February 17, 2025

City of Grapevine
Historical Preservation
200 Main Street
Grapevine, TX 76051
Attn: David Klempin

Ref; Relocation of Tate House (ca 1890) from 122 W. Peach St. to 701 South Main Street, Grapevine, TX

Mr. Klempin;

It is a pleasure to submit the following proposal to you for the relocation of the **Tate House**.

We propose to cut the house in two loads, at the agreed place, in order to move to the new location.

We will cut and disconnect the add-on rooms on the East and West side of the rear load, which is the kitchen. We will set the debris to one side or put in a roll-off dumpster, supplied by you at the present location.

You will be responsible for a new foundation, any overhead wires along the move route, any street or signal lights, permits and police escorts.

The cost to move the Tate House in two loads is **\$ 35,750.00**. The cost to cut and tear down the two rooms in order to access the two loads is **\$ 4,450.00**.

Any questions, please call us anytime.

Sincerely;

A handwritten signature in black ink, appearing to read "Gary Snow", written over a horizontal line.

**Gary Snow, President
H. D. Snow and Son
House Moving Inc.**

ORDINANCE NO. 2025-021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS; APPROPRIATING \$40,200 IN THE GRAPEVINE TOWNSHIP REVITALIZATION FUND FOR SERVICES CONTRACT; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Grapevine desires to award a contract to H.D. Snow and Son House Moving, Inc. for house moving services; and

WHEREAS, funding of \$40,200.00 is available in the Grapevine Township Revitalization Fund; and

WHEREAS, constitutional and statutory prerequisites for the approval of this ordinance have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council deems the adoption of this ordinance is in the best interests of the health, safety, and welfare of the public.

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

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

Section 2. That the City Council hereby appropriates \$40,200 in the Grapevine Township Revitalization Fund.

Section 3. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 4. That the fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety, and general welfare which requires that this ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 20th day of May 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 20, 2025

SUBJECT: RENEWAL OF ANNUAL CONTRACT FOR OFFICE SUPPLIES

RECOMMENDATION: City Council to consider approval for the renewal of an annual contract for the purchase of office supplies from Office Depot for City Departments.

FUNDING SOURCE: Funds for this purchase are available in the various funds for an annual estimated amount of \$45,000.

BACKGROUND: This contract will establish fixed annual pricing for various office supply items and furniture on an as-needed basis for all City departments. The contract provides a wide range of office supplies and furniture which allows departments to order online through a web-based catalog.

This purchase will be made in accordance with an existing interlocal agreement with Omnia Partners Public Sector as allowed by the Texas Local Government Code, Section 271 and Texas Government Code, Section 791. The contract was for an initial five-year period with one optional five-year renewal. If approved, this will be the final renewal available.

Bids were taken by the Cooperative and a contract was awarded to the Office Depot. The Purchasing staff reviewed the contract for specification compliance and pricing and determined that the contract would provide the best service and pricing to meet the needs of the City.

Staff recommends approval.

LW/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 20, 2025

SUBJECT: APPROVAL OF A PERSONAL SERVICES CONTRACT FOR FIRE DEPARTMENT EMPLOYEE BACKGROUND CHECKS

RECOMMENDATION: City Council to consider the approval of a personal services contract for Fire Department employee background checks with KB Backgrounds owned by Keith Bauman.

FUNDING SOURCE: Funds are available in the General Fund (Fire Department) for an amount not to exceed \$28,000.

BACKGROUND: This contract is to conduct background checks for new Fire Department employees.

This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (4), personal, professional, or planning services.

Staff recommends approval.

ES/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 20, 2025

SUBJECT: RENEWAL OF ANNUAL CONTRACT FOR PARKS AND RECREATION DEPARTMENT MAGAZINE PRINT SERVICES

RECOMMENDATION: City Council to consider the renewal of the annual contract for the Parks and Recreation Department magazine print services with Texas Monthly.

FUNDING SOURCE: Funds are available in the General Fund (Parks) and Lake Parks Fund for an annual amount not to exceed \$196,485.

BACKGROUND: The purpose of this contract was to establish an annual contract to assist in the design, layout, production, and delivery of the Parks and Recreation Department's Go Grapevine Magazine with three editions annually.

