CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, JUNE 17, 2025

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

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

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

EXECUTIVE SESSION:

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

   A. 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

2. Invocation and Pledge of Allegiance: Mayor Pro Tem Paul Slechta

JOINT PUBLIC HEARINGS

3. 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 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 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 as "CC", Community Commercial District. **The public hearing and consideration of this item were tabled at the May 20, 2025 Joint Meeting.**

4. Conditional Use Permit **CU25-14** and Planned Development Overlay **PD25-02** (Floor & Décor) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Floor and Décor Outlets of America, Inc. to amend the previously approved site plan CU06-16 (Ordinance No. 2006-035) for a planned commercial center to allow for the development of a 45,000 square-foot fitness/workout center. This request is specifically to allow a 60,378 square-foot retail store for building materials and supplies and a planned development overlay (PD25-02) to deviate from, but not be limited to, a reduction in the minimum open space requirement, and an increase to the maximum impervious surface requirement, listed in Section 25, "CC", Community Commercial District, F. Density Requirements of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 3200 Grapevine Mills Parkway and is currently zoned "CC", Community Commercial District.

5. Conditional Use Permit **CU25-19** (Walmart EV Chargers) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kimley-Horn requesting a conditional use permit to amend the previously approved site plan CU23-01 (Ordinance No. 2023-009) to add two metal storage containers for the purpose of storing new parts and landscape equipment for on- and off-site Walmart facility management. This request is specifically to add six (6), Level 3 electric vehicle (EV) charging stations. The subject property is located at 1601 West State Highway 114 and is currently zoned "CC", Community Commercial District.

6. Conditional Use Permit **CU25-23** (The Dutch) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Texas Liquor License requesting a conditional use permit to amend the previously approved conditional use permit CU06-56 (Ordinance No. 2006-089) to allow for the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant. This request is specifically to modify the existing floor plan, change exterior elevations and to allow for the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant. The subject property is located at 1285 South Main Street and is currently zoned "PO", Professional Office District.

7. Conditional Use Permit **CU25-24** (Stella Café) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Stella To Go, LLC requesting a conditional use permit to amend the previously approved site plan CU19-19 (Ordinance No. 2019-039) to allow for the possession, storage, retail sales and on- and off-premise consumption of alcoholic beverages (beer and wine only) and outside dining in conjunction with a restaurant. This request is specifically to modify the existing floor plan and to allow for the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) and outside dining in conjunction with a restaurant. The subject property is located at 603 South Main Street, Suite 303 and is currently zoned "CBD", Central Business 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

8. 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

9. Consider **Ordinance No. 2025-034** amending the Grapevine City Code, Appendix G, Historic Preservation by adopting the Grapevine Historic Township Pattern Book for the Grapevine Historic Township and take any necessary action.

10. Consider calling a public hearing to amend various sections of the Comprehensive Zoning Ordinance (82-73), same being Appendix D of the Code of Ordinances, as follows: amendments to various sections of the zoning ordinance related to secondary structures, including requirements for their size, location and height.

CONSENT AGENDA

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

11. Consider the purchase of an annual software license for permitting from Vertosoft for the Planning Services Department, Building Services Department and other departments included in the Technical Review Committee (TRC) process, and managing permits, processes and code enforcement cases. Building Official and Planning Services Director recommend approval.

12. Consider a firework permit for the City's 2025 Fireworks Show to be held on July 4, 2025. Fire Chief recommends approval.

13. Consider the purchase of recycled rubber barriers from Pretred, Inc. Public Works Director recommends approval.

14. Consider the purchase of hydrant pressure recorders from Atlas Utility Supply Company. Public Works Director recommends approval.

15. Consider the purchase of four Val-Matic check valves for the Hilton Lift Station from Municipal Valve & Equipment Company. Public Works Director recommends approval.

16. Consider the second amendment to the engineering contract for the design of the Train 2 and Train 3 improvements at the Wastewater Treatment Plant with Provenance Engineering, LLC and **Ordinance No. 2025-027** to appropriate the funds. Public Works Director recommends approval.

17. Consider **Ordinance No. 2025-028** 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; prohibiting parking on the north side of West College Street. Public Works Director recommends approval.

18. Consider the minutes of the June 3, 2025 Regular City Council meeting. City Secretary recommends approval.

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

19. 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.

20. Conditional Use Permit **CU25-14** (Floor & Décor) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-029**, if applicable, and take any necessary action.

21. Planned Development Overlay **PD25-02** (Floor & Décor) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-030**, if applicable, and take any necessary action.

22. Conditional Use Permit **CU25-19** (Walmart EV Chargers) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-031**, if applicable, and take any necessary action.

23. Conditional Use Permit **CU25-23** (The Dutch) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-032**, if applicable, and take any necessary action.

24. Conditional Use Permit **CU25-24** (Stella Café) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-033**, 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 June 13, 2025 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary

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

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

CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JUNE 17, 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: Mayor Pro Tem Paul Slechta

JOINT PUBLIC HEARINGS

2. 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 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 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 as "CC", Community Commercial District. **The public hearing and consideration of this item were tabled at the May 20, 2025 Joint Meeting.**

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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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Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

NEW BUSINESS

8. Conditional Use Permit **CU25-16** (AC Hotel) – Consider the application and make a recommendation to City Council.

9. Conditional Use Permit **CU25-14** (Floor & Décor) – Consider the application and make a recommendation to City Council.

10. Planned Development Overlay **PD25-02** (Floor & Décor) – Consider the application and make a recommendation to City Council.

11. Conditional Use Permit **CU25-19** (Walmart EV Chargers) – Consider the application and make a recommendation to City Council.

12. Conditional Use Permit **CU25-23** (The Dutch) – Consider the application and make a recommendation to City Council.

13. Conditional Use Permit **CU25-24** (Stella Café) – Consider the application and make a recommendation to City Council.

14. Consider the minutes of the May 20, 2025 regular Planning and Zoning Commission meeting.

15. Receive a report, hold a discussion, and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) being Appendix “D” of the Code of Ordinances as follows: creation of a new zoning district for urban Brownstone developments, removal of Planned Residential Districts (PRD-6 and PRD-12), amending related definitions, and revisions to Table 3, Preferred Use Matrix in Section 41.B of the Transit District Overlay (TDO).

NOTE: Following the consideration of items 8-14, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

ADJOURNMENT

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Tara Brooks, TRMC, CRM
City Secretary

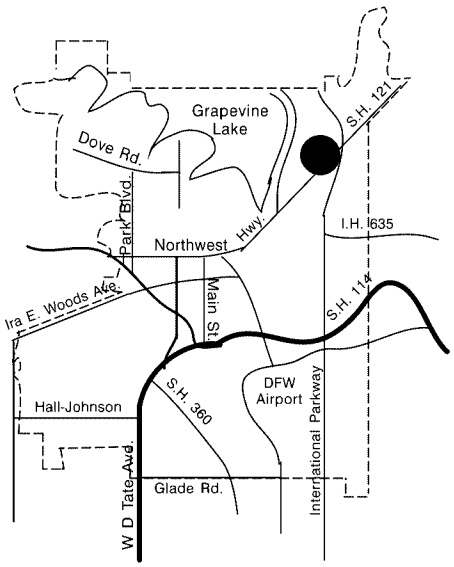
If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary's Office at 817.410.3182 at least 24 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

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: June 17, 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. This case was tabled from the May 20, 2025 public hearing.

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 acholic 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/Mariott 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 (Mariotto 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:

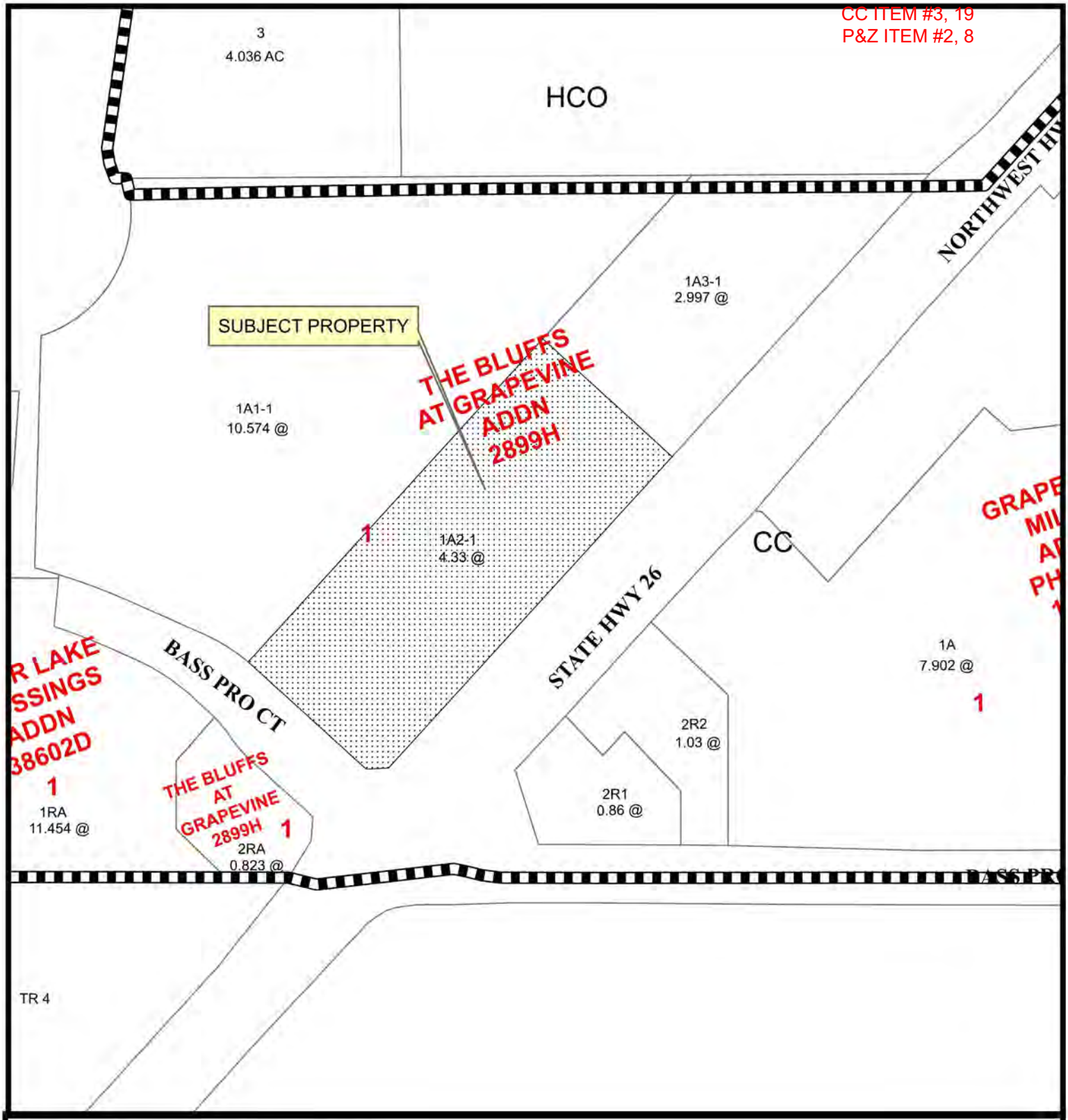
Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Commercial/Mixed Use (C/MU) land use. The applicant's proposal is compliant with the Master Plan.

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 #3, 19
P&Z ITEM #2, 8



0 100 200 300 400 Feet

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.

CC ITEM #3, 19
P&Z ITEM #2, 8

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

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

X I will represent the application myself; OR

X 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 _____ 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, 20 25

Vienna Haunschild

VIENNA HAUNSCHILD
Notary ID #134029282
My Commission Expires
October 21, 2026

NOTARY PUBLIC in and for the State of Texas

CU25-16

APR 07 2025

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project 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 *(printed property owner's name)* Representative VS 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

VIENNA HAUNSCHILD
Notary ID #134029282
My Commission Expires
October 21, 2026

[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

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

HUITT ZOLLARS

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

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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.

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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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TYPE-SIX
DEVELOPMENT SERVICES

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

CU25-16

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TYPE-SIX
DEVELOPMENT SERVICES

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 areas 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.

920 South Main Street Suite #150 Grapevine, Texas 76051

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TYPE-SIX
DEVELOPMENT SERVICES

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920 South Main Street Suite #150 Grapevine, Texas 76051

CU25-16

APR 07 2025

TYPE-SIX
DEVELOPMENT SERVICES

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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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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

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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

Cristin Turner — 4.8.2025

Public Works Department — Date

APR 07 2025

CU25-16

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

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.

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This Reciprocal Access and Cross-Parking Agreement was acknowledged before me on the 9th day of April, 2025, by Mehul Patel, President of NewcrestImage GP, Inc, a Texas corporation, manager of Supreme Bright Grapevine VII, LLC, a Texas limited liability company, on behalf of the limited liability company.

VIENNA HAUNSCHILD
Notary ID #134029282
My Commission Expires
October 21, 2026

Vienna Haunschild
Notary Public in and for
the State of Texas

My commission expires:

October 21, 2026

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This Reciprocal Access and Cross-Parking Agreement was acknowledged before me on the 9th day of April, 2025, by Mehul Patel, President of NewcrestImage GP, Inc, a Texas corporation, manager of Supreme Bright Grapevine IX, LLC, a Texas limited liability company, on behalf of the limited liability company.

VIENNA HAUNSCHILD
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My Commission Expires
October 21, 2026

Vienna Haunschild
Notary Public in and for
the State of Texas

My commission expires:

October 21, 2026

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 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 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 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 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 17th day of June, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

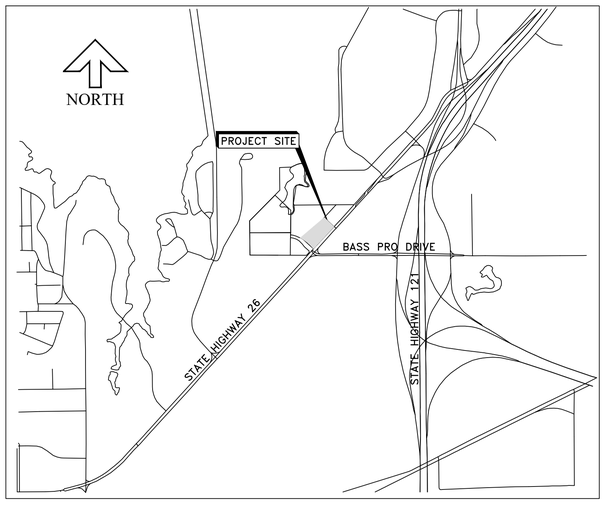
_____
Matthew C.G. Boyle
City Attorney

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:

TYPE SIX

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

PREPARED BY:

HUITT ZOLLARS

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.

STATE OF TEXAS
NICOLAS GOMEZ
149449
LICENSED
PROFESSIONAL ENGINEER
05/07/2025
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

R031113.21 - AC SILVERLAKE HOTEL - CUP SITE PLAN SUBMITTAL

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- PRESMISE 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.

EXISTING LAKE

MULTI-FAMILY
EXISTING ZONING: CC
THE BLUFFS AT GRAPEVINE
LOT 1A1, BLOCK 1
(10.574 AC)
(460,599 SQ. FT.)

OWNER: DFW HILTON ADDITION

OFFICE
EXISTING ZONING: CC
THE BLUFFS AT GRAPEVINE
LOT 1A3, BLOCK 1
(2.997 AC)
(130,564 SQ. FT.)

OUTDOOR POOL

EXISTING ZONING: CC
SILVER LAKE CROSSINGS ADDITION
LOT 3, BLOCK 1
(14.25 AC)
(615,135.16 SQ. FT.)

SETTLERS PARK

OWNER: EVERGREEN ALLIANCE GOLF

COURTYARD

EXISTING MULTI-FAMILY SIGN

PARKING GARAGE (4-LEVELS)

EXISTING OFFICE BLDG.

EXISTING ZONING: CC
SILVER LAKE CROSSINGS ADDITION
LOT 2, BLOCK 1
(7.28 AC)
(322,649.22 SQ. FT.)

COURTYARD

MULTI-FAMILY BLDG

PROP. MARRIOTT HOTEL

STATE HIGHWAY 26 (150' R.O.W.)

25'

22'

R.O.W.

GOLF CART CONNECTION

EXISTING ZONING: CC
SILVER LAKE CROSSINGS ADDITION
LOT 1-R1, BLOCK 1
(11.454 AC)
(498,921.42 SQ. FT.)

EXISTING SIGN

EXISTING MULTI-FAMILY SIGN

15' PEDESTRIAN ACCESS EASEMENT

EXISTING DUAL-BRAND HOTEL

HILTON GARDEN INN HOTEL EXPANSION

PARKING LOT APPROVED WITH CU19-16
EXISTING ZONING: CC
SILVER LAKE CROSSINGS ADDITION
LOT 1-R1, BLOCK 1

THE BLUFFS AT GRAPEVINE
LOT-2R1,
BLOCK 0.82 AC

15'

BASS PRO DR.
(VARIABLE WIDTH R.O.W.)

EXISTING ZONING: CC
THE BLUFFS AT GRAPEVINE
LOT 1A2, BLOCK 1
(4.33 AC)
(188,563.0 SQ. FT.)

EXISTING GRAPEVINE PUBLIC TRAIL

EXISTING SIGN

OWNER: DFW AIRPORT

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

N

0 50 100 200

SCALE: 1" = 100'

ISSUE DRAWING LOG:

MARK	DATE	DESCRIPTION
A	04/07/2025	1ST CUP SUBMITTAL

NICOLAS GOMEZ
149449
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS
05/07/2025

Huitt-Zollars, Inc.
Firm Registration No. F-761

SUPREME BRIGHT GRAPEVINE IX, LLC

1785 STATE HIGHWAY 26 - SUITE 400
GRAPEVINE, TX 76051

TYPE SIX

HUITT ZOLLARS

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

NOT FOR CONSTRUCTION / FOR REVIEW ONLY

KHERMAN 05/07/2025 9:49AM H:\PROJ\R031113.21 - SILVERLAKE AC ELEMENT\10 CADD & BIM\10.1 AUTOCAD\SHEETS\R031113.21 MASTER SITE PLAN.DWG

OVERALL SITE DEVELOPMENT

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
			112'-0" (MAIN HOTEL)		70'-0" (4 STORIES)		-
BUILDING HEIGHT (FT)	69'-6"	76'-3"	60'-0" (PARKING GARAGE)	72'-6"	55'-0" (3 STORIES)	71'-0"	-
TOTAL OPEN SPACE (SF)	126,447.38		98,809.01	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	37,534	**402,578**
FLOOR AREA RATIO (BUILDING/LOT SIZE)	0.208 : 1		0.302 : 1	0.162 : 1	0.348 : 1	0.199 : 1	**1.219 : 1**
			444143 (MAIN HOTEL)				
TOTAL BUILDING AREA (SF)	225,511	108,479	182400 (PARKING GARAGE)	70,239	472,164	122,795	**1,625,731**
NUMBER OF GUESTROOMS	300	150	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	-	-	-	-	371	-	-
TOTAL PARKING PROVIDED	344		768	181	597	254	**2,144**

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

NOTES:

1.THE PURPOSE OF CONIDTIONAL USE REQUEST #CU25–16 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON– AND OFF–PRESMISE 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: 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

STATE OF TEXAS
NICOLAS GOMEZ
149449
LICENSED
PROFESSIONAL ENGINEER
05/07/2025
Huitt-Zollars, Inc.
Firm Registration No. F-761

SUPREME BRIGHT GRAPEVINE IX, LLC

1785 STATE HIGHWAY 26 - SUITE 400
GRAPEVINE, TX 76051

TYPE SIX

HUITT ZOLLARS

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

NOT FOR CONSTRUCTION / FOR REVIEW ONLY

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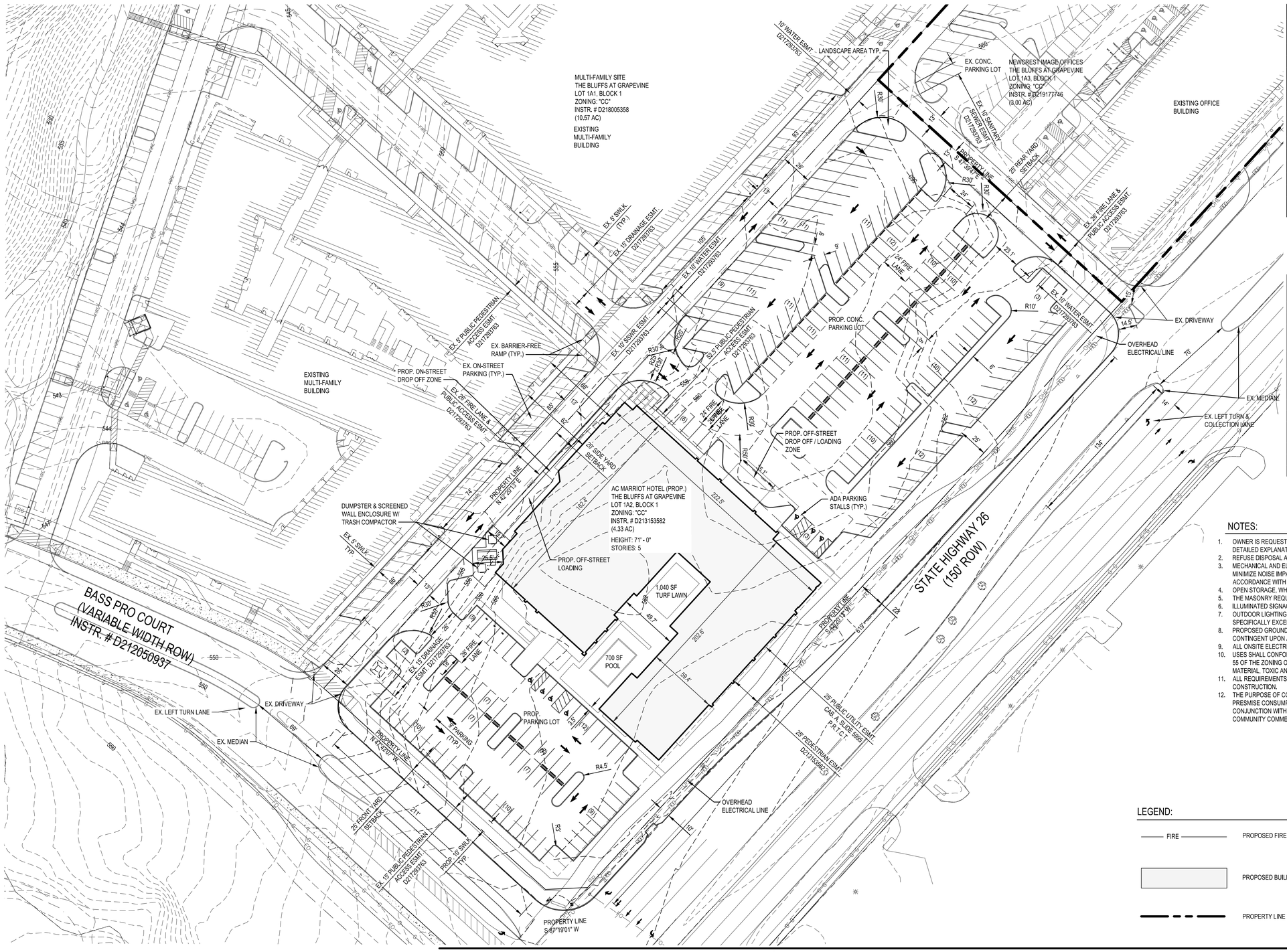


SITE PLAN DATA SUMMARY TABLE

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:

1. OWNER IS REQUESTING VARIANCE TO HEIGHT RESTRICTION TO ALLOW A MAXIMUM HEIGHT OF 71 FEET. REFER TO SHEET 11 FOR DETAILED EXPLANATION
2. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. 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.
4. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
5. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
6. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
7. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
8. 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,
9. ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
10. 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,
11. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
12. THE PURPOSE OF CONIDTIONAL USE REQUEST #CU25-16 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PRESMISE 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 _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

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

STATE OF TEXAS — 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

TYPE SIX

HUITT ZOLLARS

AC MARRIOTT HOTEL

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

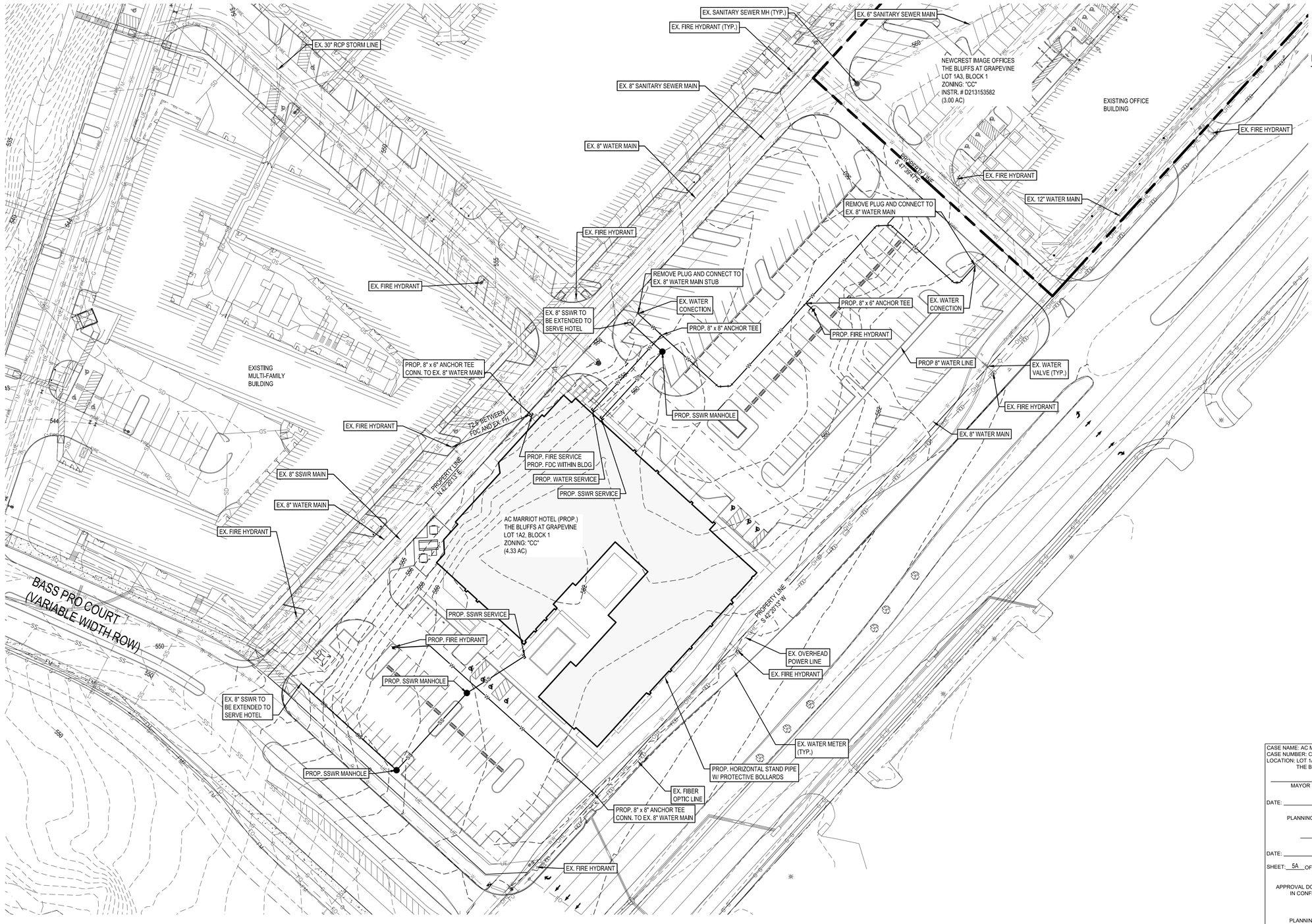
DIMENSIONAL CONTROL SITE PLAN

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

4 OF 16

NOT FOR CONSTRUCTION / FOR REVIEW ONLY

NGOMEZ 05/12/2025 9:13AM H:\PROJ\R031113.21 - SILVERLAKE AC ELEMENT\10 CADD & BIM\10.1 AUTOCAD\SHEETS\R031113.21-CSP.DWG



LEGEND:

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

NOTES:

1. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND
2. THE PURPOSE OF CONIDTIONAL USE REQUEST #CU25-16 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PRESMISE 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: 5A 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

STATE OF TEXAS — NICOLAS GOMEZ — 149449 — LICENSED PROFESSIONAL ENGINEER

05/07/2025

Huitt-Zollars, Inc.
Firm Registration No. F-761

SUPREME BRIGHT GRAPEVINE IX, LLC

1785 STATE HIGHWAY 26 - SUITE 400
GRAPEVINE, TX 76051

TYPE SIX

HUITT ZOLLARS

AC MARRIOTT HOTEL

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

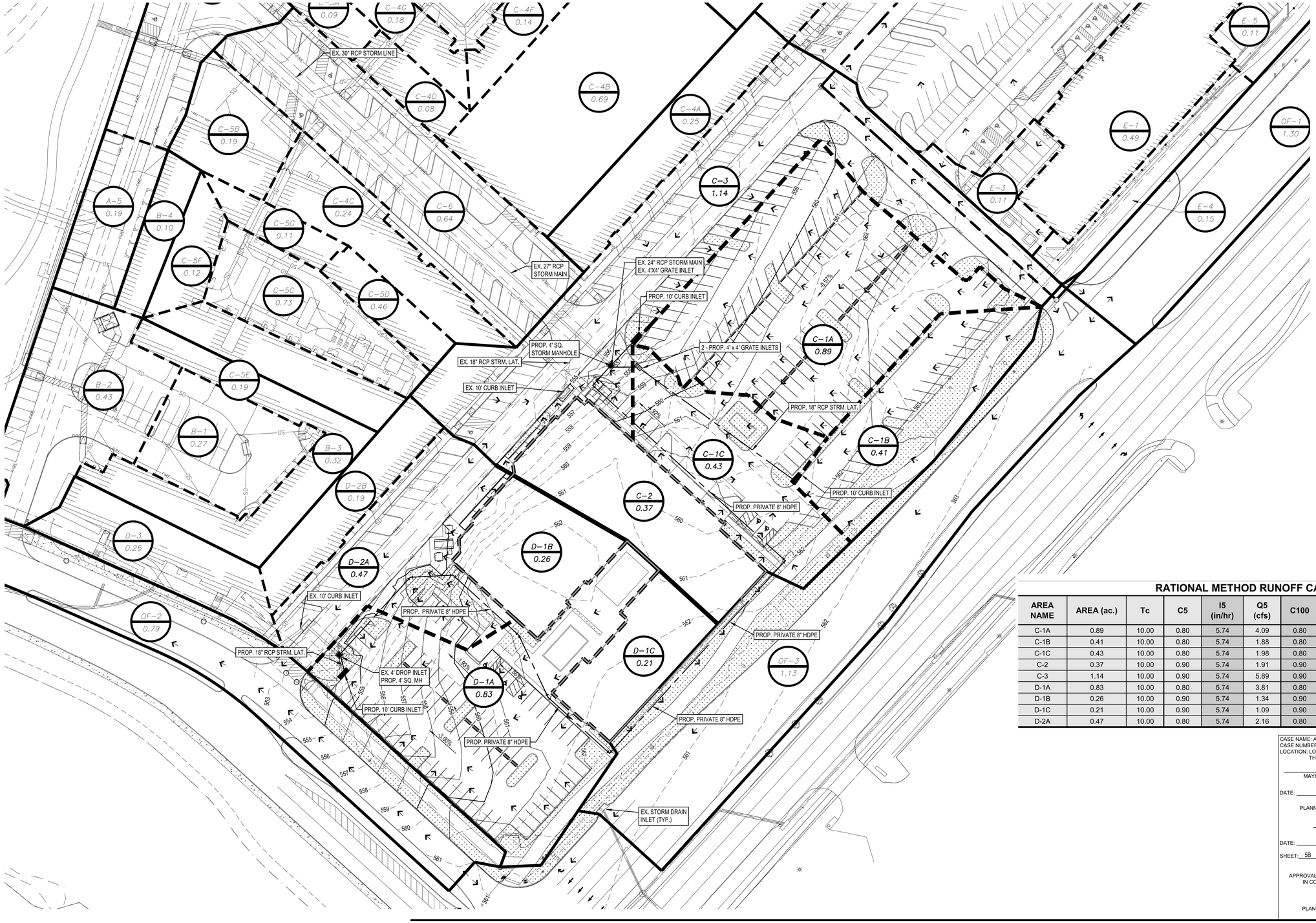
UTILITY PLAN

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

5A OF 16

NOT FOR CONSTRUCTION / FOR REVIEW ONLY

NGOMEZ 05/07/2025 4:41PM H:\PROJ\R031113.21 - SILVERLAKE AC ELEMENT\10 CADD & BIM\10.1 AUTOCAD\SHEETS\R031113.21-C-SP.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
- DA-XXX / ACRES — EX. DAM LABEL
- DA-XXX / ACRES — PROP. DAM LABEL

1. THE PURPOSE OF CONIDTIONAL USE REQUEST #CU25-16 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PRESMISE 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

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
STATE OF TEXAS
NICOLAS GOMEZ
149449
LICENSED
PROFESSIONAL ENGINEER
05/07/2025
Huitt-Zollars, Inc.
Firm Registration No. F-761

SUPREME BRIGHT GRAPEVINE IX, LLC

1785 STATE HIGHWAY 26 - SUITE 400
GRAPEVINE, TX 76051

TYPE SIX

HZ HUITT ZOLLARS

AC MARRIOTT HOTEL

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

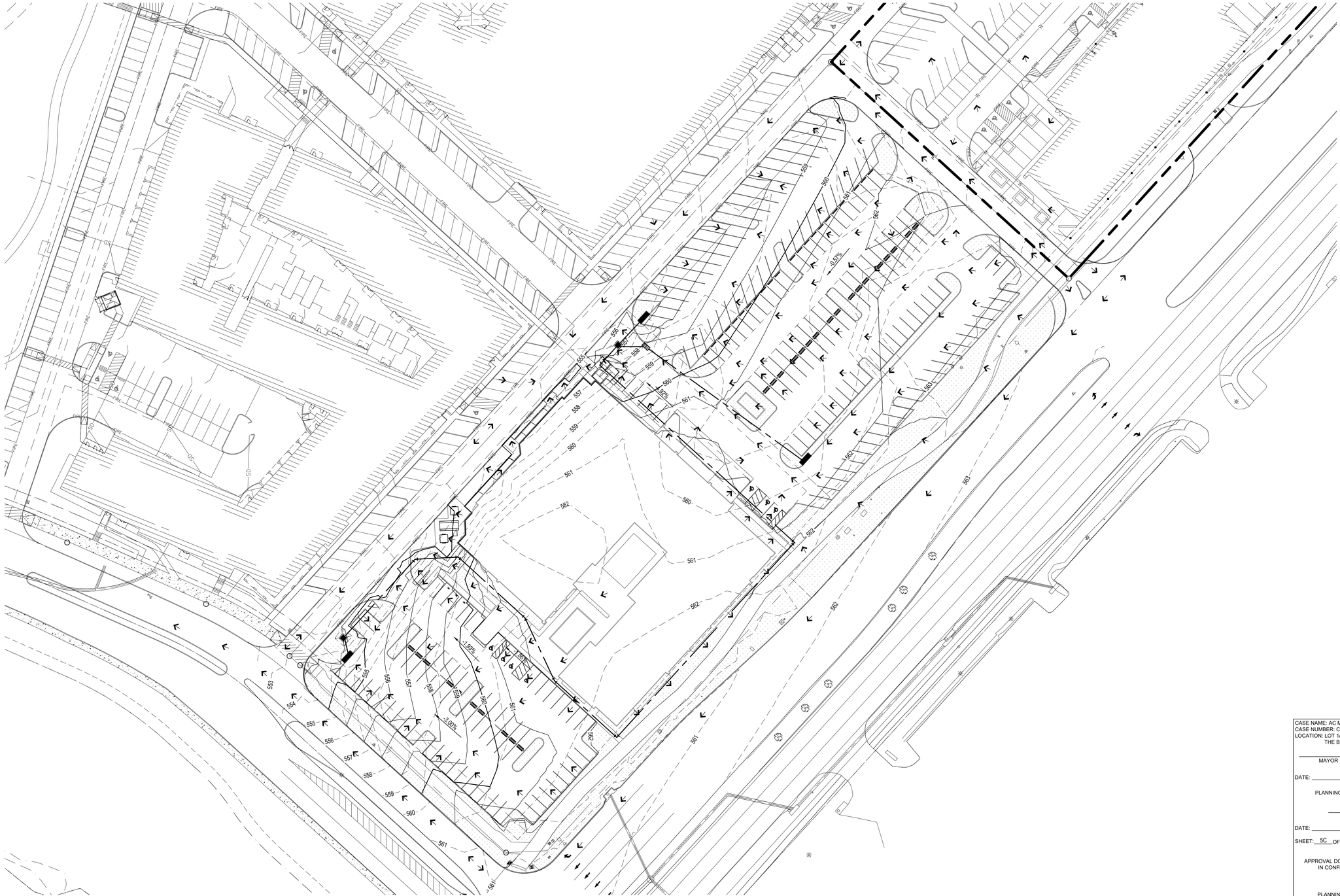
DRAINAGE AREA MAP

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

5B OF 16

NOT FOR CONSTRUCTION / FOR REVIEW ONLY

K:\HERMAN 05/07/2025 9:50AM H:\PROJ\R031113.21 - SILVERLAKE AC ELEMENT\110 CADD & BIM\10.1 AUTOCAD\SHEETS\CUP\R031113.21-C-GP.DWG



ISSUE DRAWING LOG:

MARK	DATE	DESCRIPTION
A	04/07/2025	1ST CUP SUBMITTAL

Nicolas Gomez
STATE OF TEXAS
NICOLAS GOMEZ
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SUPREME BRIGHT GRAPEVINE IX, LLC

1785 STATE HIGHWAY 26 - SUITE 400
GRAPEVINE, TX 76051

TYPE SIX
HUITT ZOLLARS

AC MARRIOTT HOTEL

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

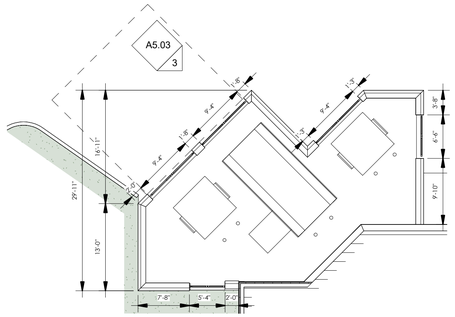
GRADING PLAN

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

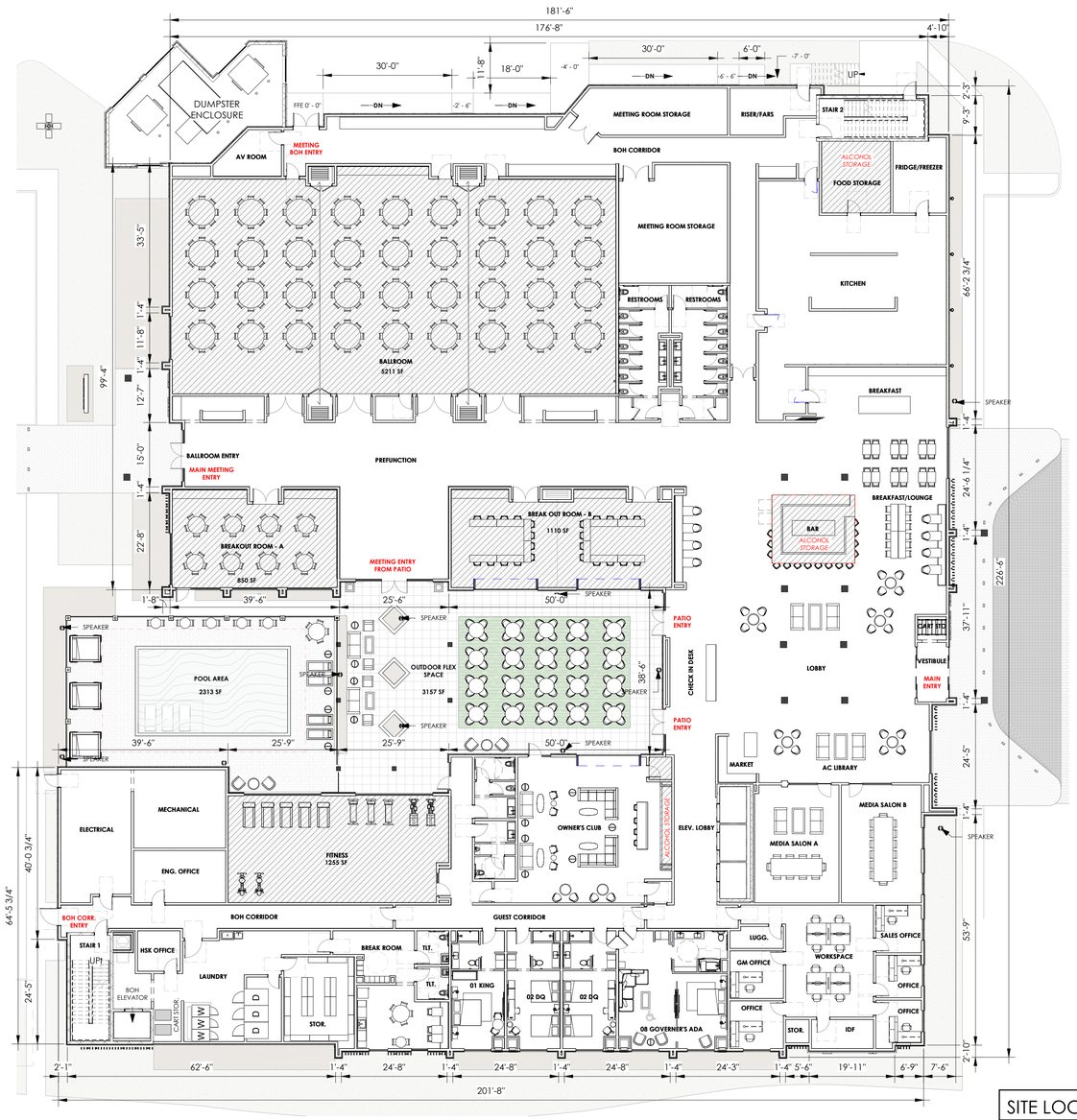
5C OF 16

NOT FOR CONSTRUCTION / FOR REVIEW ONLY

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



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

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

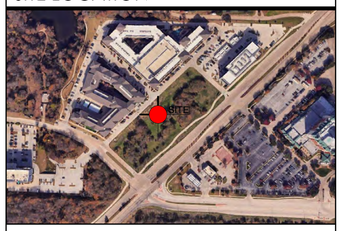
DATE: 07 APRIL 2025

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

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

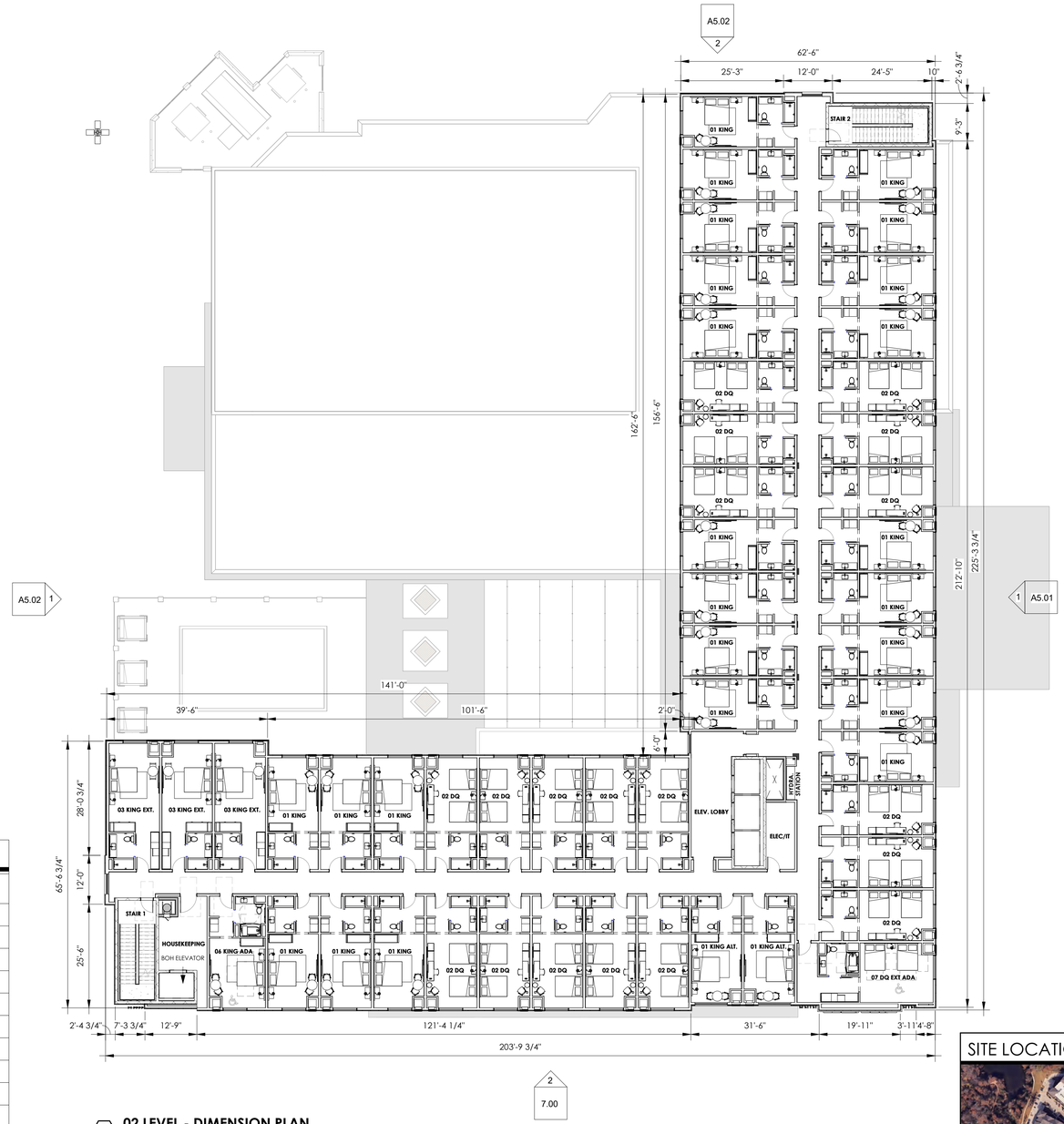
ISSUED FOR
PERMIT

#	Revision	Date
1		

SHEET NAME
01 DIMENSION PLAN

SHEET NUMBER
A1.01

REGISTERED ARCHITECT D. HAYES HINKLE 26067 STATE OF TEXAS



1 02 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
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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

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

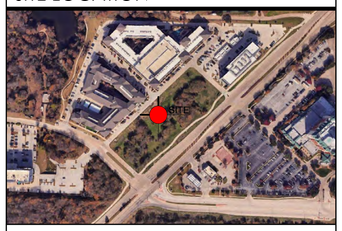
DATE: 07 APRIL 2025

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

TYPE-SIX

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

REGISTERED ARCHITECT
D. HAYES HINKLE
26067
STATE OF TEXAS
Signature & Date

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)
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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
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RESTAURANT/BAR	2430 SQ. FT.	------	------	------	------	
BALLROOM/CONFERENCE ROOM	5,669 SQ. FT.	------	------	------	------	
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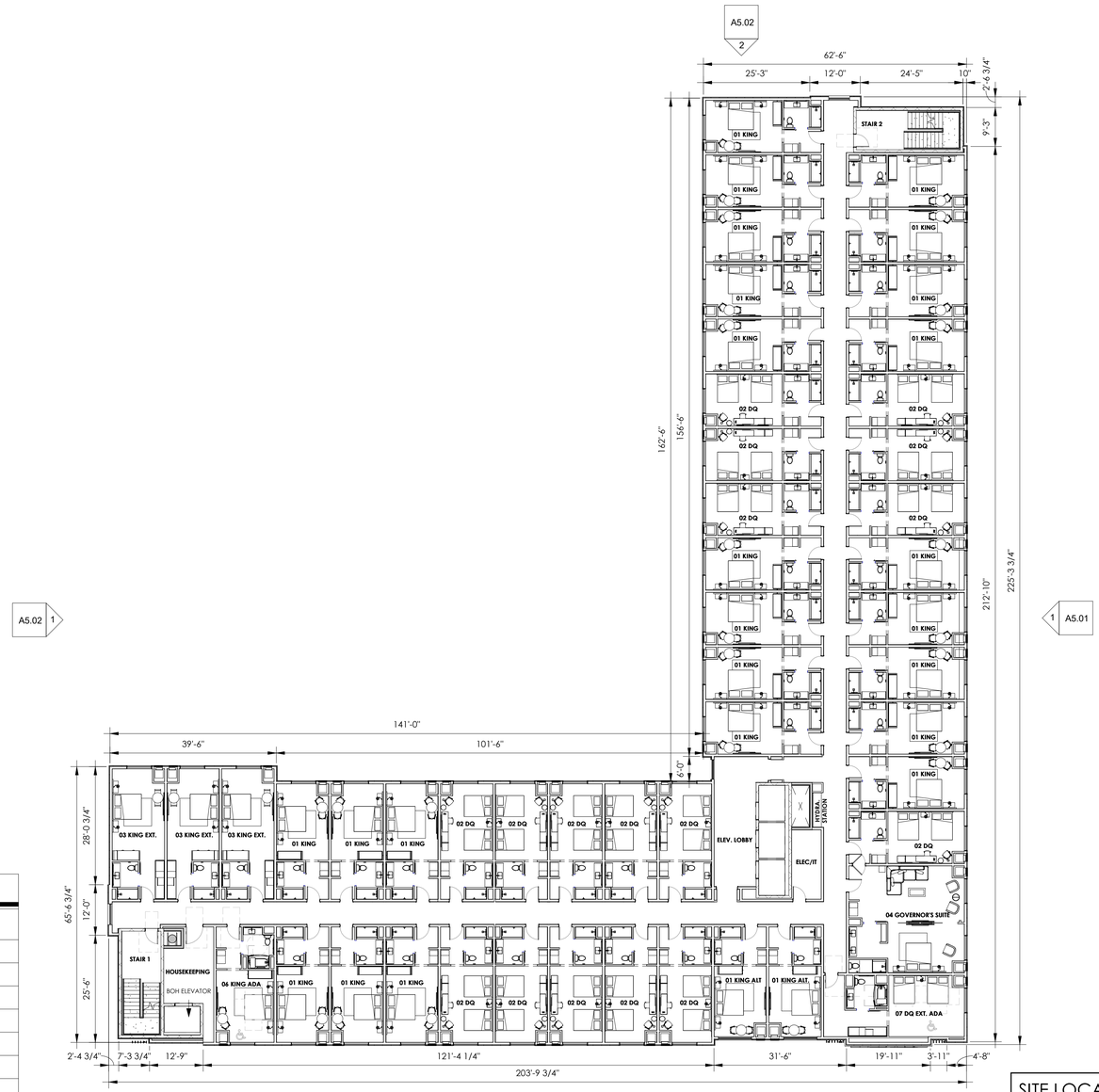


1 03 LEVEL - DIMENSION PLAN
1/16" = 1'-0"

2
A5.01

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

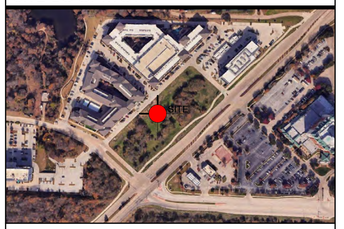
DATE: 07 APRIL 2025

SHEET: 8 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
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

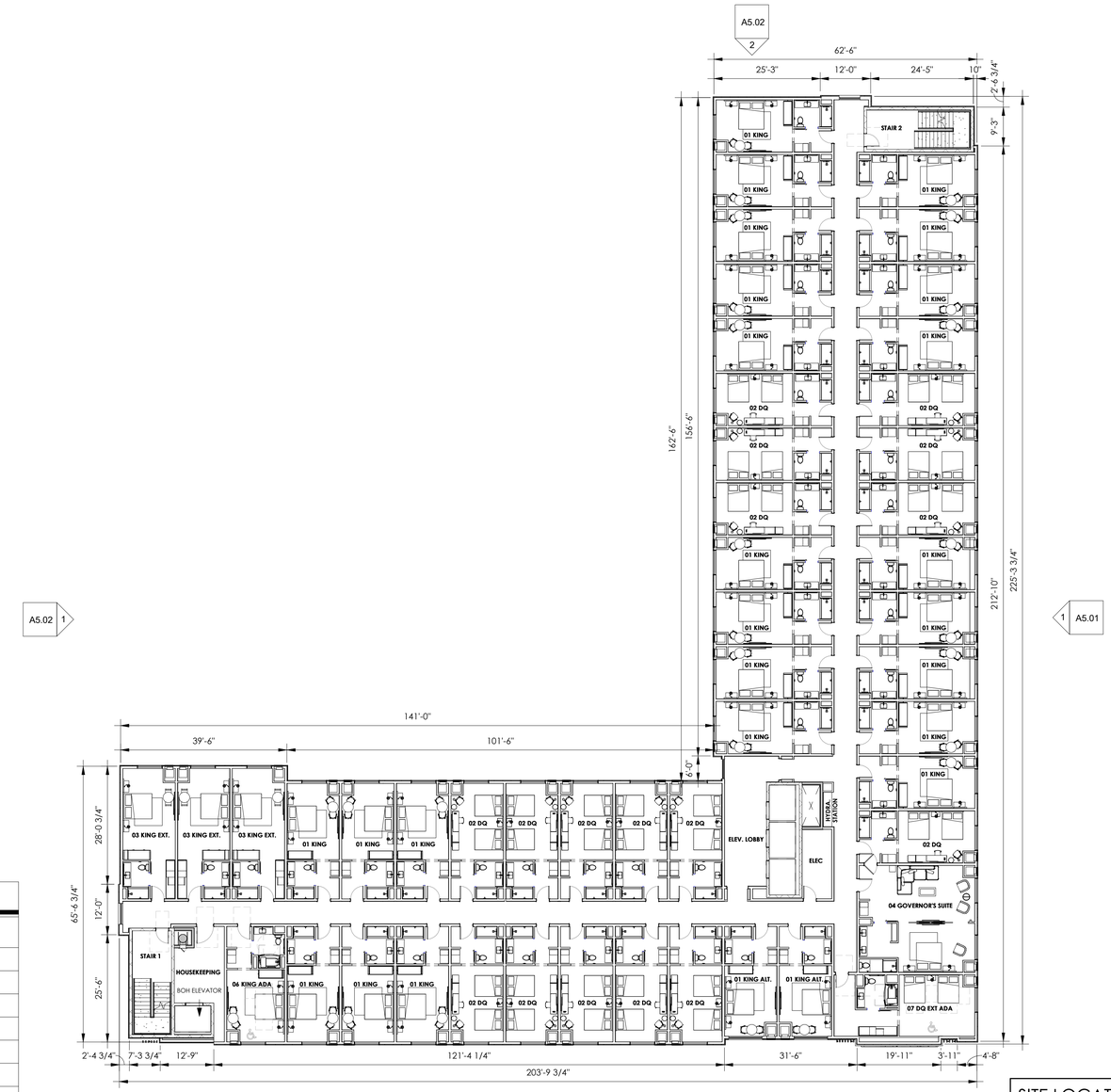
SHEET NUMBER
A1.03

REGISTERED ARCHITECT
D. HAYES HINKLE
26067
STATE OF TEXAS
04/28/2025 4:05:06 PM

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 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

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

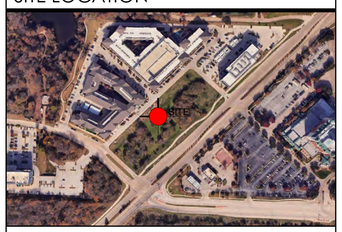
DATE: 07 APRIL 2025

SHEET: 9 OF 16

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

PLANNING SERVICES DEPARTMENT

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

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

REGISTERED ARCHITECT D. HAYES HINKLE 26067 STATE OF TEXAS
SURVEYED 4/28/25

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)
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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)

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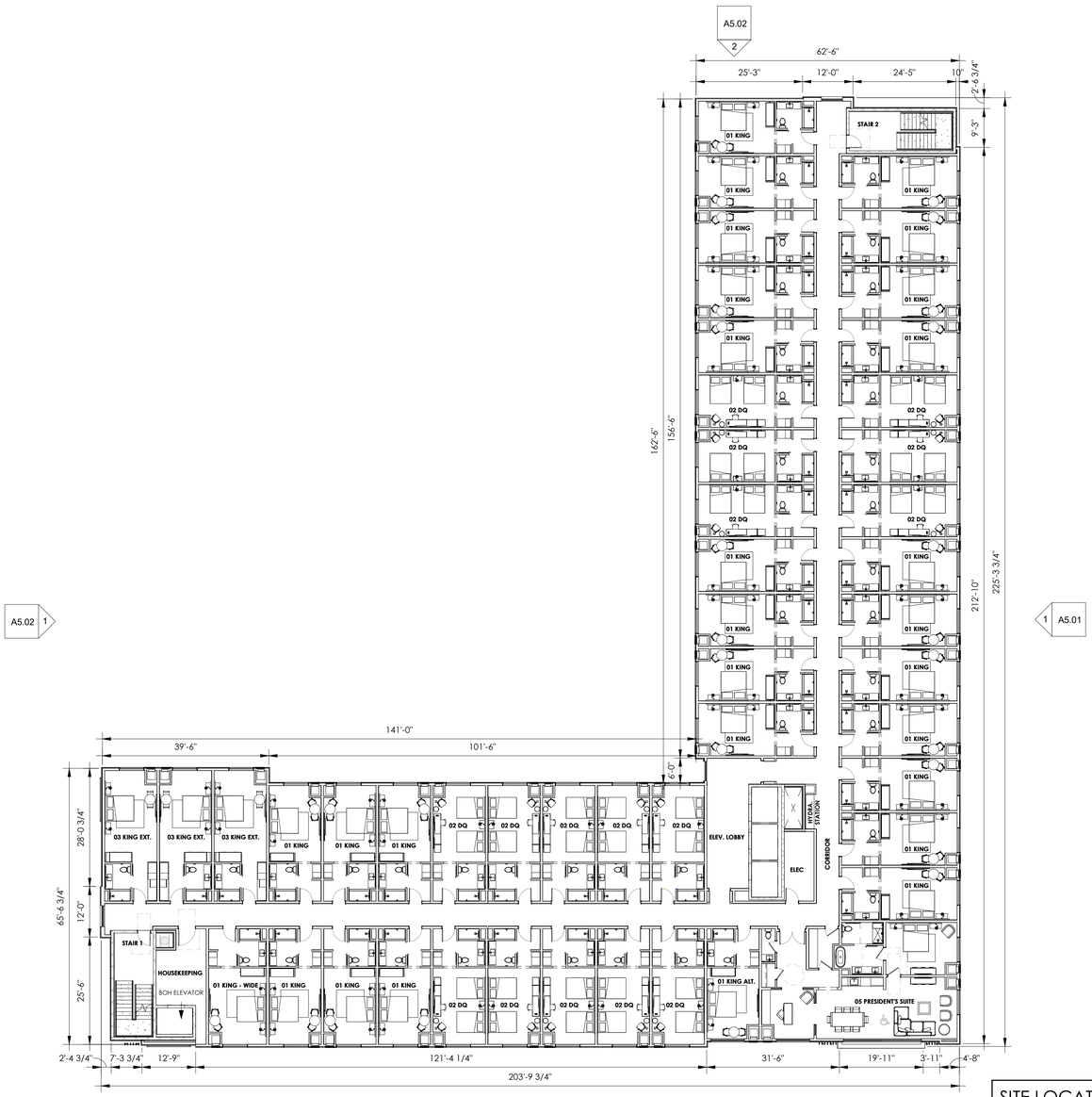
BUILDING AREAS	**1ST FLOOR**	**2ND FLOOR**	**3RD FLOOR**	**4TH FLOOR**	**5TH FLOOR**	**TOTALS**
BUILDING TOTALS	36,002 SQ. FT.	21,702 SQ. FT.	21,810 SQ. FT.	21,702 SQ. FT.	21,702 SQ. FT.	**122,795 SQ. FT.**
RESTAURANT/BAR	2430 SQ. FT.	------	------	------	------	
BALLROOM/CONFERENCE ROOM	5,669 SQ. FT.	------	------	------	------	
BREAKOUT ROOM A	798 SQ. FT.					
BREAKOUT ROOM B	1045 SQ. FT.					
FITNESS	1262 SQ. FT.	------	------	------	------	



1 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

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

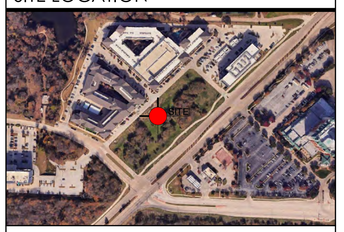
DATE: 07 APRIL 2025

SHEET: 10 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

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

REGISTERED ARCHITECT
D. HAYES HINKLE
26067
STATE OF TEXAS
SURVEYOR

MATERIAL CALLOUTS	
BR-1	CORONADO - 3" SPLIT LIMESTONE - BLACK FOREST
ST-1	MONT BLANC GRANITE
SU-1	STUCCO - "SW7042 SHOJI WHITE"
SU-2	STUCCO - "SW7047 PORPOISE"
MP-1	MAC METALS - MS-1 MODULAR - SMOKY QUARTZ
LF-1	LOUVER FINISH - DARK BRONZE TO MATCH STOREFRONT
AF-1	ALUMINUM PARAPET FLASHING TO MATCH STOREFRONT
GL	EXTERIOR WINDOWS: STOREFRONT WINDOW SYSTEM
SF	STOREFRONT - KAWNEER - "DARK BRONZE #40"
AM-1	ACCESSORY METAL FINISH - TBD

ADDITIONAL NOTES:

- 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

GLAZING AND MATERIAL PERCENTAGE

NORTH ELEVATION
OVERALL - 13,525 TOTAL SQ. FT.
1,696 SQ. FT. - GLAZING
3,067 SQ. FT. - STONE & BRICK
6,737 SQ. FT. - EIFS
1,990 SQ. FT. - METAL PANEL
SIGNAGE - 120 SQ. FT.
Percentage -84% Masonry

SOUTH ELEVATION
OVERALL - 13,704 TOTAL SQ. FT.
2,747 SQ. FT. - GLAZING
1,754 SQ. FT. - STONE & BRICK
5,448 SQ. FT. - EIFS
3,657 SQ. FT. - METAL PANEL
SIGNAGE - 110 SQ. FT.
Percentage -91% Masonry

EAST ELEVATION
OVERALL - 14,794 TOTAL SQ. FT.
3,173 SQ. FT. - GLAZING
1,997 SQ. FT. - STONE & BRICK
6,500 SQ. FT. - EIFS
1,785 SQ. FT. - METAL PANEL
SIGNAGE - 26 SQ. FT.
Percentage -91% Masonry

WEST ELEVATION
OVERALL - 14,630 TOTAL SQ. FT.
2,583 SQ. FT. - GLAZING
1,826 SQ. FT. - STONE & BRICK
7,805 SQ. FT. - EIFS
2,380 SQ. FT. - METAL PANEL
SIGNAGE - 110 SQ. FT.
Percentage -90% Masonry

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

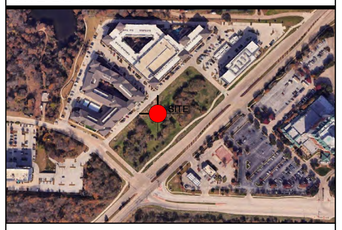
SHEET: 11 OF 16

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

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

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

SHEET NAME
BUILDING ELEVATIONS

SHEET NUMBER
A5.01

REGISTERED ARCHITECT D. HAYES HINKLE 26067 STATE OF TEXAS

MATERIAL CALLOUTS	
BR-1	CORONADO - 3" SPLIT LIMESTONE - BLACK FOREST
ST-1	MONT BLANC GRANITE
SU-1	STUCCO - "SW7042 SHOJI WHITE"
SU-2	STUCCO - "SW7047 PORPOISE"
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ADDITIONAL NOTES:

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SIGNAGE - 110 SQ. FT.
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7,805 SQ. FT. - EIFS
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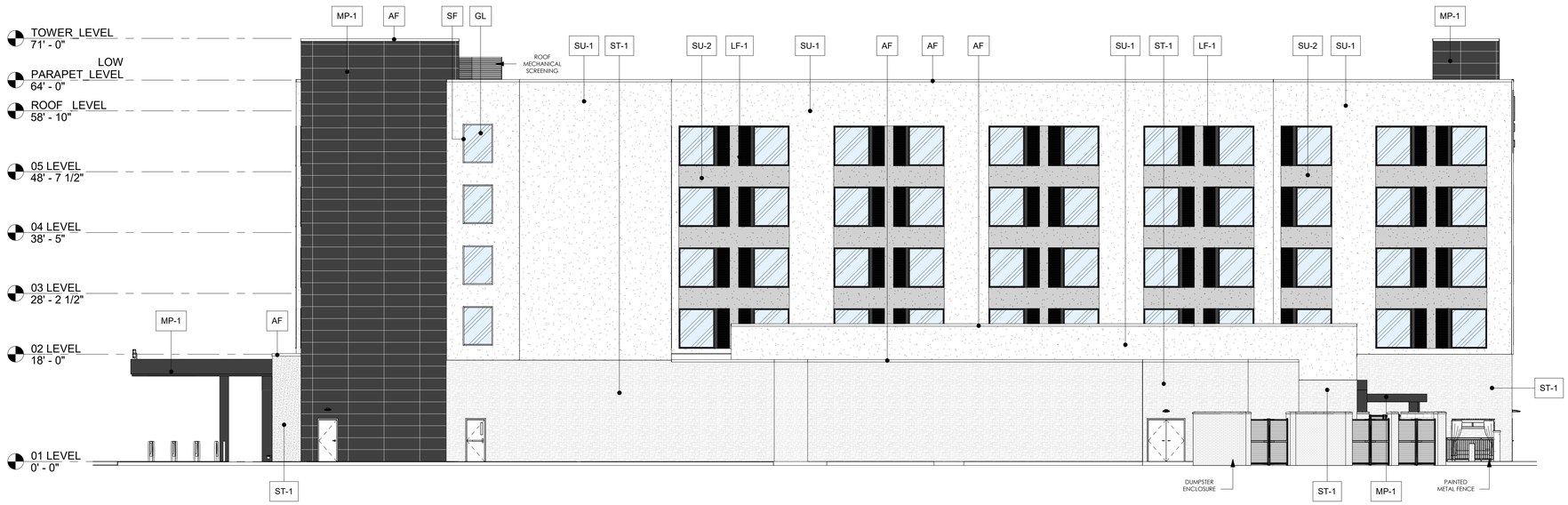
Percentage -90% Masonry

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



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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

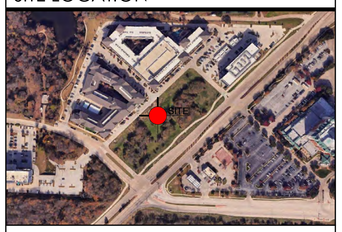
SHEET: 12 OF 16

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

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

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

SHEET NAME
BUILDING ELEVATIONS

SHEET NUMBER
A5.02

REGISTERED ARCHITECT · D. HAYES HINKLE · 26067 · STATE OF TEXAS · SURVEYOR

MATERIAL CALLOUTS	
BR-1	CORONADO - 3" SPLIT LIMESTONE - BLACK FOREST
ST-1	MONT BLANC GRANITE
SU-1	STUCCO - "SW7042 SHOJI WHITE"
SU-2	STUCCO - "SW7047 PORPOISE"
MP-1	MAC METALS - MS-1 MODULAR - SMOKY QUARTZ
LF-1	LOUVER FINISH - DARK BRONZE TO MATCH STOREFRONT
AF-1	ALUMINUM PARAPET FLASHING TO MATCH STOREFRONT
GL	EXTERIOR WINDOWS; STOREFRONT WINDOW SYSTEM
SF	STOREFRONT - KAWNEER - "DARK BRONZE #40"
AM-1	ACCESSORY METAL FINISH - TBD

ADDITIONAL NOTES:

- 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

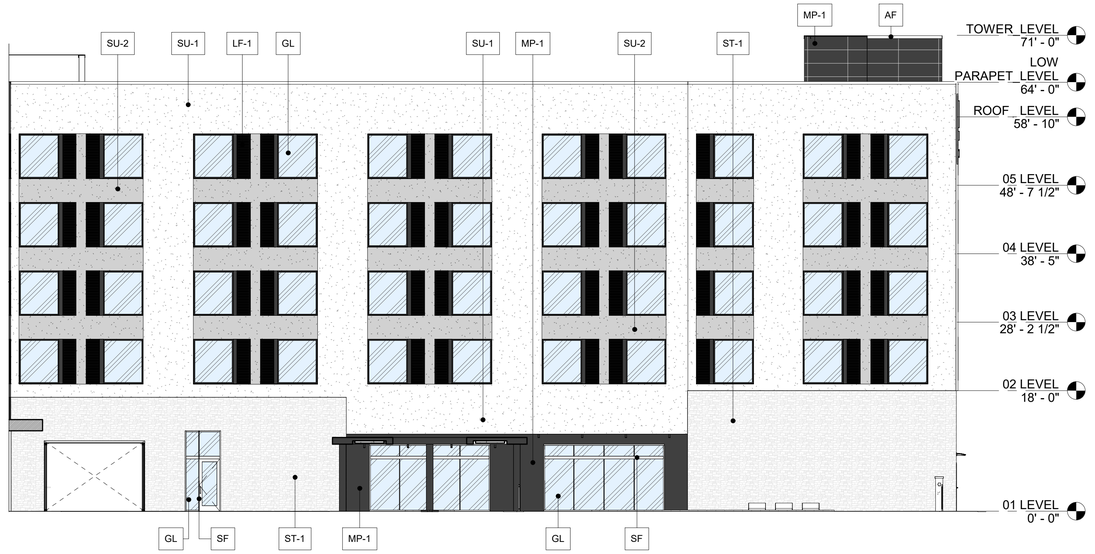
GLAZING AND MATERIAL PERCENTAGE

NORTH ELEVATION
OVERALL - 13,525 TOTAL SQ. FT.
1,696 SQ. FT. - GLAZING
3,067 SQ. FT. - STONE & BRICK
6,737 SQ. FT. - EIFS
1,990 SQ. FT. - METAL PANEL
SIGNAGE - 120 SQ. FT.
Percentage -84% Masonry

SOUTH ELEVATION
OVERALL - 13,704 TOTAL SQ. FT.
2,747 SQ. FT. - GLAZING
1,754 SQ. FT. - STONE & BRICK
5,448 SQ. FT. - EIFS
3,657 SQ. FT. - METAL PANEL
SIGNAGE - 110 SQ. FT.
Percentage -91% Masonry

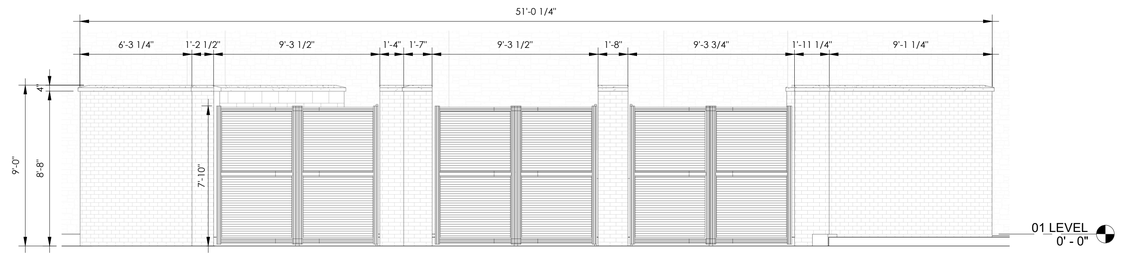
EAST ELEVATION
OVERALL - 14,794 TOTAL SQ. FT.
3,173 SQ. FT. - GLAZING
1,997 SQ. FT. - STONE & BRICK
6,500 SQ. FT. - EIFS
1,785 SQ. FT. - METAL PANEL
SIGNAGE - 26 SQ. FT.
Percentage -91% Masonry

WEST ELEVATION
OVERALL - 14,630 TOTAL SQ. FT.
2,583 SQ. FT. - GLAZING
1,826 SQ. FT. - STONE & BRICK
7,805 SQ. FT. - EIFS
2,380 SQ. FT. - METAL PANEL
SIGNAGE - 110 SQ. FT.
Percentage -90% Masonry



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

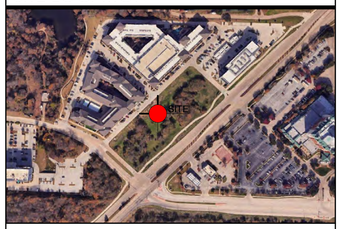
SHEET: 13 OF 16

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

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

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

SHEET NAME
BUILDING ELEVATIONS

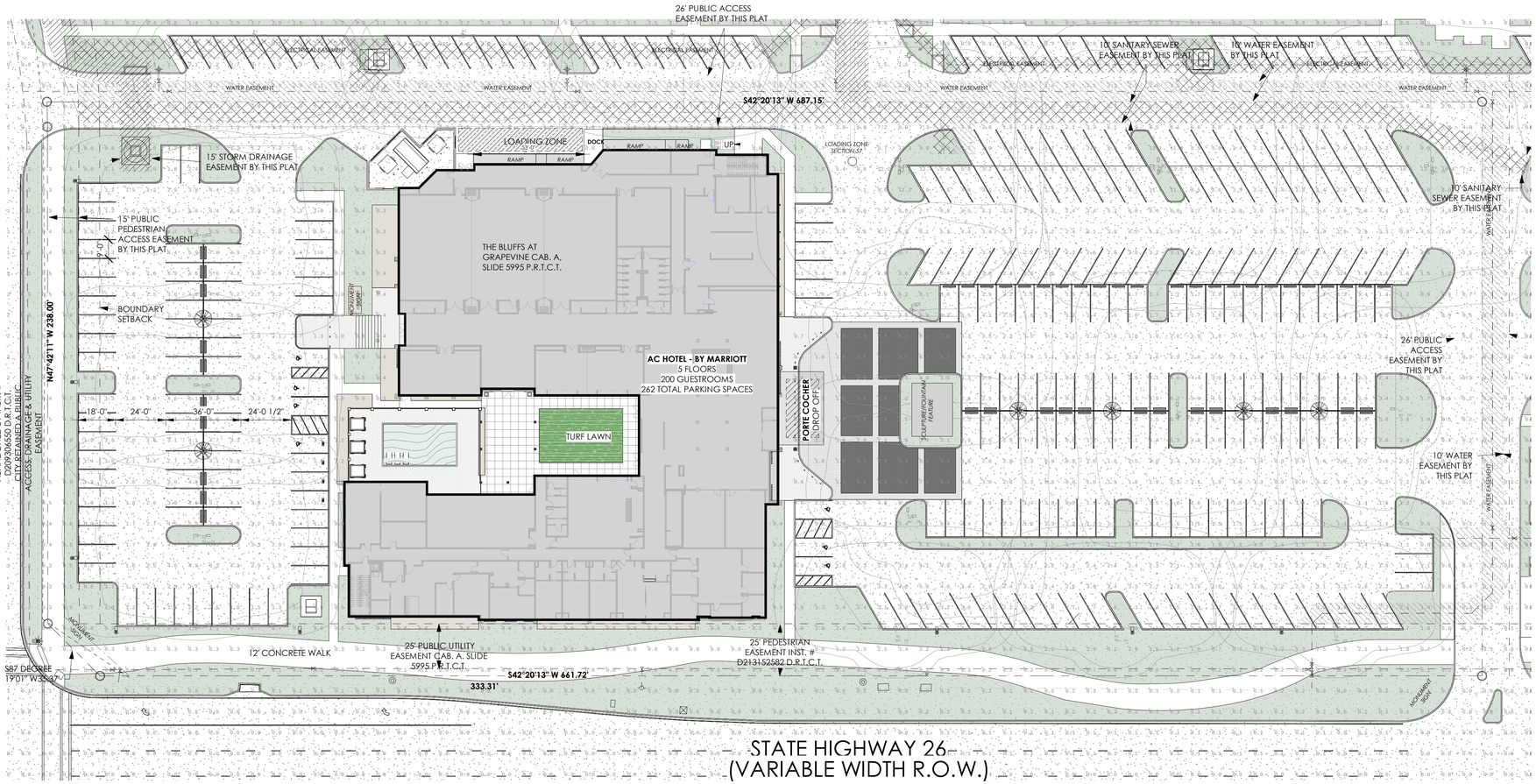
SHEET NUMBER
A5.03

REGISTERED ARCHITECT
D. HAYES HINKLE
26067
STATE OF TEXAS

Luminaire Schedule									
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

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	1.40	20.7	0.0	N.A.	N.A.
East Parking Lot	Illuminance	Fc	2.78	20.7	0.4	6.95	51.75
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

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

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

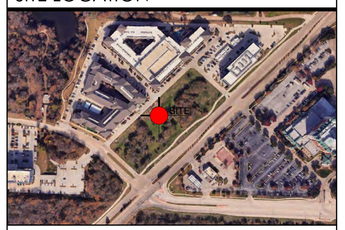
DATE: 07 APRIL 2025

SHEET: 14 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

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

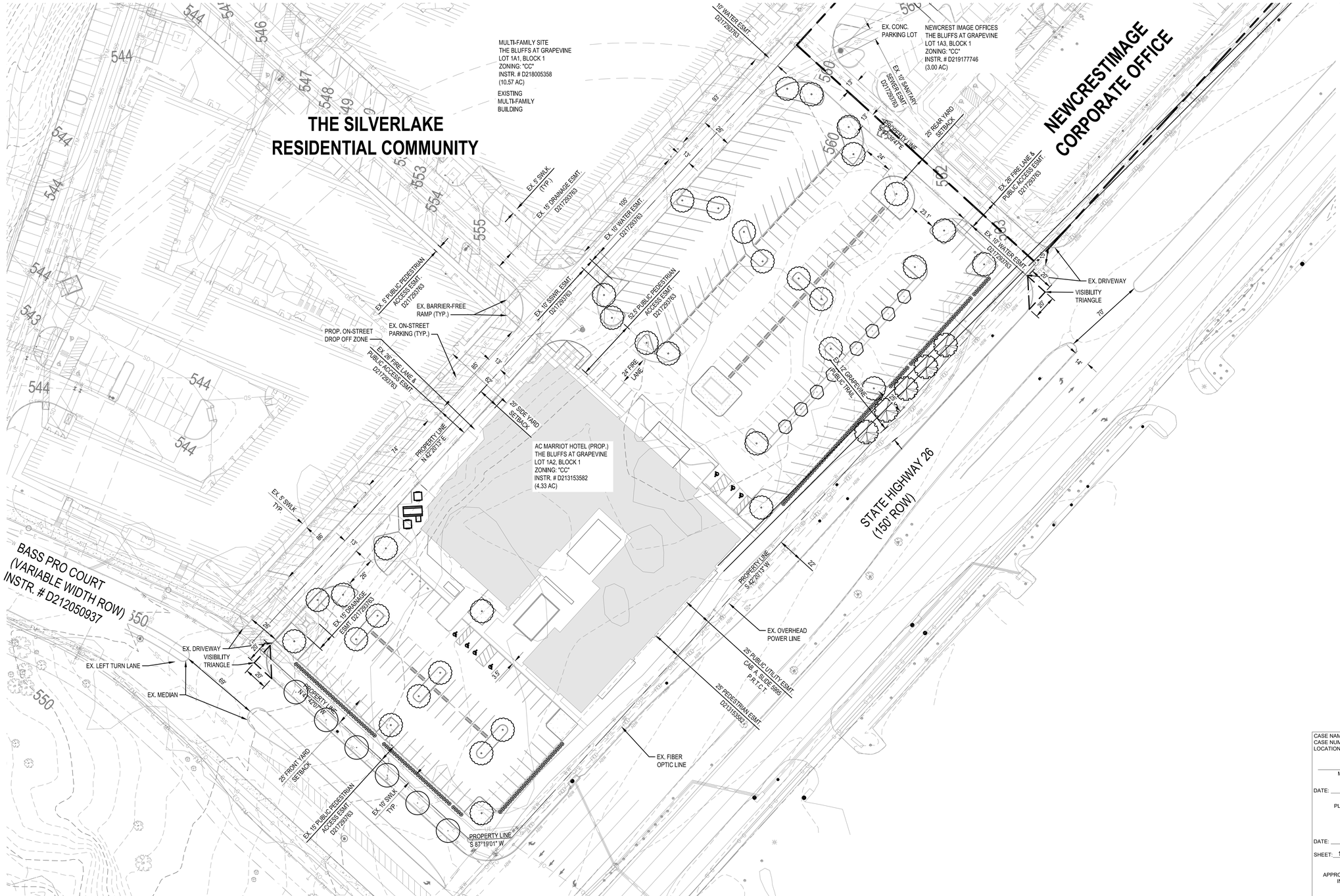
ISSUED FOR
PERMIT

#	Revision	Date
1		

SHEET NAME
SITE PLAN PHOTOMETRIC

SHEET NUMBER
A0.01P

REGISTERED ARCHITECT D. HAYES HINKLE 26067 STATE OF TEXAS



NOTES

1. 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.

2. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

3. THE PURPOSE OF CONIDTIONAL USE REQUEST #CU25-19 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PRESMISE 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

N

0 40'
Scale: 1" = 40'

ISSUE DRAWING LOG:

MARK	DATE	DESCRIPTION
A	04/07/2025	1ST CUP SUBMITTAL

REGISTERED LANDSCAPE ARCHITECT JOHN C. SCOTT 1976 STATE OF TEXAS

SUPREME BRIGHT
GRAPEVINE IX, LLC

1785 STATE HIGHWAY 26 - SUITE 400
GRAPEVINE, TX 76051

TYPE SIX

HUITT ZOLLARS

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

15 OF 16

NOT FOR CONSTRUCTION / FOR REVIEW ONLY

KHERMAN 05/07/2025 9:51AM H:\PROJ\R031113.21 - SILVERLAKE AC ELEMENT\10 CADD & BIM\10.1 AUTOCAD\SHEETS\R031113.21-LL-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 =	28,620 SF (15%)	37,560 SF (20%)
(15% OF TOTAL SITE AREA)		
190,798 SF X 15% = 28,620 SF		
NON - VEHICULAR OPEN SPACE TREES =	12 TREES	13 TREES
(1 / 2,500 SF)		
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', 'Kaleidascope')
- PAMPAS GRASS (Cortaderia selloana)

DWARF SHRUB (3 GALLON MINIMUM, SPACED 2' ON CENTER)
- DWARF YAUPON HOLLY (Ilex vomitoria 'Nana')
- DWARF INDIAN HAWTHORN (Raphiolepsis 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 'Kaleidascope')
- 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 CPBRAF)
- 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:

1. TREE PRUNING PAINT: ANY LATEX, OIL OR ASPHALT BASE WOUND DRESSING.
2. SOIL AMENDMENT: ORGANIC SOIL AMENDMENT WITH NITROGEN CONTENT 10% OR LESS.
3. 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.
4. MULCH: SHREDDED WOOD RESIDUE WITH SIZE OF PIECES NOT MORE THAN 6 INCHES IN LENGTH.
5. WATER-BY TRUCK FOR TREES.

PART 3 EXECUTION

3.01 CARE OF TREES PRIOR TO AND DURING CONSTRUCTION:

1. 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
   a. 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.
2. NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
   a. 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.
3. NO PRUNING OR REMOVAL OF LIMBS SHALL BE ALLOWED TO PROVIDE CLEARANCE FOR WORK UNLESS APPROVED BY THE ENGINEER.
4. 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.
5. OAK WOUNDS MUST BE PAINTED WITH WOUND PAINT WITHIN 30 MINUTES TO PREVENT INFECTION OF THE OAK WILT FUNGAL ORGANISM.
6. SOIL AMENDMENTS WILL BE APPLIED WITHIN THE DRIP LINE (RPZ).
7. 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.
8. 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.
9. 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:

1. THE CONTRACTOR SHALL WATER WHEN IT IS NECESSARY TO SUPPLEMENT NATURAL RAINFALLS REQUIRED PREVENTING EXCESS DRYING OF THE TREE ROOT AREA.
2. 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.
3. 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:

a. ESTABLISH LINES OF COMMUNICATION FOR ALL WORK WHICH MAY POTENTIALLY IMPACT TREES, UNDER STORY, OR AREAS THAT ARE TO BE PROTECTED FROM CONSTRUCTION ACTIVITY.
b. 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.
c. 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:

1. 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
2. NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
3. NO PRUNING OR REMOVAL OF LIMBS SHALL BE ALLOWED TO PROVIDE CLEARANCE FOR WORK UNLESS APPROVED BY THE ENGINEER.
4. 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.
5. OAK WOUNDS MUST BE PAINTED WITH WOUND PAINT WITHIN 30 MINUTES TO PREVENT INFECTION OF THE OAK WILT FUNGAL ORGANISM.
6. 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.
7. WATER DEEPLY TREES THAT ARE SUBSTANTIALLY TRIMMED OR WITHIN DRIP LINE OF EXCAVATION WORK FOR THE DURATION OF THIS CONTRACT.
8. WATER DEEPLY TREES THAT SHOW SIGNS OF STRESS AND ARE LOCATED IN AREAS WHERE THE GROUNDWATER TABLE HAS BEEN LOWERED DUE TO CONSTRUCTION ACTIVITIES.
9. 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:

1. 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.
2. 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.
3. 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 L PRUNING, SOIL AMENDMENT, AND FERTILIZATION -PER EACH TREE

ITEM 802.2 - LEVEL II PRUNING -PER LUMP SUM

GENERAL NOTES (CONT.)

1. THE PURPOSE OF CONIDTIONAL USE REQUEST #CU25-19 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PRESMISE 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

REGISTERED LANDSCAPE ARCHITECT JOHN C. SCOTT 1976 STATE OF TEXAS

SUPREME BRIGHT GRAPEVINE IX, LLC

1785 STATE HIGHWAY 26 - SUITE 400
GRAPEVINE, TX 76051

TYPE SIX

HUITT ZOLLARS

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

16 OF 16

NOT FOR CONSTRUCTION / FOR REVIEW ONLY

KHERMAN 05/07/2025 9:51 AM H:\PROJ\R031113.21 - SILVERLAKE AC ELEMENT\10 CADD & BIM\10.1 AUTOCAD\SHEETS\R031113.21-L-LP.DWG

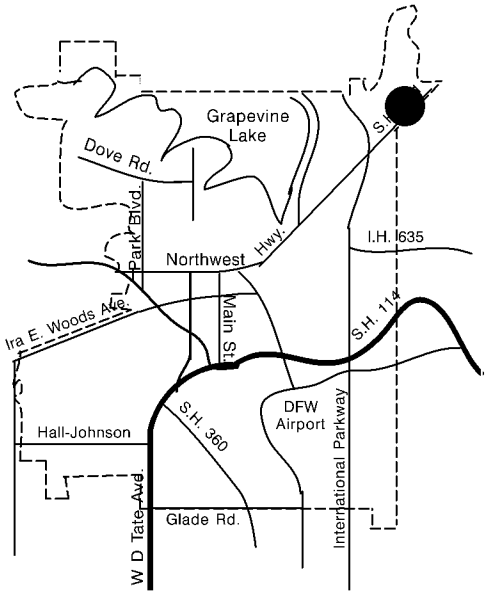
CC ITEM #4, 20, 21
P&Z ITEM #3, 9, 10

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

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

MEETING DATE: JUNE 17, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION AND PLANNED DEVELOPMENT OVERLAY CU25-14/ PD25-02, FLOOR & DECOR



APPLICANT: Caitlin Pipkin – Floor and Décor Outlets of America, Inc.

PROPERTY LOCATION AND SIZE:

The subject property is located at 3200 Grapevine Mills Parkway and is proposed to be platted as Block A, Lot 2R-AB, Grapevine Vineyards Addition. The addition contains approximately 4.9613 acres. The entire planned center contains approximately 14.73 acres and has approximately 1,360 feet of frontage along Grapevine Mills Parkway, 815 feet of frontage along North State Highway 121 and 511.64 feet along Stars and Stripes Way.

REQUESTED CONDITIONAL USE, PLANNED DEVELOPMENT OVERLAY AND COMMENTS:

The site was previously approved for a conditional use permit to allow for a 45,000 square foot fitness and workout center. This request is specifically to allow for a 60,378 square-foot retail store for building materials and supplies and a planned development to deviate from but not be limited to a reduction in the minimum open space requirement and an increase to the maximum impervious surface requirement, Section 25, "*CC", Community Commercial District,* F. *Density Requirements* of the Comprehensive Zoning Ordinance, No. 82-73.

The subject site was originally developed in 2006 as a fitness and workout facility. The applicant proposes repurposing the existing building for use by a specialty retailer, Floor & Décor. To accommodate this change in use, the project requires a larger lot size, an expanded building footprint, and modifications to the exterior elevations.

The applicant proposes to increase the lot area by 25,321 square-feet, expanding it from 190,793 square feet to a total of 216,114 square-feet. Additionally, an 18,094 square-foot building expansion to the south of the existing building is proposed, for a total building area of 60,378 square-feet. The project also includes updates to the building's exterior elevations.

Required parking for the proposed use is 242 parking spaces; 273 parking spaces are provided. The applicant intends to utilize wall signs as well as the four existing signs that were previously approved for the planned commercial center. These include three multi-tenant pole signs located adjacent to Grapevine Mills Parkway and North State Highway 121, and one on-site monument sign adjacent to Stars and Stripes Way.

To accommodate the additional lot area and building expansion, the applicant requests a planned development overlay to allow for a reduction in the required open space from 20% to 16.98% (108,931 square feet), and an increase in the allowable impervious coverage from 80% to 83.02% (532,706 square feet). The minimum open space and the maximum impervious coverage are not met throughout the planned commercial center.

PRESENT ZONING AND USE:

The property is zoned "CC", Community Commercial District and is developed with a former L.A. Fitness Building.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was rezoned in the 1984 City-wide Rezoning from "I-1", Light Industrial District to "HCO", Hotel Corporate Office District.

- On June 18, 1996, City Council approved Z96-08 (Ord. 1996-42) to rezone 35.505 acres from "HCO", Corporate Office District to "CC", Community Commercial District to develop a retail shopping center.

- On October 19, 2004, City Council approved CU04-32 (Ord. 2004-66) for a planned commercial center for retail and restaurant uses.

- On May 16, 2006, City Council approved CU06-16 (Ord. 2006-35) to allow for a 45,000 square foot fitness and workout center.

- On May 18, 2021, City Council denied CU20-26 to establish master site development plan for a multifamily complex.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "CC", Community Commercial District – Ashley Furniture Store

SOUTH: "CC", Community Commercial District – undeveloped parking lot and

Cracker Barrell Old Country Store

EAST: "CC", Community Commercial District – undeveloped lot

WEST: "CC", Community Commercial District – two multi-tenant retail buildings, Leather Sofa Company, Fuzzy's Taco, Mattress Firm, and FedEx Office

AIRPORT IMPACT:

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

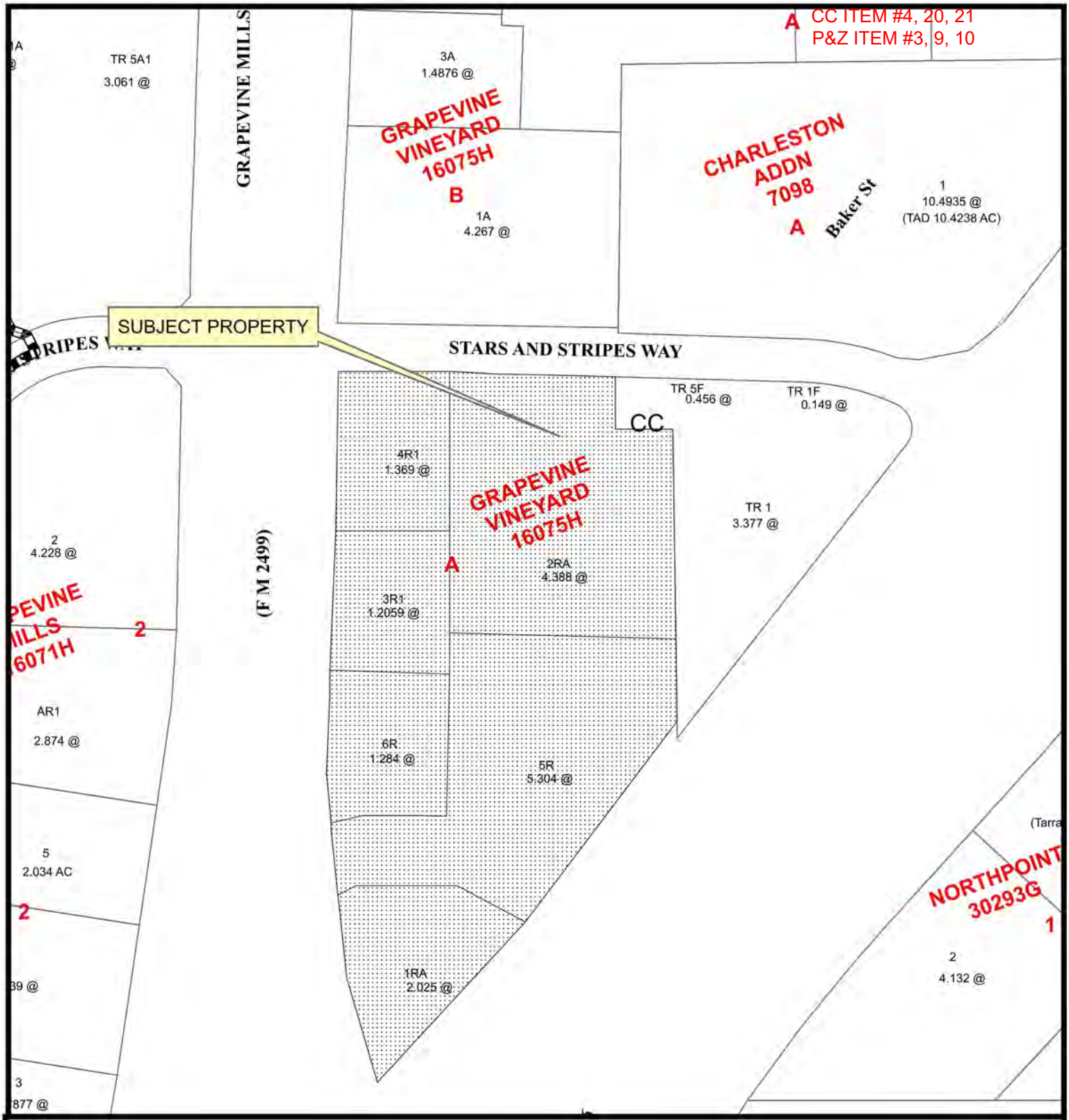
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates Grapevine Mills Parkway as a Type A, Major Arterial with a right of way width determined by TxDOT.

/at



CU25-14/PD25-02; Floor & Decor
3200 Grapevine Mills Parkway

Date Prepared: 6/3/2025

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.

CC ITEM #4, 20, 21
P&Z ITEM #3, 9, 10

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
Lot 2R-A, Block A Grapevine Vineyards

Gross area of parcel (to nearest tenth of acre)
4.388

Street frontage & distance to nearest cross street
on the corner of Grapevine Mills Parkway and Stars and Stripes Way

Describe the Proposed Use
retail - Building materials and supplies

Proposed Zoning
CC- Community Commercial District

Existing Zoning
CC- Community Commercial District

Future Land Use Designation

Subject Property Address
3200 Grapevine Mills Parkway

Property Owner Information, Authorization and Acknowledgements

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

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

Any changes to a site plan set approved with a planned development overlay request can only be approved by City Council through the public hearing process.

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

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

Owner Name Tony Ramji

Company VICTORY SHOPS GRAPEVINE MILLS LLC

Address 2911 Turtle Creek, Suite 700

City Dallas State TX Zip Code 75219

Phone 214-901-1514 Email [redacted]

PD25-02

APR 07 2025

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature _____ Date 3-26-25

STATE OF: Texas
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Tony Rahji *(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 26 day of March, 20 25

_____
NOTARY PUBLIC in and for the State of Texas

Bobbi Benzel
My Commission Expires
11/21/2026
Notary ID 135179786

PD25-02

APR 07 2025

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

CC ITEM #4, 20, 21
P&Z ITEM #3, 9, 10

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name Caitlin Pipkin Company Floor and Decor Outlets of America, Inc.

Address 2500 Windy Ridge Parkway SE

City Atlanta State GA Zip Code 30339

Phone 254-715-5100 Email [redacted]

Applicant's Signature Cait Pipkin Date 4/4/2025

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Caitlin Pipkin *(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 4th day of April, 2025

PHOENIX BRYANT
Notary Public, State of Texas
My Comm. Exp. 03-05-2028
ID No. 134795113

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: Victory Shops Grapevine Mills, LLC

Provide a most recent public information report that includes:

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

APR 07 2025
PD25-02

(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)

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

CASE:
NAME:
ADDRES:
CURRENT/PROPOSED LEGAL DESCRIPTION:

SECTION	REGULATION	PROPOSED DEVIATION	EXPLANATION
	20% overall open space required for entire development	16.89% for our site	Kept parking to meet parking requirement instead of open space

Section 3 - R.O.W., Street Design, and Access Information Continued
(check if provided, indicate NA if not applicable)

- ✓ Show public, semi-private, and private streets. Show and dimension approximate R.O.W. and/or easement widths. Label as existing or proposed.
- ✓ Show and dimension median openings. Label as existing or proposed. Dimension approximate distances between median openings and distances to nearest offsite median openings.
- NA ☐ Show and dimension left turn lanes and deceleration lanes with associated storage and transition areas. Label as existing or proposed.
- ✓ Show driveways. Label as existing or proposed. Dimension driveway throat widths and approximate distances between driveways and intersecting streets.
- ✓ Show and label existing topography at 2-foot contours referenced to sea-level datum.
- ✓ Show, label and dimension on-street parking. Label as existing or proposed.
- ✓ Show and dimension sidewalks and barrier-free ramps. Label as existing or proposed.

Section 4 - Adjacent Property Information *(check if provided, indicate NA if not applicable)*

For properties contiguous to the site and for properties across R.O.W. contiguous to the site, provide the following:

- ✓ Show, label, and dimension the portion of previously approved site plans within 50 feet of the site boundary and within 50 feet of R.O.W. contiguous to the site boundary.
- ✓ For platted properties, show lot lines and label subdivision name, lot and block designation, and plat record information for each lot.
- ✓ For unplatted properties, show parcel lines and label record owner and deed record information for each parcel.
- ✓ Label zoning and land use per City of Grapevine's permitted uses for each lot and parcel.
- ✓ Show and label existing topography at 5-foot contours referenced to sea-level datum.
- ✓ Show and label existing and proposed buildings, landscape areas, and parking areas. Label parking area construction (e.g., asphalt, concrete, etc.).

APR 07 2025
PD25-02

PD Narrative Statement

The purpose of this request is to submit and for a Planned Development approval for 3200 Grapevine Mills Parkway, Grapevine, Texas. Floor and Decor can only meet the parking space requirement or the open space requirement but not both. We were able to meet the parking space requirement and therefore would like to request approval of a lesser open space requirement.

The overall development was required to meet 20% open space; however, it was originally approved for 17.8%. Floor & Decor is requesting approval through the PD process for an open space requirement of 16.89% to be allowed.

The site is currently zoned CC for commercial use. Principal uses in the CC district include retail and personal service commercial. Floor & Decor is in compliance with the CC zoning permitted uses and the overall intent of the district. The site is abutted to the North, and West by Commercial and the site is abutted to the East and South by Hwy 121 public ROW. Adjacent uses include Cracker Barrell, Fuzzy's Tacos, Mattress Firms, and Grapevine Mills Mall.

Negative development impacts will be negligible. The proposed improvements include renovations and expansion to an existing building just slightly outside of the existing footprint. Positive development impacts include improvement to existing traffic circulation pattern, less traffic generation than what was contemplated at the time of original site approval, revitalization of an existing underutilized property and economic benefit with the creation of job opportunities and sales tax for the local community. By reusing existing improvements, the retailer will maintain and enhance the current design quality and provide benefit to the city by providing high quality flooring products, at affordable prices. In addition, the store opening will improve the economy, provide jobs, and generate additional tax revenue. Total number of employees on maximum shift when known (for parking purposes). There will be a max number of 40 employees on any given shift.

This project will be constructed in one phase. We plan to start with interior/exterior demo and then transition to site and vertical building construction. Our project schedule contemplates a 7 month build timeframe. We anticipated the opening date as December 2025.

APR 07

P25-02

PLANNED DEVELOPMENT OVERLAY 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. AMENDED PLAT

☐ 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 3200 Grapevine Mills Parkway, Grapevine, TX 76051

Legal description of subject property
LOT 2R-A and LOT 5R, BLOCK A, GRAPEVINE VINEYARDS

Justin S. Turner — Public Works Department

4.8.2025 — Date

PD25-02

APR 07 2025

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

CC ITEM #4, 20, 21
P&Z ITEM #3, 9, 10

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
Lot 2R-A, Block A Grapevine Vineyards

Gross area of parcel (to nearest tenth of acre)
4.96

Street frontage & distance to nearest cross street
on the corner of Grapevine Mills Parkway and Stars and Stripes Way

Describe the Proposed Use
retail - Building materials and supplies

Proposed Zoning
CC- Community Commercial District

Existing Zoning
CC- Community Commercial District

Future Land Use Designation
CO

Subject Property Address
3200 Grapevine Mills Parkway

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

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

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

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

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

Owner Name Tony Ramji Owner Phone Number 214-901-1514

Company VICTORY SHOPS GRAPEVINE MILLS LLC

Address 2911 Turtle Creek, Suite 700

City Dallas State TX Zip Code 75219

Email [redacted]

CU25-14

APR 07 2025

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature _____ Date 3-26-25

STATE OF: Texas
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Tony Rami *(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 26 day of March, 20 25

_____

NOTARY PUBLIC in and for the State of Texas

Bobbi Benzel
My Commission Expires
11/21/2028
Notary ID135179786

CU25-14

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 Caitlin Pipkin Company Floor and Decor Outlets of America, Inc.