The City of Grapevine solicited "Best Value" bids in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). Bids were taken in accordance with the City Purchasing Policy. The contract was for an initial one-year period with four one-year optional renewals. If approved, this will be for the final renewal available.

Staff recommends approval.

TK/CG/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 20, 2025

SUBJECT: RENEWAL OF ANNUAL CONTRACTS FOR SWIMMING POOL CHEMICALS

RECOMMENDATION: City Council to consider the renewal of annual contracts for the purchase of swimming pool chemicals with Petra Chemical Company, Inc. and Sunbelt Pools for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the General Fund (Parks) for an annual estimated amount of \$72,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for liquid chlorine, muriatic acid, CO2 and other chemicals used to sanitize and balance water chemistry required for the City of Grapevine's Dove Waterpark, Pleasant Glade Pool and The REC aquatic facilities on an as-needed basis.

These purchases will be made in accordance with an existing interlocal agreement with The Local Government Purchasing Cooperative (Buy Board) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791. The contracts were for an initial one-year period with two, one-year renewals available. If approved, this will be the final renewal available for these contracts.

Bids were taken by the Cooperative and contracts was awarded to Petra Chemical Company, Inc. and Sunbelt Pools. The Parks and Recreation and Purchasing staff reviewed the contracts for departmental specification compliance and pricing and determined that the contracts would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval.

KH/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 20, 2025

SUBJECT: ANNUAL CONTRACT FOR GROUNDS MAINTENANCE EQUIPMENT, IRRIGATION PARTS, SUPPLES AND INSTALLATIONS

RECOMMENDATION: City Council to consider approval for renewal of an annual contract for grounds maintenance equipment, irrigation parts, supplies, and installations from Longhorn, Inc.

FUNDING SOURCE: Funds are available in the General Fund, Storm Drainage Fund, Utility Enterprise Fund, and the Lake Parks Fund for an annual estimated amount of \$40,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for Grounds Maintenance Equipment, Irrigation Parts, Supplies, and Installations.

This purchase will be made in accordance with an existing interlocal agreement with The Local Government Purchasing Cooperative (Buy Board) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791. The contract was for an initial one-year period with two optional renewals available. If approved, this will be the final renewal option.

Bids were taken by the Cooperative and a contract was awarded Longhorn, Inc. City Departments 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

TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 20, 2025

SUBJECT: RENEWAL OF ANNUAL CONTRACT FOR CARPET AND TILE FLOORING SERVICES

RECOMMENDATION: City Council to consider approval for renewal of an annual contract for carpet and tile flooring services from RCS Flooring Services, LLC for the Public Works Department.

FUNDING SOURCE: Funds are available in the General Fund (Public Works) for an annual estimated amount of \$100,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for carpet and tile replacement and repairs for citywide facilities.

Purchases will be made in accordance with an existing interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791. The contract is for an initial one-year period with two optional one-year renewals. If approved, this will be the first renewal option.

Bids were taken by the Cooperative and a contract was awarded RCS Flooring Services, LLC. 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: MAY 20, 2025

SUBJECT: ANNUAL CONTRACTS FOR GROUND-BASED MOSQUITO CONTROL SERVICES

RECOMMENDATION: City Council to consider the approval of contracts for ground-based mosquito control services with Municipal Mosquito and Vector Disease Control International for the Public Works Department.

FUNDING SOURCE: Funds are available in the General Fund (Public Works) for an annual estimated amount of \$36,000.

BACKGROUND: The purpose of this contract is to establish fixed pricing for mosquito control ground spraying services for the City which includes services to control disease carrying mosquitoes and spraying of adulticides to address the spread of the West Nile virus and Zika virus through mosquitoes on an as-needed basis. Environmental Manager of Public Works and Purchasing reviewed the contract for specification compliance and pricing and determined that this contract would provide the best service and pricing for meeting the needs of the City.

Purchases will be made in accordance with an existing interlocal cooperative agreement with Tarrant County, Texas as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791.

Tarrant County, Texas solicited proposals on Bid No. F-2024077, Ground-Based Mosquito Control and Surveillance Activities. Municipal Mosquito and Vector Disease Control International were awarded contracts. The City of Grapevine has utilized these vendors for several years with successful results. The new contract is for an initial one-year period with two available one-year renewal options.