Address 2500 Windy Ridge Parkway SE

City Atlanta State GA Zip Code 30339

Phone 254-715-5100 Email [redacted]

Applicant's Signature Cait Pipkin Date 4/4/2025

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Caitlin Piprin *(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 4th day of April, 20 25

PHOENIX BRYANT
Notary Public, State of Texas
My Comm. Exp. 03-05-2028
ID No. 134795113

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: Victory Shops Grapevine Mills, LLC

Provide a most recent public information report that includes:

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

CU25-14

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)

Narrative Statement

3200 Grapevine Mills Parkway, Grapevine Texas (the "Property")

I. PURPOSE OF REQUEST:

The purpose of this request is to submit and request a Conditional Use Permit (CUP) and Site Plan approval for 3200 Grapevine Mills Parkway, Grapevine, Texas.

II. CURRENT LAND USE:

The Property current zoning code is CC- Commercial – Community. This property is part of a Planned Commercial Center (PCC). The property is designated CO-Commercial on Map 2: Future Land Use Map of the Comprehensive Master Plan.

III. PROPOSED LAND USE:

This application proposes a CUP & Site Plan for the Property for a Floor and Décor building materials sales store with an expansion at the former LA Fitness gym. This request includes shifting the south property line further south into the existing 20-foot utility easement. Applicant is proposing a long-term lease with the property owner. Applicant is not proposing any outdoor storage or EV charging stations.

IV. SURROUNDING LAND USE:

North and east of the Property is zoned S-P-1 (Detailed) Site Plan, which includes. various retail and restaurant use, while south and west of the property is zoned Community Service, which includes church and school uses.

V. PROJECT INFORMATON:

The site is currently zoned CC for commercial use. Principal uses in the CC district include retail and personal service commercial. Floor & Decor is in compliance with the CC zoning permitted uses and the overall intent of the district. The site is abutted to the North, and West by Commercial and the site is abutted to the East and South by Hwy 121 public ROW. Adjacent uses include Cracker Barrell, Fuzzy's Tacos, Mattress Firms, and Grapevine Mills Mall.

Negative development impacts will be negligible. The proposed improvements include renovations and expansion to an existing building just slightly outside of the existing footprint. Positive development impacts include improvement to existing traffic circulation pattern, less traffic generation than what was contemplated at the time of original site approval, revitalization of an existing underutilized property and economic benefit with the creation of job opportunities and sales tax for the local community. By reusing existing improvements, the retailer will maintain and enhance the current design quality and provide benefit to the city by providing high quality flooring products, at affordable prices. In addition, the store opening will improve the economy, provide jobs, and generate additional tax revenue. Total number of employees on

CU25-14
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. AMENDED PLAT

☐ 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 3200 Grapevine Mills Parkway, Grapevine, TX 76051

Legal description of subject property
LOT 2R.A and LOT 5R, BLOCK A, GRAPEVINE VINEYARDS

Justin L Turner — 4.8.2025

Public Works Department — Date

CU25-14

APR 07 2025

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

Franchise Tax Account Status

As of : 03/17/2025 10:27:28

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.**

VICTORY SHOPS GRAPEVINE MILLS, LLC

Texas Taxpayer Number	[redacted]
Mailing Address	2911 TURTLE CREEK BLVD STE 700 DALLAS, TX 75219-7120
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	10/25/2021
Texas SOS File Number	[redacted]
Registered Agent Name	VICTORY REAL ESTATE GROUP, LLC
Registered Office Street Address	2911 TURTLE CREEK BLVD, SUITE 700 DALLAS, TX 75219

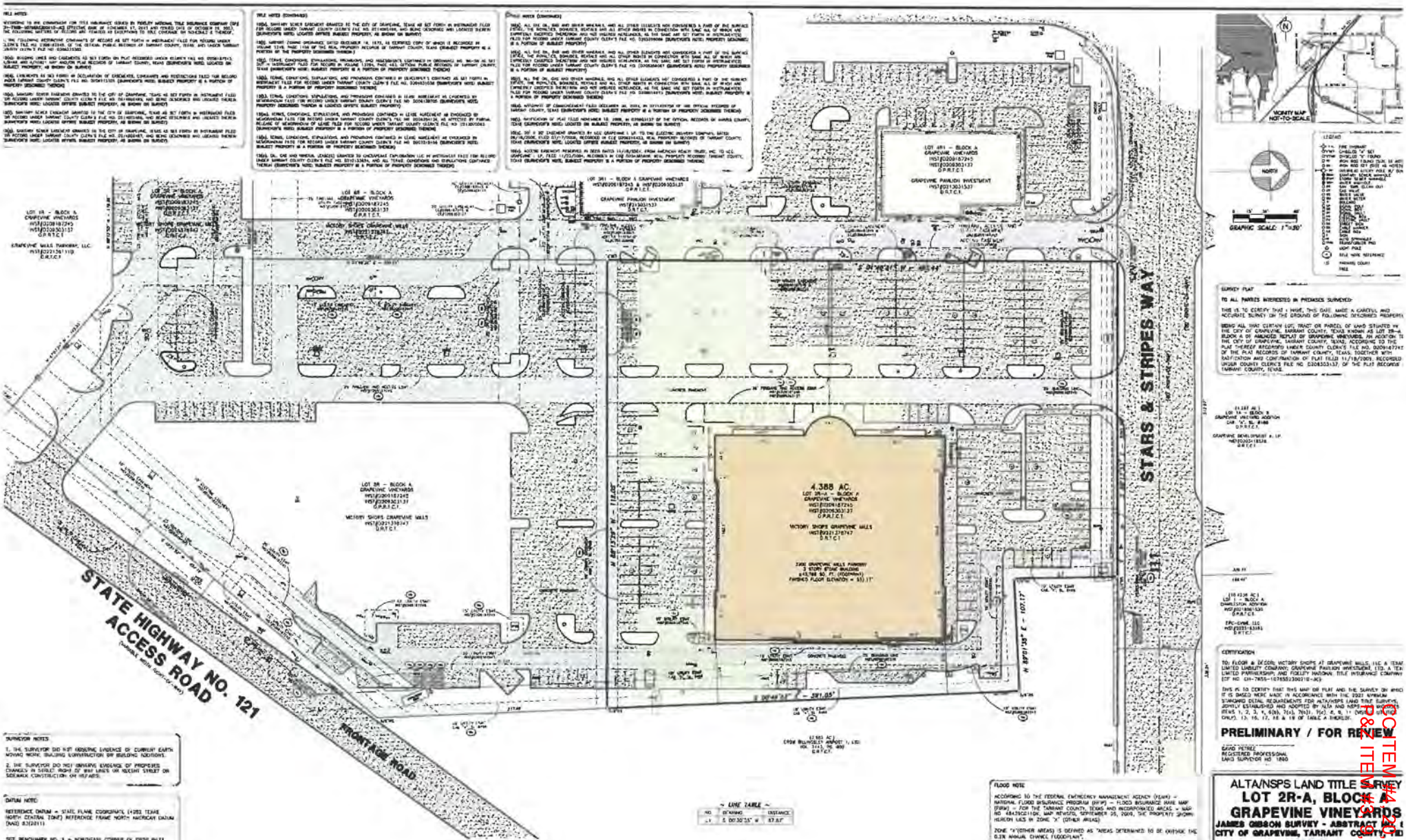
Public Information Report

Public Information Report
VICTORY SHOPS GRAPEVINE MILLS, LLC
Report Year :2023

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
MANAGER	**TONY RAMJI** 2911 TURTLE CREEK BLVD STE 700 DALLAS, TX 75219



ITEM #4
PAGE 21 OF 25
ITEM #4
PAGE 10

CC ITEM #4, 20, 21
P&Z ITEM #3, 9, 10

Legal Description

Tract 1:

All of Lot(s) 2R-A, of Block A, of GRAPEVINE VINEYARDS, an addition to the City of Grapevine, Tarrant County, Texas, according to the map or plat thereof recorded under Clerk's File No. D2009187245, Official Public Records of Tarrant County, Texas.

Tract 2:

Being a lot, tract or parcel of land situated in the James Gibson Survey, Abstract No. 586, City of Grapevine, Tarrant County, Texas, and being a portion of Lots 5R and 6R, Block A, of Grapevine Vineyards, an addition to the City of Grapevine, Tarrant County, Texas, according to the map thereof recorded in Clerk's File No. D209187245, Official Public Records, Tarrant County, Texas, and being a portion of a tract of land conveyed to LCG Grapevine I, LLC by deed recorded in Instrument No. D209303140, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of Lot 2R-A and the Northeast corner of Lot 5R of said Grapevine Vineyards, said corner being along the West line of a tract of land conveyed to Crow-Billingsley Airport #1, Ltd. by deed recorded in Volume 7143, Page 600, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 49 minutes 22 seconds East, along the West line of said Crow-Billingsley Airport #1, Ltd. tract, a distance of 192.34 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING"' for corner, said corner being along the Northwest right of way line of Highway 121 (Public right of way);

THENCE South 37 degrees 30 minutes 01 seconds West, along the Northwest right of way line of said Highway 121, a distance of 206.18 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE South 42 degrees 21 minutes 52 seconds West, along the Northwest right of way line of said Highway 121, a distance of 267.36 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "GSES" for corner, said corner being the East corner of Lot 1 R-A of said Grapevine Vineyards;

THENCE North 47 degrees 57 minutes 21 seconds West, along the Northeast line of Lot 1 R-A of said Grapevine Vineyards, a distance of 145.55 feet to a P.K. nail found for corner;

THENCE North 88 degrees 12 minutes 40 seconds West, along the North line of Lot 1 R-A of said Grapevine Vineyards, a distance of 178.86 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "GSES" for corner;

THENCE South 84 degrees 29 minutes 05 seconds West, along the North line of Lot 1 R-A of said Grapevine Vineyards, a distance of 35.74 feet to a Mag nail set for corner, said corner being along the East right of way line of Grapevine Mills Parkway (Public right of way), and being the beginning of a non-tangent curve to the right, with a radius of 5707.58 feel, a delta angle of 04 degrees 01 minutes 17 seconds, a chord bearing of North 02 degrees 20 minutes 50 seconds West, and a chord length of 400.51 feet, from which an "X" found in concrete bears, South 85 degrees 27 minutes 18 seconds West, a distance of 0.43 feel for witness;

THENCE along said curve to the right, along the East right of way line of said Grapevine Mills Parkway, an arc length of 400.59 feet to a Brass disk found for corner, said corner being Southwest corner of Lot 3R of said Grapevine Vineyards;

THENCE South 88 degrees 13 minutes 29 seconds East, along the South line of Lot 3R of said Grapevine Vineyards, a distance of 212.51 feet to an "'X" found in concrete for corner, said corner being the Southwest corner of Lot 3R of said Grapevine Vineyards;

THENCE North 01 degrees 46 minutes 31 seconds East, along the East line of Lot 3R of said Grapevine Vineyards, a distance of 73.50 feel to an "X" found in concrete for corner, from which an "'X" found in concrete bears, South 85 degrees 27 minutes 18 seconds West, a distance of 0.43 feet for witness;

THENCE South 88 degrees 13 minutes 29 seconds East, along the South line of Lot 2R-A of said Grapevine Vineyards, a distance of 427.27 feet the POINT OF BEGINNING and containing 263,483 square feet or 6.05 acres of land.

Legal Description

Tract 3:

BEING situated in the J. Gibson Survey, Abstract Number 586 and the J. Gibson Survey, Abstract Number 587 and being a portion of Lots 3R and 4R, Block A, Grapevine Vineyards, an addition to the City of Grapevine recorded in County Clerk's File Number D209187245, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut found at the northeast corner of said Lot 4R, said "X" cut also being the northwest corner of Lot 2R-A of said Block A and being in the south right-of-way line of Stars and Striped Way (80' Right-of-Way);

THENCE South 01 degrees 46 minutes 31 seconds West, 556.98 feet along the east line of said Lots 4R and 3R and the west line of said 2R-A to the southeast corner of said Lot 3R, said point also being the northeast corner of Lot 6R of said Block A;

THENCE North 88 degrees 13 minutes 29 seconds West, 212.50 feet along the south line of said Lot 3R and the north line of said Lot 6R to an aluminum monument found at the southeast corner of that certain tract of land described by deed to the State of Texas recorded in County Clerk's File Number D212227980, Deed Records, Tarrant County, Texas, said monument also being the beginning of a non-tangent curve to the right;

THENCE 9.95 feet, departing said south line of Lot 3R and said north line of Lot 6R and along the east line of said State of Texas tract and with said non-tangent curve to the right, having a radius of 5707.58 feet, through a central angle of 00 degrees 06 minutes 00 seconds, whose long chord bears North 00 degrees 20 minutes 38 seconds West, 9.95 feet to an aluminum monument found;

THENCE North 07 degrees 07 minutes 18 seconds East, 90.23 feet, continuing along said east line of the State of Texas tract;

THENCE North 01 degrees 48 minutes 49 seconds East, 337.14 feet, continuing along said east line of the State of Texas tract;

THENCE North 05 degrees 30 minutes 18 seconds East, 69.37 feet, continuing along said east line of the State of Texas tract;

THENCENorth 56 degrees 55 minutes 17 seconds East, 65.69 feet, continuing along said east line of the State of Texas tract;

THENCE North 01 degrees 12 minutes 17 seconds East, 13.40 feet to an "X" cut found at the northeast corner of said State of Texas tract, said "X" cut also being in the north line of said Lot 4R and said south right-of-way line of Stars and Stripes Way;

THENCE South 88 degrees 11 minutes 08 seconds East, 145.95 feet along said north line of said Lot 4R and said south right-of-way line of Stars and Stripes Way to the POINT OF BEGINNING and containing 112,171 square feet or 2.575 acres of land, more or less.

AND

Non-Exclusive Easement created in that certain Declaration of Easements, Covenants and Restrictions dated 08/28/2006, by and between LCG Grapevine I, LP and LCG Grapevine II, LP, filed 09/01/2006, recorded under cc# D206273302, Real Property Records of Tarrant County, Texas.

Tract 3:

BEING situated in the J. Gibson Survey, Abstract Number 586 and the J. Gibson Survey, Abstract Number 587 and being a portion of Lots 3R and 4R, Block A, Grapevine Vineyards, an addition to the City of Grapevine recorded in County Clerk's File Number D209187245, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Legal Description

BEGINNING at an "X" cut found at the northeast corner of said Lot 4R, said "X" cut also being the northwest corner of Lot 2R-A of said Block A and being in the south right-of-way line of Stars and Striped Way (80' Right-of-Way);

THENCE South 01 degrees 46 minutes 31 seconds West, 556.98 feet along the east line of said Lots 4R and 3R and the west line of said 2R-A to the southeast corner of said Lot 3R, said point also being the northeast corner of Lot 6R of said Block A;

THENCE North 88 degrees 13 minutes 29 seconds West, 212.50 feet along the south line of said Lot 3R and the north line of said Lot 6R to an aluminum monument found at the southeast corner of that certain tract of land described by deed to the State of Texas recorded in County Clerk's File Number D212227980, Deed Records, Tarrant County, Texas, said monument also being the beginning of a non-tangent curve to the right;

THENCE 9.95 feet, departing said south line of Lot 3R and said north line of Lot 6R and along the east line of said State of Texas tract and with said non-tangent curve to the right, having a radius of 5707.58 feet, through a central angle of 00 degrees 06 minutes 00 seconds, whose long chord bears North 00 degrees 20 minutes 38 seconds West, 9.95 feet to an aluminum monument found;

THENCE North 07 degrees 07 minutes 18 seconds East, 90.23 feet, continuing along said east line of the State of Texas tract;

THENCE North 01 degrees 48 minutes 49 seconds East, 337.14 feet, continuing along said east line of the State of Texas tract;

THENCE North 05 degrees 30 minutes 18 seconds East, 69.37 feet, continuing along said east line of the State of Texas tract;

THENCENorth 56 degrees 55 minutes 17 seconds East, 65.69 feet, continuing along said east line of the State of Texas tract;

THENCE North 01 degrees 12 minutes 17 seconds East, 13.40 feet to an "X" cut found at the northeast corner of said State of Texas tract, said "X" cut also being in the north line of said Lot 4R and said south right-of-way line of Stars and Stripes Way;

THENCE South 88 degrees 11 minutes 08 seconds East, 145.95 feet along said north line of said Lot 4R and said south right-of-way line of Stars and Stripes Way to the POINT OF BEGINNING and containing 112,171 square feet or 2.575 acres of land, more or less.

AND

Non-Exclusive Easement created in that certain Declaration of Easements, Covenants and Restrictions dated 08/28/2006, by and between LCG Grapevine I, LP and LCG Grapevine II, LP, filed 09/01/2006, recorded under cc# D206273302, Real Property Records of Tarrant County, Texas.

Tract 3:

ORDINANCE NO. 2025-029

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-14 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU06-16 (ORDINANCE NO. 2006-035) FOR A PLANNED COMMERCIAL CENTER FOR THE DEVELOPMENT OF A 45,000 SQUARE-FOOT FITNESS AND WORKOUT CENTER. THIS REQUEST IS SPECIFICALLY TO ALLOW FOR A 60,378 SQUARE-FOOT RETAIL STORE FOR BUILDING MATERIALS AND SUPPLIES FOR BLOCK A, LOT 2R-AB, GRAPEVINE VINEYARD ADDITION (3200 GRAPEVINE MILLS PARKWAY) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit No. CU25-14 to amend the previously approved site plan of CU06-16 (Ordinance No. 2006-035) for a planned commercial center for the development of a 45,000 square-foot fitness and workout center. This request is specifically to allow for a 60,378 square-foot retail store for building materials and supplies (Floor & Decor) in a district zoned “CC”, Community Commercial District Regulations within the following described property: Block A, Lot 2R-AB, Grapevine Vineyard Addition (3200 Grapevine Mills Parkway) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to secure 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. 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 17th day of June, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2025-030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD25-02 TO DEVIATE FROM, BUT NOT BE LIMITED TO, A REDUCTION IN THE MINIMUM OPEN SPACE REQUIREMENT AND AN INCREASE TO THE MAXIMUM IMPERVIOUS SURFACE REQUIREMENT FROM SECTION 25, "CC" COMMUNITY COMMERCIAL DISTRICT, F. DENSITY REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE, NO. 82-73. WITHIN THE FOLLOWING DESCRIBED PROPERTY: BLOCK A, LOT 2R-AB, GRAPEVINE VINEYARDS ADDITION (3200 GRAPEVINE MILLS PARKWAY) ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS PLANNED DEVELOPMENT OVERLAY PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

WHEREAS, all of the requirements of Section 41 of Ordinance No. 82-73 have been satisfied by the submission of evidence at a public hearing; and

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

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

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

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

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

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

Section 1. That the City does hereby issue a planned development overlay in accordance with Section 41 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Planned Development Overlay No. PD25-02 to deviate from, but not be limited to a reduction in the minimum open space requirement and an increase to the maximum impervious surface requirement from Section 25, “CC” Community Commercial District, F. Density Requirements of the Comprehensive Zoning Ordinance, No. 82-73 within the following described property: Block A, Lot 2R-AB, Grapevine Vineyards Addition (3200 Grapevine Mills Parkway) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

Section 2. The City Manager is hereby directed to amend the official zoning map of the City of Grapevine, Texas, to reflect the herein planned development overlay.

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

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to secure 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. This ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas, affecting zoning and shall not repeal any of the provisions of said

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of June, 2025.

APPROVED:

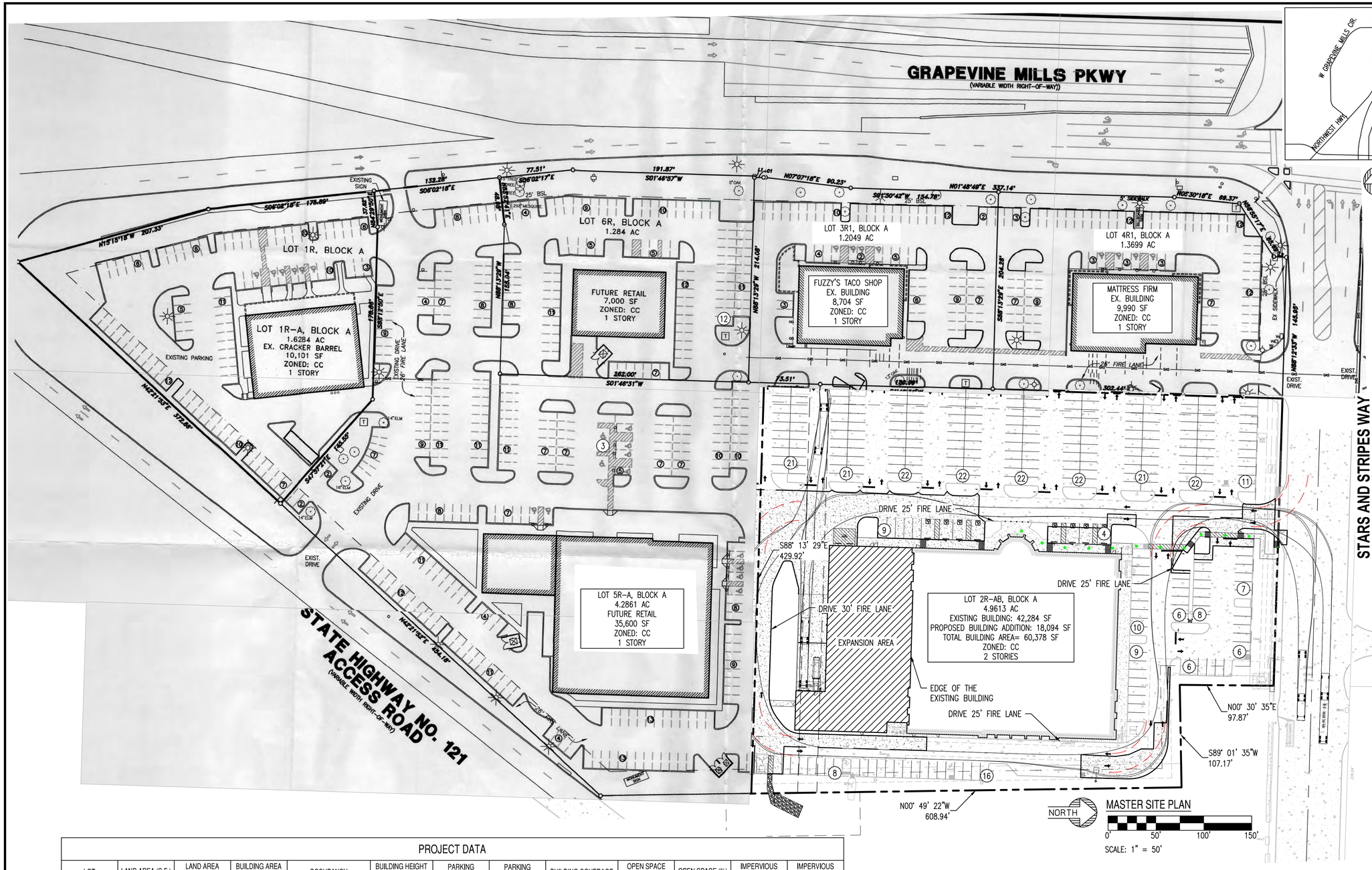
_____
William D. Tate
Mayor

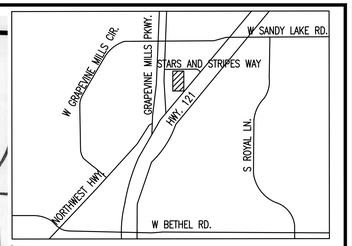
ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney





NORTH

VICINITY MAP
N.T.S.

PROJECT DATA												
LOT	LAND AREA (S.F.)	LAND AREA (ACRES)	BUILDING AREA (S.F.)	OCCUPANCY	BUILDING HEIGHT (MAX.)	PARKING REQUIRED	PARKING PROVIDED	BUILDING COVERAGE	OPEN SPACE (S.F.)	OPEN SPACE (%)	IMPERVIOUS SURFACE (S.F)	IMPERVIOUS SURFACE (%)
LOT 1R-A	70,944	1.6287	10,101	EX. CRACKER BARREL	23'-0"	141	86	14.24%	20,637	29.09%	50,307	70.91%
LOT 2R-AB	216,114	4.9613	60,378	FLOOR & DÉCOR	50'-0"	242	273	27.94%	26,478	12.25%	189,636	87.75%
LOT 3R1	52,485	1.2049	8,704	EX. LEATHER SOFA/FUZZY'S	30'-0"	75	60	16.58%	8,325	15.86%	44,160	84.14%
LOT 4R1	59,502	1.3660	9,990	EX. FED EX/MATTRESS FIRM	30'-0"	54	71	16.79%	11,089	18.64%	48,413	81.36%
LOT 5R-A	186,702	4.2861	35,600	FUTURE RETAIL	30'-0"	142	245	19.07%	32,620	17.47%	154,059	82.53%
LOT 6R	55,913	1.2836	7,000	FUTURE RETAIL	30'-0"	28	94	12.52%	9,782	17.50%	46,130	82.50%
GRAND TOTAL	641,637	14.7306	131,773			682	828	20.54%	108,931	16.98%	532,706	83.02%
									MINIMUM OPEN SPACE (%):	20%	MAXIMUM IMPERVIOUS AREA (%):	80%

PARKING REQUIREMENTS ARE CALCULATED BY THE FOLLOWING RATIOS:
1. SHOPPING CENTERS, MALL & MULTI OCCUPANCY WITH THE GLA OVER 25,000 SF TO 400,000 SF OF GLA, 4 SPACES PER 1,000 GLA
2. EATING OR DRINKING ESTABLISHMENTS IN SHOPPING CENTERS MALLS & MULTI-OCCUPANCY HAVING MORE THAN 25,000 SF AND LESS THAN 100,000 SF OF GLA, 10 ADDITIONAL SPACES PER 1,000 SF OF RESTAURANT
3. 55 OFF-SITE SHARED PARKING SPACES FROM LOTS 5R-A & 6R BLOCK A, SHOWN ON MASTER SITE PLAN ARE REQUIRED FOR ONSITE PARKING

BENCHMARK:
NORTHEAST CORNER OF DROP INLET LOCATED IN THE SOUTH CURB LINE OF STARS AND STRIPES WAY, APPROXIMATELY 32 FEET NORTHEAST OF THE NORTHEAST CORNER OF SUBJECT PROPERTY.
ELEV.=529.15

- Conditional use permit CU25-14 is a request to amend the previously approved site plan CU06-16 (Ord. 2006-35) for a planned commercial center to allow the development of a 45,000-square-foot fitness/workout center. This request is specifically to allow a 60,378-square-foot retail store for building materials and supplies.
- A planned development overlay (PD25-02) to deviate from, but not be limited to a reduction in the open space requirement and to exceed the maximum impervious surface requirement, Section 25, "CC", Community Commercial District, F. Density Requirements of the Comprehensive Zoning Ordinance, No. 82-73.

MASTER SITE PLAN
for
Floor & Decor
Lot 2R-AB, Block A, Grapevine Vineyard Addition
Abstract A-586, J. Gibson Survey
City of Grapevine, Tarrant County, Texas
4.9613 acres or 216,114 sq. ft.
Zone: "CC" Community Commercial District
Date of Preparation: May 28, 2025

CASE NAME: Floor and Décor
CASE NUMBER: CU25-14/PD25-02
LOCATION: 3200 Grapevine Mills Pkwy, Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 1 OF 11

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

PLANNING SERVICES DEPARTMENT

STATE OF TEXAS
ALI SAMIH FAKIH
125717
LICENSED
PROFESSIONAL ENGINEER

SEG
SUSTAINABILITY ENGINEERING GROUP
5240 N. 16TH STREET SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL. 480.588.7226 FAX. 480.256.3534

FLOOR & DECOR

BEFORE YOU DIG Texas811.com

PROJECT
FLOOR & DECOR
GRAPEVINE, TX.

LOCATION
3200 GRAPEVINE MILLS PKWY,
GRAPEVINE, TX 76051

DRAWN	JM	02/27/2025
DESIGNED	JM,TR	02/27/2025
CHECKED	SC	03/11/2025
FINAL QC	TR	03/12/2025
PROJ. MGR.	AF,TR	05/27/2025

DATE: 05/27/2025
ISSUED FOR: PERMIT

REVISION NO.:	DATE:
1	
2	
3	
4	

JOB NO.: 231107

SHEET TITLE: **MASTER SITE PLAN**

PAGE NO.: 1 OF 1
SHEET NO.: **C2.00**

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

CASE FILE: CU25-14/PD25-02

FLOOR & DECOR

DIMENSIONAL CONTROL SITE PLAN

3200 GRAPEVINE MILLS PARKWAY, GRAPEVINE, TEXAS, 76051

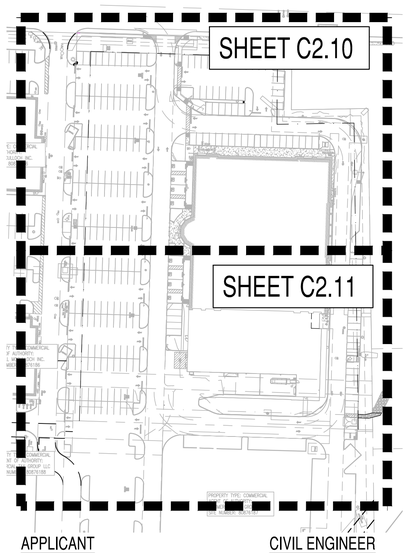
N.E.C S.H. 121 & F.M. 2499

STANDARD NOTES:

1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
4. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
5. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
6. 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.
7. ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
8. 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.
9. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

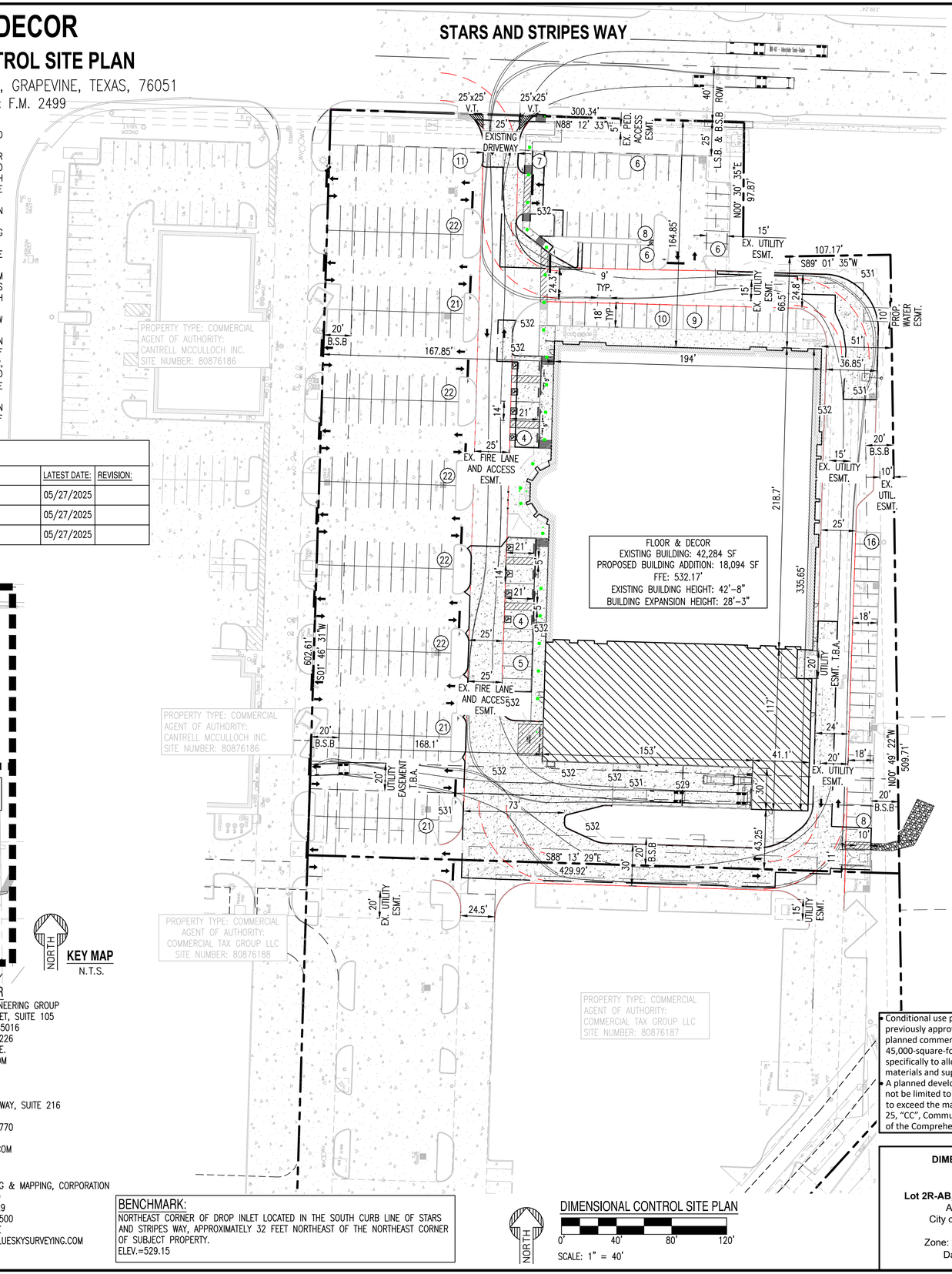
SHEET INDEX

		SHEET NO.:	DESCRIPTION:	LATEST DATE:	REVISION:
●	1	C2.01	DIMENSIONAL CONTROL SITE PLAN	05/27/2025	
●	2	C2.10	ENLARGED DIMENSIONAL CONTROL SITE PLAN	05/27/2025	
●	3	C2.11	ENLARGED DIMENSIONAL CONTROL SITE PLAN	05/27/2025	



NORTH

KEY MAP
N.T.S.



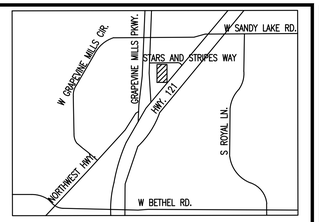
BENCHMARK:
NORTHEAST CORNER OF DROP INLET LOCATED IN THE SOUTH CURB LINE OF STARS AND STRIPES WAY, APPROXIMATELY 32 FEET NORTHEAST OF THE NORTHEAST CORNER OF SUBJECT PROPERTY.
ELEV.=529.15

NORTH

DIMENSIONAL CONTROL SITE PLAN
0' 40' 80' 120'
SCALE: 1" = 40'

NORTH

VICINITY MAP
N.T.S.



SITE PLAN NOTES:

1. ALL SITE IMPROVEMENTS INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
3. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
4. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
5. SIGNS REQUIRE SEPARATE PERMIT.
6. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUOANCY FOR A PROJECT.
7. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH BUILDING COLOR.
8. ALL WALLS OVER 7 IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.
9. LIGHT FIXTURES ARE NOT TO ENCROACH TRASH ENCLOSURE WALLS.

DEVELOPMENT SUMMARY TABLE:

PROJECT LOCATION	**GRAPEVINE, TEXAS**				
3300 GRAPEVINE MILLS PKWY, GRAPEVINE TX 76051.					
PROJECT DESCRIPTION:					
EXPANSION OF EXISTING BUILDING					
PROPOSED USE:	RETAIL	**BUILDING MATERIALS RETAIL < 100,000 SF**			
SITE DATA					
TOTAL OVERALL DEVELOPMENT AREA		641,637	SF	14.73	AC
TOTAL LOT AREA		216,114	SF	4.96	AC
EXISTING LOT 2R-A AREA		190,793.00	SF	4.39	AC
PROPOSED LOT 2R-A AREA		216,114.00	SF	4.96	AC
EXISTING BUILDING AREA		42,284.00	SF		
BUILDING EXPANSION AREA		18,094.00	SF		
LOT 2R-A BUILDING AREA		60,378.00	SF		
BUILDING HEIGHT:		MAXIMUM	PROPOSED		
EXISTING BUILDING HEIGHT:		50' (+5' W/CUP)	42'-8"		
BUILDING EXPANSION HEIGHT		50' (+5' W/CUP)	28'-3"		
PARKING					
GROSS PARKING AREA (SF)		44,576	SF	20.63	%
		REQUIRED	PROPOSED		
PARKING		242	265		
ACCESIBLE PARKING		8	8		
TOTAL PARKING		242	273		
SETBACKS:		REQUIRED	PROPOSED		
FRONT SETBACK		25'	66.5'		
SIDE SETBACK (EAST)		20'	51'		
SIDE SETBACK (WEST)		20'	167.85'		
REAR SETBACK		20'	43.25'		
IMPERVIOUS AREA (LOT):		REQUIRED		PROPOSED	
TOTAL OPEN SPACE		43,223	SF (20% MIN)	26,478	SF (12.25%)
TOTAL IMPERVIOUS AREA		172,891	SF (80% MIN)	189,636	SF (87.75%)
IMPERVIOUS AREA (TOTAL):		REQUIRED		PROPOSED	
TOTAL OPEN SPACE		128,327	SF (20% MIN)	108,931	SF (16.98%)
TOTAL IMPERVIOUS AREA		513,310	SF	532,706	SF (83.02%)

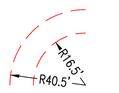
PROPOSED LEGEND:

VERTICAL CURB
SAWCUT LINE
ACCESSIBLE PATH
SIGN
PAVEMENT STRIPING
CONCRETE PAVEMENT
STEEL BOLLARD
PARKING COUNT

EXISTING LEGEND

PROPERTY LINE
EXISTING CONCRETE PAVEMENT
EXISTING LIGHT POLE

FIRE TURNING TEMPLATE



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DIMENSIONAL CONTROL SITE PLAN
for
Floor & Decor
Lot 2R-AB, Block A, Grapevine Vineyard Addition
Abstract A-586, J. Gibson Survey
City of Grapevine, Tarrant County, Texas
4.9613 acres or 216,114 sq. ft.
Zone: "CC" Community Commercial District
Date of Preparation: May 28, 2025

CASE NAME: Floor and Décor
CASE NUMBER: CU25-14/PD25-02
LOCATION: 3200 Grapevine Mills Pkwy, Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 2 OF 11

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

PLANNING SERVICES DEPARTMENT

APPLICANT
FLOOR AND DECOR
2500 WINDY RIDGE PKWY SE
ATLANTA, GA 30339
PHONE: 608-630-6324
ATTN.: GARY SCHLUTER
EMAIL: GARY.SCHLUTER@FLOORANDDECOR.COM

OWNER
VICTORY SHOPS AT GRAPEVINE MILLS, LLC
2911 TURTLE CREEK BLVD., SUITE 700
DALLAS, TEXAS 75219
PHONE: 972-707-9555, EXT 115
ATTN.: TONY RAMJI, BOBBY MENDOZA
EMAIL: LEGALNOTICES@VG-RE.COM

LANDSCAPE ARCHITECT
HARRINGTON PLANNING+DESIGN (HP+D)
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MESA, ARIZONA 85215
PHONE: 480-250-0116
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CIVIL ENGINEER
SUSTAINABILITY ENGINEERING GROUP
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EMAIL: ALI@AZSEG.COM

ARCHITECT
SBLM ARCHITECTS
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DALLAS, TX 75248
PHONE: 469-554-7770
ATTN.: JEFFREY HILL
EMAIL: JHILL@SBLM.COM

SURVEYOR
BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: 214-358-4500
ATTN.: DAVID PETREE
EMAIL: DRPETREE@BLUESKYSURVEYING.COM

STATE OF TEXAS
ALI SAMIH FAKIH
125717
LICENSED
PROFESSIONAL ENGINEER

SUSTAINABILITY ENGINEERING GROUP
SEG
5240 N. 16TH STREET SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL. 480.588.7226 FAX. 480.250.3534

FLOOR & DECOR

BEFORE YOU DIG Texas811.com

PROJECT: FLOOR & DECOR GRAPEVINE, TX.
LOCATION: 3200 GRAPEVINE MILLS PKWY, GRAPEVINE, TX 76051

DRAWN	JM	02/27/2025
DESIGNED	JM,TR	02/27/2025
CHECKED	SC	03/12/2025
FINAL QC	TR	03/12/2025
PROJ. MGR.	AF,TR	05/27/2025

DATE: 05/27/2025
ISSUED FOR: PERMIT

REVISION NO.:	DATE:
1	
2	
3	
4	

JOB NO.: 231107

SHEET TITLE: **DIMENSIONAL CONTROL SITE PLAN**

PAGE NO.: 1 OF 3
SHEET NO.: **C2.01**

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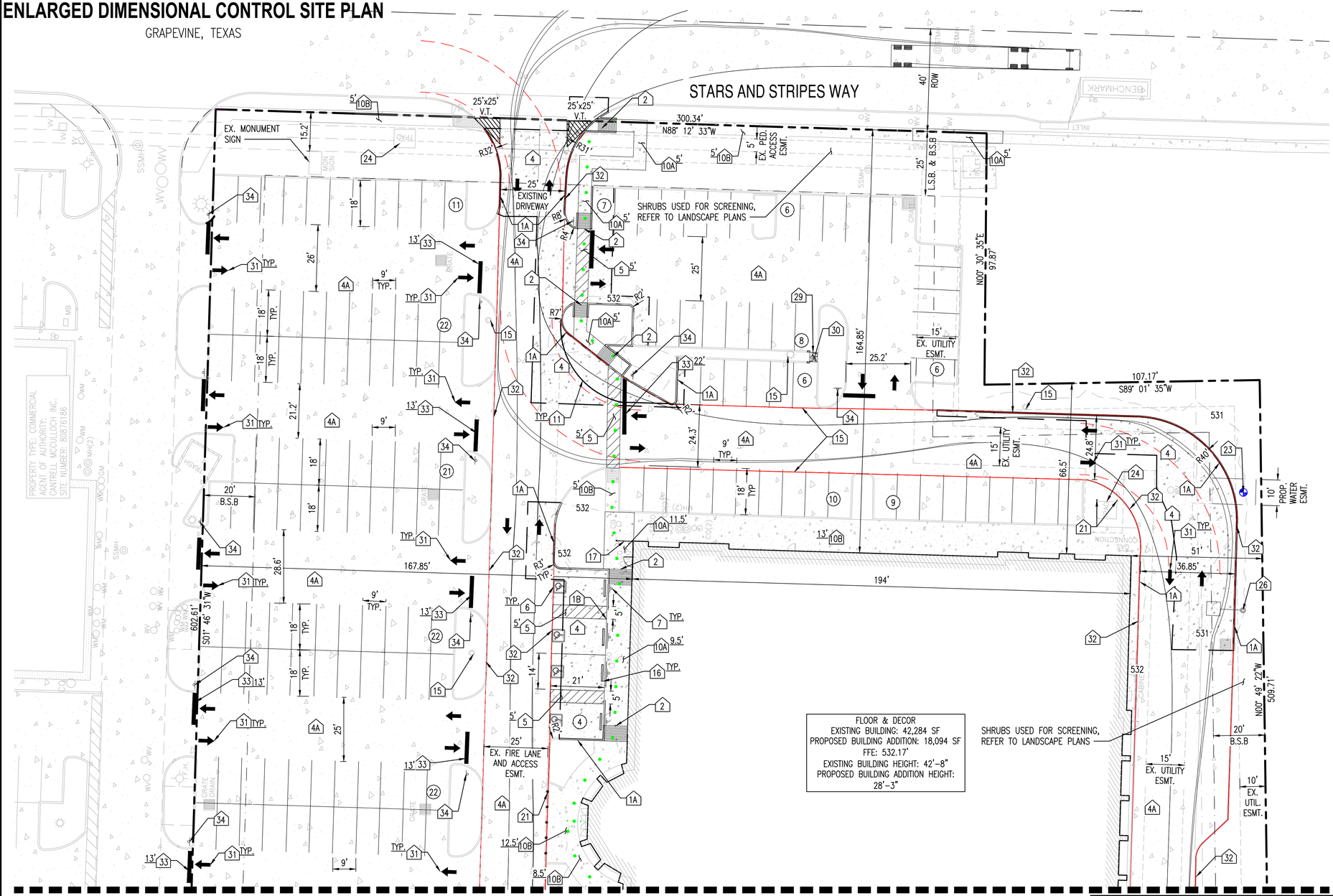
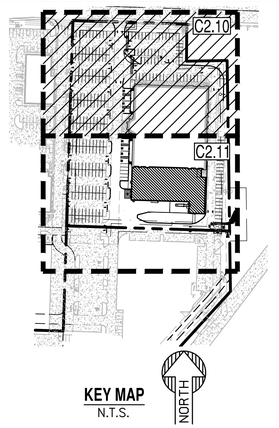
CASE FILE: CU25-14/PD25-02

FLOOR & DECOR

ENLARGED DIMENSIONAL CONTROL SITE PLAN

GRAPEVINE, TEXAS





KEY MAP
N.T.S.

PROPOSED LEGEND:

- VERTICAL CURB
- SAWCUT LINE
- ACCESSIBLE PATH
- SIGN
- PAVEMENT STRIPING
- CONCRETE PAVEMENT
- STEEL BOLLARD
- PARKING COUNT
- SAFETY TRIANGLE
- FIRE HYDRANT
- FIRE LANE RED PAINTED CURB/PAVEMENT

EXISTING LEGEND

- PROPERTY LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING LIGHT POLE
- EXISTING PARKING SPACE

FIRE TURNING TEMPLATE
(NTS)

SITE PLAN NOTES:

1A CONSTRUCT VERTICAL CURB & GUTTER OR SPILL CURB PER GRADING PLANS.

1B CONSTRUCT FLUSH CURB PER GRADING PLANS.

2 CONSTRUCT ADA RAMP PER GRADING PLANS.

4 PROVIDE CONCRETE PAVEMENT PER CIVIL PLANS.

4A EXISTING CONCRETE PAVEMENT.

5 PROVIDE 4" WIDE WHITE PAINT STRIPING, 2' O.C. 45°. WIDTH PER PLAN.

6 PROVIDE PAINTED SYMBOL OF ACCESSIBILITY.

7 INSTALL ACCESSIBLE PARKING STALL SIGN.

10A CONSTRUCT NEW CONCRETE SIDEWALK PER GRADING PLANS, WIDTH PER PLAN.

10B EXISTING CONCRETE SIDEWALK, WIDTH PER PLAN.

11 PROVIDE 4" WIDE WHITE PAINTED STRIPING.

15 EXISTING LIGHT POLE TO BE PROTECTED IN PLACE.

16 INSTALL WHEEL STOP PER.

17 RELOCATED BIKE RACK PER.

21 INSTALL STEEL BOLLARD PER ARCHITECTURAL PLANS.

23 RELOCATED FIRE HYDRANT.

24 EXISTING TRANSFORMER TO BE PROTECTED ON SITE.

26 RELOCATED LIGHT POLE.

29 CURB OPENING PER CIVIL PLANS.

30 CONSTRUCT RIP RAP PER CIVIL PLANS.

31 PROVIDE WHITE PAINTED DIRECTIONAL ARROW.

32 PROVIDE 6" RED STRIPE AT CURB AND PAVEMENT ALONG FIRE LANE WITH 4 INCH LETTERS.

33 24" WHITE PAINTED STOP BAR, LENGTH PER PLAN.

34 STOP SIGN.

NORTH

ENLARGED DIMENSIONAL CONTROL SITE PLAN

0' 20' 40' 60'

SCALE: 1" = 20'

BENCHMARK:
NORTHEAST CORNER OF DROP INLET LOCATED IN THE SOUTH CURB LINE OF STARS AND STRIPES WAY, APPROXIMATELY 32 FEET NORTHEAST OF THE NORTHEAST CORNER OF SUBJECT PROPERTY.
ELEV.=529.15

- Conditional use permit CU25-14 is a request to amend the previously approved site plan CU06-16 (Ord. 2006-35) for a planned commercial center to allow the development of a 45,000-square-foot fitness/workout center. This request is specifically to allow a 60,378-square-foot retail store for building materials and supplies.
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ENLARGED DIMENSIONAL CONTROL SITE PLAN
for
Floor & Decor
Lot 2R-AB, Block A, Grapevine Vineyard Addition
Abstract A-586, J. Gibson Survey
City of Grapevine, Tarrant County, Texas
4.9613 acres or 216,114 sq. ft.
Zone: "CC" Community Commercial District
Date of Preparation: May 28, 2025

CASE NAME: Floor and Décor
CASE NUMBER: CU25-14/PD25-02
LOCATION: 3200 Grapevine Mills Pkwy, Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 3 OF 11

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

PLANNING SERVICES DEPARTMENT

STATE OF TEXAS
ALI SAMIH FAKIH
125717
LICENSED
PROFESSIONAL ENGINEER

SEG
SUSTAINABILITY ENGINEERING GROUP
5240 N. 16TH STREET SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL. 480.588.7226 FAX. 480.256.3534

FLOOR & DECOR

BEFORE YOU DIG Texas811.com

PROJECT
FLOOR & DECOR
GRAPEVINE, TX.

LOCATION
3200 GRAPEVINE MILLS PKWY,
GRAPEVINE, TX 76051

DRAWN	JM	02/27/2025
DESIGNED	JM,TR	02/27/2025
CHECKED	SC	03/12/2025
FINAL QC	TR	03/12/2025
PROJ. MGR.	AF,TR	05/27/2025

DATE: 05/27/2025

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JOB NO.: 231107

SHEET TITLE:
ENLARGED DIMENSIONAL CONTROL SITE PLAN

PAGE NO.: 2 OF 3

SHEET NO.: **C2.10**

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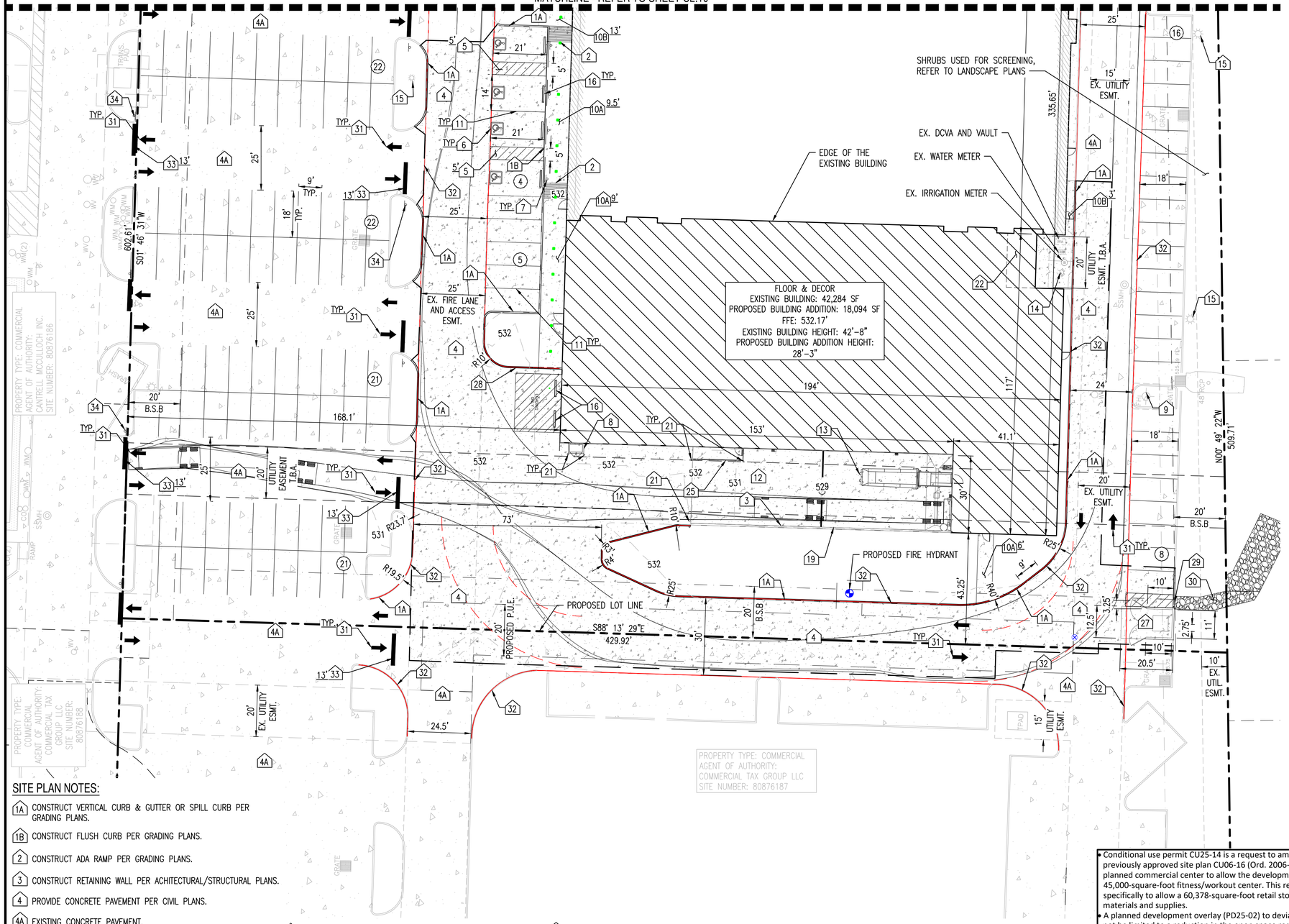
CASE FILE: CU25-14/PD25-02

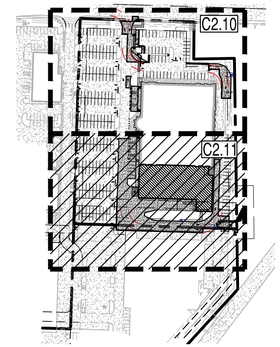
FLOOR & DECOR

ENLARGED DIMENSIONAL CONTROL SITE PLAN

GRAPEVINE, TEXAS.

MATCHLINE - REFER TO SHEET C2.10





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- SAWCUT LINE
- ACCESSIBLE PATH
- SIGN
- PAVEMENT STRIPING
- CONCRETE PAVEMENT
- STEEL BOLLARD
- (X) PARKING COUNT

EXISTING LEGEND

- PROPERTY LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING LIGHT POLE
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- EXISTING PARKING SPACE

FIRE TURNING TEMPLATE
(NTS)

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10B EXISTING CONCRETE SIDEWALK, WIDTH PER PLAN.
11 PROVIDE 4" WIDE WHITE PAINTED STRIPING.
12 PROVIDE CONCRETE AT LOADING DOCK PER STRUCTURAL PLANS.
13 INSTALL TRASH COMPACTOR PER ARCHITECTURAL PLANS.
14 EXISTING FIRE DEPARTMENT CONNECTION TO BE PROTECTED.
15 EXISTING LIGHT POLE TO BE PROTECTED IN PLACE.
16 INSTALL WHEEL STOP PER.
19 CONSTRUCT 3' HEIGHT SCREEN WALL PER STRUCTURAL PLANS.
21 INSTALL STEEL BOLLARD PER ARCHITECTURAL PLANS.
22 FIRE RISER ROOM PER ARCHITECTURAL PLANS.
25 INSTALL HANDRAIL PER ARCHITECTURAL PLANS.
27 RECYCLING DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS.
28 TRANSITION PAVEMENT UP TO CURB FROM 0" REVEAL TO 6" REVEAL.
29 CURB OPENING PER CIVIL PLANS.
30 CONSTRUCT RIP RAP PER CIVIL PLANS.
31 PROVIDE WHITE PAINTED DIRECTIONAL ARROW.
32 PROVIDE 6" RED STRIPE AT CURB AND PAVEMENT ALONG FIRE LANE WITH 4 INCH LETTERS.
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CASE FILE: CU25-14/PD25-02

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FLOOR & DECOR STORE

3200 GRAPEVINE MILLS PARKWAY
GRAPEVINE, TEXAS 76051

PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
See INV-SAL legend Ex. Tree Protect in Place Caliper Size: varies	varies		16
Quercus virginiana Live Oak Caliper Size: 3.0"	B & B STAKE		6
Quercus buckleyi Texas Red Oak Caliper Size: 3.0"	B & B STAKE		8
Cercis canadensis v. mexicana Mexican Redbud Caliper Size: 3.0"	B & B STAKE		22

GROUNDCOVERS		QTY
Euonymous fortunei 'coloratus' Purple Wintercreeper	5 Gallon can full	37
Juniper horizontalis 'Wiltonii' Blue Rug Juniper	5 Gallon can full	52

SHRUBS / ACCENTS		QTY
Muhlenbergia rigida 'Regal Mist' Pink Muhly Grass	5 Gallon can full	36
Berberis thunbergii 'Pygmy Red' Dwarf Pygmy Red Barberry	5 Gallon can full	88
Ilex cornuta 'Burfordii Nana' Dwarf Burford Holly	5 Gallon can full	34
Leucophyllum frutescens Texas Sage 'Rio Bravo'	5 Gallon can full	47

LANDSCAPE MATERIALS		
Wood Mulch, 3" min. thk, pretreat soil prior to install Pre-emergent apply to soil layer		26,478 SF

IRRIGATION LEGEND

SYSTEM DESIGNED USING A RESIDUAL PRESSURE OF 65 PSI

SYMBOL		
M	WATER METER	EX IRRIGATION METER, REF. CIVIL PLAN
	RPBFA	EX. BACKFLOW PREVENTER ASSEMBLY, 2", PROVIDE METAL ENCLOSURE. REF. CIVIL PLAN
C	CONTROLLER	HUNTER ACC-1200-P, 12 STATION BASE MODEL. WALL MOUNT - PLASTIC ENCLOSURE PAINT TO MATCH ARCHITECTURE FINISH WHERE MOUNTED. INCLUDE RAIN AND FREEZE SENSORS.
	GATE VALVE	NIBCO GATE VALVE, SIZE PER LINE BRONZE MATERIAL
	DRIP VALVE	HUNTER ICV SERIES WITH 150 MESH WYE-STRAINER SIZE PER PLAN
	BALL VALVE	SPEARS TRUE UNION BALL VALVES, SCH80, SIZE PER LINE, PVC MATERIAL
	CONTROL VALVE	HUNTER ICV SERIES, ASSEMBLY PER DETAIL SIZE PER PLAN
FS	FLOW SENSOR	HUNTER FLOW-CLIK FLOW SENSOR 1" SIZE
	PRESSURE REG.	SENNIGER 30 PSI - LOCATE IN SEPARATE BOXES MEDIUM FLOW 2-20GPM - 30 PSI (100 MESH)
	FLUSH CAP	SPEARS FLUSH CAP 1/2" FLUSH VALVE
N/S	EMITTER - SP	BOWSMITH 1.0 GPH (1 PER PLANT)
	EMITTER - MP	BOWSMITH 1.0 GPH 6 PORT (2 PER TREE)
	SERVICE POINT	CONNECT TO EXISTING POTABLE WATER SERVICE

PIPE LEGEND

MAINLINE PVC SCH. 40 - SIZE PER PLAN	
TREE LATERAL PVC SCH. 40 - SIZE PER PLAN	
SHRUB LATERAL PVC SCH. 40 - SIZE PER PLAN	
PIPE SLEEVE PVC SCH. 40 - 2 x PIPE SIZE MIN	
W W	WIRE SLEEVE PVC SCH. 40 - MINIMUM 1 1/2" SIZE

CITY OF GRAPEVINE
SITE NOTES

1. REFUSE DISPOSAL AREA SHALL BE LANDSCAPE 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 ZONING ORDINANCE
3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
4. THE MASONRY REQUIREMENTS OF SECTION 54 OFT HE 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 EXPECTED
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

CITY OF GRAPEVINE
LANDSCAPE NOTES

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

LANDSCAPE DATA SUMMARY *

ITEM	REQUIRED	PROVIDED
LS AREA		
LANDSCAPE PERIMETER AREA (SF)	24,224 SF	15,107 SF
INTERIOR LS AREA / PARKING LS (SF)	10,982 SF	6,807 SF
ADDITIONAL INTERIOR LS AREA (SF)	0	4,564 SF
OTHER LS AREA ON-SITE (SF)	0	0 SF
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SF)	N/A	60,378 SF
AREA OF SIDEWALKS/PAVEMENTS (SF)	N/A	35,181 SF
OTHER IMPERVIOUS AREA (SF)	N/A	94,077 SF
TOTAL OPEN SPACE (SF / %)	43,223 / 20%	26,478 SF / 12.25%
TOTAL IMPERVIOUS AREA (SF / %)	172,891 / 80%	189,636 SF / 87.75%
TOTAL LOT AREA (SF / AC)	216,114 SF / 4.9613 AC	
INTERIOR PARKING LANDSCAPE PER SECTION 53, H-1B,1C: 1 TREE PER PLANTER ISLAND, 1 TREE PER 400 SF	24 ISLAND =24 TREES 6807SF / 400 SF =17 TREES	24 TREES PROVIDED
NON-VEHICULAR OPEN SPACE, PER SECTION53 I-4: LESS THAN 30% OF SITE IN VEHICULAR, 1 TREE PER 2,500 SF	24,224 SF / 2,500 SF =10 TREES	26 TREES PROVIDED
PERIMETER LANDSCAPE PER SECTION 53, H-2C: 1 TREE PER 50 FEET OF PERIMETER AREA.	955 FT / 50 FT =19 TREES	26 TREES PROVIDED

* = DATA IS BASED UPON ONLY THE PROPOSED LIMITS OF WORK AREA FOR THIS PROJECT AND NOT THE ENTIRE MASTER DEVELOPMENT VALUES.

OVERALL DEVELOPMENT
LANDSCAPE DATA SUMMARY

ITEM	REQUIRED	PROVIDED
TOTAL OVERALL DEVELOPMENT OPEN SPACE (SF/%)	128,327 SF / 20%	108,931 SF / 16.98%
TOTAL OVERALL DEVELOPMENT IMPERVIOUS AREA (SF/%)	513,310 SF /80%	532,706 SF / 83.02%
TOTAL OVERALL DEVELOPMENT AREA (SF/%)	641,637 SF /14.73 AC	

NOTES

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

IRRIGATION GENERAL NOTES

1. IRRIGATION PLAN IS DIAGRAMMATIC. ADJUST LOCATION OF VALVES TO PROVIDE FULL AND ADEQUATE COVERAGE OR ADD EMITTERS AS NECESSARY TO ENSURE 100% COVERAGE OF PLANT MATERIALS. PREVENT OVERSPRAY ON ADJACENT IMPROVEMENTS.
2. VERIFY WATER PRESSURE IN FIELD AND NOTIFY OWNER IMMEDIATELY SHOULD A DISCREPANCY EXIST.
3. COORDINATE IRRIGATION SLEEVES LOCATION AND SIZE WITH A MINIMUM DIAMETER TWICE THE SIZE OF THE IRRIGATION LINE. EXTEND SLEEVES 12" BEYOND EDGE OF PAVEMENT, WALL, WALKS OR CURB.
4. PROGRAM CONTROLLERS TO MAINTAIN SUFFICIENT FLOW RATES THROUGHOUT THE SYSTEM. ADJUST AS REQUIRED FOR SEASON AND PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
5. LOCATE TAN COLOR (CARSON OR EQUAL) VALVE BOXES (IRRIGATION, GATE VALVE, FLUSH CAP, CONTROL WIRE AND OTHERS) IN PLANTER AREAS. DO NOT LOCATE VALVE BOXES IN A LAWN OR HARDSCAPE UNLESS REQUIRED AND APPROVED BY OWNER.
6. ALL IRRIGATION EQUIPMENT DESCRIBED IN LEGEND WILL BE ACCEPTED AS APPROVED EQUALS FOR PERFORMANCE. CONTRACTOR MAY SUBMIT FOR REVIEW EQUAL PERFORMANCE EQUIPMENT.
7. MAINTAIN OR RESTORE ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS IMPACTED BY ANY WORK PERFORMED UNDER THIS CONTRACT. RESTORE IRRIGATION TO PROVIDE 100% SERVICE AND COVERAGE.
8. CONTRACTOR SHALL REVIEW AND FIELD VERIFY LAYOUT OF ALL IRRIGATION SYSTEM COMPONENTS AND HAVE THE LAYOUT APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING, FITTINGS, AND RISERS TO EACH PLANT EMITTER AS SPECIFIED AND AS DETAILED, WHETHER OR NOT PIPING IS SHOWN ON THE PLANS.
10. ALL IRRIGATION SYSTEM IMPROVEMENTS SHALL MEET THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCQE) REQUIREMENTS.

SHEET INDEX

SHEET	TITLE
L0.1	LANDSCAPE COVER
L1.0	LANDSCAPE PLAN

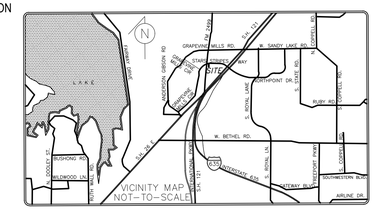
OWNER CONTACT

VICTORY SHOPS GRAPEVINE MILLS, LLC
2911 TURTLE CREEK BLVD., SUITE 700
DALLAS, TEXAS 75219
TONY RAMJI
LEGALNOTICES@VG-RE.COM
(972) 707-9555, EXT. 115

LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D)
4711 E. FALCON DRIVE, SUITE 222
MESA, ARIZONA 85215
JASON HARRINGTON, RLA, ASLA, ASIC, APWA
(480) 250-0116
JASON@HARRINGTONPLANNINGDESIGN.COM

VICINITY MAP



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4711 E. Falcon Drive, Suite 222
Mesa, Arizona 85215
Tel: 480-250-0116
www.HarringtonPlanningDesign.com

05.23.25

FLOOR & DECOR STORE
3200 GRAPEVINE MILLS PARKWAY
GRAPEVINE, TEXAS 76051

REV.	COMMENT	DATE
	City Review Comments	05.23.25
	City Review Comments	04.28.25
	City Review Comments	03.10.25
	City Review Comments	05.16.24
	City Review Comments	04.08.24
	City Review Comments	03.22.24
	Initial Submittal	02.22.24
ISSUE		DATE

LANDSCAPE PACKAGE

May 23, 2025

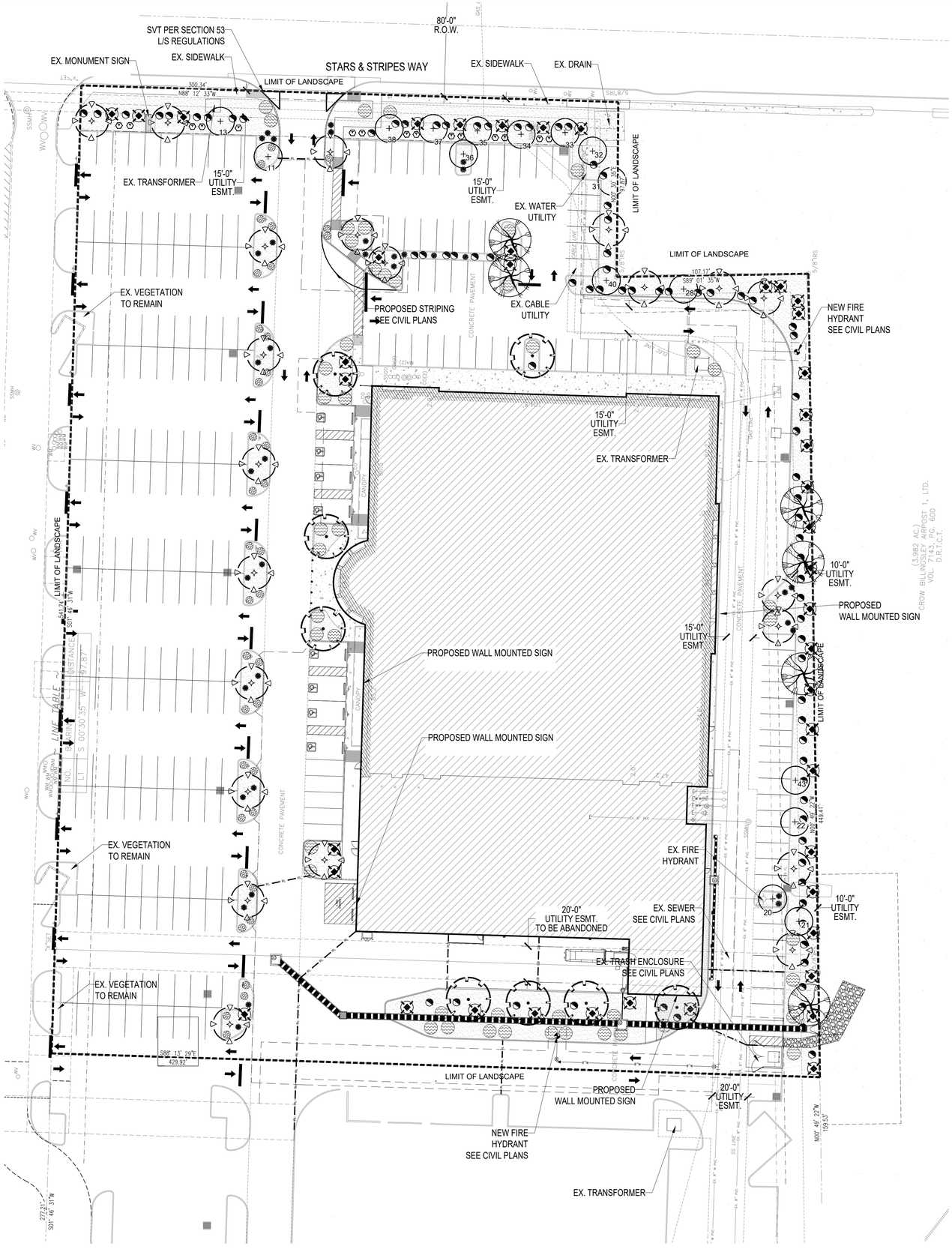
DRAWN BY:	JD
CHECK BY:	JEH
PROJ. NO.:	2024-009
CASE NO.:	CU25-14/ PD25-02

CASE NO.: CU25-14 / PD25-02

LANDSCAPE COVER

L0.1

1 of 2



PLANTING MATERIAL LEGEND

	TREES	SIZE	NOTES	QTY
+xx	See INV-SAL legend Ex. Tree Protect in Place Caliper Size: varies	varies		16
	Quercus virginiana Live Oak Caliper Size: 3.0"	B & B STAKE		6
	Quercus buckleyi Texas Red Oak Caliper Size: 3.0"	B & B STAKE		8
	Cercis canadensis v. mexicana Mexican Redbud Caliper Size: 3.0"	B & B STAKE		22

	GROUNDCOVERS		QTY
	Euonymous fortunei 'coloratus' Purple Wintercreeper	5 Gallon can full	37
	Juniper horizontalis 'Wiltonii' Blue Rug Juniper	5 Gallon can full	52

	SHRUBS / ACCENTS		QTY
	Muhlenbergia rigida 'Regal Mist' Pink Muhly Grass	5 Gallon can full	36
	Berberis thunbergii 'Pygmy Red' Dwarf Pygmy Red Barberry	5 Gallon can full	88
	Ilex cornuta 'Burfordii Nana' Dwarf Burford Holly	5 Gallon can full	34
	Leucophyllum frutescens Texas Sage 'Rio Bravo'	5 Gallon can full	47

	LANDSCAPE MATERIALS		QTY
	Wood Mulch, 3" min. thk, pretreat soil prior to install Pre-emergent apply to soil layer		26,478 SF

LANDSCAPE DATA SUMMARY *

ITEM	REQUIRED	PROVIDED
LS AREA		
LANDSCAPE PERIMETER AREA (SF)	24,224 SF	15,107 SF
INTERIOR LS AREA / PARKING LS (SF)	10,982 SF	6,807 SF
ADDITIONAL INTERIOR LS AREA (SF)	0	4,564 SF
OTHER LS AREA ON-SITE (SF)	0	0 SF
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SF)	N/A	60,378 SF
AREA OF SIDEWALKS/PAVEMENTS (SF)	N/A	35,181 SF
OTHER IMPERVIOUS AREA (SF)	N/A	94,077 SF
TOTAL OPEN SPACE (SF / %)	43,223 / 20%	26,478 SF / 12.25%
TOTAL IMPERVIOUS AREA (SF / %)	172,891 / 80%	189,636 SF / 87.75%
TOTAL LOT AREA (SF / AC)	216,114 SF / 4.9613 AC	
INTERIOR PARKING LANDSCAPE PER SECTION 53, H-1B,1C: 1 TREE PER PLANTER ISLAND, 1 TREE PER 400 SF	24 ISLAND =24 TREES 6807SF / 400 SF =17 TREES	24 TREES PROVIDED
NON-VEHICULAR OPEN SPACE, PER SECTION53 I-4: LESS THAN 30% OF SITE IN VEHICULAR, 1 TREE PER 2,500 SF	24,224 SF / 2,500 SF =10 TREES	26 TREES PROVIDED
PERIMETER LANDSCAPE PER SECTION 53, H-2C: 1 TREE PER 50 FEET OF PERIMETER AREA.	955 FT / 50 FT =19 TREES	26 TREES PROVIDED

* = DATA IS BASED UPON ONLY THE PROPOSED LIMITS OF WORK AREA FOR THIS PROJECT AND NOT THE ENTIRE MASTER DEVELOPMENT VALUES.

- Conditional use permit CU25-14 is a request to amend the previously approved site plan CU06-16 (Ord. 2006-35) for a planned commercial center to allow the development of a 45,000-square-foot fitness/workout center. This request is specifically to allow a 60,378-square-foot retail store for building materials and supplies.
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LANDSCAPE PLAN
for
Floor & Decor
Lot 2R-AB, Block A, Grapevine Vineyard Addition
Abstract A-586, J. Gibson Survey
City of Grapevine, Tarrant County, Texas
4.9613 acres or 216,114 sq. ft.
Zone: "CC" Community Commercial District
Date of Preparation: May 28, 2025

CASE NAME: Floor and Décor
CASE NUMBER: CU25-14/ PD25-02
LOCATION: 3200 Grapevine Mills Pkwy, Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 6 OF 11

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

PLANNING SERVICES DEPARTMENT

HARRINGTON PLANNING + DESIGN
4711 E. Falcon Drive, Suite 222
Mesa, Arizona 85215
Tel: 480-250-0116
www.HarringtonPlanningDesign.com

LANDSCAPE ARCHITECT JEFFREY D. HARRINGTON 23751 STATE OF TEXAS
05.23.25

FLOOR & DECOR STORE
3200 GRAPEVINE MILLS PARKWAY
GRAPEVINE, TEXAS 76051

REV.	COMMENT	DATE
	City Review Comments	05.23.25
	City Review Comments	04.28.25
	City Review Comments	03.10.25
	City Review Comments	05.16.24
	City Review Comments	04.08.24
	City Review Comments	03.22.24
	Initial Submittal	02.22.24
ISSUE		DATE

LANDSCAPE PACKAGE

May 23, 2025

DRAWN BY:	JD
CHECK BY:	JEH
PROJ. NO.:	2024-009
CASE NO.:	CU25-14/ PD25-02

NORTH
0 15 30 60

LANDSCAPE PLAN

L1.0

2 of 2

CASE NO.: CU25-14 / PD25-02

This drawing is an instrument of service and the property of Harrington Planning + Design and shall be restricted to the original site for which it was prepared and publication thereon is expressly limited to such use.
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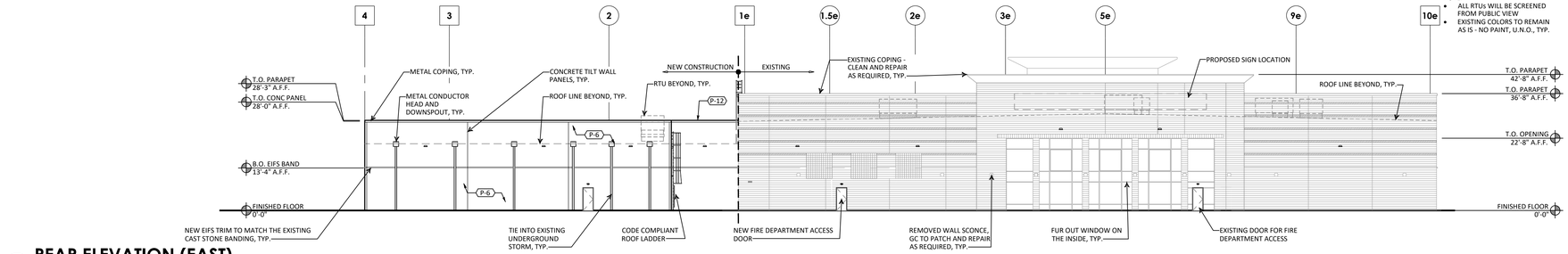
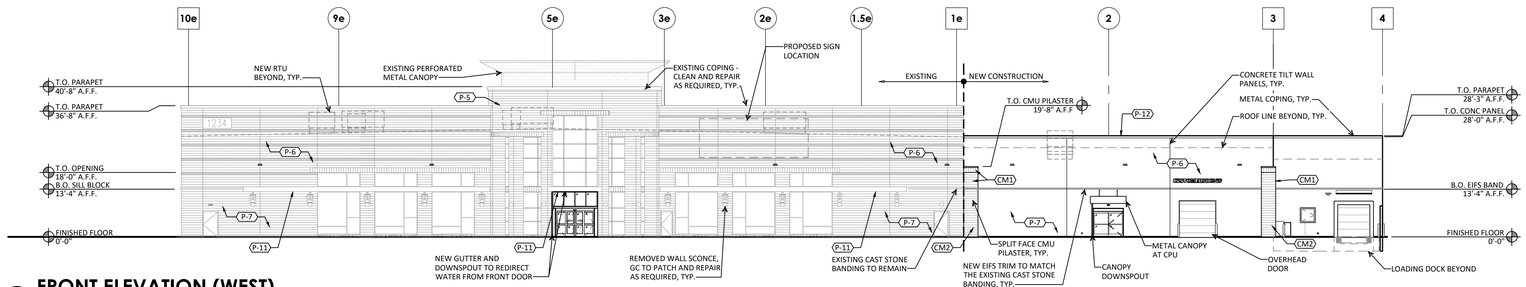


NOTE:
- ALL RTUs WILL BE SCREENED FROM PUBLIC VIEW
- EXISTING COLORS TO REMAIN AS IS - NO PAINT, U.N.O., TYP.

2 REAR ELEVATION (EAST)

SCALE: 1" = 20'-0"



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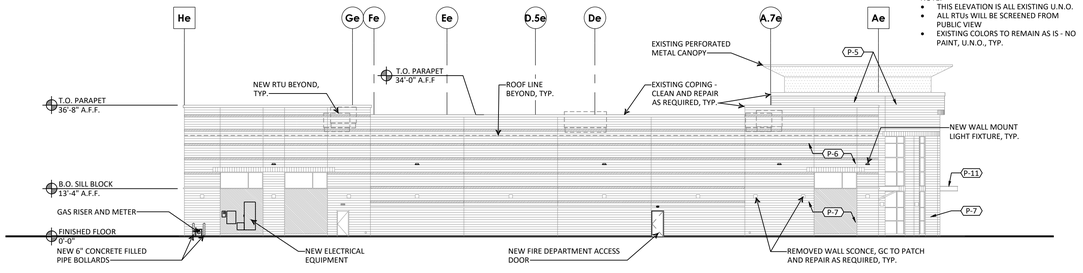
1 FRONT ELEVATION (WEST)

SCALE: 1" = 20'-0"



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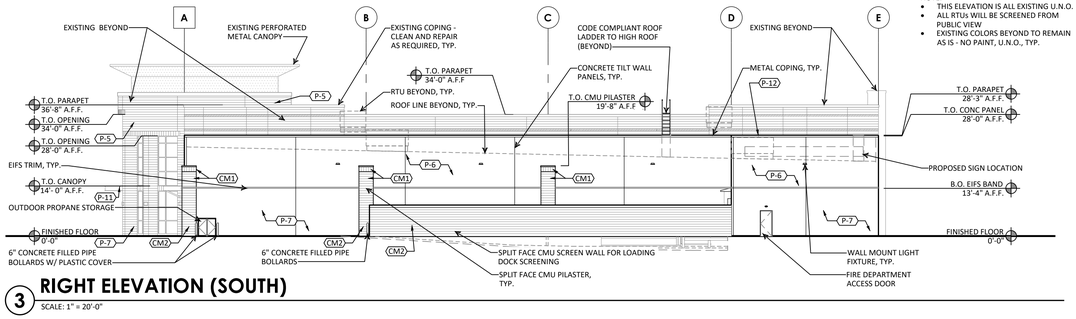
4 LEFT ELEVATION (NORTH)

SCALE: 1" = 20'-0"



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3 RIGHT ELEVATION (SOUTH)

SCALE: 1" = 20'-0"

PAINT COLOR SCHEDULE

MARK	MATERIAL	MANUFACTURER	COLOR	FINISH	NOTES
P-5	PAINT	SHERWIN WILLIAMS	SW 7006 EXTRA WHITE	SATIN	RAL COLOR MATCH: 9003
P-6	PAINT	SHERWIN WILLIAMS	SW 7044 AMAZING GRAY	SATIN	RAL COLOR MATCH: 7044
P-7	PAINT	SHERWIN WILLIAMS	SW 7048 URBANE BRONZE	SATIN	RAL COLOR MATCH: 7022
P-8	PAINT	SHERWIN WILLIAMS	SW 6868 REAL RED	GLOSS	RAL COLOR MATCH: 3020
P-11	PAINT	SHERWIN WILLIAMS	SW 6868 REAL RED	GLOSS	PRIME AND PAINT WITH SHERWIN WILLIAMS PRO INDUSTRIAL PRO-CRYL TO MATCH P-8 RAL COLOR MATCH: RAL 3020
P-12	PAINT	SHERWIN WILLIAMS	-	-	RAL COLOR MATCH: MATCH THE EXISTING ADJACENT COPING COLOR AND FINISH
CM1	CMU	LOCAL AVAILABILITY	COLOR TO MATCH P-6	SPLIT FACE	LOCAL AVAILABILITY 8 X 8 X 16 U.N.O. - PAINTED
CM2	CMU	LOCAL AVAILABILITY	COLOR TO MATCH P-7	SPLIT FACE	LOCAL AVAILABILITY 8 X 8 X 16 U.N.O. - PAINTED

MATERIALS USED - EAST

1-FRONT ELEVATION (WEST)		
PRECAST PANELS	3,216 SF	97%
CMU (SPLIT FACE)	0 SF	0%
METAL ACCENTS (COPING)	67 SF	2%
EIFS BAND	39 SF	1%
TOTAL	**3,281 SF**	**100%**

MATERIALS USED - WEST

1-FRONT ELEVATION (WEST)		
PRECAST PANELS	2,758 SF	91%
CMU (SPLIT FACE)	154 SF	5%
METAL ACCENTS (CANOPY, COPING, DOCK HOODS)	100 SF	3%
EIFS BAND	36 SF	1%
TOTAL	**3,034 SF**	**100%**

MATERIALS USED - SOUTH

1-FRONT ELEVATION (WEST)		
PRECAST PANELS	5,058 SF	93%
CMU (SPLIT FACE)	231 SF	4%
METAL ACCENTS (COPING)	114 SF	2%
EIFS BAND	61 SF	1%
TOTAL	**5,470 SF**	**100%**

CITY OF GRAPEVINE NOTES:
1. All signage subject to Building Services Department approval.
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DATE: _____

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CHAIRMAN _____

DATE: _____

SHEET: 07 OF 11

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PLANNING SERVICES DEPARTMENT

FLOOR & DECOR
2500 WINDY RIDGE PARKWAY, SE
ATLANTA, GA 30339

SBLM&Co
Well Balanced
SBLM Architects
33 Walt Whitman Road, Suite 300A
Huntington Station, NY 11746
Telephone 631 683 5588
Fax 631 683 5591

A. V. SCHWAN & ASSOC.
STRUCTURAL ENGINEERS
600 East Thomas Rd, Suite 1
Scottsdale, Arizona 85251
(602) 265-4331

dlb associates
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3600 Rt 66, Suite 150 #5381
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ST. LOUIS, MISSOURI 63146-4235
314-991-2633

SEG
16910 DALLAS PKWY., SUITE 200,
DALLAS, TX 75248
TEL. 214.396.7580

PROJECT NAME

FLOOR & DECOR
STORE #TBD
GRAPEVINE, TX (LA FITNESS)

3200 GRAPEVINE MILLS PKWY,
GRAPEVINE, TX 76051

ISSUE DATE: T.B.D.
STORE NUMBER: T.B.D.
GROSS BLDG AREA: 60,378 SF
JOB NUMBER: 023129
PROTOTYPE: MAY 2023

ISSUE

	90% Review Set	03/13/25
	Issued For 100% Constuction	03/27/25
1	Bulletin #1	04/28/25
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SEAL

REGISTERED ARCHITECT KEVIN ROBERTS 13985 STATE OF TEXAS

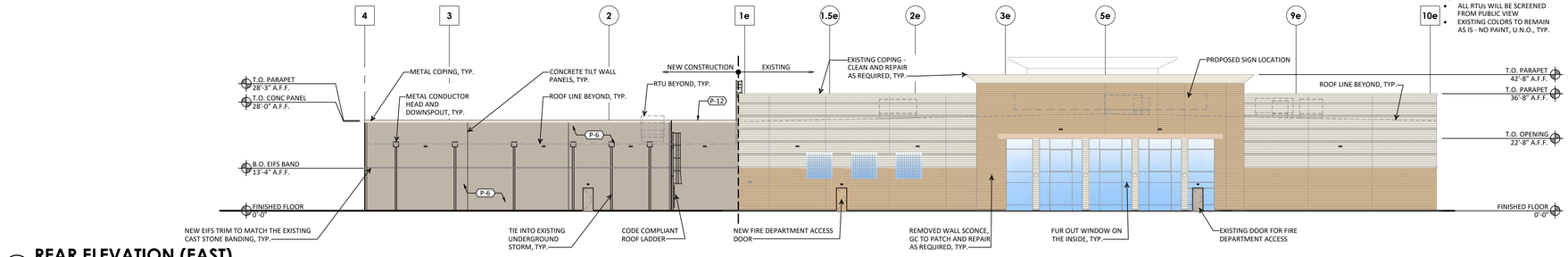
05/28/2025

SHEET

EXTERIOR ELEVATIONS

DRAWN: JMG
CHECKED: RR

A201



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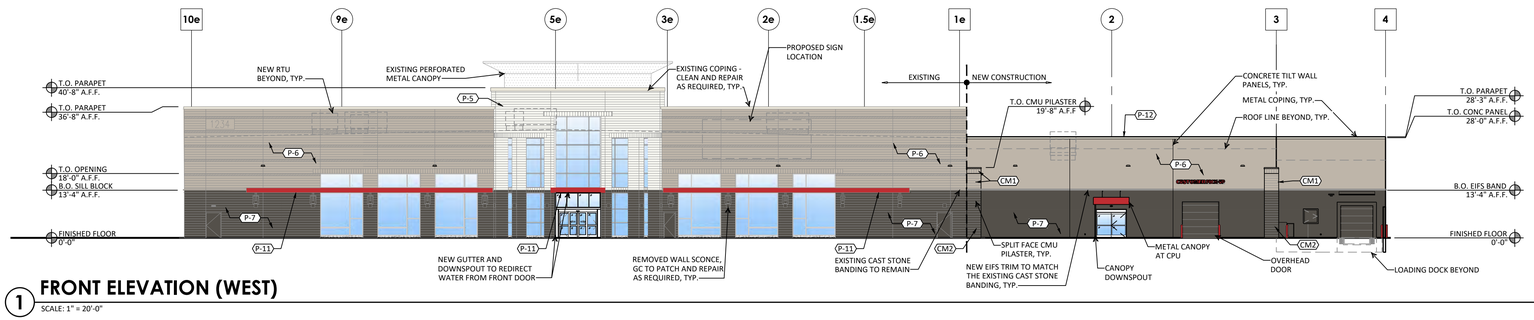

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DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 08 OF 11

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PLANNING SERVICES DEPARTMENT

FLOOR & DECOR
2500 WINDY RIDGE PARKWAY, SE
ATLANTA, GA 30339

SBLM&Co
Well Balanced
SBLM Architects
33 Walt Whitman Road, Suite 300A
Huntington Station, NY 11746
Telephone 631 683 5588
Fax 631 683 5591

A. V. SCHWAN & ASSOC.
STRUCTURAL ENGINEERS
600 East Thomas Rd, Suite 1
Scottsdale, Arizona 85251
(602) 265-4331

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314-991-2633

SEG
16910 DALLAS PKWY., SUITE 200,
DALLAS, TX 75248
TEL: 214.396.7580

PROJECT NAME

FLOOR & DECOR
STORE #TBD
GRAPEVINE, TX (LA FITNESS)

3200 GRAPEVINE MILLS PKWY,
GRAPEVINE, TX 76051

ISSUE DATE: T.B.D.
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GROSS BLDG AREA: 60,378 SF
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PROTOTYPE: MAY 2023

ISSUE

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2	Bulletin #2/Issued for Construction	05/30/25

SEAL

REGISTERED ARCHITECT KEVIN ROBERT HEY 13985 STATE OF TEXAS

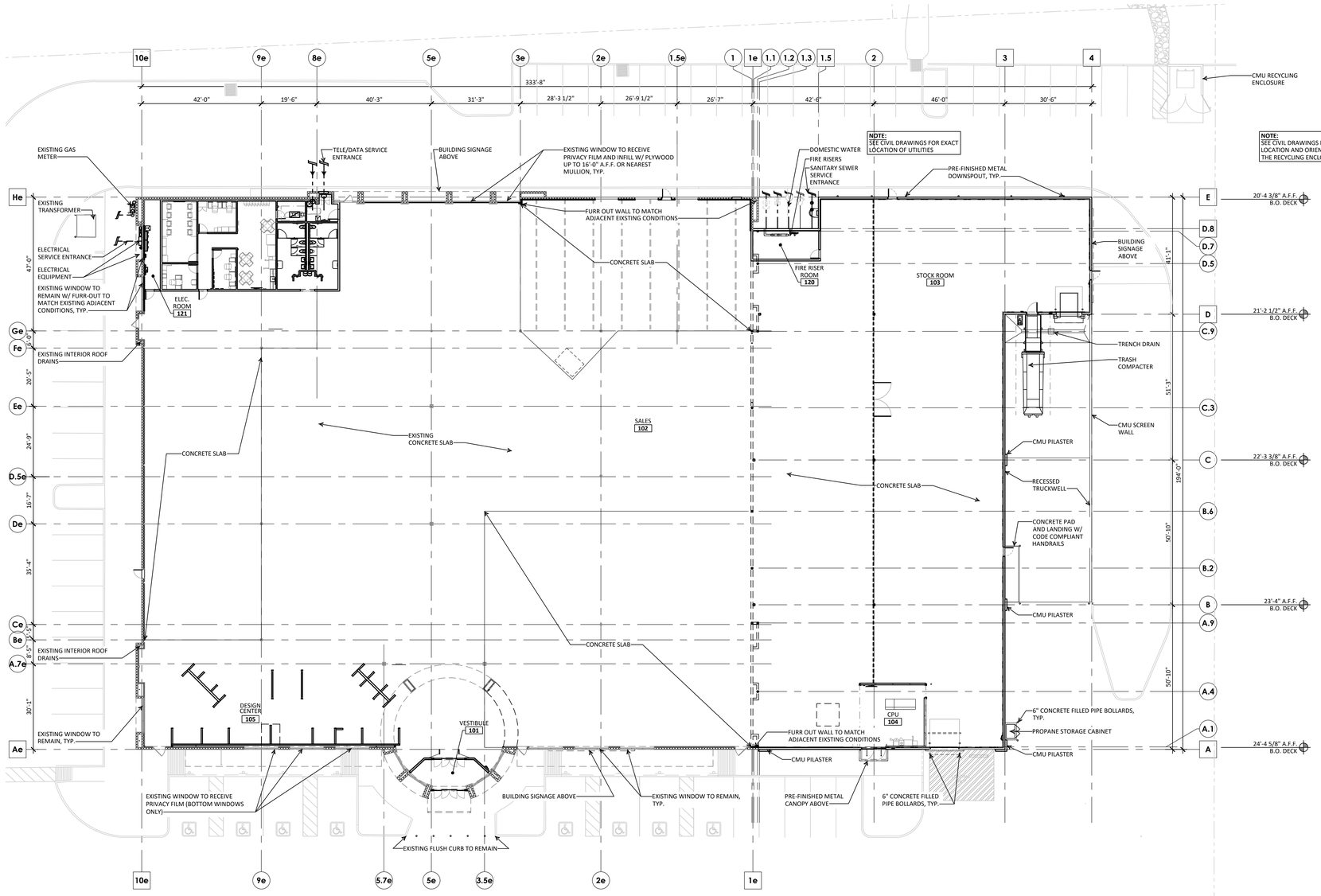
05/28/2025

SHEET

EXTERIOR ELEVATIONS

DRAWN: JMG
CHECKED: RR

A201



1 FLOOR PLAN

SCALE: 1" = 20'-0"

NORTH

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ATLANTA, GA 30339

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33 Walt Whitman Road, Suite 300A
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SEAL

REGISTERED ARCHITECT KEVIN J. ROBERTS 13985 STATE OF TEXAS

05/28/2025

SHEET

FLOOR PLAN

DRAWN: JMG
CHECKED: RR

A101

SITE PLAN

S01	48" Floor & Decor TWS (Stacked)
Type:	Individual Channel Letters | Wall Sign
Illumination:	Internally Illuminated LED
Square Footage:	330.46

S05	12" Customer Pick-Up
Type:	Individual Channel Letters | Wall Sign
Illumination:	Internally Illuminated LED
Square Footage:	12.77

S07	60" Floor & Decor (Linear)
Type:	Individual Channel Letters | Wall Sign
Illumination:	Internally Illuminated LED
Square Footage:	300.52

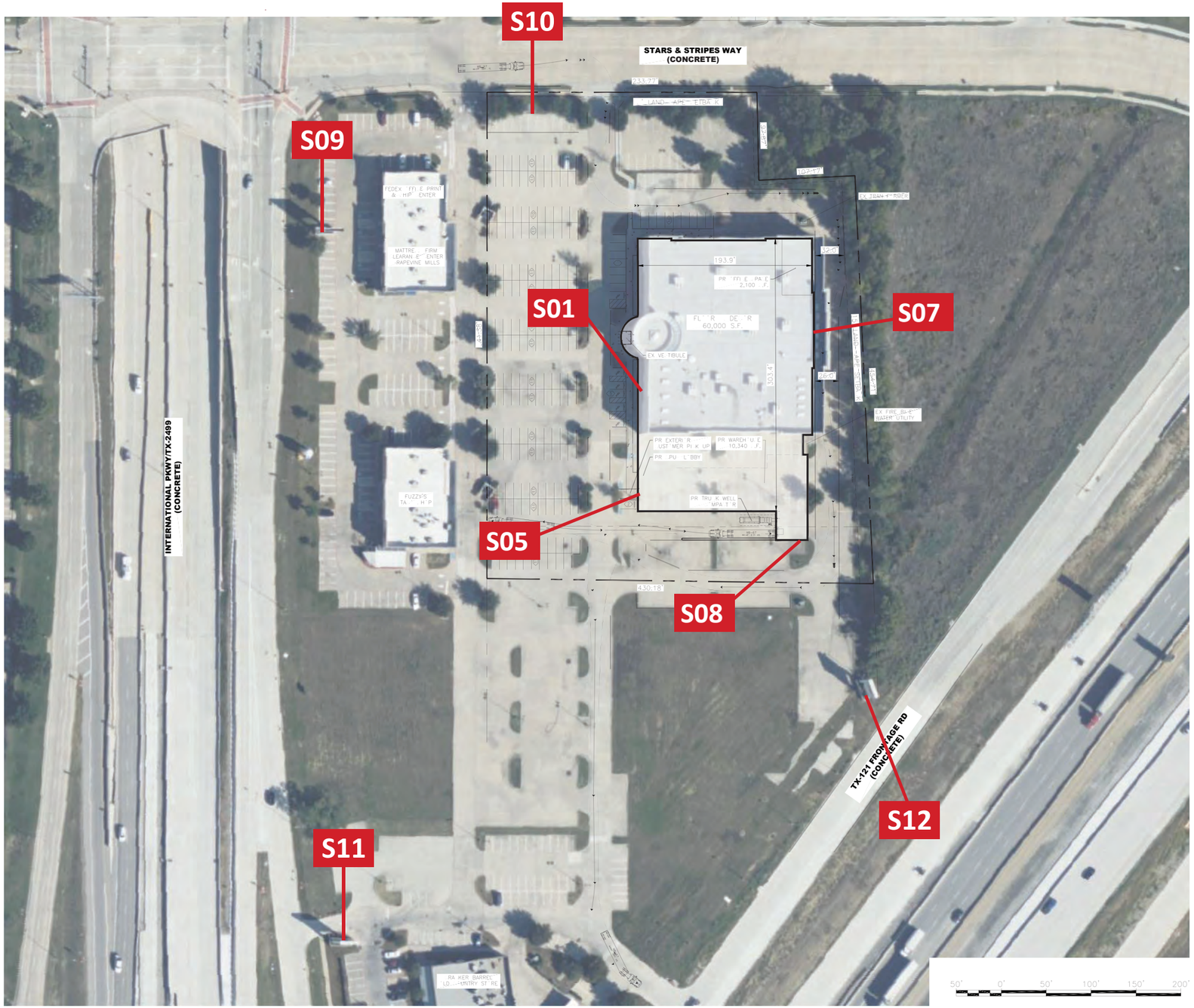
S08	33" Floor & Decor (Linear)
Type:	Individual Channel Letters | Wall Sign
Illumination:	Internally Illuminated LED
Square Footage:	90.91

S09	Pylon Tenant Panel
Type:	Flat Face W/ Vinyl Graphics
Illumination:	Existing
Square Footage:	96

S10	Pylon Tenant Panel
Type:	Flat Face W/ Vinyl Graphics
Illumination:	Existing
Square Footage:	97.84

S11	Pylon Tenant Panel
Type:	Flat Face W/ Vinyl Graphics
Illumination:	Existing
Square Footage:	96

S12	Pylon Tenant Panel
Type:	Flat Face W/ Vinyl Graphics
Illumination:	Existing
Square Footage:	48



CUMMINGS
THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS SIGNS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL: _____

DATE: _____

	DATE	BY		DATE	BY
Rev. #1			Rev. #4		
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		

FLOOR & DECOR

DRAWING NO: 1282817261.04

DATE: 03.12.2025

J. Allington

PYLON | TENANT PANEL

Verify dimensions and materials prior to manufacturing.

NOTE: ARTWORK IS FOR REPRESENTATIONAL PURPOSES ONLY. A SURVEY IS NEEDED TO DETERMINE ACTUAL SIGN LAYOUT, SIZE, & MATERIALS.

Material & Color:

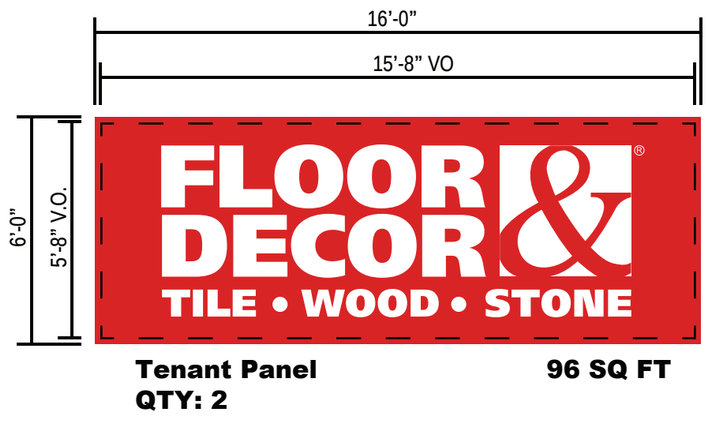
- ☐ Flat Polycarbonate Face
- ■ Vinyl: 3M #3630-33 Red

STOP
MORE INFORMATION REQUIRED

- ■ DIMENSIONS
- ■ COLORS
- ■ MATERIAL
- ☐ MOUNTING TYPE
- ☐ OTHER _____

Proposed

S09



Tenant Panel **96 SQ FT**
QTY: 2

Existing Conditions

CUMMINGS
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DATE: _____

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FLOOR & DECOR

DRAWING NO: 1282817261.04
DATE: 03.12.2025
J. Allington

PYLON | TENANT PANEL

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- ■ Vinyl: 3M #3630-33 Red

STOP
MORE INFORMATION REQUIRED

- ■ DIMENSIONS
- ■ COLORS
- ■ MATERIAL
- ☐ MOUNTING TYPE
- ☐ OTHER _____

S10

Tenant Panel **97.84 SQ FT**
QTY: 2

Proposed

Existing Conditions

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Rev. #3			Rev. #6		

FLOOR & DECOR

DRAWING NO: 1282817261.04
DATE: 03.12.2025
J. Allington

PYLON | TENANT PANEL

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- ■ Vinyl: 3M #3630-33 Red

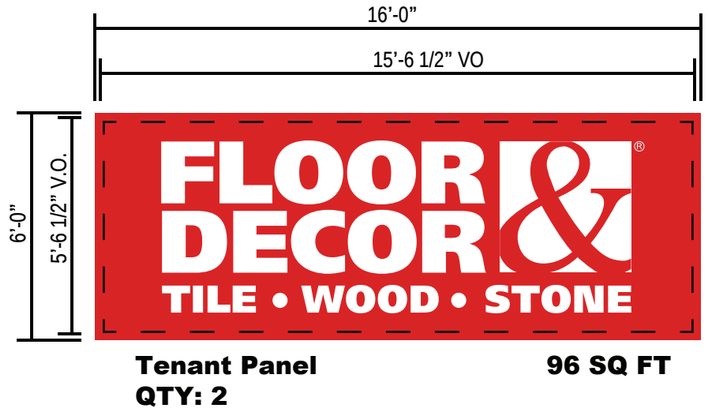
STOP
MORE INFORMATION REQUIRED

- ■ DIMENSIONS
- ■ COLORS
- ■ MATERIAL
- ☐ MOUNTING TYPE
- ☐ OTHER _____

S11

Proposed

Existing Conditions



Tenant Panel **96 SQ FT**
QTY: 2

CUMMINGS

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THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS SIGNS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL: _____

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Rev. #3			Rev. #6		

FLOOR & DECOR

DRAWING NO: 1282817261.04
DATE: 03.12.2025
J. Allington

PYLON | TENANT PANEL

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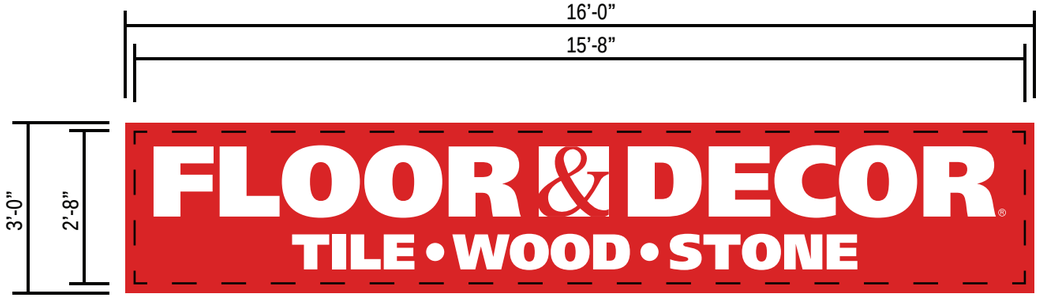
STOP
MORE INFORMATION REQUIRED

- ■ DIMENSIONS
- ■ COLORS
- ■ MATERIAL
- ☐ MOUNTING TYPE
- ☐ OTHER _____

Proposed

S12



Tenant Panel
QTY: 2

48 SQ FT

Existing Conditions

CUMMINGS
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CUSTOMER APPROVAL: _____

DATE: _____

	DATE	BY		DATE	BY
Rev. #1			Rev. #4		
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		

FLOOR & DECOR

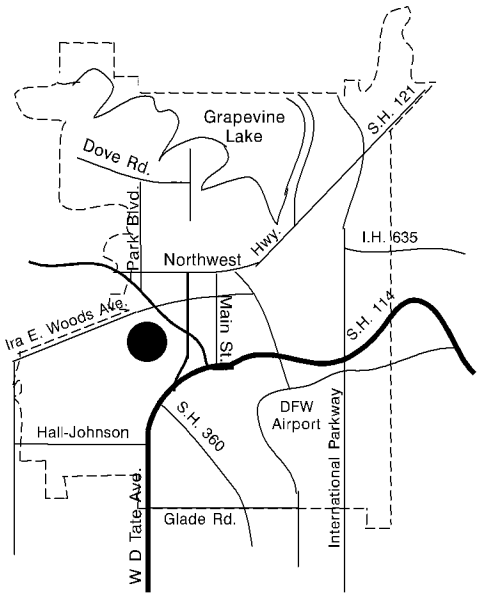
DRAWING NO: 1282817261.04
DATE: 03.12.2025
J. Allington

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: JUNE 17, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU25-19, WALMART EV CHARGING STATIONS



APPLICANT: Eric Jeon – Kimley-Horn

PROPERTY LOCATION AND SIZE:

The subject property is located at 1601 West State Highway 114 and is platted as Block 1, Lot 2, Wal-Mart Addition. The property contains 40.97 acres and has approximately 803 feet of frontage along West State Highway 114 and 2,584 feet of frontage along State Highway 26/ Ira E. Woods Avenue.