Staff recommends approval.

DS/TM

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 6th day of May, 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
Chris Coy	Council Member
Duff O'Dell	Council Member
Paul Slechta	Council Member
Leon Leal	Council Member

constituting a quorum, with Council Member Sharron Rogers 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
Tara Brooks	City Secretary

CALL TO ORDER

Mayor Pro Tem Darlene Freed called the meeting to order at 7:00 p.m. in the City Council Chambers.

Item 1. Executive Session

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

- A. Consultation with and legal advice from the City Attorney regarding pending litigation (Muns, et al. v. Grapevine – Cause No. 348-303736-18), pursuant to Section 551.071, Texas Government Code.
- B. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities; Public Works; and the 185 acres) pursuant to Section 551.072, Texas Government Code.
- C. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 7:03 p.m. The closed session ended at 7:19 p.m. Mayor William D. Tate joined the meeting at 7:03 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Sections 551.071, 551.072 or 551.087.

City Manager Bruno Rumbelow stated no action was necessary.

REGULAR MEETING

Item 2. Call to Order: Mayor William D. Tate to introduce Mayor Pro Tem Darlene Freed to preside

Mayor Tate called the regular meeting to order at 7:30 p.m. and announced that Mayor Pro Tem Freed would preside over the remainder of the meeting since this will be her final meeting.

Item 3. Invocation

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

Item 4. Posting of the Colors and Pledges of Allegiance

The Grapevine Police Honor Guard posted the Colors and led the Pledge of Allegiance.

Item 5. Citizen Comments

Robert Sproc, 925 South Main Street #3201, Grapevine, requested Council consider amending the ordinance regarding animal leash requirements.

PRESENTATIONS

Mayor Pro Tem Freed announced that Item 7 would be presented first.

Item 7. Mayor Pro Tem Freed to recognize Baylor Scott and White Medical Center - Grapevine for donating critical medical equipment to Hospital Integral de Parras de la Fuente.

Mayor Pro Tem Freed recognized Baylor Scott and White Medical Center Grapevine for their donation of two incubators/warmers, two ventilators, two defibrillators and an ultrasound machine to Sister City Parras de la Fuente, Coahuila Mexico.

Naman Mahajan, President of Baylor Scott and White Medical Center accepted the recognition and explained the importance of the Hospital Integral de Parras de la Fuente to its community since the nearest metropolitan area is 100 to 150 miles away. He thanked

the City for allowing Baylor Scott and White Medical Center - Grapevine to help the residents of Parras de la Fuente, Coahuila Mexico.

Item 6. Mayor Pro Tem Freed to present Grapevine Heritage Foundation's 2025 Preservation Advocacy Award winners.

Grapevine Heritage Foundation Chairman Melva Stanfield explained the importance of preservation of Grapevine's heritage through its neighborhoods and homes.

Mayor Pro Tem Freed presented the 2025 Preservation/Conservation Project Award to Sandra and Hunter Lawhon owners of the 1906 Walter and Mamie Waymire Turnage House located at 314 West College Street.

Sandra Lawhon described the work that went into the project and thanked their builder and the City for the recognition.

Mayor Pro Tem Freed presented the 2025 Rehabilitation Project Award to John and Rene Hale owners of the 1946 Higgins Hale House located at 512 Estill Street.

John Hale thanked the City and his builder.

Mayor Pro Tem Freed presented the 2025 Restoration Project Award to Matthew Allen and Rachel Cosby, owners of the 1911 Berry House located at 306 Austin Street.

Rachel Cosby said she grew up in Grapevine and is happy to be back and to have found the house of her dreams.

Mayor Pro Tem Freed presented the 2025 Grapevine Restoration Project Award to Jacob and Kristin Kemp, owners of the 1953 Crabtree House located at 905 East Worth Street.

Kristin Kemp expressed her love of the house, the neighborhood, and the City.

Council did not take any action on this item.

Item 8. Mayor Pro Tem Freed to present a proclamation recognizing May 11-17, 2025 as National Police Week and May 15, 2025 as Peace Officers Memorial Day.

Mayor Pro Tem Freed presented the proclamation recognizing National Police Week and Peace Officers Memorial Day to Assistant Police Chief Marc Shimmick, Assistant Police Chief Rebecca Graves, Lieutenant Caleb Goodman, Officer Sammy Trinidad, Officer Mark Collins, Officer Justin Debord, Officer Szymon Wadolowski.

Assistant Shimmick thanked the Council on behalf of the men and women of the Police department who enjoy being part of the fabric of this community.

Council did not take any action on this item.

Item 9. Mayor Pro Tem Freed to present a proclamation recognizing May 4-May 10, 2025 as National Detention Officer's Week.

Mayor Pro Tem Freed presented the proclamation recognizing May 4-May 10 as National Detention Officer's week to Assistant Chief Graves, Supervisor Rosalyn Hights, Officer Alejandra Lara and Officer Jacob Lewis.

Council did not take any action on this item.

Item 10. Main Street Fest Co-Chairs, Leon and Tracy Leal, to provide update on the 41st Annual Main Street Fest that will take place May 16, 17 and 18, 2025.

Main Street Fest Co-Chairs Leon and Tracy Leal described the security that is being implemented and that this year's event has a family friendly focus and described the entertainment, food and vendors. They thanked all of the festival sponsors, volunteers and steering committee.

Council did not take any action on this item.

NEW BUSINESS

Item 11. Consider the purchase and installation of synthetic grass for the Community Outreach Center from Synthetic Grass Pros, and take any necessary action.

Police Chief Mike Hamlin presented this item and requested approval of the purchase of playground-safe synthetic grass for an amount not to exceed \$29,650. The synthetic grass will be placed near Mustang Drive and the Community Outreach buildings.

Chief Hamlin answered questions from Council.

Motion was made to approve the purchase and installation of synthetic grass for the Community Outreach Center.

Motion: O'Dell

Second: Coy

Ayes: Tate, Freed, Coy, O'Dell, Slechta, and Leal

Nays: None

Approved: 6-0

Item 12. Consider a contract for the relocation of the historic Georgia Winfrey House from 750 Shady Brook to the Ted R. Ware Plaza at 619 Church Street with H.D. Snow and Son House Moving, Inc, **Ordinance No. 2025-015** to appropriate funds, and take any necessary action.

Convention and Visitors Bureau Executive Director PW McCallum presented this request for a contract to relocate the Georgia Winfrey House to Ted R. Ware Plaza for an amount of \$25,650.

Motion was made to approve a contract for the relocation of the historic Georgia Winfrey House from 750 Shady Brook to the Ted R. Ware Plaza at 619 Church Street with H.D. Snow and Son House Moving, Inc, and **Ordinance No. 2025-015** to appropriate the funds.

Motion: Coy
 Second: Slechta
 Ayes: Tate, Freed, Coy, O'Dell, 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. No one requested to remove any items from the consent agenda.

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

Item 13. Consider an annual contract for the purchase of chairs, tables, associated equipment and freight for the Grapevine Fairway Events Center with MTS Seating through Omnia Partners Public Sector, Region VIII Education Service Center in Texas, and **Ordinance No. 2025-016** appropriating the funds.

Convention and Visitors Bureau Executive Director McCallum recommended approval of the purchase of 250 chairs, 25 tables, associated equipment for the Grapevine Fairway Events Center, along with freight for a total amount not to exceed \$78,695.57.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2025-016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS; APPROPRIATING \$78,695.57 IN THE CONVENTION AND VISITORS BUREAU FUND FOR SERVICES CONTRACT WITH MTS SEATING, DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 14. Consider **Ordinance No. 2025-017** designating the GCISD Tax Assessor - Collector to perform duties imposed by Tax Code Chapter 26.

Chief Financial Officer Jeff Strawn recommended approval of the ordinance designating the Grapevine Colleyville Independent School District RTA Collette Ballinger to act as the City's Tax Assessor-Collector.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2025-017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A PERSON TO FULFILL DUTIES IMPOSED BY TAX CODE CHAPTER 26; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 15. Consider the renewal of annual membership dues from Northeast Fire Department Association (NEFDA).

Fire Chief Darrell Brown recommended approval of the annual membership with the Northeast Fire Department Association and the payment of \$47,959 for membership dues.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider payment for the 2025 Fire Department Banquet to Embassy Suites (Atrium Financial).