REQUESTED CONDITIONAL USE AND COMMENTS:

The site was previously approved for a conditional use permit CU23-01 (Ord. 2023-009) to add two metal storage containers for the purpose of storing new parts and landscape equipment for on- and off-site Walmart facility management. This request is specifically to add six (6), public use, freestanding Level 3 electric vehicle (EV) charging stations to the existing Walmart parking lot.

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

With this request, the applicant proposes converting an existing row of 18 head-in parking spaces to the northeast of the main entrances into ten 90-degree EV stalls and two accessible EV stalls. The applicant will install six Level 3, electric vehicle (EV) charging stations. The six EV chargers will charge two vehicles at a time. The stalls and equipment

are adjacent to two existing driving aisles of head-in parking spaces.

In order to meet knox box distance requirements, the applicant proposes three (3) knox boxes and will install a transformer and switchboard to the northwest of the proposed EV charging stations. A 7.5-foot, masonry screening wall is proposed for the EV charging equipment. The EV chargers will be available 24 hours a day. The total number of required parking spaces is 817. The total number of provided parking spaces is 881. All other use-specific standards in Subsection 42. *I. Electric vehicle (EV) charging stations,* are met.

PRESENT ZONING AND USE:

The property is currently zoned "CC", Community Commercial District with a planned commercial center designation. The subject site is developed as Walmart retail store.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was zoned "R-2", Two-Family Dwelling District and "I-1", Light Industrial District prior to the 1984 City-wide rezoning at which time the subject site was rezoned to "LI", Light Industrial District.

- On January 15, 2002, City Council approved Z01-19 (Ord. 2002-08) to rezone 40.97 acres from "LI", Light Industrial District to "CC", Community Commercial District.

- On January 15, 2002, City Council approved CU01-71 (Ord. 2002-09) to allow the development of a planned commercial center including an automotive repair facility, gasoline sales, the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a retail store, and approval of one 40-foot pole sign and two 20-foot pole signs.

- On March 27, 2002, the Site Plan Review Committee (SPRC) approved CU02-10 to allow modifications to the previously approved building elevations specifically to screen the roof top mechanical equipment by increasing the height of the parapet wall by three feet.

- On May 30, 2003, SPRC approved CU03-07 to allow modifications to the previously approved site plan, which included, moving the 40-foot pole sign to a different location on site, revising the 24-foot sign located along State Highway 26, and changing the building elevations for roof top mechanical equipment by increasing the height of the parapet wall by 3-feet for Sam's Club retail store.
- On July 23, 2003, SPRC approved CU03-29 to allow changes to the previously approved site plan and landscape to move a drive located along State Highway

114 and revise landscaping.

- On July 7, 2022, SPRC approved CU22-33 to allow restriping the parking lot to accommodate widened pickup parking spaces from 9.5 feet to 12 feet and eliminating 13 parking spaces.

- On February 21, 2023, City Council approved CU23-01 to add two metal storage containers for the purpose of storing new parts and landscape equipment for on- and off-site Walmart facility management.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "LI", Light Industrial District – Wrico Stamping and Butterfly Valves & Controls, Inc.

SOUTH: "LI", Light Industrial District – CubeSmart Self Storage and "CC", Community Commercial District – Mustang Elite Lube Center, Wash Your Stuff

EAST: "CC", Community Commercial District – Sam's Club

WEST: "LI", Light Industrial District – Heritage Business Park

AIRPORT IMPACT:

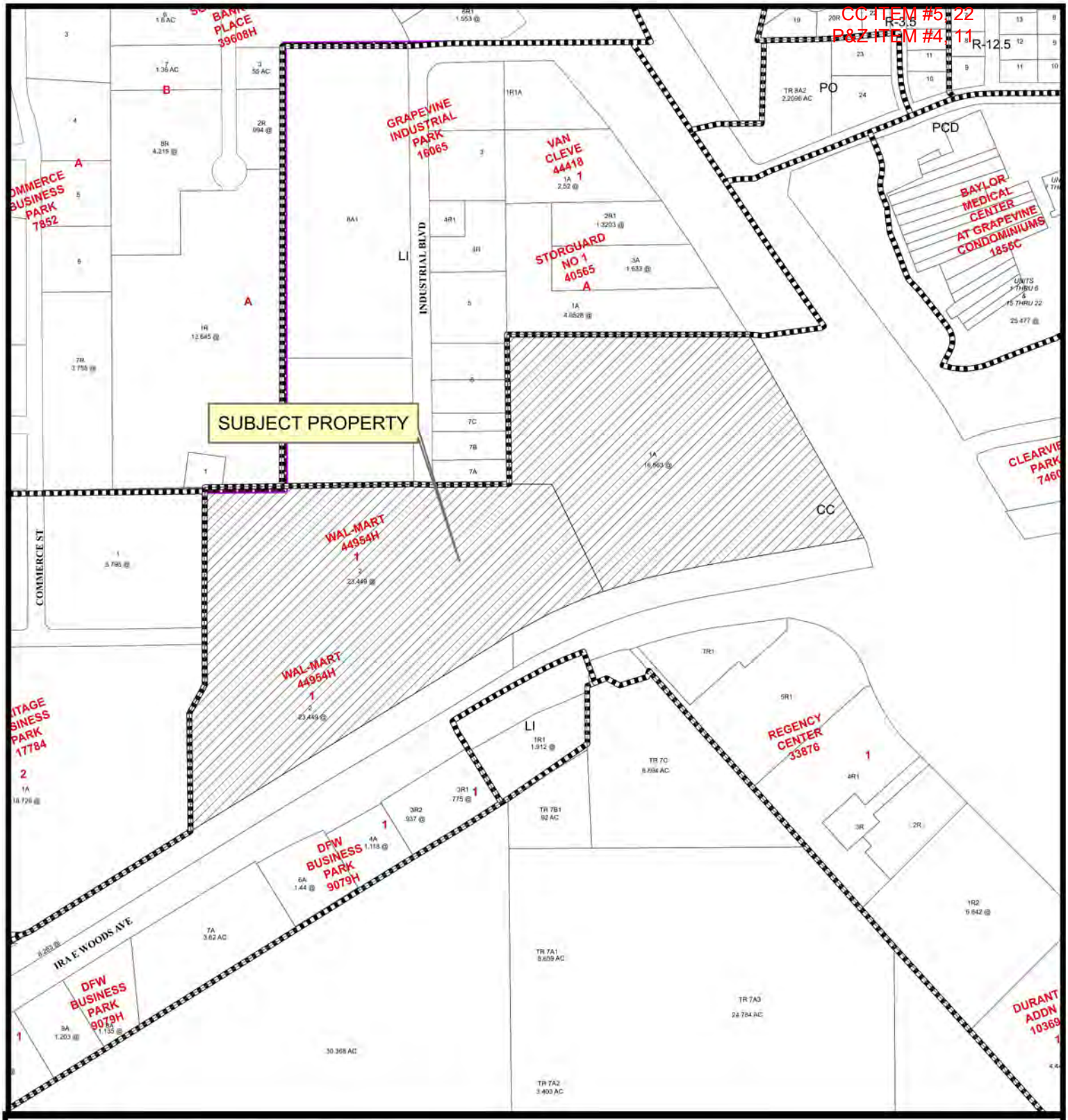
The subject tract is located within "Zone B" Middle Zone of Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. In Zone B, the following uses may be considered only if sound treatment is included in building design: multi-family apartments, motels, office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

MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine Thoroughfare Plan designates Ira E. Woods Avenue/ State Highway 26 as a Type A Major Arterial with approximately 100-foot of right-of-way developed as six lanes with a median.
/lf



0 225 450 675 900 Feet

CU25-19; Walmart EV Chargers
1601 West State Highway 114

Date Prepared: 6/3/2025

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)
WALMART ADDITION GPV, Block 1 , Lot 2

Gross area of parcel (to nearest tenth of acre)
1,041,805 SF

Street frontage & distance to nearest cross street
Ira E Woods Ave, approximately 700' away from Ernest Dean Pkwy

Describe the Proposed Use
Installing EV Chargers

Proposed Zoning
Community Commercial District (CC)

Existing Zoning
Community Commercial District (CC)

Future Land Use Designation
Conditional Use - EV Charging Stations

Subject Property Address
1601 W State Hwy 114 Grapevine, TX 76051

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

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

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

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

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

Owner Name Jeremy Howard Owner Phone Number 903-814-2571
Company Walmart EV Charging LLC
Address 2608 SE J St.
City Bentonville State AR Zip Code 72716
Email [redacted]

RECEIVED
MAY 06 2025
By: .....

CU25-19

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature _____ Date 5-5-2025

STATE OF: ARKANSAS
COUNTY OF: BENTON

BEFORE ME, a Notary Public, on this day personally appeared Jeremy Howard *(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 5th day of May, 20 25

_____

NOTARY PUBLIC in and for the State of ~~Texas~~ ARKANSAS

PATRICIA JERABECK
MY COMMISSION # 12692395
EXPIRES: October 28, 2025
Benton County

RECEIVED
MAY 06 2025
By: .....

CU25-19

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name Eric Jean Company Kimley-Horn

Address 2600 N Central Expy, Suite 400

City Richardson State TX Zip Code 75080

Phone 972-471-9423 Email [redacted]

Applicant's Signature _____ Date _____

STATE OF: Texas
COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Eric Jean *(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 5 day of May, 20 25

DIDI ARCHILLA NOTARY PUBLIC STATE OF TEXAS ID 133924798 EXP. 08-24-2026

DArchilla

NOTARY PUBLIC in and for the State of Texas

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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

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

RECEIVED MAY 06 2025 By: .....

(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)

CU25-19

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 1601 W State Hwy 114 Grapevine, TX 76051

Legal description of subject property WAL-MART ADDITION GPV Block 1 Lot 2

Public Works Department — Date 5-6-25

MAY 05 2025

CU25-19

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

Docusign Envelope ID: 80B188C9-9DE5-470A-9EDE-FF9BB4CCBCF4

Delegation of Signature Authority

I, Michael Neill, Vice President of Walmart Inc.; Wal-Mart Real Estate Business Trust; Wal-Mart TRS, LLC; Wal-Mart Realty Company; Wal-Mart Property Co.; Walmart Fulfillment Services, LLC ; Wal-Mart Stores Arkansas, LLC; Wal-Mart Stores Texas, LLC; Wal-Mart Stores East, LP.; Wal-Mart Louisiana, LLC; WSE Management, LLC; Sam's Real Estate Business Trust; Sam's TRS, LLC; Sam's East, Inc.; Sam's West, Inc.; Sam's Property Co.; Sam's PW, Inc.; Wal-Mart Stores East, LLC; Blue Kingfisher, LLC; Red Kingfisher, LLC; and Wal-Mart Puerto Rico, Inc. (hereinafter collectively referred to as "the Company", hereby delegate to the following positions that report up to me:

I. Senior Director
Group Director

the authority to execute, implement, maintain, amend or renew the following documents, in connection with the design and construction of projects, including but not limited to: Master Service Agreements and Master Professional Service Agreements, including but not limited to Civil Engineering and Architectural Agreements, that have not been altered from the standard form agreement; provided however, if the D&B is less than an 8 or the estimated percentage of business exceeds 50%, then I must approve the agreement; easements; deeds; municipal maintenance agreements, municipal improvement/development agreements, plans and any permit applications or other documents required by various jurisdictions, as long as such contracts are for amounts $2 million or less. Additionally, this position can sign anything the positions listed below can sign.

II. Director

the authority to execute, implement, maintain, amend or renew the following documents, in connection with the design and construction of projects, including but not limited to civil engineering agreements; architectural agreements; easements; deeds; municipal maintenance agreements, municipal improvement/development agreements, plats and any permit applications or other document required by various jurisdictions, as long as such contracts are for amounts $750,000.00 or less.

Also, these positions have the authority to execute, implement, maintain, amend or renew the following:

1. Incentive /Rebate Agreements with Utilities in Concert with the Energy Team.
2. Non-binding 'Partnership' agreements with association/organizations, DOE and/or affiliated National Labs for R&D work such as MOUs, etc.
3. Non-disclosure agreements for tech/product development as it relates to building mechanical systems.
4. Design Initiative (DI) Agreements
5. Special project-based proposals for site improvements in the area of mechanical and electrical systems.
6. standard (using approved contract templates) construction contracts on behalf of the Company as long as such contracts are for an amount of $750,000.00 or less.

III. Senior Manager

the authority to execute, implement, maintain, amend or renew the following documents, in connection with the design and construction of projects; any affidavits; permits; applications or other similar documents as required by various jurisdictions on behalf of the Company, in their respective capacity for the Company.

All signing authority contained herein must be done in compliance with Walmart U.S. Governance and Operating Standards. All acts and transactions of individuals in the positions above which were taken or made in good faith and prior to the formal delegation of authority to such position that are consistent with this delegation are hereby ratified and approved.

Docusign Envelope ID: 80B188C9-9DE5-470A-9EDE-FF9BB4CCBCF4

This Delegation of Signature Authority shall supersede and revoke any signature authority previously granted to these positions on this team. This Delegation of Signature Authority shall expire the earlier of (i) two (2) years after the date signed, as shown below; or (ii) ten (10) days after I move to a new role or leave the Company.

Signed by:
Michael Neill
D08B2BDF40E9453

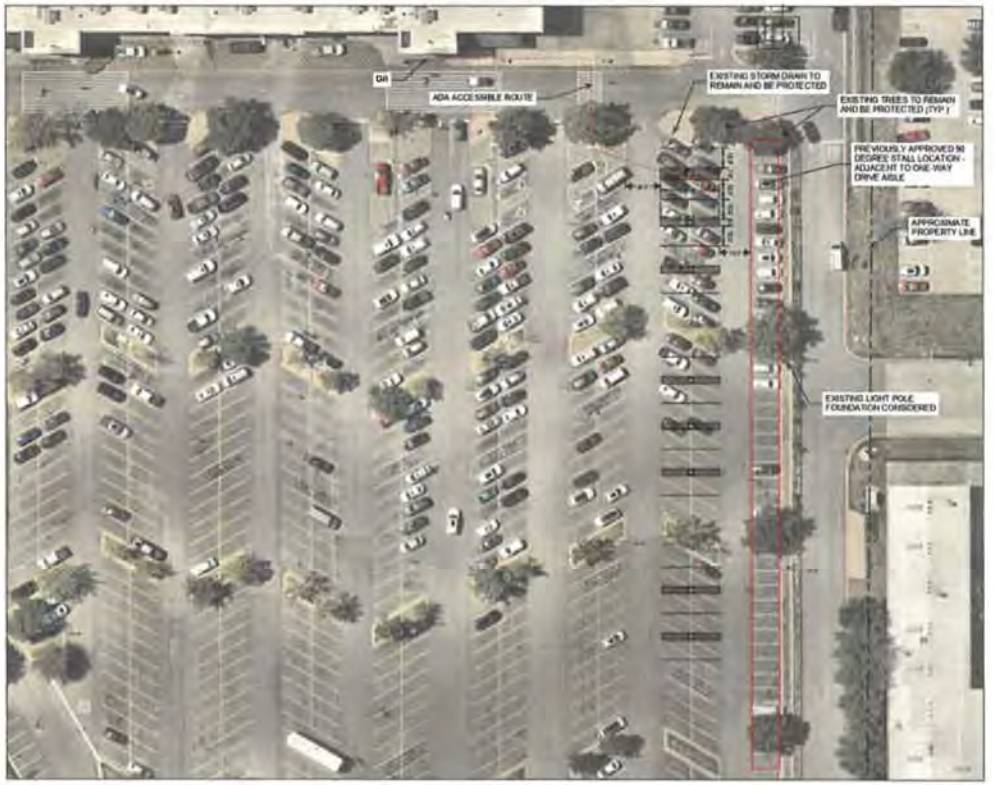
Michael Neill
Vice President

Date signed: January 2, 2025 | 12:22 CST

WM #266 - GRAPEVINE

OVERALL SITE PLAN
SCALE: 1"=200'

GRAPHIC SCALE IN FEET
0 100 200 400



EV SITE PLAN
SCALE: 1"=30'

GRAPHIC SCALE IN FEET
0 15 30 60

EV SITE DETAILS	
HW Vendor:	Alpitronic
Primary Run Distance:	645 ft
Distance to Entrance:	GR -175 ft
* Building Square Footage:	206,385
** Existing Parking Stalls:	887
Existing Parking Stall Ratio:	4.30
Dedicated EV Stalls / Ports:	8
Net Stall Loss:	39
Retained Stalls With EV:	848
Parking Ratio With EV:	4.10
Notes:	***
Seasonal Garden Center:	Yes
Max Unit Service Amp:	TBD
Number of Dispensers:	8
Future Stalls (Dispensers):	0
Switchboard Configuration:	5000A
Total Connected Load:	3,200 kW (8 Dispensers at 400 kW Each)

** NOTE: COUNTING STALLS BASED ON AERIAL IMAGERY DATED: 10/03/2024
*** GROSS BUILDING AREA IS PER INFORMATION SHOWN IN THE WALMART STORE PLANNING PROJECT MANAGEMENT APPLICATION SYSTEM (LUCERNEX).

W25-19
By: .....
MAY 06 2025
PUBLIC RECORD

nearmap

Walmart
1601 W STATE HWY 114
GRAPEVINE, TX 76051
STORE NO.: 06
PUBLIC EV

ISSUE BLOCK

REV	DATE
1	3/5/25

CC ITEM #5, 22
P&Z ITEM #4, 11

SHEET NUMBER
1

Kimley»Horn

To: City of Grapevine

From: Eric Jeon

Date: May 5, 2025

Subject: Kimley–Horn Narrative Letter

To Whom it May Concern,

The intent of this narrative letter is to describe the overall scope of the EV Charging Station project and its impact to the Walmart Supercenter and neighboring Sam's Club located at 1601 W State Hwy 114, Grapevine, Texas.

The scope of the project is to installing 6 dual-port EV charging stations. 18 existing standard parking stalls will be reconfigured into 2 accessible EV stalls and 10 standard EV stalls. 3 cart corrals will be relocated to accommodate these changes.

Electrical conduit will be routed from the existing switchboard (per Oncor's guidance) to a new transformer on the side of the building, then from the transformer to the charging stations. Pavement modifications will ensure the accessible stalls meet ADA requirements while preserving existing drainage patterns. Walmart will handle striping, signage, and marking for all EV stalls.

Installing EV charging stations at the Walmart Supercenter in Grapevine will directly enhance the property's value by meeting the growing demand for fast, convenient charging in the area. With more EVs on the road in Grapevine and the DFW Metroplex, the availability of DC Fast Charging makes this site a natural stop for both locals and visitors.

This improvement is expected to increase foot traffic, as EV drivers often shop while their vehicles charge - leading to longer visits and higher in-store spending. It also benefits nearby businesses, including the adjacent Sam's Club, by attracting more customers to the area.

Adding EV infrastructure strengthens the property's appeal to sustainability-minded consumers and reinforces Walmart's commitment to environmental leadership. It positions the site as a modern, future-ready retail destination.

Located near major attractions like Grapevine Lake and Main Street, the site is well-placed to support tourism and improve access for EV drivers—further boosting visibility and customer flow.

In short, the addition of EV charging is a smart, forward-looking upgrade that increases the site's convenience, competitiveness, and long-term value.

RECEIVED
MAY 06 2025
By: .....

CU25-19

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sam's club
2101 SE Simple Savings Dr.
Bentonville, AR 72712-7380
Phone 479.595.6984
Reid.mcdaniel@samsclub.com

Reid McDaniel
Senior Manager
Sam's Club
1701 W State Hwy 114, Grapevine, TX 76051
[redacted]

4/30/25

RECEIVED
MAY 06 2025
By: .....

Planning and Building Services Department
City of Grapevine
200 S. Main Street, Grapevine, TX 76051

To Whom it Concerns,

I am writing to express my strong support for the installation of an Electric Vehicle (EV) Charging Stations at the Walmart Supercenter located in Grapevine, Texas.

As a leading retailer, Walmart and Sam's Club is committed to enhancing the shopping experience and supporting sustainable practices. We recognize the growing need for accessible, fast, and reliable EV charging infrastructure. The proposed EV Charging Stations will serve multiple purposes:

1. **Fulfill Local Demand**: The number of EVs in Grapevine and the Metroplex area is increasing, creating a significant demand for convenient and fast charging facilities for both visitors and locals. The installation of DC Fast Charging (DCFC) at our neighboring Walmart #266 will address this need, providing a valuable service to our customers and the community. Walmart is fully committed to building a fast, dependable, and accessible charging network in the DFW Metroplex and nationwide.
2. **Promote Sustainable Practices**: At Sam's Club and Walmart, we are dedicated to sustainability. By offering EV charging options, we are encouraging the use of cleaner transportation alternatives, which align with our broader environmental goals. EV adoption has always been a "chicken before the egg" scenario. By installing EV chargers with a nationwide portfolio, Walmart will provide vital infrastructure for those wanting to drive an EV in Grapevine, and communities across the US.
3. **Enhance Customer and Visitor Experience**: Providing EV Charging directly at Walmart will enhance the convenience to customers who drive electric vehicles.

CU25-19

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They will have the opportunity to charge their vehicles while they shop, making their visit more efficient and enjoyable. We also believe providing convenient charging to nearby tourist attractions like Grapevine Lake and Main St. will increase visitor traffic.

We believe that the addition of EV Charging Stations will not only benefit our customers but also contribute positively to Grapevine. We urge the City of Grapevine to approve this project and support our efforts to better serve the residents of Grapevine.

Sincerely,

Reid McDavid

Senior Manager

CU25-19

ONCOR | WE. POWER. TEXAS.

Thusday April 24, 2025

Aaron Taylor
Project Manager
Kimley-Horn

To Whom It May Concern:

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

Sincerely,

Ryan Folger
Design Supervisor
Oncor Electric Delivery

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MAY 06 2025
By: .....

CU25-19

PROPERTY DESCRIPTION

BEING all of Lot 2, Block 1 of Wal-Mart Addition, an addition to the City of Grapevine recorded in plat Cabinet A, Slide 8059, Plat Records of Tarrant County, Texas.

CU25 19

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PROPERTY DESCRIPTION
WAL-MART #266
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MJS	MJS	May. 2025	063363459	1 OF 1

CC ITEM #5, 22
P&Z ITEM #4, 11

OWNER'S CERTIFICATE

D203018782

STATE OF ARKANSAS §

COUNTY OF BENTON §

A 8058:8059

A 1086

WHEREAS, Wal-Mart Stores Texas, L.P., a Texas limited partnership, is the owner of a 40.939 acre Tract of land in the Ambrose Foster Survey, Abstract No. 518, situated in the City of Grapevine, Tarrant County, Texas and being that tract described in Volume 15541, Page 162 and also in Volume 15644, Page 393 of the Deed records of Tarrant County, Texas and being more particularly described as follows:

BEING a 40.939 acre tract and being all that certain lot, tract, or parcel of land situated in the Ambrose Foster Survey, Abstract No. 518, in the City of Grapevine, Tarrant County, Texas, and being all of Lot 2, Block 1 and all of Lot 2, Block 2 of the Heritage Business Park, according to the plat recorded in Cabinet A, Slide 3472, Being all of Lot 1, Block 1 of Grapevine Regional Industrial Park, according to the plat recorded in Cabinet A, Slide 1730, Plat Records of Tarrant County, Texas, and being a called 19.047 acre tract described in a deed from MICA HOLDING CORP., a Nevada corporation to Wal-Mart Stores Texas, L.P., a Texas limited partnership, as recorded in Volume 15541, Page 162, Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the southeast corner of said Lot 2, Block 2 of the Heritage Business Park, for the southwest corner of said Lot 1, Block 1 of the Grapevine Regional Industrial Park, and on the north line of the St. Louis and Southwestern Railroad (a 100 foot right-of-way);

THENCE South 59°00'10" West, along the south line of said Lot 2, Block 2 of the Heritage Business Park and the said north line of the St. Louis and Southwestern Railroad, a distance of 1295.44 feet to a 5/8 inch iron rod with a red cap stamped "Clark-Geogram" set for the southwest corner of said Lot 2, Block 2 of the Heritage Business Park, for the southeast corner of Lot 1, Block 2 of the Heritage Business Park, and on the centerline of a creek;

THENCE along the southerly most west line of said Lot 2, Block 2 of the Heritage Business Park and the east line of said Lot 1, Block 2 of the Heritage Business Park, the following courses and distances:

North 00°03'54" East, a distance of 400.00 feet to a ½ inch iron rod found;

North 29°25'45" East, a distance of 126.16 feet to a ½ inch iron rod found;

North 00°03'54" East, passing a ½ inch iron rod found for the westerly most northwest corner of said Lot 2, Block 2 of the Heritage Business Park, for the northeast corner of said Lot 1, Block 2 of the Heritage Business Park, and on the south line of Industrial Boulevard (a 60 foot right-of-way) at a distance of 130.00 feet, and continuing a total distance of 190.00 feet to a 5/8 inch iron rod with a red cap stamped "Clark Geogram" set for the southwest corner of aforesaid Lot 2, Block 1 of the Heritage Business Park for the southeast corner of Lot 1, Block 1 of the Heritage Business Park;

North 10°22'09" West, a distance of 132.19 feet to a 5/8 inch iron rod with a red cap stamped "Clark Geogram" set;

North 00°03'54" East, a distance of 175.00 feet to a 5/8 inch iron rod with a red cap stamped "Clark Geogram" set;

North 05°46'22" West, a distance of 176.97 feet to a ½ inch iron rod found for the northwest corner of aforesaid Lot 2, Block 1, of the Heritage Business Park, for the northeast corner of aforesaid Lot 1, Block 1, of the Heritage Business Park, and on the south line of Lot 1, Block A of the Southlake Bank Place, according to the plat recorded in Volume 388-176, Page 91, Plat Records of Tarrant County, Texas;

THENCE North 89°33'49" East, along the north line of said Lot 2, Block 1 of the Heritage Business Park and the said south line of Lot 1, Block A of the Southlake Bank Place, a distance of 324.73 feet to a ½ inch iron rod found for the southeast corner of said Lot 1, Block A of the Southlake Bank Place and for the southwest corner of Lot 9A of the Grapevine Industrial Park, according to the Plat recorded in Volume 388-140, Page 84, Plat Records of Tarrant County, Texas;

THENCE South 89°47'30" East, along the said north line of Lot 2, Block 1 of the Heritage Business Park and the south line of said Lot 9A of the Grapevine Industrial Park, a distance of 443.24 feet to a ½ inch iron rod found for the northeast corner of said Lot 2, Block 1, of the Heritage Business Park, for the southeast corner of said Lot 9A of the Grapevine Industrial Park and on the west line of Industrial Boulevard (60' R.O.W.);

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P&Z ITEM #4, 11

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THENCE North 89°53'00" East, passing a ½ inch iron rod found on the east line of said Industrial Boulevard, for the northerly most northwest corner of aforesaid Lot 2, Block 2 of the Heritage Business Park and for the southwest corner of Lot 7 of the Grapevine Industrial Park at a distance of 60.00 feet, and continuing along the easterly most north line of said Lot 2, Block 2 of the Heritage Business Park and the south line of said Lot 7 of the Grapevine Industrial Park, a total distance of 320.33 feet to a ½ inch iron rod found on the west line of aforesaid Lot 1, Block 1 of the Grapevine Regional Industrial Park, for the northeast corner of said Lot 2, Block 2 of the Heritage Business Park, and for the southeast corner of the Grapevine Industrial Park according to the plat recorded in Volume 388-140, Page 84, Plat Records of Tarrant County, Texas;

THENCE North 00°06'00" West, along the west line of said Lot 1, a distance of 504.48 feet to a 5/8 inch iron rod with a red cap stamped "Clark-Geogram" set for the northwest corner of said Lot 1, Block 1 of the Grapevine Regional Industrial Park, the southwest corner of a called 4.1678 acre tract described in a deed to Susa Partnership, L.P. as recorded in Volume 13860, Page 174, Deed Records of Tarrant County, Texas, and on the east line of a tract described in a deed to George Dalton, Sr. as recorded in Volume 12642, Page 2163, Deed Records of Tarrant County, Texas;

THENCE North 89°56'00" East, along the north line of said Lot 1, Block 1 of the Grapevine Regional Industrial Park, the south line of said 4.1678 acre tract, and the north line of aforesaid 20.638 acre tract, passing a ½ inch iron rod found for the northeast corner of said Lot 1, Block 1 of the Grapevine Regional Industrial Park at a distance of 475.83 feet and continuing a total distance of 843.16 feet to a ½ inch iron rod found for the northeast corner of said 20.638 acre tract, the southeast corner of said 4.1678 acre tract, and being on the west line of State Highway No. 114 (a variable width R.O.W.)

THENCE South 29°54'00" East, along the east line of said 20.638 acre tract and the said west line of State Highway No. 114, a distance of 215.52 feet to a 5/8 inch iron rod with a red cap stamped "Clark Geogram" set;

THENCE South 27°51'00" East, continuing along the said east line of the 20.638 acre tract and the said west line of State Highway No. 114, passing a ½ inch iron rod found on the north line of Regional Road (a 60' R.O.W.) at a distance of 160.13 feet, passing a 5/8 inch iron rod with a red cap stamped "Clark-Geogram" set on the south line of said Regional Road at a distance of 220.13 feet, and continuing a total distance of 263.51 feet to a ½ inch iron rod found at the beginning of a curve to the left;

THENCE along the said east line of the 20.638 acre tract, the said west line of State Highway No. 114, and said curve, having a radius of 2884.79 feet, a chord bearing of South 30°32'26" East, and a chord length of 270.90 feet, an arc distance of 271.00 feet to a ½ inch iron rod found;

THENCE South 33°13'57" East, along the said east line of the 20.638 acre tract and the said west line of State Highway No. 114, a distance of 52.96 feet to a 5/8 inch iron rod with a red cap stamped "Clark Geogram" set for the southeast corner of said 20.638 acre tract and for the intersection of the said west line of State Highway No. 114 and the aforesaid north line of the St. Louis and Southwestern Railroad;

THENCE South 80°42'29" West, along the south line of said 20.638 acre tract and the said north line of the St. Louis and Southwestern Railroad, a distance of 575.60 feet to a ½ inch iron rod found;

THENCE South 78°38'28" West, continuing along the said south line of the 20.638 acre tract and the said north line of the St. Louis and Southwestern Railroad, a distance of 176.48 feet to 5/8 inch iron rod with a red cap stamped "Clark-Geogram" set;

THENCE South 73°21'18" West, along the said south line of the 20.638 acre tract, the said north line of the St. Louis and Southwestern Railroad, and the south line aforesaid Lot 1, a distance of 206.72 feet to a 5/8 inch iron rod with a red cap stamped "Clark-Geogram" set;

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P&Z ITEM #4, 11

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THENCE South 67°57'48" West, continuing along the said south line of Lot 1, Block 1 of the Grapevine Regional Industrial Park and the said north line of the St. Louis and Southwestern Railroad, a distance of 160.07 feet to a 5/8 inch iron rod found;

THENCE South 63°13'15" West, continuing along the said south line of Lot 1, Block 1 of the Grapevine Regional Industrial Park and the said north line of the St. Louis and Southwestern Railroad, a distance of 169.58 feet to the POINT OF BEGINNING and containing a computed area of 1,783,283 square feet or 40.939 acres of land.

NOW, THEREFORE KNOW ALL ME BY THESE PRESENTS, THAT
Wal-Mart Stores Texas, L.P., a Texas limited partnership, does hereby adopt this plat of Lot 1 and Lot 2, Block 1, Wal-Mart Addition, an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

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

Witness my hand this the 18th day of December 2002

(Signature of Owner)

The State of Arkansas

County of Benton

Before me Barry Shanahan on this day personally appeared _____ known to me (or proved to me) on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 18th day of December, A.D. 2002.

"NOTARY SEAL"
Lorraine E. Dark, Notary Public
Benton County, State of Arkansas
My Commission Expires 7/30/2010

Lorraine E. Dark
Notary Signature

Unofficial Copy

CU25-19

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MAY 06 2025
By: _____

CC ITEM #5, 22
P&Z ITEM #4, 11

TAX CERTIFICATE

NO: 0000949

Collecting Office: Grapevine-Colleyville ISD

3072 Mustang Drive
Grapevine, Texas 76051

D203018782
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A 486

Collecting Taxes For: City of Grapevine
Grapevine-Colleyville ISD

PROPERTY OWNER
WALMART STORES TEXAS, LP
PROPERTY TAX DEPT #0555
1301 SE 10TH ST
BENTONVILLE AR 72716-0001

PROPERTY DESCRIPTION
FOSTER, A HEIRS SURVEY
A 518 TR 8H

ACRES: 1.6730

Property Account Number: 06565395 PIDN: A 518 8H

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

Year Delinquent	Taxing Unit	Base Tax Due	Delinquent Taxes, Penalties & Interest
		TOTAL DELINQUENT:	$ 0.00

(if applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

Debra McLeod
Signature of Authorized Officer

DECEMBER 20, 2002
Date of Tax Certificate

* * * * * CURRENT YEAR TAXES * * * * *

YEAR	ENTITY	NET VALUE	BASE LEVY	AMOUNT PAID	AMOUNT DUE
2002	111	407,940	1,493.06	0.00	1,493.06
2002	906	407,940	6,770.95	0.00	6,770.95

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MAY 06 2025
By:

CU25-19

CC ITEM #5, 22
P&Z ITEM #4, 11

D203018782

A 8058
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A 566

TAX CERTIFICATE
NO: 0000948

Collecting Office: Grapevine-Colleyville ISD

3072 Mustang Drive
Grapevine, Texas 76051

Collecting Taxes For: City of Grapevine
Grapevine-Colleyville ISD

PROPERTY OWNER
WALMART STORES TEXAS, LP
PROPERTY TAX DEPT #0555
1301 SE 10TH ST
BENTONVILLE AR 72716-0001

PROPERTY DESCRIPTION
FOSTER, A HEIRS SURVEY
A 518 TR 8K

ACRES 1.6199

Property Account Number: 06698263 PIDN: A 518 8K

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

Year Delinquent	Taxing Unit	Base Tax Due	Delinquent Taxes, Penalties & Interest

TOTAL DELINQUENT: $ 0.00

(if applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

Debra McLeod
Signature of Authorized Officer

DECEMBER 20, 2002
Date of Tax Certificate

* * * * * CURRENT YEAR TAXES * * * * *

YEAR	ENTITY	NET VALUE	BASE LEVY	AMOUNT PAID	AMOUNT DUE
2002	111	264,626	968.53	0.00	968.53
2002	906	264,626	4,392.24	0.00	4,392.24

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CC ITEM #5, 22
P&Z ITEM #4, 11

D203018782

A 8058
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A 1696

TAX CERTIFICATE
NO: 0000947

Collecting Office: Grapevine-Colleyville ISD

3072 Mustang Drive
Grapevine, Texas 76051

Collecting Taxes For: City of Grapevine
Grapevine-Colleyville ISD

PROPERTY OWNER
WALMART STORES TEXAS, LP
PROPERTY TAX DEPT #0555
1301 SE 10TH ST
BENTONVILLE AR 72716-0001

PROPERTY DESCRIPTION
FOSTER, A HEIRS SURVEY
A 518 TR 8

ACRES: 5.7120

Property Account Number: 04485718 PIDN: A 518 8

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

Year Delinquent	Taxing Unit	Base Tax Due	Delinquent Taxes, Penalties & Interest
		TOTAL DELINQUENT:	$ 0.00

(if applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

Debra McLeod
Signature of Authorized Officer

DECEMBER 20, 2002
Date of Tax Certificate

* * * * * CURRENT YEAR TAXES * * * * *

YEAR	ENTITY	NET VALUE	BASE LEVY	AMOUNT PAID	AMOUNT DUE
2002	111	1,119,667	4,097.98	0.00	4,097.98
2002	906	1,119,667	18,584.12	0.00	18,584.12

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MAY 06 2025
By: .....

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CC ITEM #5, 22
P&Z ITEM #4, 11

D203018782

A 8058
8059
B 106

TAX CERTIFICATE
NO: 0000946

Collecting Office: Grapevine-Colleyville ISD

3072 Mustang Drive
Grapevine, Texas 76051

Collecting Taxes For: City of Grapevine
Grapevine-Colleyville ISD

PROPERTY OWNER
CRI INDUSTRIAL DEV LP,
2200 ROSS AVE STE 3700
DALLAS TX 75201

PROPERTY DESCRIPTION
HERITAGE BUSINESS PARK ADDN-GV
BLK 1 LOT 1

ACRES 5.7949

Property Account Number: 07031726 PIDN: 17784

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

Year Delinquent	Taxing Unit	Base Tax Due	Delinquent Taxes, Penalties & Interest
		TOTAL DELINQUENT:	$ 0.00

(if applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

Debra McLeod
Signature of Authorized Officer

DECEMBER 20, 2002
Date of Tax Certificate

* * * * * CURRENT YEAR TAXES * * * * *

YEAR	ENTITY	NET VALUE	BASE LEVY	AMOUNT PAID	AMOUNT DUE
2002	111	2,669,531	9,770.48	0.00	9,770.48
2002	906	2,669,531	44,308.61	0.00	44,308.61

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MAY 06 2025
By: .....

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CC ITEM #5, 22
P&Z ITEM #4, 11

TAX CERTIFICATE
NO: 0000945

D203018782

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B296

Collecting Office: Grapevine-Colleyville ISD

3072 Mustang Drive
Grapevine, Texas 76051

Collecting Taxes For: City of Grapevine
Grapevine-Colleyville ISD

PROPERTY OWNER
WAL-MART STORES TEXAS LP,
2001 SE 10TH ST
BENTONVILLE AR 72716-0001

PROPERTY DESCRIPTION
HERITAGE BUSINESS PARK ADDN-GV
BLK 1 LOT 2

ACRES: 7.5260

Property Account Number: 07031734 PIDN: 17784 1 2

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

Year Delinquent	Taxing Unit	Base Tax Due	Delinquent Taxes, Penalties & Interest
		TOTAL DELINQUENT:	$ 0.00

(if applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

Debra McLeod
Signature of Authorized Officer

DECEMBER 20, 2002
Date of Tax Certificate

* * * * * CURRENT YEAR TAXES * * * * *

YEAR	ENTITY	NET VALUE	BASE LEVY	AMOUNT PAID	AMOUNT DUE
2002	111	993,334	3,635.60	0.00	3,635.60
2002	906	993,334	16,487.26	0.00	16,487.26

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MAY 06 2025
By: .....

CU25-19

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CC ITEM #5, 22
P&Z ITEM #4, 11

TAX CERTIFICATE

NO: 0000944

D203018782

A8058
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B3986

Collecting Office: Grapevine-Colleyville ISD

3072 Mustang Drive
Grapevine, Texas 76051

Collecting Taxes For: City of Grapevine
Grapevine-Colleyville ISD

PROPERTY OWNER
WAL-MART STORES TEXAS LP,
2001 SE 10TH ST
BENTONVILLE AR 72716-0001

PROPERTY DESCRIPTION
HERITAGE BUSINESS PARK ADDN-GV
BLK 2 LOT 2

ACRES 11.8260

Property Account Number: 07031750 PIDN: 17784

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

Year Delinquent	Taxing Unit	Base Tax Due	Delinquent Taxes, Penalties & Interest

TOTAL DELINQUENT: $ 0.00

(if applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

Debra McLeod
Signature of Authorized Officer

DECEMBER 20, 2002
Date of Tax Certificate

* * * * * CURRENT YEAR TAXES * * * * *

YEAR	ENTITY	NET VALUE	BASE LEVY	AMOUNT PAID	AMOUNT DUE
2002	111	1,560,866	5,712.77	0.00	5,712.77
2002	906	1,560,866	25,907.10	0.00	25,907.10

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MAY 06 2025
By: .....

W25-17

[redacted]

CC ITEM #5, 22
P&Z ITEM #4, 11

D203018782

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8059
B486

TAX CERTIFICATE
NO: 0000943

Collecting Office: Grapevine-Colleyville ISD

3072 Mustang Drive
Grapevine, Texas 76051

Collecting Taxes For: City of Grapevine
Grapevine-Colleyville ISD

PROPERTY OWNER
WALMART STORES TEXAS, LP
PROPERTY TAX DEPT #0555
1301 SE 10TH ST
BENTONVILLE AR 72716-0001

PROPERTY DESCRIPTION
GRAPEVINE REGIONAL 2ND PARK
BLK 1 LOT 1

ACRES: 9.8190

Property Account Number: 06698255 PIDN: 16074J 1 1

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

Year Delinquent	Taxing Unit	Base Tax Due	Delinquent Taxes, Penalties & Interest
		TOTAL DELINQUENT:	$ 0.00

(if applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

Debra McLeod
Signature of Authorized Officer

DECEMBER 20, 2002
Date of Tax Certificate

* * * * * CURRENT YEAR TAXES * * * * *

YEAR	ENTITY	NET VALUE	BASE LEVY	AMOUNT PAID	AMOUNT DUE
2002	111	1,273,130	4,659.66	0.00	4,659.66
2002	906	1,273,130	21,131.28	0.00	21,131.28

Unofficial Copy

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MAY 06 2025
By: .....

CU25-19

CC ITEM #5, 22
P&Z ITEM #4, 11

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B586

TARRANT COUNTY

100 E. Weatherford Street
Fort Worth, Texas 76196-0301
817-884-1100

BETSY PRICE
Tax Assessor-Collector

TOM SPENCER
Chief Deputy

TAX CERTIFICATE FOR ACCOUNT [redacted]
AD NUMBER: [redacted]
CERTIFICATE NO [redacted]

DATE : 12/20/2002
FEE : $10.00

COLLECTING AGENCY
BETSY PRICE
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION
GRAPEVINE REGIONAL IND PARK
BLK 1 LOT 1

0002050 REGIONAL RD
9.819 ACRES

REQUESTED BY
DUNAWAY & ASSOCIATES

1501 MERRIMAC CIRCLE STE 100
FT WORTH TX 76107

PROPERTY OWNER
WALMART STORES TEXAS, LP
PROPERTY TAX DEPT #0555
1301 SE 10TH ST
BENTONVILLE AR 727160001

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2002	JPS HEALTH NETWORK	2,958.75
2002	TARRANT COUNTY	3,469.28
2002	TARRANT COUNTY COLLEGE	1,774.49
	TOTAL	$8,202.52

ISSUED TO : DUNAWAY & ASSOCIATES
ACCOUNT NUMBER: [redacted]
TOTAL CERTIFIED TAX: $8,202.52

BY : _____ TARRANT COUNTY TAX OFFICE

BY : _____ TARRANT COUNTY TAX OFFICE

Office Copy

RECEIVED
MAY 06 2025
By: .....

CU25-19

THERE ARE NO DELINQUENT TAXES ON THIS ACCOUNT
TAXES DUE WILL BECOME DELINQUENT ON FEB 1

REVISED 10/26

CC ITEM #5, 22
P&Z ITEM #4, 11

D203018782
A8058
8059
B6486

TARRANT COUNTY

100 E. Weatherford Street
Fort Worth, Texas 76196-0301
817-884-1100

BETSY PRICE
Tax Assessor-Collector

TOM SPENCER
Chief Deputy

TAX CERTIFICATE FOR ACCOUNT [redacted]
AD NUMBER [redacted]
CERTIFICATE NO [redacted]

DATE : 12/20/2002
FEE : $10.00

COLLECTING AGENCY
BETSY PRICE
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
DUNAWAY & ASSOCIATES

1501 MERRIMAC CIRCLE STE 100
FT WORTH TX 76107

PROPERTY DESCRIPTION
HERITAGE BUSINESS PARK ADDN-GV
BLK 1 LOT 1

0000000 INDUSTRIAL BLVD
5.7948 ACRES

PROPERTY OWNER
CRI INDUSTRIAL DEV LP,

2200 ROSS AVE STE 3700
DALLAS TX 752010000

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2002	JPS HEALTH NETWORK	6,203.99
2002	TARRANT COUNTY	7,274.47
2002	TARRANT COUNTY COLLEGE	3,720.79
	TOTAL	$17,199.25

ISSUED TO : DUNAWAY & ASSOCIATES
ACCOUNT NUMBER: 0000703726
TOTAL CERTIFIED TAX: $17,199.25

BY : _____ TARRANT COUNTY TAX OFFICE

BY : _____ TARRANT COUNTY TAX OFFICE

Office Copy

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MAY 06 2025
By: .....

CU25-19

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REVISED 10/26

CC ITEM #5, 22
P&Z ITEM #4, 11

D203018782

A 8058
B 059
C 185

TARRANT COUNTY

100 E. Weatherford Street
Fort Worth, Texas 76196-0301
817-884-1100

BETSY PRICE
Tax Assessor-Collector

TOM SPENCER
Chief Deputy

TAX CERTIFICATE FOR ACCOUNT [redacted]
AD NUMBER [redacted]
CERTIFICATE NO [redacted]

DATE : 12/20/2002
FEE : $10.00
PAGE 1 OF 1

COLLECTING AGENCY
BETSY PRICE
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION
HERITAGE BUSINESS PARK ADDN-SV
BLK 2 LOT 2

0000000 INDUSTRIAL BLVD
11.825 ACRES

REQUESTED BY
DUNAWAY & ASSOCIATES

1501 MERRIMAC CIRCLE STE 100
FT WORTH TX 76107

PROPERTY OWNER
WAL-MART STORES TEXAS LP,

2001 SE 10TH ST
BENTONVILLE AR 727160001

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YEAR	TAX UNIT	AMOUNT DUE
2002	JPS HEALTH NETWORK	3,627.45
2002	TARRANT COUNTY	4,253.36
2002	TARRANT COUNTY COLLEGE	2,175.54
	TOTAL	$10,056.35

ISSUED TO : DUNAWAY & ASSOCIATES
ACCOUNT NUMBER: 00007031780
TOTAL CERTIFIED TAX: $10,056.35

BY : _____ TARRANT COUNTY TAX OFFICE

BY : _____ TARRANT COUNTY TAX OFFICE

OFFICIAL COPY

RECEIVED
MAY 06 2025
By: .....

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TAXES DUE WILL BECOME DELINQUENT ON FEB 1

REVISED 10/26

CC ITEM #5, 22
P&Z ITEM #4, 11

D203018782

A8059
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C 245

TARRANT COUNTY

100 E. Weatherford Street
Fort Worth, Texas 76196-0301
817-884-1100

BETSY PRICE
Tax Assessor-Collector

TOM SPENCER
Chief Deputy

TAX CERTIFICATE FOR ACCOUNT [redacted]
AD NUMBER [redacted]
CERTIFICATE NO [redacted]

DATE : 12/20/2002
FEE : $10.00

COLLECTING AGENCY
BETSY PRICE
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
DUNAWAY & ASSOCIATES

1501 MERRIMAC CIRCLE STE 100
FT WORTH TX 76107

PROPERTY DESCRIPTION
HERITAGE BUSINESS PARK ADDN-GV
BLK 1 LOT 2

0000700 INDUSTRIAL BLVD
7.526 ACRES

PROPERTY OWNER
WAL-MART STORES TEXAS LP,

2001 SE 10TH ST
BENTONVILLE AR 727160001

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YEAR	TAX UNIT	AMOUNT DUE
2002	JPS HEALTH NETWORK	2,308.51
2002	TARRANT COUNTY	2,706.84
2002	TARRANT COUNTY COLLEGE	1,384.51
	TOTAL	$6,399.86

ISSUED TO : DUNAWAY & ASSOCIATES
ACCOUNT NUMBER: 00007031734
TOTAL CERTIFIED TAX: $6,399.86

BY : Jason W. Price TARRANT COUNTY TAX OFFICE

BY : Betty S. Ahshire TARRANT COUNTY TAX OFFICE

Unofficial Copy

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MAY 06 2025
By: .....

CU25-19

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REVISED 10/26

CC ITEM #5, 22
P&Z ITEM #4, 11

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TARRANT COUNTY

100 E. Weatherford Street
Fort Worth, Texas 76196-0301
817-884-1100

BETSY PRICE
Tax Assessor-Collector

TOM SPENCER
Chief Deputy

TAX CERTIFICATE FOR ACCOUNT [redacted]
AD NUMBER: [redacted]
CERTIFICATE NO [redacted]

DATE : 12/20/2002
FEE : $10.00

COLLECTING AGENCY
BETSY PRICE
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
DUNAWAY & ASSOCIATES

1501 MERRIMAC CIRCLE STE 100
FT WORTH TX 76107

PROPERTY DESCRIPTION
FOSTER, A HEIRS SURVEY
A 518 TR 8

0001601 W STATE HWY 114
5.712 ACRES

PROPERTY OWNER
WALMART STORES TEXAS, LP
PROPERTY TAX DEPT #0555
1301 SE 10TH ST
BENTONVILLE AR 727160001

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YEAR	TAX UNIT	AMOUNT DUE
2002	JPS HEALTH NETWORK	2,602.11
2002	TARRANT COUNTY	3,051.09
2002	TARRANT COUNTY COLLEGE	1,560.59
	TOTAL	$7,213.79

ISSUED TO : DUNAWAY & ASSOCIATES
ACCOUNT NUMBER: 00004867/8
TOTAL CERTIFIED TAX: $7,213.79

BY : Jason W. Price TARRANT COUNTY TAX OFFICE

BY : Betty S. Westfire TARRANT COUNTY TAX OFFICE

Official Copy

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MAY 06 2025
By: .....

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P&Z ITEM #4, 11

D203018782
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C 405

TARRANT COUNTY

100 E. Weatherford Street
Fort Worth, Texas 76196-0301
817-884-1100

BETSY PRICE
Tax Assessor-Collector

TOM SPENCER
Chief Deputy

TAX CERTIFICATE FOR ACCOUNT [redacted]
AD NUMBER: [redacted]
CERTIFICATE NO : [redacted]

DATE : 12/20/2002
FEE : $10.00

COLLECTING AGENCY
BETSY PRICE
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
DUNAWAY & ASSOCIATES

1501 MERRIMAC CIRCLE STE 100
FT WORTH TX 76107

PROPERTY DESCRIPTION
FOSTER, A HEIRS SURVEY
A 518 TR 8K

0002000 REGIONAL RD
1.6198 ACRES

PROPERTY OWNER
WALMART STORES TEXAS, LP
PROPERTY TAX DEPT #0555
1301 SE 10TH ST
BENTONVILLE AR 727160001

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YEAR	TAX UNIT	AMOUNT DUE
2002	JPS HEALTH NETWORK	614.99
2002	TARRANT COUNTY	721.11
2002	TARRANT COUNTY COLLEGE	368.84
	TOTAL	$1,704.94

ISSUED TO : DUNAWAY & ASSOCIATES
ACCOUNT NUMBER: [redacted]
TOTAL CERTIFIED TAX: $1,704.94

BY : Jason W. Price TARRANT COUNTY TAX OFFICE

BY : Betty S. Ashcraft TARRANT COUNTY TAX OFFICE

Office Copy

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By: .....

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CC ITEM #5, 22
P&Z ITEM #4, 11

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TARRANT COUNTY

100 E. Weatherford Street
Fort Worth, Texas 76196-0301
817-884-1100

BETSY PRICE
Tax Assessor-Collector

TOM SPENCER
Chief Deputy

TAX CERTIFICATE FOR ACCOUNT [redacted]
AD NUMBER [redacted]
CERTIFICAT

DATE : 12/20/2002
FEE : $10.00
PAGE 1 OF 1

COLLECTING AGENCY
BETSY PRICE
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
DUNAWAY & ASSOCIATES

1501 MERRIMAC CIRCLE STE 100
FT WORTH TX 76107

PROPERTY DESCRIPTION
FOSTER, A HEIRS SURVEY
A 518 TR 8H

0002000 REGIONAL RD
1.873 ACRES

PROPERTY OWNER
WALMART STORES TEXAS, LP
PROPERTY TAX DEPT #0555
1301 SE 10TH ST
BENTONVILLE AR 727160001

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YEAR	TAX UNIT	AMOUNT DUE
2002	JPS HEALTH NETWORK	948.05
2002	TARRANT COUNTY	1,111.64
2002	TARRANT COUNTY COLLEGE	568.59
	TOTAL	$2,628.28

ISSUED TO : DUNAWAY & ASSOCIATES
ACCOUNT NUMBER: 00006565395
TOTAL CERTIFIED TAX: $2,628.28

BY: Jason W. Price TARRANT COUNTY TAX OFFICE

BY: Betty S. Ashmore TARRANT COUNTY TAX OFFICE

Official Copy

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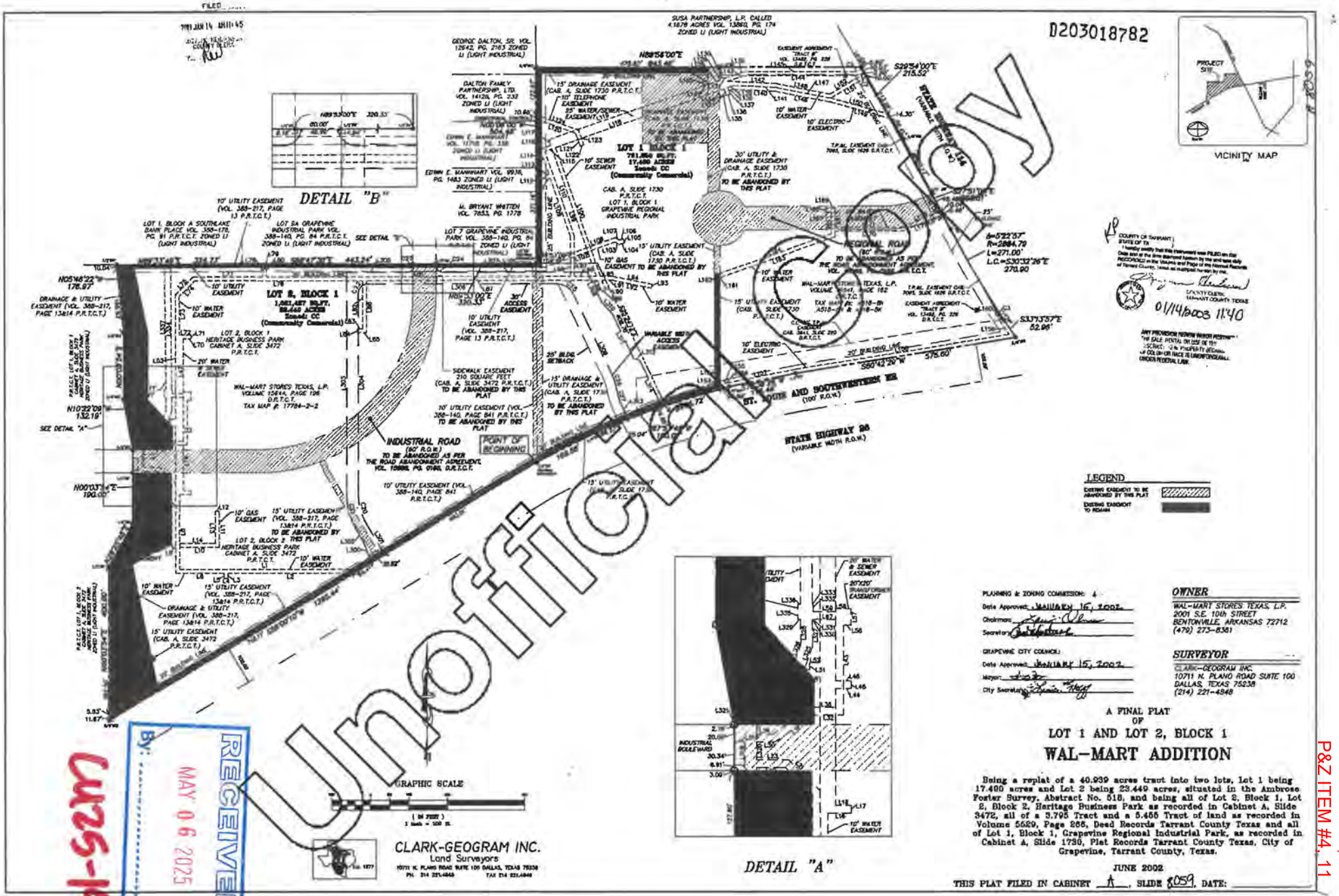
MAY 06 2025
By: .....

CU25-19

THERE ARE NO DELINQUENT TAXES ON THIS ACCOUNT
TAXES DUE WILL BECOME DELINQUENT ON FEB 1

REVISED 10/26



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MAY 06 2025
By:

CC ITEM #5, 22
P&Z ITEM #4, 11

D203018782

UTILITY EASEMENT
LINE TABLE

LINE	LENGTH	BEARING

UTILITY EASEMENT
LINE TABLE

LINE	LENGTH	BEARING

ACCESS EASEMENT
LINE TABLE

LINE	LENGTH	BEARING

UTILITY EASEMENT
CURVE TABLE

Curve	Delta	Radius	Length	Chord	Chord Direction

ACCESS EASEMENT
CURVE TABLE

Curve	Delta	Radius	Length	Chord	Chord Direction

OWNER'S CERTIFICATE

STATE OF ARKANSAS §

COUNTY OF BENTON §

WHEREAS, Wal-Mart Stores Texas, L.P., a Texas limited partnership, is the owner of a 40.939 acre Tract of land in the Ambrose Foster Survey, Abstract No. 518, situated in the City of Grapevine, Tarrant County, Texas and being that tract described in Volume 15641, Page 162 and also in Volume 10844, Page 363 of the Deed records of Tarrant County, Texas and being more particularly described as follows:

BEING a 40.939 acre tract and being all that certain lot, tract, or parcel of land situated in the Ambrose Foster Survey, Abstract No. 518, in the City of Grapevine, Tarrant County, Texas, and being all of Lot 2, Block 1 and all of Lot 2, Block 2 of the Heritage Business Park, according to the plat recorded in Cabinet A, Slide 3472, Being all of Lot 1, Block 1 of Grapevine Regional Industrial Part, according to the plat recorded in Cabinet A, Slide 1730, Plat Records of Tarrant County, Texas, and being a called 19.047 acre tract described in a deed from MBCA HOLDING CORP., a Nevada corporation to Wal-Mart Stores Texas, L.P., a Texas limited partnership, as recorded in Volume 15641, Page 162, Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the southeast corner of said Lot 2, Block 2 of the Heritage Business Park, for the southwest corner of said Lot 1, Block 1 of the Grapevine Regional Industrial Park, and on the north line of the St. Louis and Southwestern Railroad (a 100 foot right-of-way);

THENCE South 89°00'10" West, along the south line of said Lot 2, Block 2 of the Heritage Business Park and the said north line of the St. Louis and Southwestern Railroad, a distance of 1285.44 feet to a 5/8 inch iron rod with a red cap stamped "Clark-Geogram" set for the southwest corner of said Lot 2, Block 2 of the Heritage Business Park, for the southeast corner of Lot 1, Block 2 of the Heritage Business Park, and on the centerline of a creek;

THENCE along the southerly most west line of said Lot 2, Block 2 of the Heritage Business Park and the west line of said Lot 1, Block 2 of the Heritage Business Park, the following courses and distances:

North 00°03'54" East, a distance of 400.00 feet to a ½ inch iron rod found;

North 29°25'45" East, a distance of 126.16 feet to a ½ inch iron rod found;

North 00°03'54" East, passing a ½ inch iron rod found for the common most northwest corner of said Lot 2, Block 2 of the Heritage Business Park, for the northwest corner of said Lot 1, Block 2 of the Heritage Business Park and on the south line of Industrial Boulevard (a 80 foot right-of-way) at a distance of 130.00 feet, and continuing a total distance of 190.00 feet to a 5/8 inch iron rod with a red cap stamped "Clark Geogram" set for the southeast corner of aforesaid Lot 2, Block 1 of the Heritage Business Park for the southeast corner of Lot 1, Block 1 of the Heritage Business Park;

North 10°22'08" West, a distance of 132.19 feet to a 5/8 inch iron rod with a red cap stamped "Clark Geogram" set;

North 00°03'54" East, a distance of 175.00 feet to a 5/8 inch iron rod with a red cap stamped "Clark Geogram" set;

North 05°48'22" West, a distance of 179.01 feet to a ½ inch iron rod found for the northwest corner of aforesaid Lot 1, Block 1 of the Heritage Business Park, for the northeast corner of aforesaid Lot 2, Block 1 of the Heritage Business Park, and on the south line of Lot 1, Block A of the Southlake Blank Plaza, according to the plat recorded in Volume 388-176, Page 81, Plat Records of Tarrant County, Texas;

THENCE North 89°35'49" East, along the said south line of Lot 1, Block A of the Southlake Blank Plaza and the said south line of Lot 1, Block 1 of the Heritage Business Park and the said south line of Lot 1, Block 1 of the Southlake Blank Plaza, a distance of 324.14 feet to a ½ inch iron rod found for the southeast corner of said Lot 1, Block 1 of the Southlake Blank Plaza and for the southwest corner of Lot 9A, of the [illegible] according to the Plat recorded in Volume 388-140, Page [illegible], Plat Records of Tarrant County, Texas;

THENCE North 89°35'49" East, along the said south line of Lot 2, Block 1 of the Heritage Business Park and the said south line of Lot 1, Block 1 of the Grapevine Industrial Park, a distance of 443.[illegible] feet to a ½ inch iron rod found for the northeast corner of aforesaid Lot 2, Block 1 of the Heritage Business Park, for the southeast corner of Lot 1, Block 1 of the Grapevine Industrial Park, and on the west line of Grapevine Boulevard (60' R.O.W.);

THENCE North 00°03'00" East, passing a ½ inch iron rod found on the east line of Grapevine Industrial Park, for the common most northwest corner of aforesaid Lot 2, Block 1 of the Heritage Business Park and for the southwest corner of Lot 7 of the Grapevine Industrial Park at a distance of 50.00 feet, and continuing along the common most west line of said Lot 2, Block 2 of the Heritage Business Park and the south line of said Lot 7 of the Grapevine Industrial Park, a total distance of 275.33 feet to a 5/8 inch iron rod found on the west line of aforesaid Lot 1, Block 1 of the Grapevine Industrial Park, for the northeast corner of said Lot 2, Block 2 of the Heritage Business Park, and for the southeast corner of the Heritage Business Park according to the plat recorded in Volume 388-140, Page 81, Plat Records of Tarrant County, Texas;

THENCE North 00°00'00" West, along the west line of said Lot 1, a distance of [illegible] feet to a 5/8 inch iron rod with a red cap stamped "Clark-Geogram" set for the northwest corner of said Lot 1, Block 1 of the Grapevine Regional Industrial Park, the southwest corner of a called 4.1878 acre tract described in a deed to [illegible] Partnership, L.P. as recorded in Volume 13060, Page 174, Deed Records of Tarrant County, Texas, and on the east line of a tract described in a deed to [illegible] Dalton, Sr. as recorded in Volume 12842, Page 2183, Deed Records of Tarrant County, Texas;

THENCE North 88°36'00" East, along the north line of said Lot 1, Block 1 of the Grapevine Regional Industrial Park, the south line of said 4.1878 acre tract, and the north line of aforesaid 20.638 acre tract, passing a ½ inch iron rod found for the northeast corner of said Lot 1, Block 1 of the Grapevine Regional Industrial Park a distance of 475.83 feet and continuing a total distance of 843.48 feet to a ½ inch iron rod found for the northeast corner of said 20.638 acre tract, the southeast corner of said 4.1878 acre tract, and being on the west line of State Highway No. 114 (a variable width R.O.W.)

THENCE South 29°54'00" East, along the east line of said 20.638 acre tract and the said west line of State Highway No. 114, a distance of 215.[illegible] feet to a ½ inch iron rod with a red cap stamped "Clark Geogram" set;

THENCE South 27°51'00" East, continuing along the said common line of the 20.638 acre tract and the said west line of State Highway No. 114, passing a ½ inch iron rod found on the north line of Regional Road (a 60' R.O.W.) at a distance of 160.13 feet, passing a 5/8 inch iron rod with a red cap stamped "Clark-Geogram" set on the south line of said Regional Road at a distance of 220.10 feet, and continuing a total distance of 263.51 feet to a ½ inch iron rod found at the beginning of a curve to the left;

THENCE along the said west line of the 20.638 acre tract, the said west line of State Highway No. 114, and said curve, having a radius of 2040.00 feet, a central bearing of South 30°32'36" East, and a chord distance of 270.90 feet, for a distance of 271.00 feet to a ½ inch iron rod found;

THENCE South 33°13'32" East, along the said common line of the 20.638 acre tract and the said west line of State Highway No. 114, a distance of 62.34 feet to a 5/8 inch iron rod with a red cap stamped "Clark Geogram" set for the southeast corner of said 20.638 acre tract, for the intersection of the said west line of State Highway No. 114 and the northwesterly line of the St. Louis and Southwestern Railroad;

THENCE South 61°46'29" West, along the said southeast line of said 20.638 acre tract and the said northwest line of the St. Louis and Southwestern Railroad, a distance of 1175.[illegible] feet to a ½ inch iron rod found;

THENCE South 78°38'25" West, continuing along the said south line of the 20.638 acre tract and the said north line of the St. Louis and Southwestern Railroad, a distance of 178.48 feet to a 5/8 inch iron rod with a red cap stamped "Clark-Geogram" set;

THENCE South 61°46'29" West, along the said south line of the 20.638 acre tract, the said north line of the St. Louis and Southwestern Railroad, and the south line of aforesaid Lot 1, a distance of 206.72 feet to a 5/8 inch iron rod with a red cap stamped "Clark-Geogram" set;

THENCE South 67°57'48" West, continuing along the said south line of Lot 1, Block 1 of the Grapevine Regional Industrial Park and the said north line of the St. Louis and Southwestern Railroad, a distance of 180.07 feet to a 5/8 inch iron rod found;

THENCE South 63°13'15" West, continuing along the said south line of Lot 1, Block 1 of the Grapevine Regional Industrial Park and the said north line of the St. Louis and Southwestern Railroad, a distance of 189.58 feet to the POINT OF BEGINNING and containing a computed area of 1,783,383 square feet or 40.939 acres of land.

NOW THEREFORE KNOW ALL ME BY THESE PRESENTS, THAT

Wal-Mart Stores Texas, L.P., a Texas limited partnership, does hereby adopt this plat of Lot 1 and Lot 2, Block 1, Wal-Mart Addition, an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

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

Witness my hand this the 18th day of December, 20[illegible]

(Signature of Owner)

The State of Arkansas

County of Benton

Before me, Barry Shoemaker on this day personally appeared _____ known to me (or proved to me) on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 18th day of December, A.D. 20[illegible]

Notary Signature

NOTARY SEAL
Lorraine E. Dove, Notary Public
Benton County, State of Arkansas
My Commission Expires 7/30/2010

CERTIFICATION:

I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of March, 2002.

Marvin P. Persaud,
Registered Professional Land Surveyor

12/12/02
Date

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared, Marvin P. Persaud, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the 12 day of December, 2002.

Notary Public

6/19/06
Expiration Date

NOTES:

ALL RODS SET ARE 5/8 INCH IRON RODS WITH A RED CAP STAMPED "CLARK GEOGRAM".

BASIS OF BEARING IS THE WEST LINE OF LOT 1, BLOCK 1 OF THE GRAPEVINE REGIONAL INDUSTRIAL PARK AS RECORDED IN CABINET A, SLIDE 1730, PLAT RECORDS OF TARRANT COUNTY, TEXAS.

GPS MONUMENT: The station is located about 24 KM (14.90 MI) northeast of Fort Worth, 18 KM (8.90 MI) northeast of Dallas, 3 KM (1.85 MI) north of Irving, at west side of Dallas/Fort Worth International Airport on a concrete foundation on the west edge of a large drainage ditch in a strip of grass between the perimeter fence around the Delta facility and the southbound lanes of East Airfield Drive. The station is set in the northwest corner of a 2.8 M (9.2 FT) square concrete pad projecting 40 CM with a small air vent on the south side. It is 87.2 M (220.5 FT) north from the center of East 28th Street, 23.7 M (77.8 FT) south of the center of the entrance to the Delta parking area, 17.4 M (57.1 FT) west from the center of the southbound lanes of East Airfield Drive, 2.0 M (6.6 FT) east-northeast from the V-fence corner of the perimeter fence, and 2.4 M (7.8 FT) west-southwest from a steel witness post with a sign - "PRESSURE POINT C".

NORTHING=7006325.777
EASTING=2424017.229

BENCHMARK #1 (PRIMARY): Chiseled square cut centerline headwall north side S.H. 26, approximately .25 miles southwest from Highway 114 overpass.

ELEVATION = 650.94 feet
NGVD 29

BENCHMARK #2: Brass monument on an bolt on the south side of Regional Road approximately 25 feet east of a cul de sac.

ELEVATION = 681.73 feet
NGVD 29

THERE IS NO APPLICABLE FEMA INFORMATION FOR THIS AREA.

COUNTY OF TARRANT
STATE OF TX
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the named records of Tarrant County, Texas as stamped hereon by me.

01/14/2003 11:40

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

RECEIVED
MAY 06 2005
By: .....

CU2519

CLARK-GEOGRAM INC.
Land Surveyors
10771 N. PLANO ROAD SUITE 100 DALLAS, TEXAS 75238
PH. 214 221-4946 FAX 214 221-4648

A FINAL PLAT OF LOT 1 AND LOT 2, BLOCK 1 WAL-MART ADDITION

Being a replat of a 40.939 acres tract into two lots, Lot 1 being 17.490 acres and Lot 2 being 23.449 acres, situated in the Ambrose Foster Survey, Abstract No. 518, and being all of Lot 2, Block 1, Lot 2, Block 2, Heritage Business Park as recorded in Cabinet A, Slide 3472, all of a 3.795 Tract and a 5.455 Tract of land as recorded in Volume 5529, Page 286, Deed Records Tarrant County Texas and all of Lot 1, Block 1, Grapevine Regional Industrial Park, as recorded in Cabinet A, Slide 1730, Plat Records Tarrant County Texas, City of Grapevine, Tarrant County, Texas.

JUNE 2002

THIS PLAT FILED IN CABINET A, SLIDE 80.36 DATE: _____

A 80.36

Unofficial Document

CC ITEM #5, 22
P&Z ITEM #4, 11

ORDINANCE NO. 2025-031

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-19 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU23-01 (ORDINANCE NO. 2023-009) TO ALLOW FOR THE DEVELOPMENT OF SIX (6), PUBLIC USE, FREESTANDING LEVEL 3 ELECTRIC VEHICLE (EV) CHARGING STATIONS TO THE EXISTING WALMART PARKING LOT, FOR BLOCK 1, LOT 2, WAL-MART ADDITION (1601 WEST STATE HIGHWAY 114) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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 CU25-19 to amend the previously approved site plan CU23-01 (Ordinance No. 2023-009) to allow for six (6), public use, freestanding level 3 electric vehicle (EV) charging stations to the existing Walmart parking lot in a district zoned "CC", Community Commercial District within the following described property: Block 1, Lot 2, Wal-Mart Addition (1601 West State Highway 114) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of June, 2025.

APPROVED:

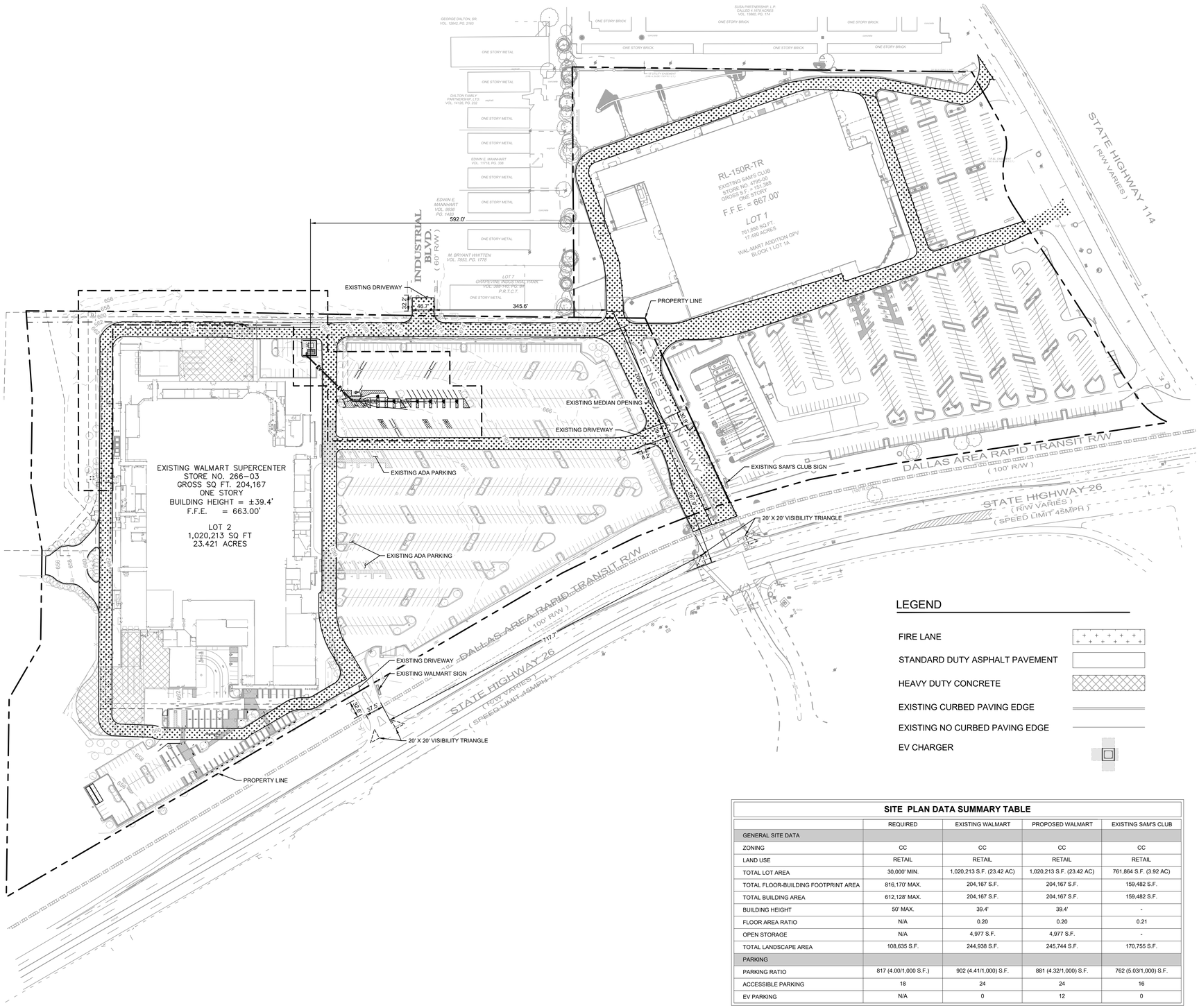
_____
William D. Tate
Mayor

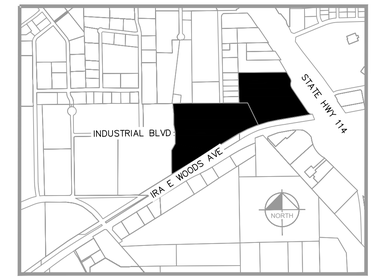
ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney





VICINITY MAP
(NOT TO SCALE)

CITY OF GRAPEVINE GENERAL NOTES

1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW 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.

LEGEND

- FIRE LANE
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE
- EXISTING CURBED PAVING EDGE
- EXISTING NO CURBED PAVING EDGE
- EV CHARGER

SITE PLAN DATA SUMMARY TABLE

	REQUIRED	EXISTING WALMART	PROPOSED WALMART	EXISTING SAM'S CLUB
GENERAL SITE DATA				
ZONING	CC	CC	CC	CC
LAND USE	RETAIL	RETAIL	RETAIL	RETAIL
TOTAL LOT AREA	30,000' MIN.	1,020,213 S.F. (23.42 AC)	1,020,213 S.F. (23.42 AC)	761,864 S.F. (3.92 AC)
TOTAL FLOOR-BUILDING FOOTPRINT AREA	816,170' MAX.	204,167 S.F.	204,167 S.F.	159,482 S.F.
TOTAL BUILDING AREA	612,128' MAX.	204,167 S.F.	204,167 S.F.	159,482 S.F.
BUILDING HEIGHT	50' MAX.	39.4'	39.4'	-
FLOOR AREA RATIO	N/A	0.20	0.20	0.21
OPEN STORAGE	N/A	4,977 S.F.	4,977 S.F.	-
TOTAL LANDSCAPE AREA	108,635 S.F.	244,938 S.F.	245,744 S.F.	170,755 S.F.
PARKING				
PARKING RATIO	817 (4.00/1,000 S.F.)	902 (4.41/1,000) S.F.	881 (4.32/1,000) S.F.	762 (5.03/1,000) S.F.
ACCESSIBLE PARKING	18	24	24	16
EV PARKING	N/A	0	12	0

CASE NAME: WALMART EV CHARGERS
CASE NUMBER: CU25-19
LOCATION: 1601 W STATE HIGHWAY 114

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 1 OF 7

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

PLANNING SERVICES DEPARTMENT

MASTER SITE PLAN
for
EXISTING WALMART SUPERCENTER
STORE AND SAM'S CLUB
Lot 2, Block 1, WALMART ADDITION
Ab. No. 518
City of Grapevine, Tarrant County, Texas
23.42 acres
Zone: CC
Date of Preparation: MAY 05, 2025

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

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

PURPOSE STATEMENT:
THE PURPOSE OF CU25-19 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN, SPECIFICALLY TO ADD SIX (6), LEVEL 3 ELECTRIC VEHICLE (EV) CHARGING STATIONS.

ENGINEER / APPLICANT
KIMLEY-HORN AND ASSOCIATES
2400 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PHONE: (972) 471-9423
CONTACT: ERIC JEON

OWNER
WAL-MART REAL ESTATE BUSINESS TRUST
2608 SE J STREET
BENTONVILLE, AR 72712
PHONE: (903) 814-2571
CONTACT: JEREMY HOWARD

SURVEYOR
KIMLEY-HORN AND ASSOCIATES
400 N. OKLAHOMA DR., SUITE 105
CELINA, TX 75009
PHONE: (972) 703-9693
CONTACT: MICHAEL SWAYNE, R.L.S.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES
6160 WARREN PARKWAY, SUITE 210
FRISCO, TX 75034
PHONE: (972) 731-3807
CONTACT: LEAH CAMPBELL, P.L.A.

No.	REVISIONS	DATE	BY

Kimley»Horn
2800 N CENTRAL EXPY SUITE 400, RICHARDSON, TX 75080
PHONE:(214) 617-0535
WWW.KIMLEY-HORN.COM

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

KHA PROJECT 063636459
DATE JUNE 2025
SCALE AS SHOWN
DESIGNED BY EJ
DRAWN BY JC
CHECKED BY JMC

MASTER SITE PLAN

GRAPEVINE, TEXAS
PREPARED FOR
WALMART

SHEET NUMBER
1 OF 7

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES:
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LAST SAVED: 6/5/2024 4:53 PM
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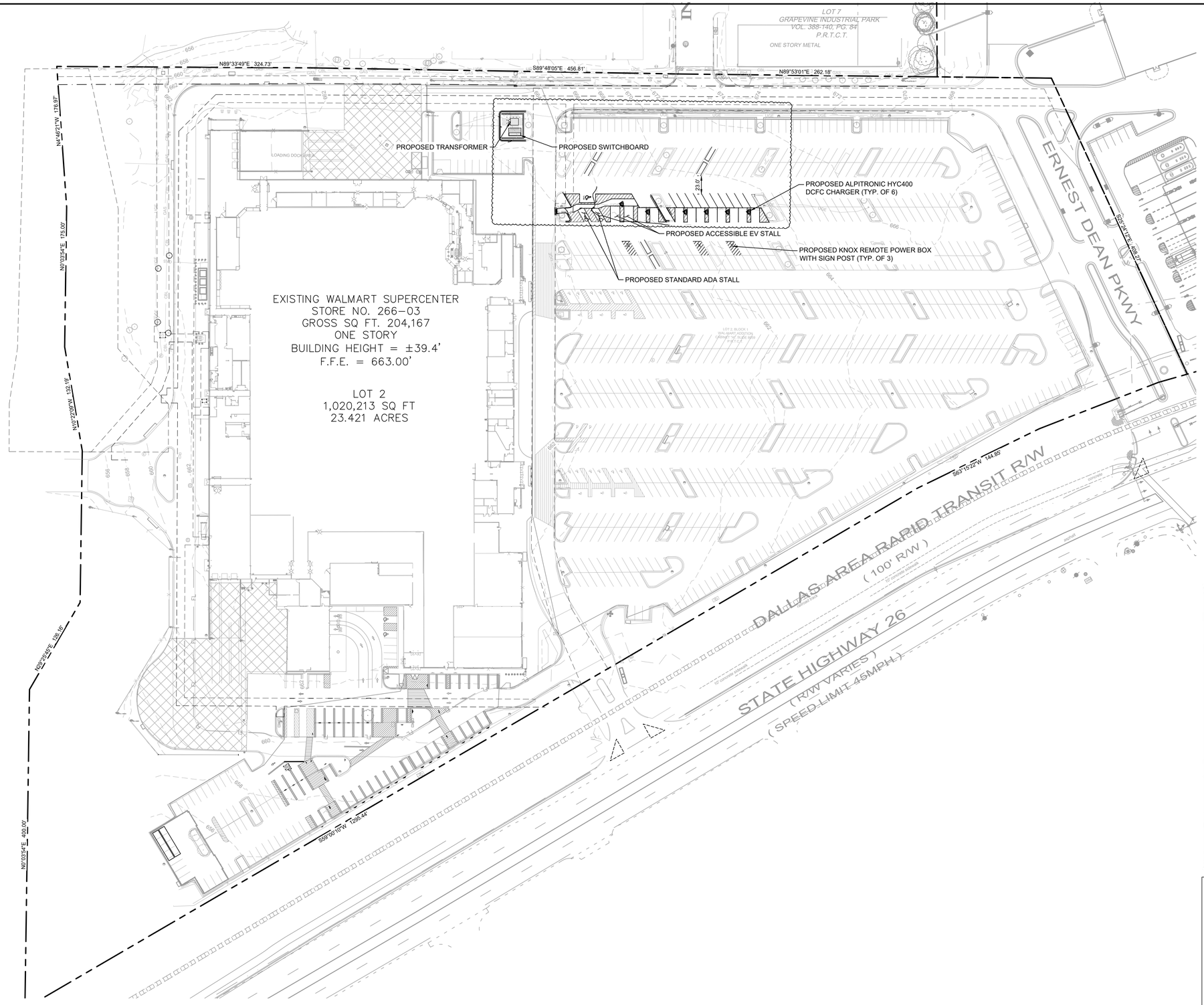

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120
SCALE: 1" = 60' @ 24" X 36"

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CASE NAME: WALMART EV CHARGERS
CASE NUMBER: CU25-19
LOCATION: 1601 W STATE HIGHWAY 114

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 2 OF 7

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

PLANNING SERVICES DEPARTMENT

OVERALL DIMENSIONAL CONTROL PLAN
for
EXISTING WALMART SUPERCENTER
STORE AND SAM'S CLUB
Lot 2, Block 1, WALMART ADDITION
Ab. No. 518
City of Grapevine, Tarrant County, Texas
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Zone: CC
Date of Preparation: MAY 05, 2025

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LICENSED PROFESSIONAL ENGINEER
JEREMY M. CABRERA
136685
5/5/2025

KHA PROJECT	063363459
DATE	JUNE 2025
SCALE	AS SHOWN
DESIGNED BY	EJ
DRAWN BY	JC
CHECKED BY	JMC

OVERALL DIMENSIONAL CONTROL PLAN

GRAPEVINE, TEXAS
PREPARED FOR
WALMART

SHEET NUMBER
2 OF 7

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IMAGES
XREFS
ATTACHED
PLOTTED BY
DWG NAME

x24-06_ESM_Border - xStaMaster - xSurvey-0366
None Shown
CABRERA, JAIMEE | 6/5/2025 4:54 PM
DWG.dwg

SEE CONTINUATION - BOTTOM RIGHT

PROPOSED RELOCATED CART CORRAL (TYP.)

EXISTING 10' WATER EASEMENT PER CABINET "A", SLIDE 8059 P.R.T.C.T.

PROPOSED PARALLEL VAN ADA STALL

19.3' 20.0' 45.1'

VAN

EXISTING CONCRETE SIDEWALK TO BE MODIFIED

PROPOSED STANDARD ADA STALL

PROPOSED ACCESSIBLE EV STALL

PROPOSED 4" FIXED PIPE BOLLARD (TYP.)

PROPOSED EV SIGNAGE (TYP.)

PROPOSED ALPITRONIC HYC400 DCFC CHARGER (TYP. OF 6)

EXISTING ACCESS EASEMENT PER CABINET "A", SLIDE 8059 P.R.T.C.T.

PROPOSED RELOCATED CART CORRAL (TYP.)

PROPOSED KNOX REMOTE POWER BOX WITH SIGN POST

PROPOSED KNOX REMOTE POWER BOX WITH SIGN POST

PROPOSED KNOX REMOTE POWER BOX WITH SIGN POST

PROPOSED 4" FIXED PIPE BOLLARD (TYP.)

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NORTH

GRAPHIC SCALE IN FEET
0 5 10 20
SCALE: 1" = 10' @ 24" X 36"

PROPOSED 7.5' TALL SCREENING WALL

±1,120 SF OF PROPOSED LANDSCAPE

BW: 663.34
TW: 670.84

BW: 662.82
TW: 670.32

PROPOSED MEDIUM VOLTAGE TRANSFORMER

EXISTING TREE TO REMAIN AND BE PROTECTED (TYP.)

PROPOSED LOW VOLTAGE SWITCHBOARD

BW: 662.29
TW: 669.79

BW: 662.80
TW: 670.30

EXISTING LANDSCAPED AREA

EXISTING ACCESS EASEMENT PER CABINET "A", SLIDE 8059 P.R.T.C.T.

SEE CONTINUATION - TOP LEFT

ABBREVIATIONS

BW = BOTTOM OF WALL
TW = TOP OF WALL

CASE NAME: WALMART EV CHARGERS
CASE NUMBER: CU25-19
LOCATION: 1601 W STATE HIGHWAY 114

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 3 OF 7

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

PLANNING SERVICES DEPARTMENT

ENLARGED DIMENSIONAL CONTROL PLAN
for
EXISTING WALMART SUPERCENTER STORE AND SAM'S CLUB
Lot 2, Block 1, WALMART ADDITION
Ab. No. 518
City of Grapevine, Tarrant County, Texas
23.42 acres
Zone: CC
Date of Preparation: MAY 05, 2025

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

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

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THE PURPOSE OF CU25-19 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN, SPECIFICALLY TO ADD SIX (6), LEVEL 3 ELECTRIC VEHICLE (EV) CHARGING STATIONS.

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CONTACT: ERIC JEON

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6160 WARREN PARKWAY, SUITE 210
FRISCO, TX 75034
PHONE: (972) 731-3807
CONTACT: LEAH CAMPBELL, P.L.A.

No.	REVISIONS	DATE	BY

Kimley»Horn
2600 N CENTRAL EXPY SUITE 400, RICHARDSON, TX 75080
PHONE:(214) 617-0535
WWW.KIMLEY-HORN.COM
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TEXAS REGISTERED ENGINEERING FIRM F-928
JANET M. CARRERA
138655
LICENSED PROFESSIONAL ENGINEER
JUNE 05, 2025

KHA PROJECT	063363459
DATE	JUNE 2025
SCALE	AS SHOWN
DESIGNED BY	EJ
DRAWN BY	JC
CHECKED BY	JMC

ENLARGED DIMENSIONAL CONTROL PLAN

GRAPEVINE, TEXAS
PREPARED FOR
WALMART

SHEET NUMBER
3 OF 7

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***11B-308.3.2* Obstructed high reach.** Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (864 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (*1219* mm) maximum for a reach depth of 10 inches (254 mm) maximum. Where the reach depth exceeds 10 inches (*254* mm), the high side reach shall be 46 inches (*1168* mm) maximum for a reach depth of 24 inches (*610* mm) maximum.

Exceptions:

1. The top of washing machines and clothes dryers shall be permitted to be 36 inches (*914* mm) maximum above the finish floor.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (*1372* mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

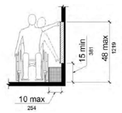

FIGURE *11B*-308.3.1
UNOBSTRUCTED SIDE REACH

11B-308.4 Suggested reach ranges for children. Where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children, the suggested dimensions of Table 11B-308.4 shall be permitted. These dimensions apply to either forward or side reaches.

TABLE *11B-308.4*
SUGGESTED DIMENSIONS FOR CHILDREN'S USE

SUGGESTED REACH RANGES FOR CHILDREN AGES 3 THROUGH 12			
Forward or Side Reach	*Ages 3 and 4*	*Ages 5 through 8*	*Ages 9 through 12*
High (maximum)	*36 inches (914 mm)*	*40 inches (1016 mm)*	*44 inches (1118 mm)*
Low (minimum)	*20 inches (508 mm)*	*18 inches (457 mm)*	*16 inches (406 mm)*

***11B-309* Operable parts**

***11B-309.1* General.** Operable parts shall comply with *Section 11B-309*.

***11B-309.2* Clear floor space.** A clear floor or ground space complying with *Section 11B-305* shall be provided.

***11B-309.3* Height.** Operable parts shall be placed within one or more of the reach ranges specified in *Section 11B-308*.

***11B-309.4* Operation.** Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Exception: Gas pump nozzles *and electric vehicle connectors* shall not be required to provide operable parts that have an activating force of 5 pounds (22.2 N) maximum.

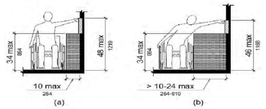

FIGURE *11B*-308.3.2
OBSTRUCTED HIGH SIDE REACH

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***11B-304.2* Floor or ground surfaces.** Floor or ground surfaces of a turning space shall comply with *Section 11B-302*. Changes in level are not permitted.

Exception: Slopes not steeper than 1:48 shall be permitted.

***11B-304.3* Size.** Turning space shall comply with *Section 11B-304.3.1* or *11B-304.3.2*.

***11B-304.3.1* Circular space.** The turning space shall be a space of 60 inches (*1524* mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with *Section 11B-306*.

***11B-304.3.2* T-Shaped space.** The turning space shall be a T-shaped space within a 60 inch (*1524* mm) square minimum with arms and base 36 inches (*914* mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with *Section 11B-306* only at the end of either the base or one arm.

***11B-304.4* Door swing.** Doors shall be permitted to swing into turning spaces.

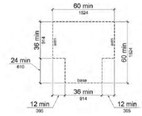

FIGURE *11B*-304.3.2
T-SHAPED TURNING SPACE

***11B-305* Clear floor or ground space**

***11B-305.1* General.** Clear floor or ground space shall comply with *Section 11B-305*.

***11B-305.2* Floor or ground surfaces.** Floor or ground surfaces of a clear floor or ground space shall comply with *Section 11B-302*. Changes in level are not permitted.

Exception: Slopes not steeper than 1:48 shall be permitted.

***11B-305.3* Size.** The clear floor or ground space shall be 30 inches (762 mm) minimum by 48 inches (*1219* mm) minimum.

***11B-305.4* Knee and toe clearance.** Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with *Section 11B-306*.

***11B-305.5* Position.** Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

***11B-305.6* Approach.** One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space. *Clear floor or ground space may overlap an accessible route, unless specifically prohibited elsewhere in this chapter.*

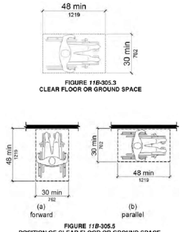

FIGURE *11B*-305.3
CLEAR FLOOR OR GROUND SPACE

FIGURE *11B*-305.5
POSITION OF CLEAR FLOOR OR GROUND SPACE

***11B-305.7* Maneuvering clearance.** Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with *Sections 11B-305.7.1* and *11B-305.7.2*.

***11B-305.7.1* Forward approach.** Alcoves shall be 36 inches (*914* mm) wide minimum where the depth exceeds 24 inches (610 mm).

***11B-305.7.2* Parallel approach.** Alcoves shall be 60 inches (*1524* mm) wide minimum where the depth exceeds 15 inches (*381* mm).

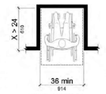

FIGURE *11B*-305.7.1
MANEUVERING CLEARANCE IN AN ALCOVE, FORWARD APPROACH

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AMERICANS WITH DISABILITIES ACT ACCESSIBILITY REQUIREMENTS

hyc400

Product data sheet 1/3

100 kW to 400 kW
DC-charging system
for EVs (Level 3)

Up to **97.5 %**
efficiency under full load

Up to **2x 600 A**
simultaneous output

50 kW
dynamic load management granularity

150 - 1000 V
output range

Bidirectional
future capability

All-in-one design for an ultra-compact footprint

Up to 4 simultaneous charge outputs

Power-Stack scalable architecture

Product data sheet HYC400UL / V1-1
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5815 Westpark Drive, Charlotte, NC 28217
info@alpitronic.us

www.hypercharger.us

alpitronic hypercharger

hyc400

Product data sheet 2/3

Charging Interfaces

Connection options	CCS1, J3400 (NACS), CHAdeMO
Cable lengths	11.5 ft (3.5 m), 16.4 ft (5 m), 25 ft (7.5 m)
RFID system	ISO/IEC 14443A/B, ISO/IEC 15693, NFC
Network connections	Dual SIM, 4G LTE Modems 10/100 Base-T Ethernet
Energy management	Configurable static power limit, Dynamic Power limit via OCPP/Modbus
Network communications protocol	Open Charge Point Protocol (OCPP) 1.6 and 2.0.1 Modbus, API
Vehicle communications protocol	DIN 70121, ISO 15118, Autocharge, Plug and Charge, CHAdeMO 1.2

Electrical

AC nominal voltage (RMS)	480 V ±10%
AC nominal input current (RMS)	480 A
Input connection	3-Phase: L1, L2, L3, GND (no neutral)
Frequency	60 Hz
Power factor	> 0.99 at full load
THDi (Total harmonic distortion)	< 5% at full load
Conversion efficiency	up to 97.5% at full load
SCCR	65 kA
Surge protection	Type 1, In 20 kA, Imax 50 kA
Standby power consumption	43 W
DC output	100 kW (one Power-Stack), max. 300 A 200 kW (two Power-Stacks), max. 600 A 300 kW (three Power-Stacks), max. 900 A (600 A max. per cable) 400 kW (four Power-Stacks), max. 1200 A (600 A max. per cable)
Output voltage	150 - 1000 VDC

(1) Standard environmental conditions 60°F (20°C), 10 ft (3 m) distance
(2) See Manual for environmental details
(3) Depending on the configuration

www.hypercharger.us

alpitronic hypercharger

hyc400

Product data sheet 3/3

General

Operating temperature	-30°C up to +55°C (-22°F to 131°F)[2]
Storage/transport temperature	-40°C to 70°C (-40°F to 158°F)
Altitude	<4,000 m (< 13,000 ft)[2]
Humidity (in operation, storage)	Up to 95% non-condensing
Enclosure type	NEMA 3R (IP54) Indoor/Outdoor
Impact resistance (IEC 62262)	IK10
Noise emission	< 52 dBA[3]
Dimensions (H x W x D)	88 x 29 x 26 in (2185 x 732 x 663 mm)
Weight	1235 lbs up to 1965 lbs (560 kg up to 890 kg)[3]
Accessibility	Meets ADA requirements for height and reach
User interface	15.6" display, 4 buttons, RGB connector status
Multilingual system	GUI in 27 languages
Remote management	Access control, configuration, diagnostics, software updates

Configuration Options

Branding	Options for custom colors (powder coating), custom vinyl
CMS (Cable Management System)	Metal swing arm keeps 16.4 ft (5 m) off the ground
Payment system	Credit card reader optional (Payter/Nayax), EMV Chip, Tap to Pay

Compliance and Safety

NRTL	UL 2202, UL 2231-1, UL 2231-2 CSA C22.2 No. 346.22, No. 281.1-12, No. 281.2-12 File No. E515867
Metering	CTEP. No. 5966-24
EMC	FCC 47CFR Part 15B (Class A)
Electrical safety	NEC (NFPA 70) Article 625
NEVI	Buy America, 100% US Steel

More Information:
www.hypercharger.us

alpitronic hypercharger

EV CHARGER SPECIFICATIONS

CASE NAME: WALMART EV CHARGERS
CASE NUMBER: CU25-19
LOCATION: 1601 W STATE HIGHWAY 114

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 4 OF 7

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PLANNING SERVICES DEPARTMENT

EV CHARGER SPECS (1 OF 2)
for
EXISTING WALMART SUPERCENTER STORE AND SAM'S CLUB
Lot 2, Block 1, WALMART ADDITION
Ab. No. 518
City of Grapevine, Tarrant County, Texas
23.42 acres
Zone: CC
Date of Preparation: MAY 05, 2025

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

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No.	REVISIONS	DATE	BY

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PHONE: (214) 617-0535
WWW.KIMLEY-HORN.COM
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REGISTERED PROFESSIONAL ENGINEER
ERIC JEON
138688
TEXAS
04-30-2026

KHA PROJECT 063363459
DATE JUNE 2025
SCALE AS SHOWN
DESIGNED BY EJ
DRAWN BY JC
CHECKED BY JMC

EV CHARGER SPECS (1 OF 2)

GRAPEVINE, TEXAS
PREPARED FOR
WALMART

SHEET NUMBER
4 OF 7

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Depending on the cable length, the following action radii are available with cable management:

- 0.19 in. charging cable = 0.16 in. opening radius
- 0.30 in. charging cable = 0.26 in. opening radius

Figure 7 shows the operating radius of the 0.20 in. charging cable as an example.

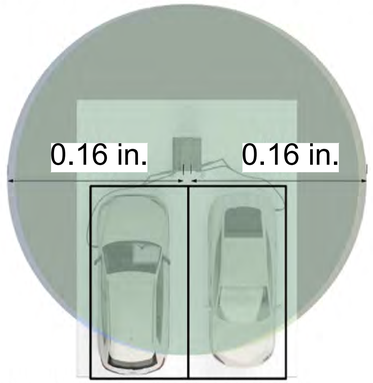

Figure 7: Operating radius for 0.20 in. charging cable

All operating radii refer to a standard charging height of 0.03 in.

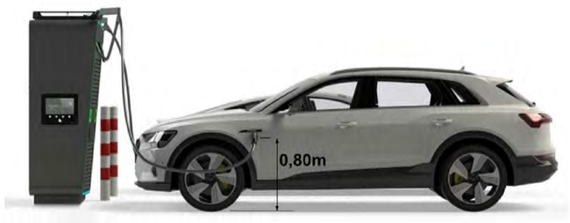

Figure 8: Standard charging height of 0.03 in.

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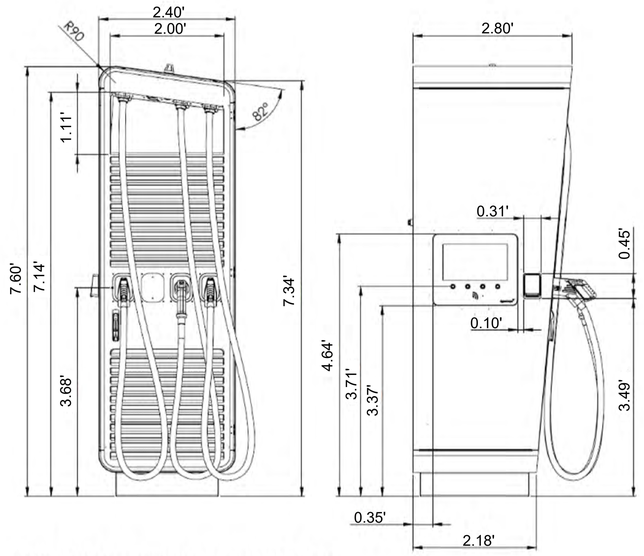

Figure 10: Outer dimensions of the HYC400 (in ft)

NOTICE

The height of the operable elements is compliant with the American disability act (ADA).