Fire Chief Brown recommended approval of the payment of \$15,955 for the final payment for the 2025 Fire Department Banquet.

Motion was made to approve the consent agenda as presented.

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

Item 17. Consider the renewal of an annual contract for Lifepak devices and equipment lease program with Stryker Sales Corporation, Inc.

Fire Chief Brown recommended approval of the renewal of the annual contract for Lifepak devices and equipment leasing on an as needed basis for an amount to exceed \$392,023.

Motion was made to approve the consent agenda as presented.

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

Item 18. Consider the renewal of a professional service contract for employee health clinics with Texas Health Physicians Group.

Human Resources Director Rachel Huitt recommended approval of the renewal of a professional service contract for employee health clinics in an annual estimated amount of \$60,000

Motion was made to approve the consent agenda as presented.

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

Item 19. Consider the purchase of Netwrix Auditor additional licenses on Microsoft Cloud and SharePoint platform from SHI Government Solutions, Inc.

Chief Information Officer Tessa Allberg recommended approval of the purchase of additional licenses for data loss prevention and visibility on Microsoft Cloud and SharePoint platforms for an amount not to exceed \$31,236.

Motion was made to approve the consent agenda as presented.

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

Item 20. Consider an annual contract for antivirus, malware, and ransomware license and support for Carbon Black Cloud Platform from SHI Government Solutions, Inc.

Chief Information Officer Allberg recommended approval of the contract for antivirus, malware and ransomware licenses and support for an amount not to exceed \$31,001.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Coy

Ayes: Tate, Freed, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 6-0

Item 21. Consider the purchase of Park Place storage/server maintenance from SHI Government Solutions, Inc.

Chief Information Officer Allberg recommended approval of Park Place storage/server maintenance for technical call support and emergency hot-swap hard drive replacement for the data backup storage units for an amount not to exceed \$55,502.46.

Motion was made to approve the consent agenda as presented.

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

Item 22. Consider the renewal of annual contracts for the purchase of waterworks products with Ferguson Enterprises and Core & Main LP.

Public Works Director Bryan Beck recommended approval of the renewal of annual contracts for the as needed purchases of waterworks products for an annual estimated amount of \$540,500.

Motion was made to approve the consent agenda as presented.

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

Item 23. Consider the purchase of lab equipment, chemicals and instruments for the Waste Water Treatment Plant from IDEXX Industries and North Central Laboratories.

Public Works Director Beck recommended approval of the purchase of lab equipment, chemicals and instruments for the Wastewater Treatment Plant for an amount not to exceed \$65,000.

Motion was made to approve the consent agenda as presented.

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

Item 24. Consider an annual contract for the purchase of fleet parts supply from NAPA Auto Parts.

Public Works Director Beck recommended approval of a contract to establish fixed annual pricing for various automotive fleet parts, supplies and accessories for an annual estimated amount of \$200,000.

Motion was made to approve the consent agenda as presented.

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

Item 25. Consider a bid for concrete paving repairs on the City's arterial network (Northwest Highway) from O. Trevino Construction.

Public Works Director Beck recommended approval of the bid for full-depth concrete repairs at the Northwest Highway and Park Boulevard intersection for an estimated amount of \$125,000.

Motion was made to approve the consent agenda as presented.

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

Item 26. Consider a license agreement with the U.S. Army Corps of Engineers to allow for utilities near Cimarron Trail.

Public Works Director Beck recommended approval of the license agreement to allow for utilities near Cimarron Trail for an estimated amount of \$1,660.

Motion was made to approve the consent agenda as presented.

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

Item 27. Consider the purchase of a Motor Control Panel and Programmable Logic Control (SCADA) cabinet from Graybar Electric and installation and purchase of electrical services by Humphrey and Associates, Inc.

Public Works Director Beck recommended approval of the purchase of a new equipment and installation for the Denton Creek Lift Station for an estimated amount of \$140,444.

Motion was made to approve the consent agenda as presented.

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

Item 28. Consider the purchase of a Risk and Resiliency Assessment and Emergency Response Plan update from Assureco Risk Management (Municipal H20).

Public Works Director Beck recommended approval of the purchase of an update to the Risk and Resiliency Assessment and Emergency Response Plan for an estimated amount of \$27,500.

Motion was made to approve the consent agenda as presented.

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

Item 29. Consider **Ordinance No. 2025-018** amending the Grapevine Code of Ordinances Chapter 23 Traffic, Article V Parking, prohibiting parking on both sides, of Kubota Drive from Grapevine Mills Boulevard North to State Highway 121 Southbound Frontage Road.

Public Works Director Beck recommended approval of Ordinance No. 2025-018 to amend the Grapevine Code of Ordinances to prohibit parking on both sides of Kubota Drive from Grapevine Mills Boulevard North to State Highway 121 Southbound Frontage Road.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2025-018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING THE GRAPEVINE CODE OF ORDINANCES BY AMENDING CHAPTER 23 TRAFFIC, ARTICLE V PARKING, SECTION 23-63 NO PARKING ZONES; AUTHORIZING THE ERECTION OF TRAFFIC REGULATION SIGNS; REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00); PROVIDING

A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY
AND PROVIDING AN EFFECTIVE DATE

Item 30. Consider the minutes of the April 15, 2025 Regular City Council meeting.

City Secretary Tara Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

Ayes: Tate, Freed, Coy, O'Dell, Slechta, and Leal

Nays: None

Approved: 6-0

SPECIAL PRESENTATION

Item 31. Mayor Tate to present a gift of appreciation to Mayor Pro Tem Freed in recognition of her 27 years of service on City Council.

Mayor Tate recognized Mayor Pro Tem Freed's twenty-seven years on City Council by presenting her a plaque with a gavel and noted she was the first female Mayor Pro Tem for the City.

Council did not take any action on this item.

ADJOURNMENT

Motion was made to adjourn the meeting at 8:30 p.m.

Motion: Slechta

Second: O'Dell

Ayes: Tate, Freed, Coy, O'Dell, Slechta and Leal

Nays: None

Approved: 6-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 20th day of May, 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

STATE OF TEXAS
 COUNTY OF TARRANT
 CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Special Session to canvass the results of the May 3, 2025 General Election on this the 14th day of May, 2025 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

Darlene Freed	Mayor Pro Tem
Duff O'Dell	Council Member
Paul Slechta	Council Member
Leon Leal	Council Member

constituting a quorum required for canvassing the election results, with Mayor William D. Tate and Council Members Sharron Rogers and Chris Coy being absent, and with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
Tara Brooks	City Secretary

Call to Order

Mayor Pro Tem Darlene Freed called the meeting to order at 1:15 p.m. in the City Council Chambers.

Item 1. Citizen Comments

No one spoke during Citizen Comments.

NEW BUSINESS

Item 2. Consider **Resolution No. 2025-006** canvassing the May 3, 2025 City Election City Council Place 3 and City Council Place 4, declaring the results, and taking any necessary action.

City Secretary Tara Brooks reported the official results of the May 3 General Election as provided by the Tarrant County Elections Administrator.

City Council, Place 3					
	Absentee	Early Voting	Election Day	Total	%
Leon Leal	28	2,881	1,069	3,978	100%
Under Votes	27	1,341	535	1,903	

City Council, Place 4					
	Absentee	Early Voting	Election Day	Total	%
Brandon Rener	28	1,224	491	1,743	32.64%
Sean Shope	24	2,654	919	3,597	67.36%
Under Votes	3	344	194	541	

Motion was made to approve Resolution No. 2025-006 accepting the results of the May 3, 2025 City Election and declaring Leon Leal was duly elected to City Council, Place 3 and Sean Shope was duly elected to City Council, Place 4.

Motion: O'Dell
 Second: Slechta
 Ayes: Freed, O'Dell, Slechta, and Leal
 Nays: None
 Approved: 4-0

ADJOURNMENT

Motion was made to adjourn the meeting at 1:18 p.m.

Motion: Slechta
 Second: O'Dell
 Ayes: Freed, O'Dell, Slechta and Leal
 Nays: None
 Approved: 4-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 20th day of May, 2024.

APPROVED:

 William D. Tate
 Mayor

ATTEST:

 Tara Brooks
 City Secretary