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EV CHARGER OPERATIONAL REACH & ACCESSIBILITY SPECIFICATIONS

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CASE NUMBER: CU25-19
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MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 5 OF 7

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EV CHARGER SPECS (2 OF 2)
for
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Lot 2, Block 1, WALMART ADDITION
Ab. No. 518
City of Grapevine, Tarrant County, Texas
23.42 acres
Zone: CC
Date of Preparation: MAY 05, 2025

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WWW.KIMLEY-HORN.COM
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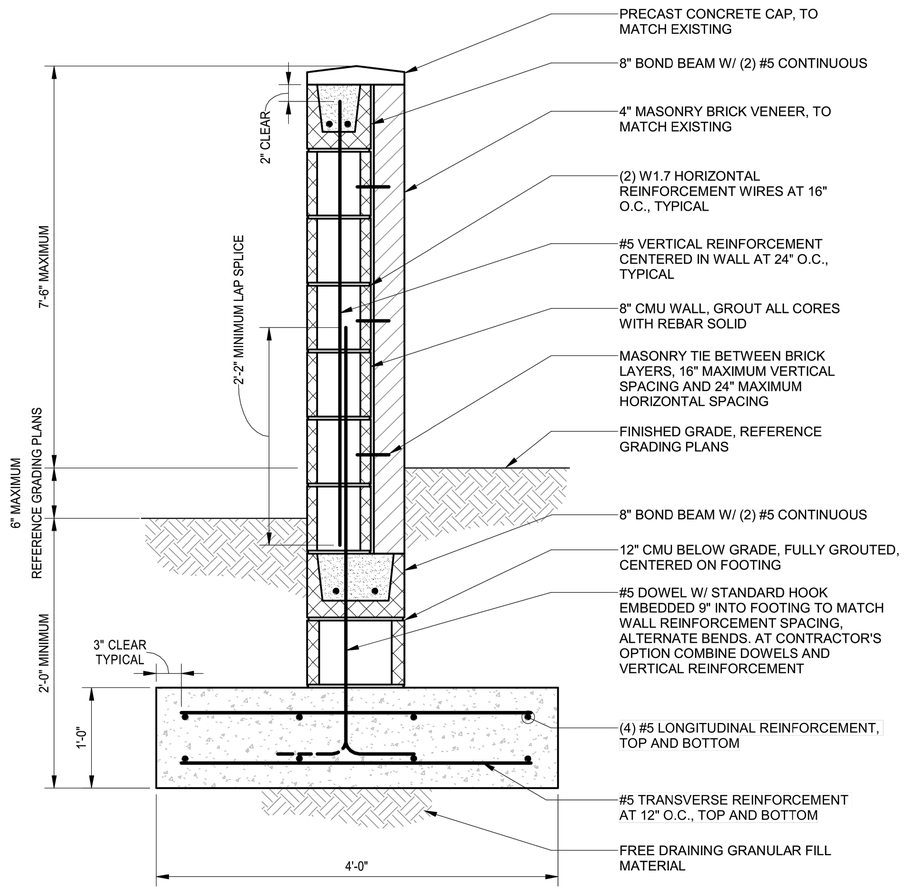
KHA PROJECT	063363459
DATE	JUNE 2025
SCALE	AS SHOWN
DESIGNED BY	EJ
DRAWN BY	JC
CHECKED BY	JMC

EV CHARGER SPECS (2 OF 2)

GRAPEVINE, TEXAS
PREPARED FOR
WALMART

SHEET NUMBER
5 OF 7



NOTES:

1. CONTRACTOR TO COORDINATE EXACT LOCATION OF WALL IN FIELD.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
3. ALL CONCRETE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH IBC CHAPTER 19 AND ACI 301, LATEST CODE ADOPTED EDITION.
4. CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AFTER 28-DAYS AND A MAXIMUM WATER-CEMENTITIOUS MATERIALS RATIO OF 0.62.
5. ALL REINFORCEMENT SHALL BE ASTM A615 GRADE 60 DEFORMED BARS.
6. HOOKS AND BENDS FOR REINFORCING BARS SHALL CONFIRM TO THE REQUIREMENTS OF ACI 318-19.
7. ALL REINFORCING LAPS SHALL BE CLASS 'B' UNLESS NOTED OTHERWISE.
8. DESIGN IS BASED ON VALUES AS PUBLISHED IN THE "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES", THE MASONRY SOCIETY (TMS) 402/602-2016.
9. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI PER ASTM C90. PROVIDE MORTAR TYPE S PER ASTM C270. GROUT USED IN MASONRY CONSTRUCTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI PER ASTM C476.
10. AT CORNERS, REINFORCE WITH (3) #5, ONE EACH CELL, AND GROUT SOLID. AT THE ENDS OF WALLS, REINFORCE WITH (2) #5, ONE EACH CELL, AND GROUT SOLID
11. BACKFILL EVENLY ON BOTH SIDES OF FOUNDATION WALLS TO PREVENT OVERTURNING OR LATERAL WALL MOVEMENT. PROVIDE FREE DRAINING GRANULAR BACKFILL MATERIAL.

CASE NAME:
CASE NUMBER:
LOCATION:

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

SCREENING WALL DETAILS
for
EXISTING WALMART SUPERCENTER STORE AND SAM'S CLUB
Lot 2, Block 1, WALMART ADDITION
Ab. No. 518
City of Grapevine, Tarrant County, Texas
23.42 acres
Zone: CC
Date of Preparation: MAY 05, 2025

Know what's below. Call before you dig.

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

PURPOSE STATEMENT:
THE PURPOSE OF CU25-19 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN, SPECIFICALLY TO ADD SIX (6), LEVEL 3 ELECTRIC VEHICLE (EV) CHARGING STATIONS.

ENGINEER / APPLICANT
KIMLEY-HORN AND ASSOCIATES
2400 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PHONE: (972) 471-9423
CONTACT: ERIC JEON

OWNER
WAL-MART REAL ESTATE BUSINESS TRUST
2608 SE J STREET
BENTONVILLE, AR 72712
PHONE: (903) 814-2571
CONTACT: JEREMY HOWARD

SURVEYOR
KIMLEY-HORN AND ASSOCIATES
400 N. OKLAHOMA DR., SUITE 105
CELINA, TX 75009
PHONE: (972) 703-9693
CONTACT: MICHAEL SWAYNE, R.L.S.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES
6160 WARREN PARKWAY, SUITE 210
FRISCO, TX 75034
PHONE: (972) 731-3807
CONTACT: LEAH CAMPBELL, P.L.A.

No.	REVISIONS	DATE	BY

Kimley»Horn
2800 N CENTRAL EXPY SUITE 400, RICHARDSON, TX 75080
PHONE:(214) 617-0535
WWW.KIMLEY-HORN.COM

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

KHA PROJECT 063363459
DATE JUNE 2025
SCALE AS SHOWN
DESIGNED BY EJ
DRAWN BY JC
CHECKED BY JMC

SCREENING WALL DETAILS

GRAPEVINE, TEXAS
PREPARED FOR
WALMART

SHEET NUMBER
6 OF 7

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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LAYOUT NAME:

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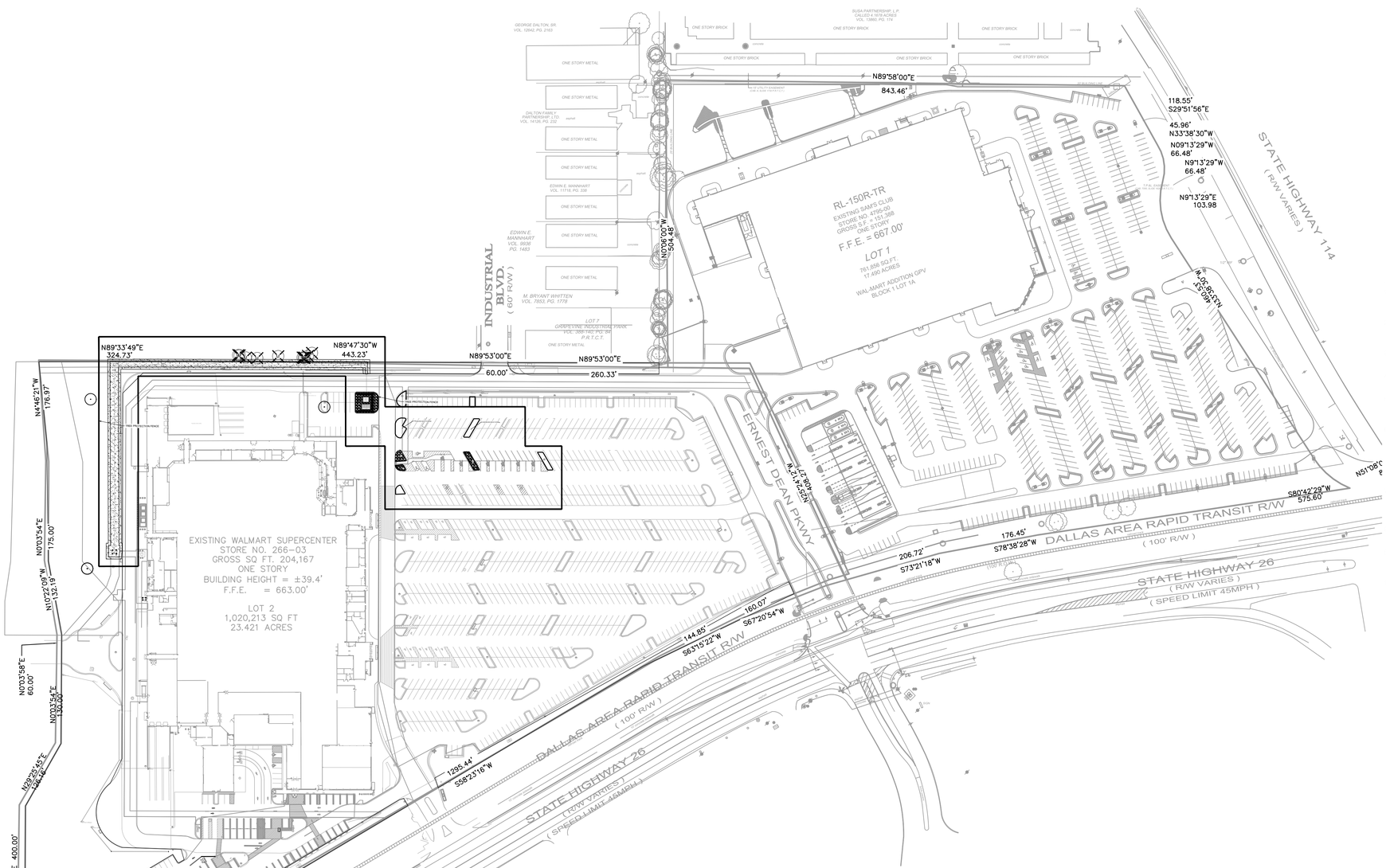

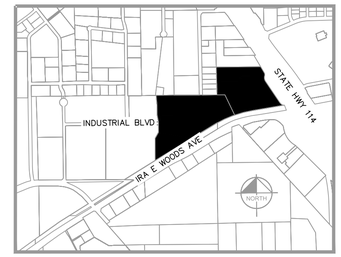

VICINITY MAP
(NOT TO SCALE)

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS, LAWN, AND GRAVEL/DG AREAS. REFERENCE SITE PLAN.
5. PROVIDE GRASS SEEDING OR LAY BUFFALO SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE TEMPORARY IRRIGATION AS NECESSARY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
7. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
8. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BUFFALO SOD AND TEMPORARILY IRRIGATED.
9. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
10. ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BUFFALO SEED OR SOD AND TEMPORARILY IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.

LEGEND

- TREE TO BE REMOVED
- TREE OFFSITE
- TREE TO REMAIN
- TREE PROTECTION FENCE

LANDSCAPE PLAN

Landscape Plan Data Summary Table

Item	*Required*	*Proposed*
Landscape Area		
Landscape Perimeter Area (square feet)	215,670 S.F.	215,670 S.F.
Interior Landscape Area-Parking Lot Landscaping (square feet)	29,268 S.F.	30,074 S.F.
Additional Interior Landscape Area	-	-
Other Landscape Area within the lot (square feet)	-	-
Total Landscape Area	244,938 S.F.	245,744 S.F.
Impervious Area		
Building Footprint Area (square feet)	458,600' MAX.	573,250 S.F.
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	226,480 S.F.	226,480 S.F.
Other Impervious Area	-	-
Total Open Space (square feet and percentage)	68,790' S.F.- 15%	223,000' S.F.- 38%
Total Impervious Area (square feet and percentage)	MAX. 458,600 S.F.- 80%	226,480' S.F.- 39%

NOTE: IMPERVIOUS AREA THAT REQUIRED AT A MAX OF 80% OR 458,600 SF.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

PLANT SCHEDULE

MISC	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS
	SOD	TBD	Common dactlyon/ Common Bermuda	Solid Sod, rolled tight with sand filled joints, 100% weed, disease, and pest free
	RM	TBD	Mineral Mulch	4" depth to be utilized within all interior plantings.

PURPOSE STATEMENT:
THE PURPOSE OF CU25-19 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN, SPECIFICALLY TO ADD SIX (6), LEVEL 3 ELECTRIC VEHICLE (EV) CHARGING STATIONS.

CASE NAME: WALMART EV CHARGERS
CASE NUMBER: CU25-19
LOCATION: 1601 W STATE HIGHWAY 114

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 7 OF 7

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

PLANNING SERVICES DEPARTMENT

MASTER LANDSCAPE PLAN
for
EXISTING WALMART SUPERCENTER
STORE AND SAM'S CLUB
Lot 2, Block 1, WALMART ADDITION
Ab. No. 518
City of Grapevine, Tarrant County, Texas
23.42 acres
Zone: CC
Date of Preparation: MAY 05, 2025

ENGINEER / APPLICANT
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2400 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
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PHONE:(214) 617-0535
WWW.KIMLEY-HORN.COM
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REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS

KHA PROJECT 063363459
DATE JUNE 2025
SCALE AS SHOWN
DESIGNED BY BTM
DRAWN BY BTM
CHECKED BY LMC

MASTER LANDSCAPE PLAN

GRAPEVINE, TEXAS
PREPARED FOR
WALMART

SHEET NUMBER
6500

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
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ATTACHED
PLOTTED BY
DWG NAME
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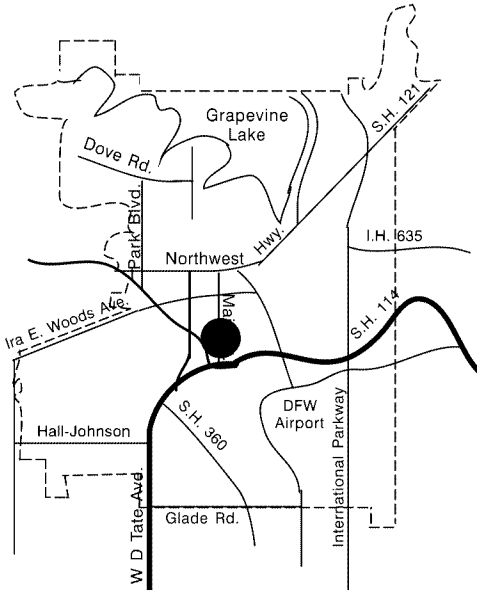
TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE PLANNING AND ZONING COMMISSION

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

MEETING DATE: JUNE 17, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU25-23; THE DUTCH



APPLICANT: Stephen Lindsey – Texas Liquor License

PROPERTY LOCATION AND SIZE:

The subject property is located at 1285 South Main Street and is platted as Block 1, Lot 1, Epicentre at Grapevine Addition. The addition contains 5.167 acres and has approximately 557 feet of frontage along South Main Street, 280 feet of frontage along Hanover Drive, 563 feet of frontage along Municipal Way and 266 feet of frontage along Capitol Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The site was previously approved for a conditional use permit CU06-56 (Ord. 2006-89) to allow for the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant. This request is specifically to modify the existing floor plan, change exterior elevations and to allow for the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant.

The applicant proposes to revise the previously approved floor plan of the restaurant, enclose the existing 944 square-foot covered patio and revise the west, north, and south building elevations for a total building area of 5,468 square-feet. The proposed Italian-American restaurant, The Dutch, will accommodate 186 total seats.

Seventy-three (73) parking spaces are required for this restaurant. Three hundred and twenty-three (323) parking spaces are required for the entire Epicentre addition. Three hundred and twenty-eight (328) are provided.

PRESENT ZONING AND USE:

The property is zoned “PO”, Professional Office District and is developed as four restaurants: Bob’s Steak and Chop House, Mi Dia From Scratch, Winewood Grill, and, formerly, Fireside Pies.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was rezoned in the 1984 City-wide Rezoning from “R-1”, Single-Family District to “PO”, Professional Office District.

- On July 19, 2005, City Council approved CU05-43 (Ord. 2005-56) to allow the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant as the first of four restaurants on the site.

- On December 19, 2006, City Council approved CU06-56 (Ord. 2006-089) to allow the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant.

- On August 27, 2008, the Site Plan Review Committee approved CU08-14 to add approximately 944 square feet to accommodate a covered patio alongside the west side of the restaurant.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	“HCO”, Hotel Corporate Office District – Offices
SOUTH:	“CC”, Community Commercial District – Gas station and McDonald’s
EAST:	“PO”, Professional Office District – Offices and “CC”, Community Commercial District – Spark by Hilton Hotel
WEST:	“PO”, Professional Office District – Offices and “HC”, Highway Commercial – Wells Fargo

AIRPORT IMPACT:

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

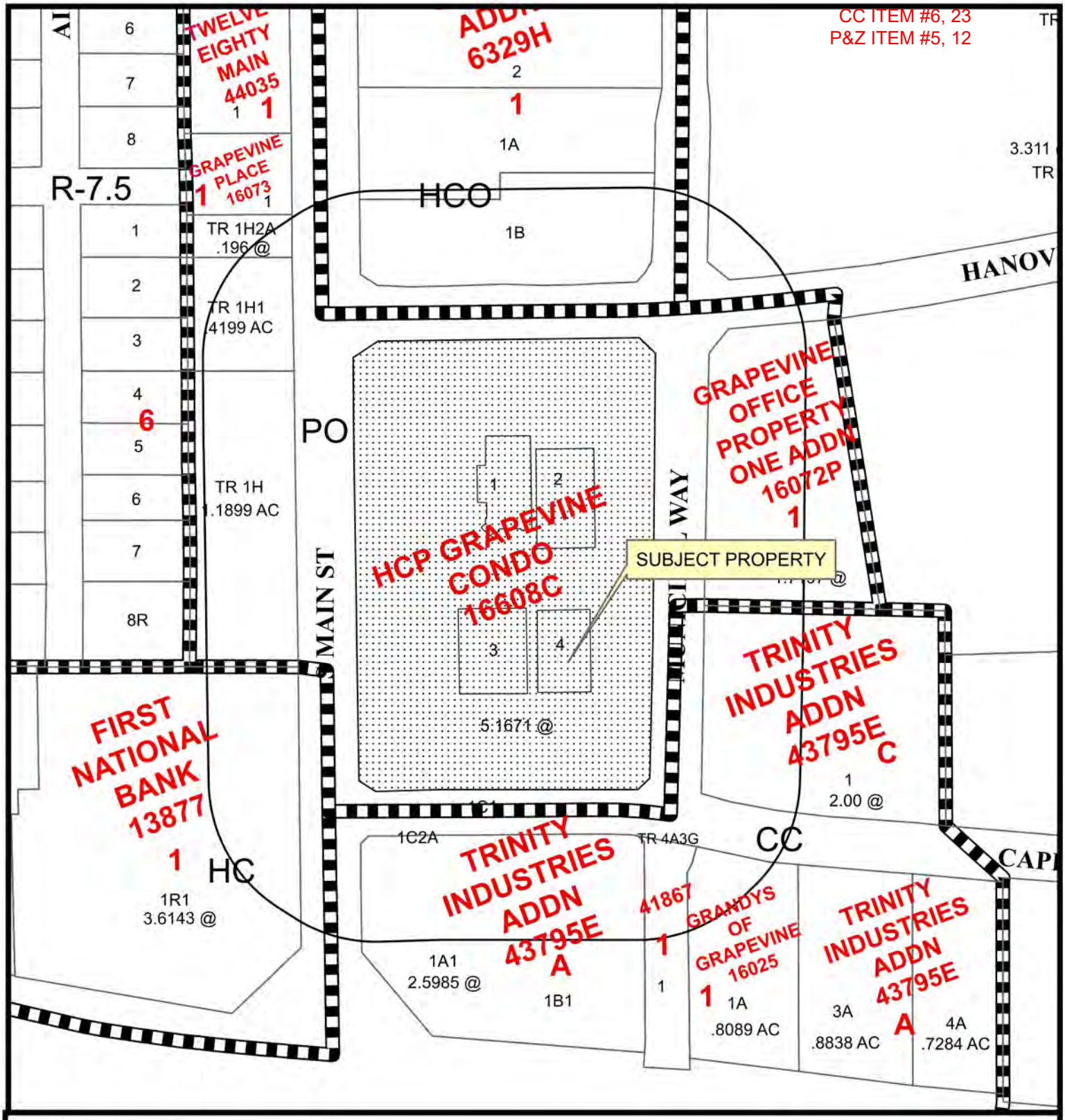
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates Hanover Drive and Municipal Way as Type E, Collectors with a minimum 75-foot right-of-way developed as 4 lanes. South Main Street is designated a Type C, Minor Arterial with a minimum 80-foot right-of-way developed as four lanes with a center left turn lane.

/lf



0 80 160 240 320 Feet

CU25-23; The Dutch
1285 South Main Street

Date Prepared: 6/3/2025

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.

CC ITEM #6, 23
P&Z ITEM #5, 12

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) Epicentre at Grapevine Addition, Lot 1, Block 1	Gross area of parcel (to nearest tenth of acre) 5.16
Street frontage & distance to nearest cross street South Main Street and Capitol St., 340 ft	Describe the Proposed Use Restaurant
Proposed Zoning PO	Existing Zoning PO
Future Land Use Designation N/A	Subject Property Address 1285 S Main Street

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

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

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

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

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

Owner Name Noti Krasniqi Owner Phone Number 646-358-9526

Company 1285 Main Grapevine LLC

Address 2588 N Houston St., Ste. 100

City Dallas State TX Zip Code [redacted]

Email [redacted]

RECEIVED
MAY 06 2025
By: .....

CU25-23

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature _____ Date 5/2/25

STATE OF: Texas
COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 2nd day of May, 2025

_____

NOTARY PUBLIC in and for the State of Texas

STEPHEN BOYD LINDSEY
Notary Public, State of Texas
Comm. Expires 03-21-2026
Notary ID 125628392

RECEIVED
MAY 06 2025
By: .....

CU25-23

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

□ Engineer □ Purchaser □ Tenant □ Preparer ☑ Other (specify) Permit Consultant

Name Stephen Lindsey Company Texas Liquor License

Address PO Box 864137

City Plano State TX Zip Code 75086

Phone 469-628-2193 Email [redacted]

Applicant's Signature _____ Date 5/3/2025

STATE OF: Texas
COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Stephen Lindsey *(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 30 day of May, 2025

MICHAEL R CASADAY
Notary Public, State of Texas
Comm. Expires 05-03-2029
Notary ID 131114818

_____
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:

CU25-23

Entity Name or File Number: 805735611

RECEIVED
MAY 06 2025
By: .....

Provide a most recent public information report that includes:

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

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

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

Address of subject property 1285 S Main Street

Legal description of subject property
Epicentre at Grapevine Addition, Lot 1, Block 1

Justin Rumer — 5.7.2025

Public Works Department — Date

RECEIVED
MAY 06 2025
By: .....

CU25-23

Conditional Use Application — Supplementary Information
"The Dutch" Italian Restaurant
1285 S Main St.

May 5, 2025

Site Description - The 5. 16 -acre site is bounded by Main Street, Hanover Drive, Municipal Way and a public access easement.

Legal Description — Lot 1, Block 1, Epicentre at Grapevine Addition

Proposal — This Italian restaurant will be a 4524 sq ft. building that was formerly known as Fireside Pies. The building shares the lot with other restaurant buildings to form an exclusive development for dining in downtown Grapevine. The restaurant should seat approximately 195 patrons. Our mission statement will include providing the absolute highest quality of Italian cuisine available in the North Texas region.

Special Requirements — The text in the Professional Office zone allows restaurants as a conditional use, subject to the following: " Drive- in and drive- through restaurants shall not be allowed". The planned restaurant will comply with this provision.

Impact of Granting Approval — The approval of this request will offer an elegant restaurant venue for ara professionals to conduct their business, for area residents to enjoy their leisure time with friends and neighbors, and for visitors who frequent the many local attractions. The granting is not believed to have any negative impact on the area.

For additional information on the proposed uses, site plan, application for conditional use, and the preliminary plat, please contact:

CU25-23

RECEIVED
MAY 06 2025
By: .....

Stephen Lindsey / Texas Liquor License
PO Box 864137
Plano, TX 75086
Cell 469-628-2193
[redacted]

CC ITEM #6, 23
P&Z ITEM #5, 12

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

Filing Fee: $300

Certificate of Formation
Limited Liability Company

Filed in the Office of the Secretary of State of Texas
Filing #: 805735611 10/07/2024
Document #: 1410851560002
Image Generated Electronically for Web Filing

Article 1 - Entity Name and Type

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

1285 Main Grapevine, LLC

Article 2 – Registered Agent and Registered Office

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

Capitol Corporate Services, Inc.

OR

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

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

Street Address:
1501 S. Mopac Expy., Suite 220 Austin TX 78746

Consent of Registered Agent

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

OR

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

Article 3 - Governing Authority

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

OR

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

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

Manager 1: **Noti Krasniqi** Title: **Manager**

Address: **2016 Breaker Ln Flower Mound TX, USA 75022**

Article 4 - Purpose

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

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By: .....

CU25-23

Supplemental Provisions / Information

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

Initial Mailing Address

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

The initial mailing address of the filing entity is:

1285 S Main St.
Grapevine, TX 76051
USA

Organizer

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

Vikram Kadiri **2323 Ross Avenue, Suite 1900 Dallas Texas 75201**

Effectiveness of Filing

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

OR

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

Execution

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

/Vikram Kadiri/

Signature of Organizer

FILING OFFICE COPY

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MAY 06 2025
By: .....

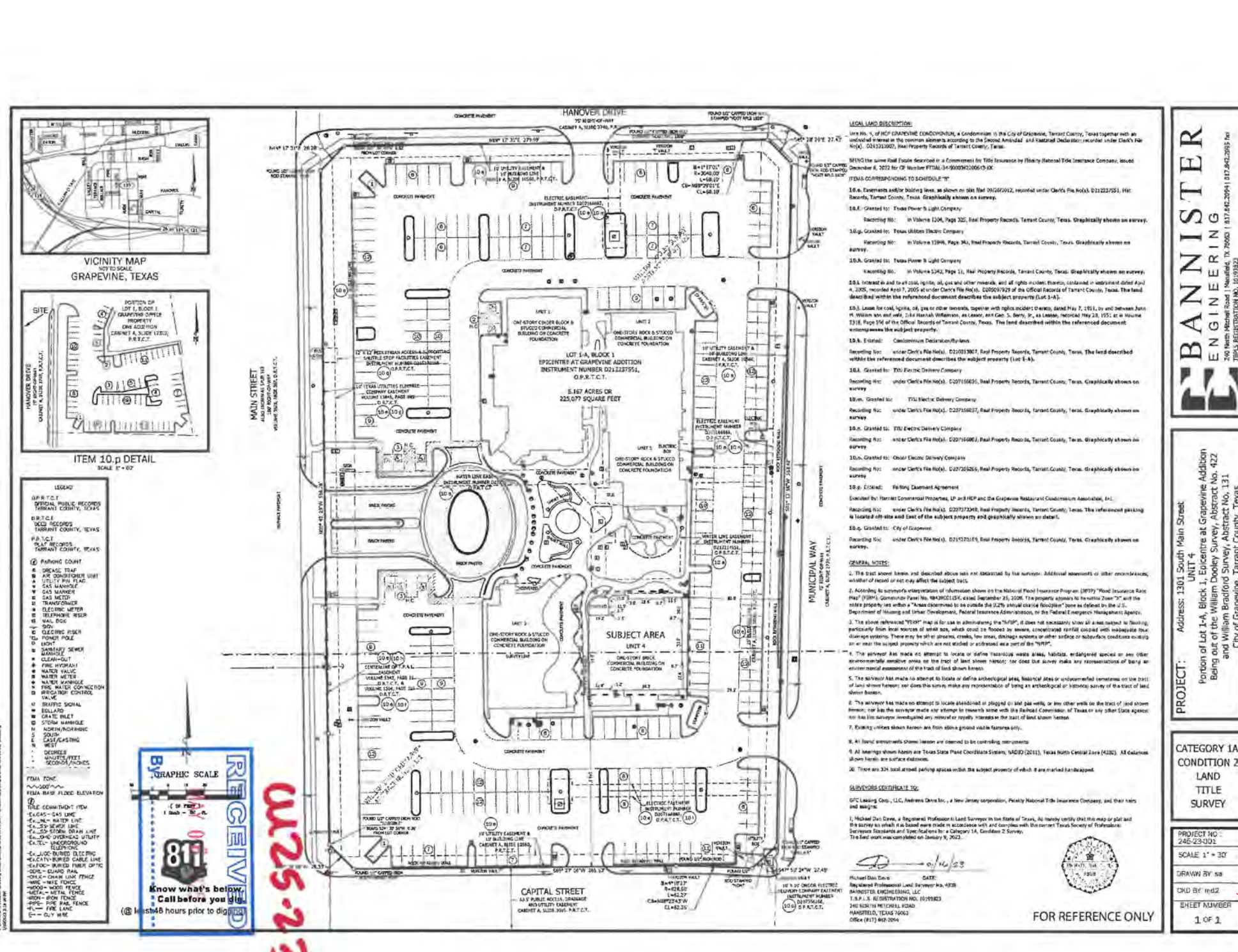
CU25-23

LEGEND

D.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
D.R.T.C.E. DEED RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS TARRANT COUNTY, TEXAS

(#) PARKING COUNT
DRAIN TRAP
AIR CONDITIONER UNIT
UTILITY PIV PLAC
GAS MANHOLE
GAS MARKER
GAS METER
TRANSFORMER
ELECTRIC METER
TELEPHONE RISER
MAIL BOX
SIGN
ELECTRIC RISER
POWER POLE
LIGHT
SANITARY SEWER MANHOLE
CLEAN-OUT
FIRE HYDRANT
WATER VALVE
WATER METER
WATER MANHOLE
FIRE WATER CONNECTION
IRRIGATION CONTROL VALVE
TRAFFIC SIGNAL
BOLLARD
GRATE INLET
STORM MANHOLE
NORTH/NORTHING
SOUTH
EAST/EASTING
WEST
DEGREES
MINUTES/FEET
SECONDS/INCHES

FEMA ZONE
FEMA BASE FLOOD ELEVATION
(#) TITLE COMMITMENT ITEM
-Ex.GAS- GAS LINE
-Ex.-W- WATER LINE
-Ex.-SS- SEWER LINE
-Ex.-SD- STORM DRAIN LINE
-Ex.-OHE- OVERHEAD UTILITY
-Ex.-TEL- UNDERGROUND TELEPHONE
-Ex.-UGE- BURIED ELECTRIC
-Ex.CATV- BURIED CABLE LINE
-Ex.FOC- BURIED FIBER OPTIC
-GRR- GUARD RAIL
-CHLK- CHAIN LINK FENCE
-WHE- WHITE FENCE
-WOOD- WOOD FENCE
-METAL- METAL FENCE
-IRON- IRON FENCE
-PRF- PIPE RAIL FENCE
-FL- FIRE LANE
-GY- GUY WIRE



811
Know what's below.
Call before you dig.
(@ least 48 hours prior to dig)
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By
3-2-23

LEGAL LAND DESCRIPTION:

Unit No. 1, of HCP GRAPEVINE CONDOMINIUM, a Condominium in the City of Grapevine, Tarrant County, Texas together with an undivided interest in the common elements according to the Second Amended and Restated Declaration recorded under Clerk's File No(s). D215233907, Real Property Records of Tarrant County, Texas.

BEING the same Real Estate described in a Commitment for Title Insurance by Fidelity National Title Insurance Company, issued December 6, 2022 for GF Number FTTAL-34-9000942006-KK

ITEMS CORRESPONDING TO SCHEDULE "B"

10.a. Easements and/or building lines, as shown on plat filed 09/26/2012, recorded under Clerk's File No(s). D212237551, Plat Records, Tarrant County, Texas. Graphically shown on survey.

10.f. Granted to: Texas Power & Light Company
Recording No: in Volume 1304, Page 325, Real Property Records, Tarrant County, Texas. Graphically shown on survey.

10.g. Granted to: Texas Utilities Electric Company
Recording No: in Volume 13846, Page 343, Real Property Records, Tarrant County, Texas. Graphically shown on survey.

10.h. Granted to: Texas Power & Light Company
Recording No: in Volume 5342, Page 11, Real Property Records, Tarrant County, Texas. Graphically shown on survey.

10.i. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated April 4, 2005, recorded April 7, 2005 at under Clerk's File No(s). D205097929 of the Official Records of Tarrant County, Texas. The land described within the referenced document describes the subject property (Lot 1-A).

10.j. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 7, 1951, by and between John H. Wilson son and wife, Zula Hannah Williamson, as Lessor, and Geo. S. Berry, Jr., as Lessee, recorded May 28, 1951 at in Volume 2318, Page 596 of the Official Records of Tarrant County, Texas. The land described within the referenced document encompasses the subject property.

10.k. Entitled: Condominium Declaration/By-laws
Recording No: under Clerk's File No(s). D210313807, Real Property Records, Tarrant County, Texas. The land described within the referenced document describes the subject property (Lot 1-A).

10.l. Granted to: TXU Electric Delivery Company
Recording No: under Clerk's File No(s). D207166836, Real Property Records, Tarrant County, Texas. Graphically shown on survey

10.m. Granted to: TXU Electric Delivery Company
Recording No: under Clerk's File No(s). D207166837, Real Property Records, Tarrant County, Texas. Graphically shown on survey

10.n. Granted to: TXU Electric Delivery Company
Recording No: under Clerk's File No(s). D207166863, Real Property Records, Tarrant County, Texas. Graphically shown on survey

10.o. Granted to: Oncor Electric Delivery Company
Recording No: under Clerk's File No(s). D207365265, Real Property Records, Tarrant County, Texas. Graphically shown on survey

10.p. Entitled: Parking Easement Agreement
Executed by: Harriett Commercial Properties, LP and HCP and the Grapevine Restaurant Condominium Association, Inc.
Recording No: under Clerk's File No(s). D207373348, Real Property Records, Tarrant County, Texas. The referenced parking is located off-site and East of the subject property and graphically shown on detail.

10.q. Granted to: City of Grapevine
Recording No: under Clerk's File No(s). D215270189, Real Property Records, Tarrant County, Texas. Graphically shown on survey.

GENERAL NOTES:

1. The tract shown hereon and described above was not abstracted by this surveyor. Additional easements or other encumbrances, whether of record or not may affect the subject tract.

2. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0215K, dated September 25, 2009. The property appears to be within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

3. The above referenced "FIRM" map is for use in administering the "NFIP", it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed are a part of the "NFIP".

4. The surveyor has made no attempt to locate or define hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; nor does the survey make any representations of being an environmental assessment of the tract of land shown hereon.

5. The surveyor has made no attempt to locate or define archeological area, historical sites or undocumented cemeteries on the tract of land shown hereon; nor does this survey make any representation of being an archeological or historical survey of the tract of land shown hereon.

6. The surveyor has made no attempt to locate abandoned or plugged oil and gas wells, or any other wells on the tract of land shown hereon; nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.

7. Existing utilities shown hereon are from above ground visible features only.

8. All found monuments shown hereon are assumed to be controlling monuments.

9. All bearings shown hereon are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown hereon are surface distances.

10. There are 334 total striped parking spaces within the subject property of which 8 are marked handicapped.

SURVEYORS CERTIFICATE TO:

GFC Leasing Corp., LLC, Andrews Drive Inc., a New Jersey corporation, Fidelity National Title Insurance Company, and their heirs and assigns:

I, Michael Dan Davis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map or plat and the survey on which it is based were made in accordance with and complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey.
The field work was completed on January 9, 2023.

1-16-23
Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
Office (817) 842-2094

FOR REFERENCE ONLY

BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823

PROJECT: Address: 1301 South Main Street
UNIT 4
Portion of Lot 1-A, Block 1, Epicentre at Grapevine Addition
Being out of the William Dooley Survey, Abstract No. 422
and William Bradford Survey, Abstract No. 131
City of Grapevine, Tarrant County, Texas

CATEGORY 1A, CONDITION 2 LAND TITLE SURVEY

PROJECT NO.: 246-23-101
SCALE: 1" = 30'
DRAWN BY: sa
CKD BY: md2
SHEET NUMBER: 1 OF 1

CC ITEM #6, 23
P&Z ITEM #5, 12

ORDINANCE NO. 2025-032

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-23 TO MODIFY THE EXISTING FLOOR PLAN, CHANGE EXTERIOR ELEVATIONS AND TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT FOR BLOCK 1, LOT 1, EPICENTRE AT GRAPEVINE ADDITION (1285 SOUTH MAIN STREET) IN A DISTRICT ZONED "PO", PROFESSIONAL OFFICE 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 CU25-23 to modify the existing floor plan, change exterior elevations and to allow for the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant in a district zoned "PO", Professional Office District within the following described property: Block 1, Lot 1, Epicentre at Grapevine Addition (1285 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 safely from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of June, 2025.

APPROVED:

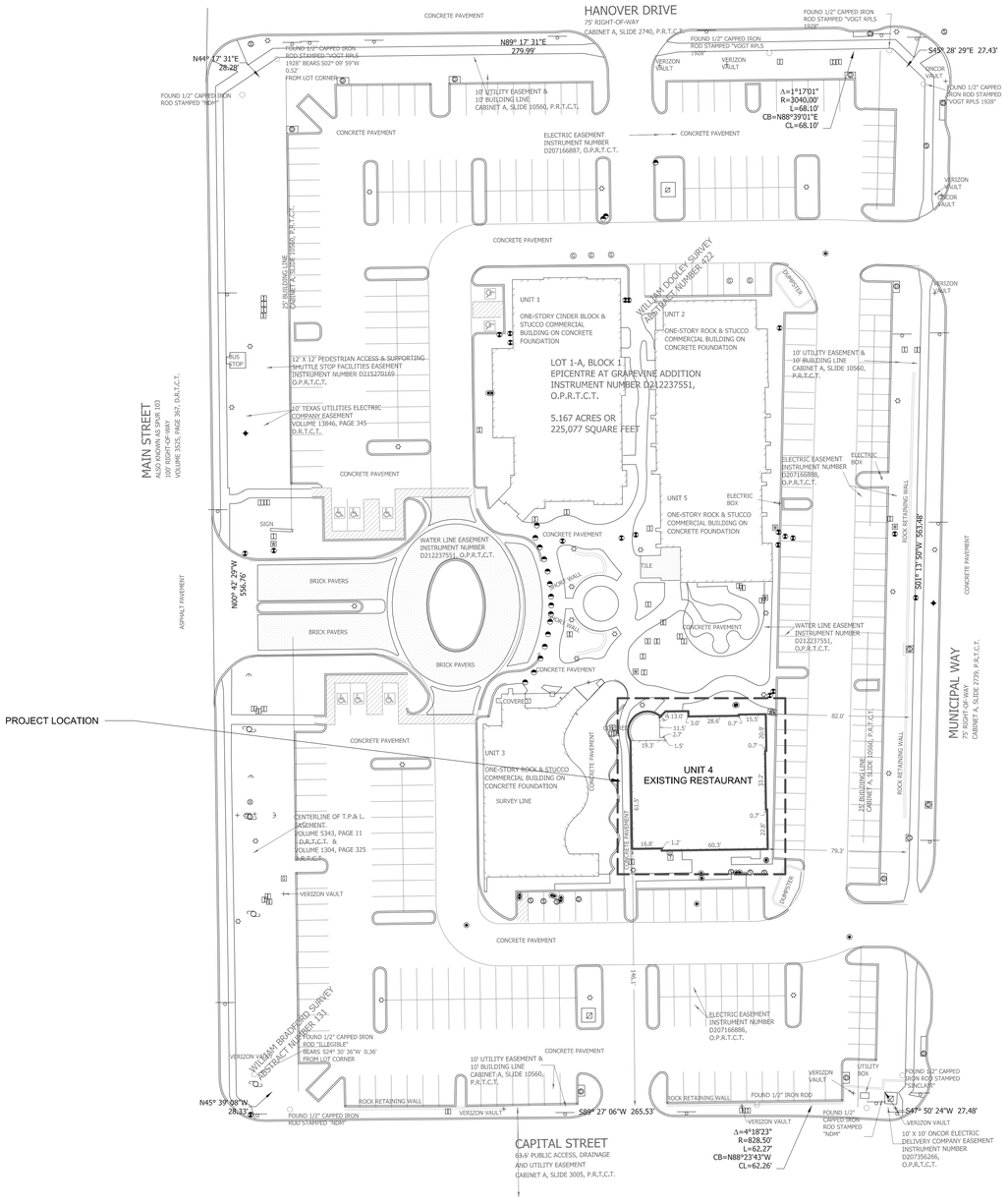
_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney



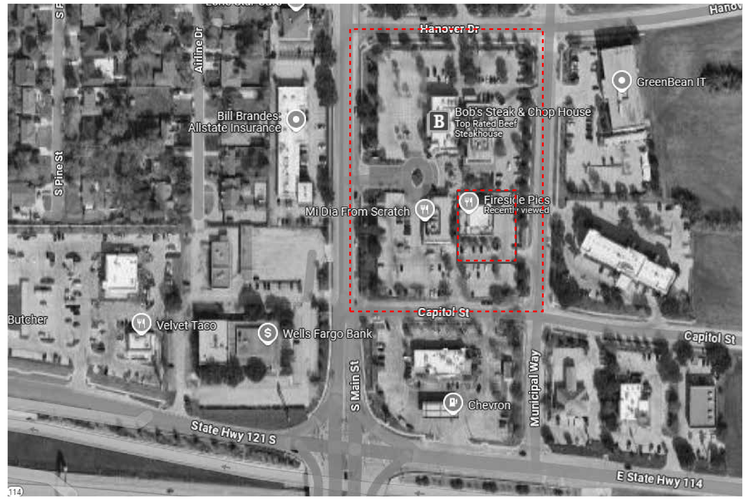
NORTH

1 SITE PLAN

SCALE: 1" = 40'-0"

1/8" = 1'-0" SCALE

5 0 5 10 15 20 FEET



VICINITY MAP

NOT TO SCALE

TENANT MIX SCHEDULE

ADDRESS	TENANT	USE	AREA SF	RATIO	REQUIRED	LOT #
1285 S MAIN ST.	THE DUTCH	RESTAURANT	5,468	1/3 PERSONS (195)	73	LOT 1
1265 S MAIN ST.	WINEWOOD	RESTAURANT	9,230	1/3 PERSONS (270)	90	LOT 1
1295 S MAIN ST.	MI DIA	RESTAURANT	5,888	1/3 PERSONS (220)	74	LOT 1
1255 S MAIN ST.	BOB'S	RESTAURANT	9,088	1/3 PERSONS (256)	86	LOT 1
			TOTAL PARKING SPACES REQUIRED:			323
			TOTAL EXISTING PARKING SPACES PER SURVEY			328
			TOTAL PROPOSED PARKING SPACES:			328

Site Plan Data Summary Table

Item	*Required*	*Proposed*
General Site data		
Zoning (from zoning map)	PROFESSIONAL OFFICE (P-O)	PO
Land Use (from Zoning Ordinance; include all applicable uses)	RESTAURANT / OFFICE	RESTAURANT / OFFICE
Total Lot Area (square feet and acres)	5.167 AC / 225,081 SF	5.167 AC / 225,081 SF
First Floor-Building Footprint Area (square feet)	5,468 SF	5,468 SF
Total Building Area (square feet)	5,468 SF	5,468 SF
Building Height (feet/# stories)	19 ' / ONE STORY	19 ' / ONE STORY
Floor Area Ratio (ratio x.xx.1)	2.00%	2.00%
Open Storage (square feet)	N/A	N/A
Parking		
Parking Ratio (from Zoning Ordinance)	1 SPOT PER 3 PERSONS	1 SPOT PER 3 PERSONS
Accessible Parking (# of spaces)	8	8

NOTE

THIS SITE PLAN ONLY APPLICABLE TO NEW REMODEL OF UNIT 4

DESIGNER:
DUNCAN DESIGN GROUP
1088 TEXAN TRAIL
GRAPEVINE TX 76051
CONTACT: ZACH DUNCAN
PH: 469.500.8800

SURVEYOR:

CONTACT:
PH:

OWNER:
CONTACT: NOTI KRASNIQI
PH: 646.358.9526

SITE PLAN / FLOOR PLAN / PROPOSED ELEVATIONS
FOR
THE DUTCH
UNIT 4, 1285 S MAIN ST

CITY OF GRAPEVINE, TARRANT COUNTY, TX
5.167 ACRES
ZONE: "PO" PROFESSIONAL OFFICE
DATE OF PREPARATION: MAY 22, 2025

CASE NAME: THE DUTCH
CASE NUMBER: CU25-23
LOCATION: 1285 S MAIN

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

PURPOSE STATEMENT
The purpose of CU25-23 is to amend the previously approved site plan, specifically to allow for the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant.

GENERAL NOTES:
1. EXISTING TOPOGRAPHY AND FEATURES HAVE BEEN ESTABLISHED BY TOPO SURVEY PERFORMED BY NATHAN D. MAIER CONSULTING ENGINEERS, INC. DALLAS TEXAS. JOB NO 92-04-038V. DATED SETPEMBER 1998, AND BY THE TITLE SURVERY PERFORMED BY NATHAN D. MAIER CONSULTING ENGINEERS, INC. DALLAS TEXAS. JOB NO 09-04-038V1. DATED JULY 2005, OFR MARTNETT COMMERICAL PROPERTIES, LLC.

2. DURING THE PERIOD OF CONSTRUCTION, ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH BOTH THE REQUIREMENTS OF THE GRAPEVINE EROSION AND SEDIMENTATION CONTROL ORDINANCE AND THE SW3P RULES AND REGULATIONS PROMULGATED BY THE TEXAS COMMISSIONON ENVIROMENTAL QUALITY.

3. DRIVE-IN AND DRIVE-THROUGH RESTAURANT SHALL NOT BE ALLOWED.

4. ON-PREMISE BEER, WINE, AND MIXEDD DRINK SALES

A. THE ENTIRE SITE IS THE PREMISES.

5. ALL ON-SITE ELEMENTAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.

6. ALL PEDESTRIAN SURFACES SHALL BE REINFORCED CONCRETE.

7. ALL PARKING LOT AND DRIVE SURFACES SHALL BE REINFORCED CONCRETE AND/OR MODULAR PAVING UNITS. REFER TO LANDSCAPING PLAN FOR LOCATION AND CONCEPT DESIGN OF MODULAR PAVING UNITS.

8. ACCESSIBLE ROUTES AND PARKING STALLS SHALL COMPLY WITH TEXAS ACCESSIBILITY STANDARDS. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPES. ACCESSIBLE PARKING PAVING STALL AND AISLES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.

9. DUMPSTER ENCLOSURE SHALL BE MASONRY WITH WOOD SWING-GATE ACCESS.

10. SITE DATE SUMMARY TABLE BASED ON PORTION OF SITE TO BE DEVERLOPED UNDER REQUESTED CONDITIONAL USE PERMIT. USE PERMIT. CONCEPTUAL FUTURE DEVELOPMENT IS SHOWN IN GREYSCALE REPRESENTS ONLY APPROXIMATE SITE DESIGN AND WILL REQUIRE FUTURE SITE APPROVAL PRIOR TO DEVELOPMENT.

11. THE BUILDING IS CURRENTLY SPRINKLED.

MARK	DATE	DESCRIPTION

JOB NO. 2504

V3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS
TEXAS REGISTERED FIRM F-20074

STATE OF TEXAS
STRIDER E. STEELE
108903
LICENSED PROFESSIONAL ENGINEER
05/22/2025

THE DUTCH
1285 S MAIN ST
GRAPEVINE TX 76051

ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAYBE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY WORK, OTHER THEN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM DUNCAN DESIGN GROUP.

DUNCAN DESIGN GROUP, LLC
1088 TEXAN TRAIL
GRAPEVINE, TX 76051
DUNCANDESIGNGROUP.COM

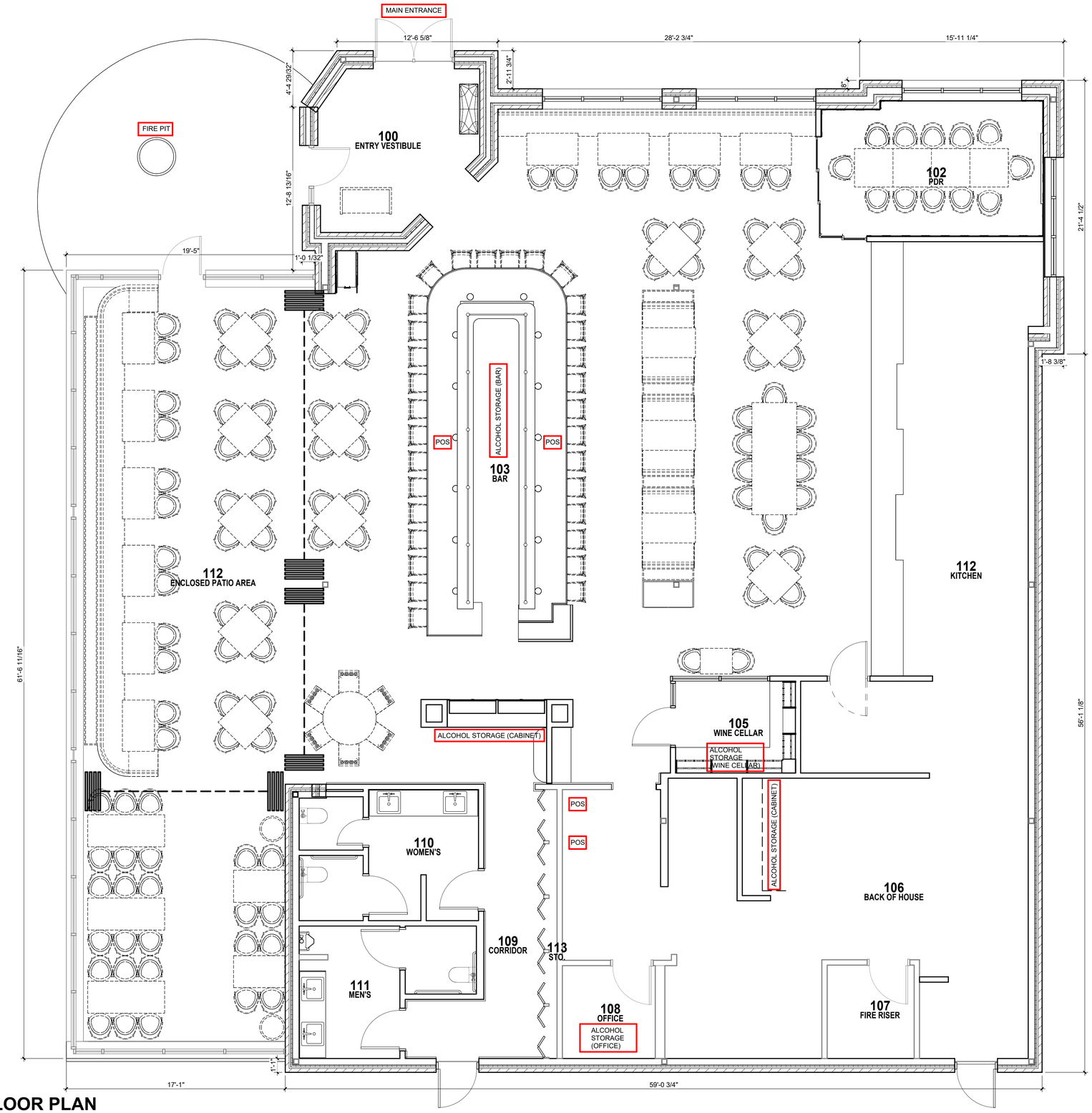
DUNCAN DESIGN GROUP

SHEET NAME

SITE PLAN - OVERALL

SHEET NO.

A1.00



NORTH

1 FLOOR PLAN

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

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

PURPOSE STATEMENT

The purpose of CU25-23 is to amend the previously approved site plan, specifically to allow for the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant.

GENERAL NOTES:

1. CONDITIONAL USE REQUEST FOR THE SALE, STORAGE, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES.

2. THE ENTIRE SITE IS THE PREMISE

3. STORAGE AND SALES AREAS ARE LABELED.

SEAT COUNT	
DINING	84
BAR	32
ENCLOSED PATIO	70
TOTAL SEATING	186

SITE PLAN / FLOOR PLAN / PROPOSED ELEVATIONS
FOR
THE DUTCH
UNIT 4, 1285 S MAIN ST

CITY OF GRAPEVINE, TARRANT COUNTY, TX
5.167 ACRES
ZONE: "PO" PROFESSIONAL OFFICE
DATE OF PREPARATION: MAY 22, 2025

CASE NAME: THE DUTCH
CASE NUMBER: CU25-23
LOCATION: 1285 S MAIN

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

MARK	DATE	DESCRIPTION

JOB NO. 2504

THE DUTCH
1285 S MAIN ST
GRAPEVINE TX 76051

ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAYBE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY WORK, OTHER THEN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM DUNCAN DESIGN GROUP.

DUNCAN DESIGN GROUP, LLC
4008 TEXAN TRAIL
GRAPEVINE, TX 76051
DUNCANDESIGNGROUP.COM

SHEET NAME

Furniture Plan - CUP

SHEET NO.

A1.10

SHEET OF

PURPOSE STATEMENT
The purpose of CU25-23 is to amend the previously approved site plan, specifically to allow for the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant.

MARK	DATE	DESCRIPTION

JOB NO. 2504

V3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS
TEXAS REGISTRATION # 20324

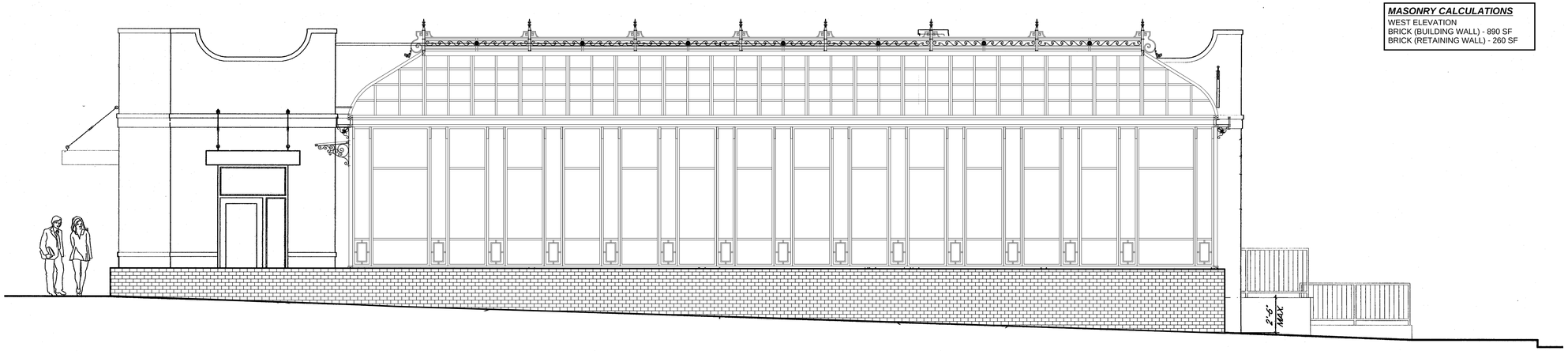
05/22/2025

THE DUTCH
1285 S MAIN ST
GRAPEVINE TX 76051

ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAYBE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY WORK, OTHER THEN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM DUNCAN DESIGN GROUP.

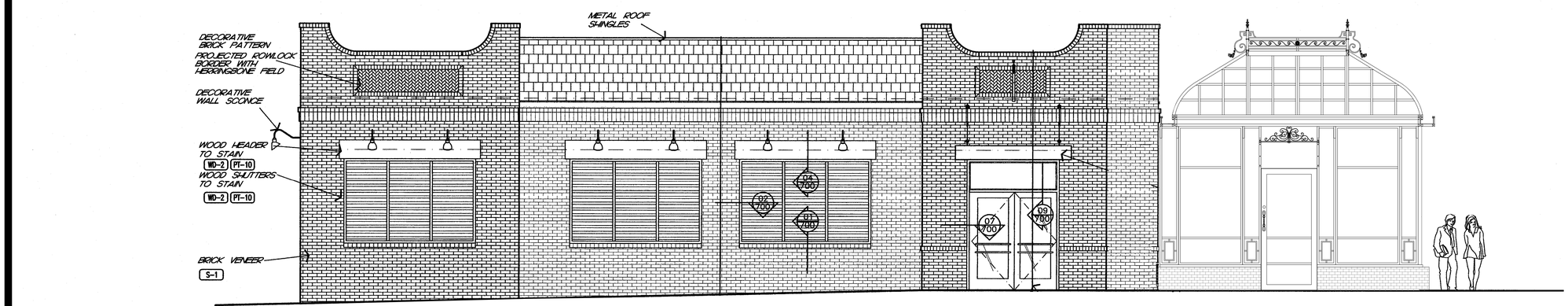
DUNCAN DESIGN GROUP, LLC
6081 TEXAN TRAIL
GRAPEVINE, TX 76051
DUNCANDESIGNGROUP.COM

DUNCAN DESIGN GROUP



MASONRY CALCULATIONS
WEST ELEVATION
BRICK (BUILDING WALL) - 890 SF
BRICK (RETAINING WALL) - 260 SF

01 WEST ELEVATION PATIO
SCALE: 1/4"=1'-0"



MASONRY CALCULATIONS
NORTH ELEVATION
BRICK (BUILDING WALL) - 694 SF
BRICK (RETAINING WALL) - 26 SF

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

SITE PLAN / FLOOR PLAN / PROPOSED ELEVATIONS
FOR
THE DUTCH
UNIT 4, 1285 S MAIN ST

CITY OF GRAPEVINE, TARRANT COUNTY, TX
5.167 ACRES
ZONE: "PO" PROFESSIONAL OFFICE
DATE OF PREPARATION: MAY 22, 2025

CASE NAME: THE DUTCH
CASE NUMBER: CU25-23
LOCATION: 1285 S MAIN

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

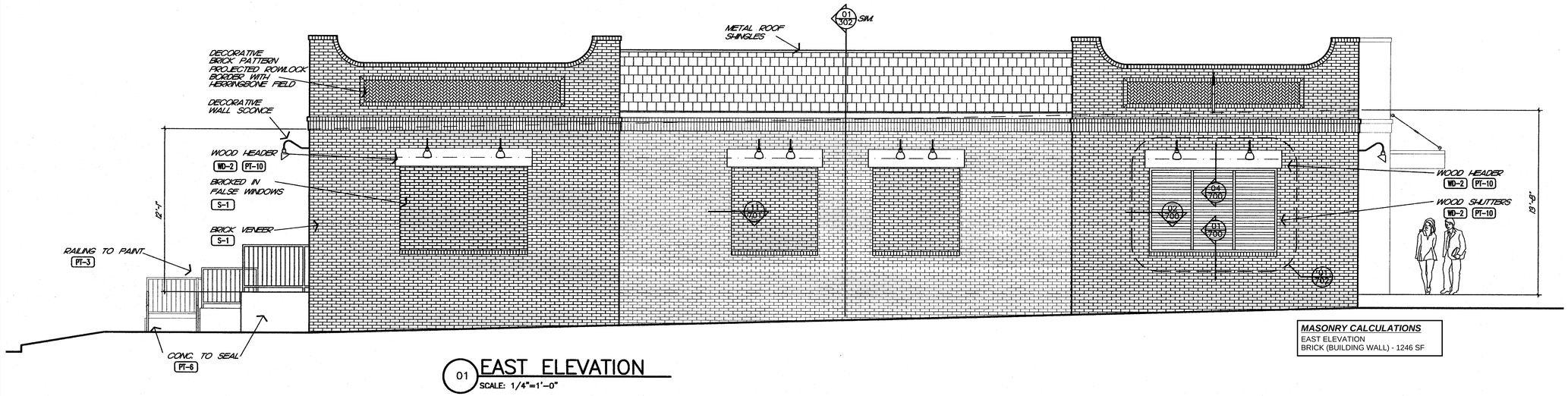
SHEET NAME

NEW ELEVATIONS

SHEET NO.

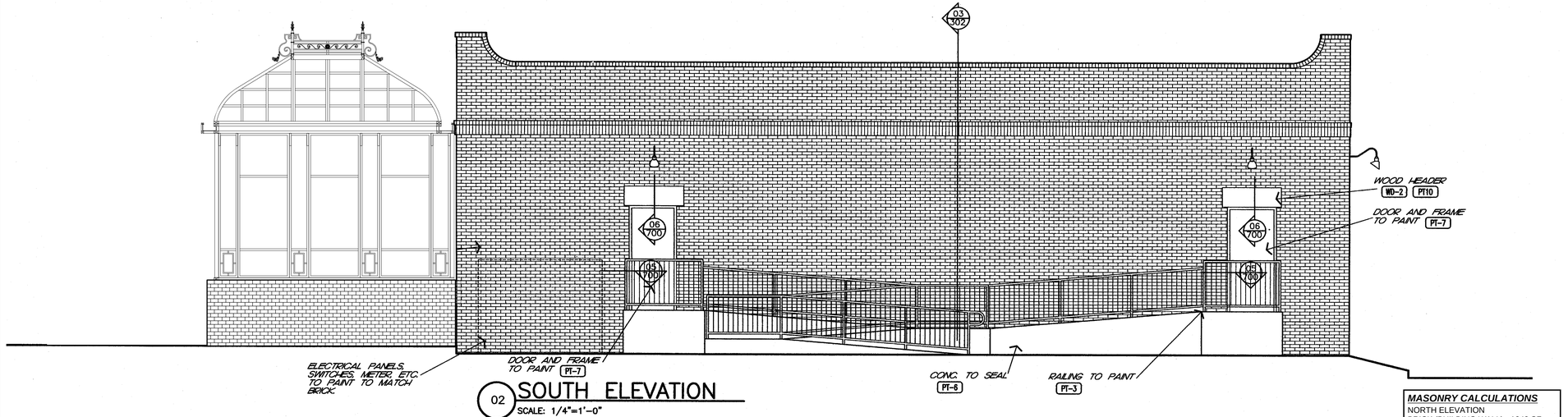
A2.10

PURPOSE STATEMENT
The purpose of CU25-23 is to amend the previously approved site plan, specifically to allow for the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant.



01 EAST ELEVATION
SCALE: 1/4"=1'-0"

MASONRY CALCULATIONS
EAST ELEVATION
BRICK (BUILDING WALL) - 1246 SF



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

MASONRY CALCULATIONS
NORTH ELEVATION
BRICK (BUILDING WALL) - 1049 SF
BRICK (RETAINING WALL) - 76 SF

SITE PLAN / FLOOR PLAN / PROPOSED ELEVATIONS
FOR
THE DUTCH
UNIT 4, 1285 S MAIN ST

CITY OF GRAPEVINE, TARRANT COUNTY, TX
5.167 ACRES
ZONE: "PO" PROFESSIONAL OFFICE
DATE OF PREPARATION: MAY 22, 2025

CASE NAME: THE DUTCH
CASE NUMBER: CU25-23
LOCATION: 1285 S MAIN

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

MARK	DATE	DESCRIPTION

JOB NO. 2504

V3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS
TEXAS REGISTRATION # F-20074

STATE OF TEXAS
STRIDER E. STEELE
108903
LICENSED PROFESSIONAL ENGINEER
05/22/2025

THE DUTCH
1285 S MAIN ST
GRAPEVINE TX 76051

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DUNCAN DESIGN GROUP, LLC
6088 TEXAS TRAIL
GRAPEVINE, TX 76051
DUNCANDESIGNGROUP.COM

DUNCAN DESIGN GROUP

SHEET NAME
NEW ELEVATIONS

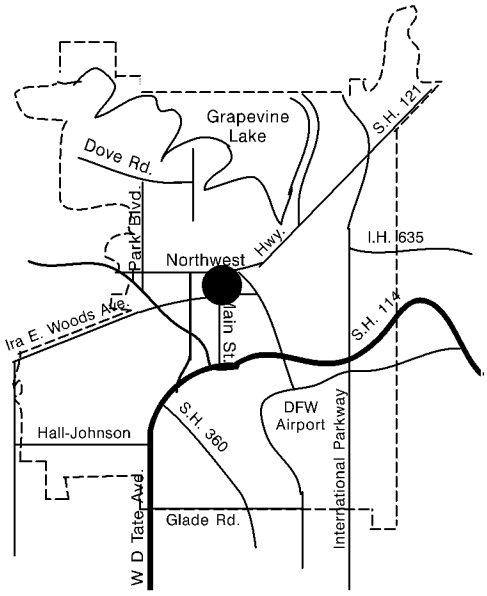
SHEET NO.
A2.11

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

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

MEETING DATE: JUNE 17, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU25-24; STELLA CAFE



APPLICANT: Paola Pedrignani

PROPERTY LOCATION AND SIZE:

The subject property is located at 603 South Main Street, Suite 303 and platted as Block 15, Lot C, Original Town of Grapevine. The property contains approximately 2.187 acres and has approximately 300 feet of frontage along South Main Street and approximately 323 feet of frontage along East College Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The site was previously approved for a conditional use permit CU19-19 (Ord. 2019-39) to allow for the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer and wine only) and outside dining in conjunction with a restaurant. This request is specifically to modify the existing floor plan, to allow for the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) and outside dining in conjunction with a restaurant.

The applicant proposes to revise the previously approved floor plan for a 2,090 square-foot Italian restaurant, Stella Café. The revised seating layout will accommodate 94 patrons: 64 seats indoors and 30 outdoor seats.

MASON DIXIE PREVIOUSLY APPROVED SEATING	STELLA CAFÉ PROPOSED SEATING
64 INDOOR SEATS	64 INDOOR SEATS
14 OUTDOOR SEATS	30 OUTDOOR SEATS
78 TOTAL SEATS	94 TOTAL SEATS

A total of 34 parking spaces are required for the proposed restaurant. The site provides 82 parking spaces for all tenants, which include a mix of retail, office, restaurant, and personal service uses. In addition, there are five parallel parking spaces along South Main Street and nine parallel spaces along College Street.

According to the parking plan provided by the applicant in the plan set, there are 694 public parking spaces available in 10 public parking lots located within 1,000 feet of the subject site.

No other changes are proposed with this request.

PRESENT ZONING AND USE:

The property is currently zoned “CBD”, Central Business District and is developed as a multi-tenant office-retail-restaurant complex.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was not rezoned during the 1984 City-wide Rezoning.

- On July 20, 1999, City Council approved Z99-07 (Ord. 1999-102) to rezone 2.189 acres of the former Winn Dixie grocery store from “SP”, Specific Use Permit District to “CBD”, Central Business District for professional office and retail sales development. Included was a concept plan for a 2,500 square-foot retail building at the northeast corner of South Main Street and East College Street.

- On July 19, 2001, staff approved SP2001-15, a site plan for Building “A”, a 11,129 square-foot multi-tenant building and concept plan for Building “B”, a 10,002 square foot building.

- On July 19, 2001, staff approved SP2001-18, a site plan for Building “B”, a 10,002 square-foot multi-tenant building.

- On April 15, 2008, City Council approved CU08-09 (Ord. 2008-20) to establish a wine tasing room for on- and off premise consumption (wine only) in conjunction with a coffee shop.

- On March 24, 2009, City Council approved an extension to the wine tasting room to expire on April 15, 2010.

On January 19, 2010, City Council approved CU09-46 (Ord. 2010-01) to allow a 25 seat restaurant.

- On March 21, 2017, City Council approved CU17-03 (Ord. 2017-018) for a restaurant.

- On July 17, 2019, City Council approved CU18-17 (Ord. 2018-62) to expand the previously approved restaurant into an adjacent lease space to occupy 2,070 square feet.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "CBD", Central Business District and "R-7.5" Single Family District—funeral home, single family residences

SOUTH: "CBD", Central Business District and "LI" Light Industrial District—restaurant, warehouse and mini-storage

EAST: "CBD", Central Business District and "LI" Light Industrial District—professional offices and mini-storage

WEST: "CBD", Central Business District—various retail businesses and auto repair

AIRPORT IMPACT:

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

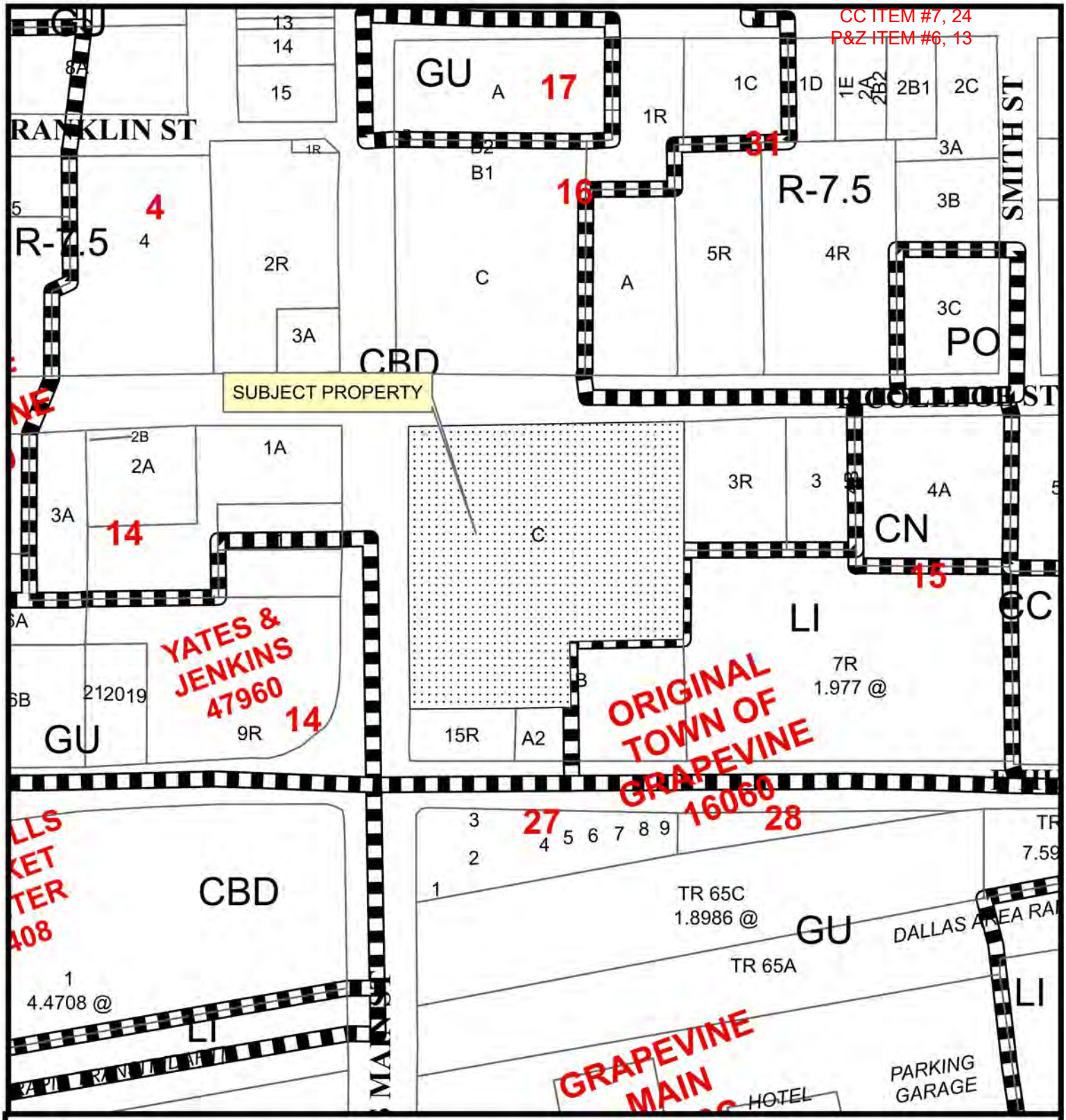
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates this section of South Main Street Type D, Minor Arterial with a minimum 75 foot right-of-way developed as 4 lanes.

/at



CU25-24; Stella Cafe
603 South Main Street, Suite 303

Date Prepared: 6/3/2025

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.

CC ITEM #7, 24
P&Z ITEM #6, 13

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
LOT C BLOCK 15

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

Street frontage & distance to nearest cross street
10'9" FRONTAGE, 64'9 TO NEAREST CROSS STREET

Describe the Proposed Use
RESTAURANT

Proposed Zoning
N/A

Existing Zoning
CBD

Future Land Use Designation
N/A

Subject Property Address
603 S. MAIN STREET SUITES 300 + 302

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 GRAPE OFFICE, LLC Owner Phone Number (281) 728 7147

Company GRAPE OFFICE, LLC c/o INTEGRATED PROPERTY SOLUTIONS, AS AGENT

Address 4314 MEDICAL PKWY SUITE 200

City AUSTIN State TX Zip Code 78756-3332

Email [redacted]

RECEIVED
MAY 05 2025
By: .....

CU25-24

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature _____ Date 5/5/25

STATE OF: TEXAS
COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared SHEREE OBUABANG *(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 5th day of MAY, 2025

_____

NOTARY PUBLIC in and for the State of Texas

MARIA CONTRERAS
Notary Public, State of Texas
Comm. Expires 07-18-2027
Notary ID 134459370

RECEIVED
MAY 05 2025
By: _____

CU25-24

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name PAOLA PEDRIGNANI Company STELLA TO GO LLC

Address 2913 SCENIC DRIVE

City GRAPEVINE State TX Zip Code 76051

Phone 9179028947 Email [redacted]

Applicant's Signature [signature] Date 05/05/25

STATE OF: ~~TARRANT~~ TEXAS

COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared PAOLA PEDRIGNANI *(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 5TH day of MAY, 2025

MARIA CONTRERAS
Notary Public, State of Texas
Comm. Expires 07-18-2027
Notary ID 134459370

[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: GRAPE OFFICE, LLC

Provide a most recent public information report that includes:

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

RECEIVED
MAY 05 2025
By: .....

CU25-24

(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)

TYPE-SIX
DEVELOPMENT SERVICES

STELLA CAFÉ

BUILDING NARRATIVE

Stella Café is a much more casual version of the existing **Stella Ristorante Italiano** located in the Town Square of Southlake.

A stylish yet easy and fresh space with a grab-and-go counter of authentic "Italian street food ", Stella provides all-day food options that appeal to authentic food lovers of all kinds. Starting in the morning with delicious cappuccinos and coffees served alongside traditional Italian pastries, mornings at Stella are perfect for those looking for an easy on-the-go breakfast. During lunch, the counter will be filled with savory options like pizza al metro, Italian focaccia, and delicious paninis made with regional Italian specialties such as burrata, prosciutto, and cured meats. From a casual weekday lunch to an easy take-away meal, Stella is the ideal spot for authentic Italian cuisine you can enjoy anywhere. With daily pasta specials, delicious dishes can be enjoyed in-house or taken home as an easy weeknight meal. The fresh ingredients and authentic Italian tastes are even more delectable when paired with an option from Stella's curated drink menu, with exclusive regional selections of Italian wines, beers, and classic Italian cocktails available to-go. Stella Café aims to deliver the tastes of Italy with every meal, and with takeaway counter service and in-house seating options, food lovers can experience it wherever they are.

The vision for this café is to create a warm, welcoming space where community members quickly and easily get high-quality food and beverages. *Adding a carefully curated selection of beer, wine, and specialty cocktails will help us enhance the customer experience, support local businesses, and offer a more complete experience for those who enjoy a drink with their meal.* We are committed to being a responsible business that prioritizes safety, respects our neighbors, and complies fully with all laws and regulations. Our service model will be family-friendly and focused on moderation — not a late-night bar or loud venue, but rather a cozy, community-centered café that operates within reasonable hours.

We believe this café can be a positive addition to the neighborhood by supporting local employment, encouraging foot traffic, and creating a vibrant space for residents and visitors alike.

Zoning Considerations: The proposed use and seating of this project will be equal to or less than the existing approved use of Mason & Dixie, which was open for breakfast, lunch, and dinner. We are not proposing a change of use other than full-service alcohol. The restaurant will be a mixed beverage permit with food and beverage certificate. The food service will be quick over the counter service with a counter that will sell beer, wine, and mixed beverages.

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 603 S. MAIN STREET SUITES 300 & 302

Legal description of subject property Part of Lot 15 Original Town of Grapevine

Public Works Department

5-6-25

Date

RECEIVED
MAY 05 2025
By: .....

CU25-24

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

CC ITEM #7, 24
P&Z ITEM #6, 13

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 03-31-2025

Employer Identification Number:
33-4297927

Form: SS-4

Number of this notice: CP 575 A

STELLA TO GO LLC
PAOLA PEDRIGNANI SOLE MBR
PO BOX 92492
SOUTHLAKE, TX 76092

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 33-4297927. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 941	10/31/2025
Form 940	01/31/2026

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

RECEIVED
MAY 05 2025
By:

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:
If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S, U.S. Income Tax Return for an S Corporation, must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, Election by a Small Business Corporation.

CU25-24

(IRS USE ONLY) 575A 03-31-2025 STEL B 9999999999 SS-4

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes.* If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents or other payroll service providers, are available to assist you. Visit www.irs.gov/mefbusproviders for a list of companies that offer IRS e-file for business products and services.

IMPORTANT REMINDERS:

* Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.

* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.

* Refer to this EIN on your tax-related correspondence and documents.

* Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is STEL. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

RECEIVED
MAY 05 2025
By: .....

CU25-24

CC ITEM #7, 24
P&Z ITEM #6, 13

(IRS USE ONLY) 575A 03-31-2025 STEL B 9999999999 SS-4

CU25-24

RECEIVED
MAY 05 2025
By: .....

Keep this part for your records. CP 575 A (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 A

9999999999

Your Telephone Number Best Time to Call
( ) -

DATE OF THIS NOTICE: 03-31-2025
EMPLOYER IDENTIFICATION NUMBER: 33-4297927
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

STELLA TO GO LLC
PAOLA PEDRIGNANI SOLE MBR
PO BOX 92492
SOUTHLAKE, TX 76092

CC ITEM #7, 24
P&Z ITEM #6, 13

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

Jane Nelson
Secretary of State

Office of the Secretary of State

CERTIFICATE OF FILING
OF

STELLA TO GO, LLC
File Number: 805967184

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

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

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

CU25-24
RECEIVED
MAY 05 2025
By: .....

Dated: 03/28/2025

Effective: 03/28/2025

Jane Nelson
Secretary of State

CC ITEM #7, 24
P&Z ITEM #6, 13

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

Filing Fee: $300

Certificate of Formation
Limited Liability Company

Filed in the Office of the Secretary of State of Texas
Filing #: 805967184 03/28/2025
Document #: 1465000060002
Image Generated Electronically for Web Filing

Article 1 - Entity Name and Type

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

STELLA TO GO, LLC

Article 2 – Registered Agent and Registered Office

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

SOPRIS CONSULTING, LLC

OR

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

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

Street Address:
1000 TEXAN TRAIL STE 208 GRAPEVINE TX 76051

Consent of Registered Agent

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

OR

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

Article 3 - Governing Authority

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

OR

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

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

Managing Member 1: **PAOLA PEDRIGNANI** Title: **Managing Member**

Address: **PO BOX 92492 SOUTHLAKE TX, USA 76092**

Article 4 - Purpose

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

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By: .....

Supplemental Provisions / Information

CU25-24

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

Initial Mailing Address

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

The initial mailing address of the filing entity is:

PO BOX 92492
SOUTHLAKE, TX 76092
USA

Organizer

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

SOPRIS CONSULTING LLC **1000 TEXAN TRAIL STE 208 GRAPEVINE TX 76051**

Effectiveness of Filing

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

OR

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

Execution

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

Karinina Helterbrand, President Sopris Consulting, LLC

Signature of Organizer

FILING OFFICE COPY

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By: .....

CU25-24

TYPE-SIX
DEVELOPMENT SERVICES

METES AND BOUNDS – STELLA CAFÉ

PROJECT ADDRESS: 603 S. MAIN STREET SUITES 300 & 302

LAND SURVEY OF LOT C, BLOCK 15

CU25-24

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TRACT I

PROPERTY DESCRIPTION

2.180 acres of land being all of Lot C, Block 15, Original Town of Grapevine, an Addition to the City of Grapevine, Tarrant County, Texas, as recorded in Cabinet A, Slide 6182, Plat Records of Tarrant County, Texas, said 2.180 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "Landes & Assoc." found in the south R.O.W. line of East College Street (60' R.O.W.) at the northeast corner of the aforementioned Lot C, Block 15, and the northwest corner of Lot 3R, Block 15, City of Grapevine, an Addition to the City of Grapevine, Tarrant County, Texas, as recorded in Volume 388-189, Page 83, Plat Records of Tarrant County, Texas;

THENCE South 00 Degrees 43 Minutes 59 Seconds East, along the east line of said Lot C, the west line of said Lot 3R, and the west line of Lot 7R, Block 15, Original Town of Grapevine, an Addition to the City of Grapevine, Tarrant County, Texas, as recorded in Cabinet A, Slide 569, Plat Records of Tarrant County, Texas, a distance of 259.76 feet to a Mag nail found at the most easterly southeast corner of said Lot C and the northeast corner of Lot B, Block 15, Original Town of Grapevine, an Addition to the City of Grapevine, Tarrant County, Texas, as recorded in Volume 388-132, Page 20, Plat Records of Tarrant County, Texas;

THENCE South 89 Degrees 38 Minutes 45 Seconds West, along the common line of said Lot C and said Lot B, a distance of 149.95 feet to a "+" cut in concrete found;

THENCE South 00 Degrees 42 Minutes 36 Seconds East, continuing along said common line, a distance of 67.85 feet to a "Y" cut in concrete found at the most southerly southeast corner of said Lot C and the northeast corner of Lot A, Block 15, Original Town of Grapevine, an Addition to the City of Grapevine, Tarrant County, Texas, as recorded in Volume 388-132, Page 20, Plat Records of Tarrant County, Texas; THENCE South 89 Degrees 39 Minutes 57 Seconds West, along the common line of said Lot C and Lot A, and the north line of Lot 15-R, Block 15, Original Town of Grapevine, an addition to the City of Grapevine, Tarrant County, Texas, as recorded in Cabinet A, Slide 2321, Plat Records of Tarrant County, Texas, a distance of 167.88 feet to a "y" cut in concrete found in the easterly R.O.W. line of Main Street (80' R.O.W.);

THENCE North 00 Degrees 51 Minutes 14 Seconds West, along the westerly line of said Lot Cand said easterly R.O.W. line, a distance of 115.06 feet to a "+" cut in concrete found;

THENCE North 21 Degrees 45 Minutes 31 Seconds West, continuing along the westerly line of said Lot C and said easterly R.O.W. line, a distance of 13.96 feet to a "+" cut in concrete found;

THENCE North 00 Degrees 46 Minutes 22 Seconds West, continuing along the westerly line of said Lot C and the easterly R.O.W. line of Main Street, a distance of 184.51 feet to a Mag nail found at a corner clip angle point;

TYPE-SIX
DEVELOPMENT SERVICES

THENCE North 44 Degrees 28 Minutes 58 Seconds East, a distance of 21.14 feet to a "+" cut in brick paving found in the southerly R.O.W. line of the aforementioned East College Street;

THENCE North 89 Degrees 38 Minutes 52 Seconds East, along the north line of said Lot C and said southerly R.O.W. line, a distance of 308.24 feet to the PLACE OF BEGINNING and containing 94,952 square feet or 2.1798 acres of land.

TRACT II

PROPERTY DESCRIPTION

0.403 of an acre of land being all of Lot 3R, Block 15, City of Grapevine, an Addition to the City of Grapevine, Tarrant County, Texas, as recorded in Volume 388-189, Page 83, Plat Records of Tarrant County, Texas; said 0.403 of an acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "Landes & Assoc." found in the south R.O.W. line of East College Street (60' R.O.W.) at the northwest corner of the aforementioned Lot 3R and the northeast corner of Lot C, Block 15, Original Town of Grapevine, an Addition to the City of Grapevine, Tarrant County, Texas, as recorded in Cabinet A, Slide 6182, Plat Records of Tarrant County, Texas;

THENCE North 89 Degrees 38 Minutes 52 Seconds East, along the north line of said Lot 3R and said south R.O.W. line, a distance of 117.40 feet to a "+" cut in concrete found at the northeast corner of said Lot 3R and the northwest corner of a tract of land conveyed to Augustine Ranch Investments, Ltd. as recorded in County Clerk's Instrument No. D206143756, Deed Records of Tarrant County, Texas;

THENCE South 00 Degrees 36 Minutes 25 Seconds East, along the common line of said Lot 3R and said Augustine Ranch Investments tract, a distance of 150.21 feet to a PK. nail found at the southwest corner of said Lot 3R in the north line of Lot 7R, Block 15, Original Town of Grapevine, an Addition to the City of Grapevine, Tarrant County, Texas, as recorded in Cabinet A, Slide 569, Plat Records of Tarrant County, Texas;

THENCE North 89 Degrees 49 Minutes 28 Seconds West, along the south line of said Lot 3R and the north line of said Lot 7R, a distance of 117.08 feet to a 60d nail found at the southwest corner of said Lot 3R in the east line of the aforementioned Lot C, Block 15, Original Town of Grapevine;

THENCE North 00 Degrees 43 Minutes 59 Seconds West, along the common line of said Lot 3R and said Lot C, a distance of 149.13 feet to the PLACE OF BEGINNING and containing 17,546 square feet or 0.4028 of an acre of land.

*DISCLAIMER: METES AND BOUNDS WERE TAKEN FROM A LAND TITLE SURVEY OF LOT C, BLOCK 15 OF THE ORIGINAL TOWN OF GRAPEVINE, TARRANT COUNTY, TEXAS. SURVEY PERFORMED BY LANDES & ASSOSCIATES INC. REGISTERED PROFESSIONAL LAND SURVEYORS. TYPE SIX TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE ABOVE INFORMATION. FOR CITY USE ONLY.

RECEIVED
MAY 06 2025
By: .....

M25-24

ORDINANCE NO. 2025-033

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU25-24 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN FOR CU19-19 (ORDINANCE NO. 2019-039) TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN CONJUNCTION WITH A RESTAURANT. THIS REQUEST IS SPECIFICALLY TO MODIFY THE EXISTING FLOOR PLAN TO ALLOW FOR THE POSSESSION. STORAGE, RETAIL SALE ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT FOR BLOCK 15, LOT C, ORIGINAL TOWN OF GRAPEVINE (603 SOUTH MAIN STREET, SUITE 303) 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, an 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 CU25-24 to amend the previously approved site plan of CU19-19 (Ordinance No. 2019-039) to allow the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a restaurant. This request is specifically to modify the existing floor plan to allow for the possession, storage, retail sales on- and off-premise consumption of alcoholic beverages (beer, wine and a mixed beverages) and outside dining in conjunction with a restaurant in a district zoned “CBD”, Central Business District within the following described property: Block 15, Lot C, Original Towne of Grapevine (603 South Main Street, 303) 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 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. 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 17th day of June, 2025.

APPROVED:

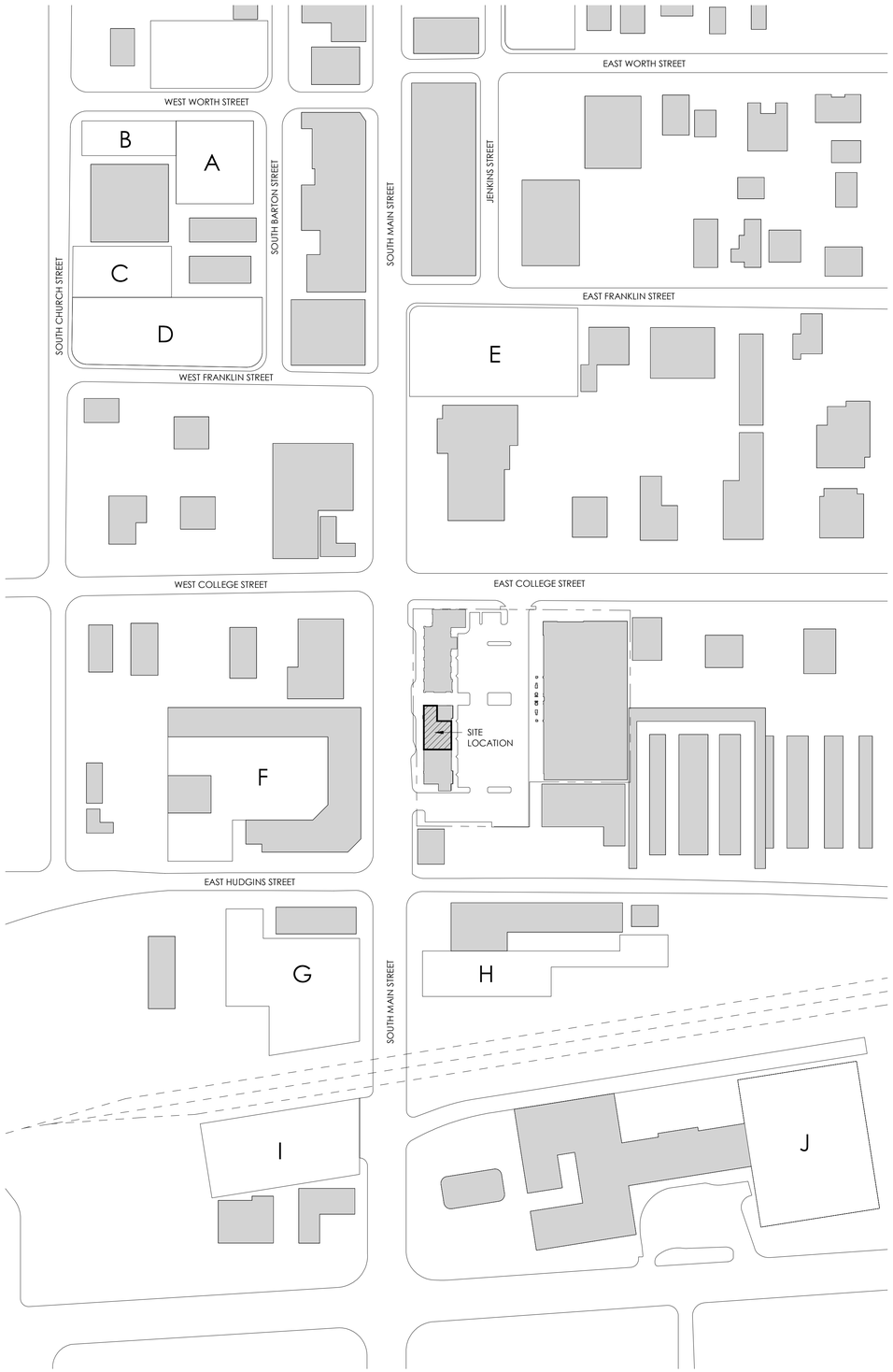
_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C. G. Boyle
City Attorney



1 **SITE PARKING PLAN**
1" = 100'-0"

0 50' 100' 200'
0 2"
1" = 100'-0"

NORTH

PARKING ANALYSIS CHART			
PARKING LOT	**AMOUNT OF PARKING**		**ADDRESS OF PARKING**
A	28	GENERAL PUBLIC PARKING	402 S BARTON STREET
B	22	GENERAL PUBLIC PARKING	225 W WORTH STREET
C	27	GENERAL PUBLIC PARKING	225 W WORTH STREET
D	57	GENERAL PUBLIC PARKING	501 CHURCH STREET
E	75	GENERAL PUBLIC PARKING	523 S MAIN STREET
F	64	GENERAL PUBLIC PARKING	636 S MAIN STREET
G	66	GENERAL PUBLIC PARKING	213 W HUDGINS STREET
H	64	GENERAL PUBLIC PARKING	705 S MAIN STREET
I	41	GENERAL PUBLIC PARKING	814 S MAIN STREET
J	250	PARKING GARAGE	255 E DALLAS ROAD
ON-SITE	82	ON-SITE PARKING	603 S MAIN STREET
	776	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*

CASE NAME: STELLA GRAPEVINE
CASE NUMBER: #CU25-24
LOCATION: 603 SOUTH MAIN STREET, SUITE 303

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: 23 MAY 2025

SHEET: 1 OF 3

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

PLANNING SERVICES DEPARTMENT

SITE LOCATION

SITE LOCATION - NOT TO SCALE

NOTE SITE PLAN BASED ON SAMUEL NEEDHAM SURVEY, ABSTRACT NO. 1171

NOTE CONDITIONAL USE REQUEST CU25-24 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU19-19 (ORD. 2019-039) TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) AND OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT. THIS REQUEST IS SPECIFICALLY TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT.

SITE PLAN
FOR
STELLA TO GO LLC
603 S. MAIN STREET SUITE 303
COLLEGE STREET RESIDENTIAL HISTORIC DISTRICT

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.18 ACRES
ZONE: "CBD" COMMUNITY BUSINESS DISTRICT, WITHIN A PLANNED COMMERCIAL CENTER
DATE OF PREPARATION: MAY 23, 2025

STELLA CAFE GRAPEVINE

603 S. MAIN STREET SUITE 303
COLLEGE STREET RESIDENTIAL HISTORIC DISTRICT
2.18 ACRES
TARRANT COUNTY, TEXAS 76051

OWNER
STELLA TO GO LLC
917-902-8947

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

SUBMITTAL DATE: 23 MAY 2025

TYPE-SIX

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

STELLA CAFE
STELLA TO GO LLC
603 S. MAIN STREET SUITE 303
GRAPEVINE, TX 76051

PROJECT # 00000

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
23 MAY 2025

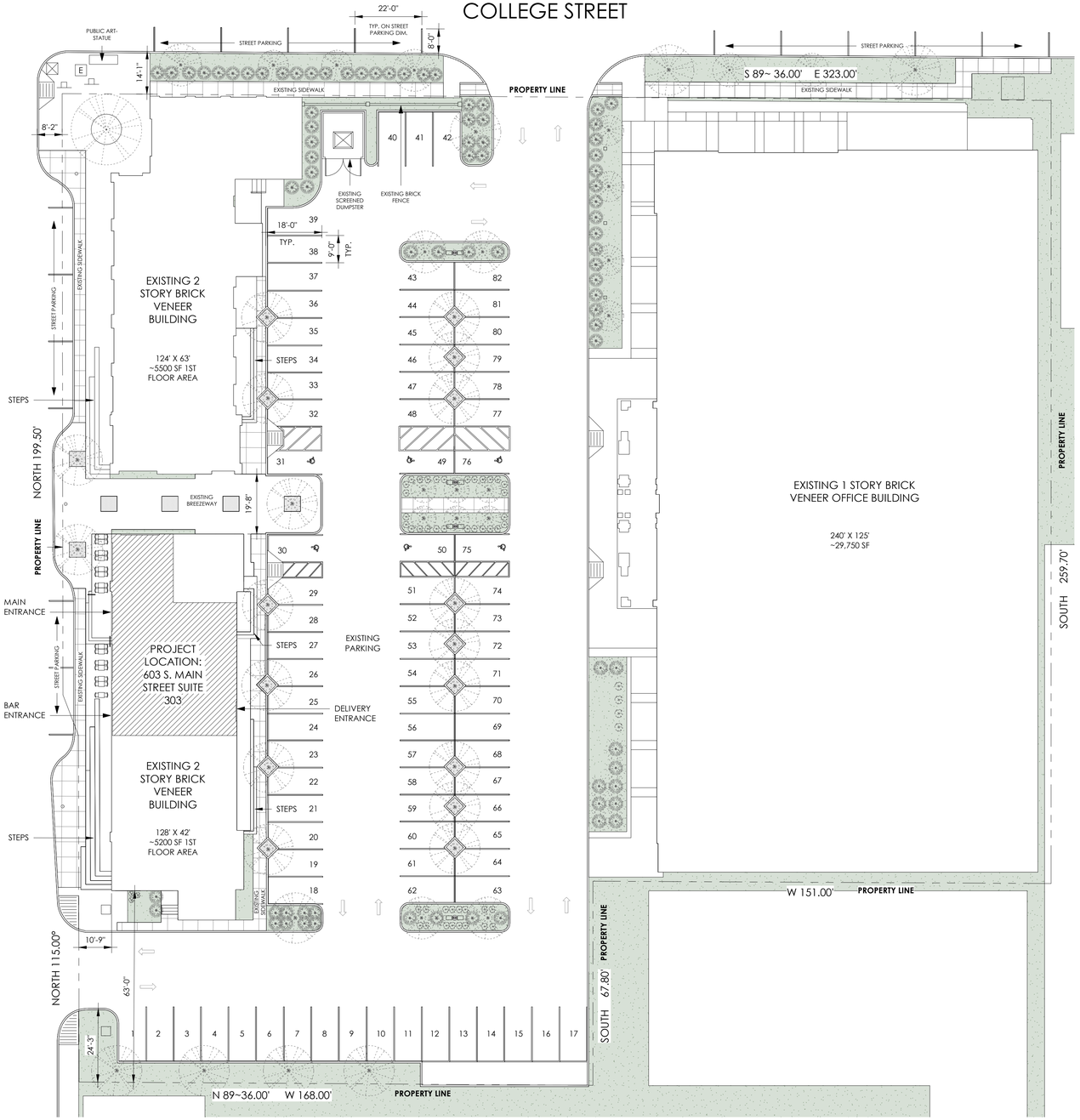
ISSUED FOR
PERMIT

#	Revision	Date

SHEET NAME
PARKING SITE PLAN

SHEET NUMBER
A0.01

REGISTERED ARCHITECT
D. HAYES HINKLE
26067
STATE OF TEXAS



1 **SITE PLAN**
1" = 20'-0"

0 10' 20' 40'
0 2"
1" = 20'-0"

NORTH

PARKING ANALYSIS

GROSS SQUARE FOOTAGE: 2090 S.F.

SPACE	AREA	OCCUPANCY COUNT
RESTAURANT DINING	1041 S.F.	69
KITCHEN (INCLUDES BACK BAR AND CAFE SERVING AREA)	640 S.F.	2
BACK OF HOUSE STORAGE	199 S.F.	1
TOTAL OCCUPANCY:		**72**

PARKING REQUIRED:	24 SPACES
PARKING PROVIDED (EXISTING):	82 SPACES

ADDITIONAL EXISTING PUBLIC PARKING WITHIN 500' OF BUILDING SITE:

E. HUDGINS ST. LOT:	64 SPACES
W. HUDGINS ST. LOT (AFTER 5 PM AND SAT/SUN):	54 SPACES

OTHER LEASED USES ON BUILDING SITE:

OFFICE SPACE (MAIN & MAIN):	29,750 S.F.
OFFICE SPACE (2ND STORIES OF 601 & 603 S. MAIN):	8500 S.F.
RETAIL (WEINBERGER'S DELI):	1272 S.F.
RETAIL (LITTLE ORANGE FISH):	1300 S.F.
RETAIL (CLOSE KNIT BARBERSHOP):	1290 S.F.
RETAIL (TOUT GOODS):	848 S.F.
RETAIL (WINE FUSION):	2000 S.F.

SITE PLAN STANDARD NOTES

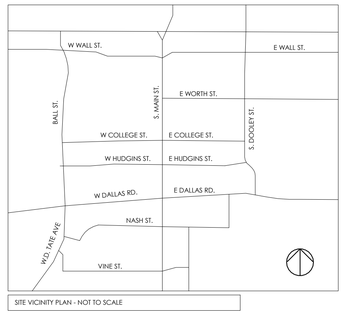
1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
4. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
5. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
6. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
7. PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
8. ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
9. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
10. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

***EXISTING SITE PLAN - TENANT FINISH OUT ONLY**

ADJACENT ZONING: SOUTH OF THE EXISTING PARKING LOT "CBD" CENTRAL BUSINESS DISTRICT, SOUTH AND EAST (APPROXIMATELY THE SOUTH 105 FEET OF THE EAST PROPERTY LINE) "LI" LIGHT INDUSTRIAL DISTRICT AND "CBD" CENTRAL BUSINESS DISTRICT (APPROXIMATELY THE NORTH 154 FEET OF THE EAST PROPERTY LINE).

SPEAKER NOTE THERE IS NO PROPOSAL AT THE TIME OF SUBMITTAL TO INSTALL OUTDOOR SPEAKERS AT 603 S. MAIN STREET SUITE 303. THERE SHOULD BE NO CHANGE TO THE NOISE LEVEL.

NOTE SITE PLAN BASED ON SAMUEL NEEDHAM SURVEY, ABSTRACT NO. 1171



SITE VICINITY PLAN - NOT TO SCALE

SITE DATA

ZONING: CBD
LAND USE: RESTAURANT WITH ALCOHOL SALES
LOT AREA: 94,906 +/- SQ. FT. OR 2.179 +/- ACRES
FIRST FLOOR BUILDING AREA: 5,200 +/- SQ. FT.
TOTAL BUILDING AREA: 9,000 +/- SQ. FT.
BUILDING HEIGHT: 2 STORIES

LANDSCAPE DATA
LOT AREA: 94,906 +/- SQ. FT.
TOTAL LANDSCAPE: 4,512 +/- SQ. FT.
% OF LANDSCAPE: 4.8%

OCCUPANT LOAD: 72
RESTAURANT: 69
BACK OF HOUSE: 3

INDOOR SEATING COUNT: 64
BAR SEATING: 15
TABLE SEATING: 49

NOTE CONDITIONAL USE REQUEST CU25-24 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU19-19 (ORD. 2019-039) TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) AND OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT. THIS REQUEST IS SPECIFICALLY TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT.

LEGAL DESCRIPTION & PROPERTY OWNER INFORMATION

PART OF BLOCK 15
ORIGINAL TOWN OF GRAPEVINE
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

CURRENT PROPERTY OWNER: GRAPE OFFICE LLC
COMPANY: GRAPE OFFICE, LLC C/O INTEGRATED PROPERTY SOLUTIONS (AS AGENT)
COMPANY CONTACT NAME: SHEREE OBUABANG
COMPANY ADDRESS: 4314 MEDICAL PKWY SUITE 200 AUSTIN, TX 78756-3332
CONTACT EMAIL: AOBUABANG@LONGVIEWEQUITY.COM

SITE PLAN
FOR
STELLA TO GO LLC
603 S. MAIN STREET SUITE 303
COLLEGE STREET RESIDENTIAL HISTORIC DISTRICT

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.18 ACRES
ZONE: "CBD" COMMUNITY BUSINESS DISTRICT, WITHIN A PLANNED COMMERCIAL CENTER
DATE OF PREPARATION: MAY 23, 2025

CASE NAME: STELLA GRAPEVINE
CASE NUMBER: #CU25-24
LOCATION: 603 SOUTH MAIN STREET, SUITE 303

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: 23 MAY 2025

SHEET: 2 OF 3

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

PLANNING SERVICES DEPARTMENT

SITE LOCATION

SITE LOCATION - NOT TO SCALE

STELLA CAFE GRAPEVINE

603 S. MAIN STREET SUITE 303
COLLEGE STREET RESIDENTIAL HISTORIC DISTRICT
2.18 ACRES
TARRANT COUNTY, TEXAS 76051

OWNER
STELLA TO GO LLC
917-902-8947

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

SUBMITTAL DATE: 23 MAY 2025

TYPE-SIX

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

STELLA CAFE
STELLA TO GO LLC
603 S. MAIN STREET SUITE 303
GRAPEVINE, TX 76051

PROJECT # 00000

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
23 MAY 2025

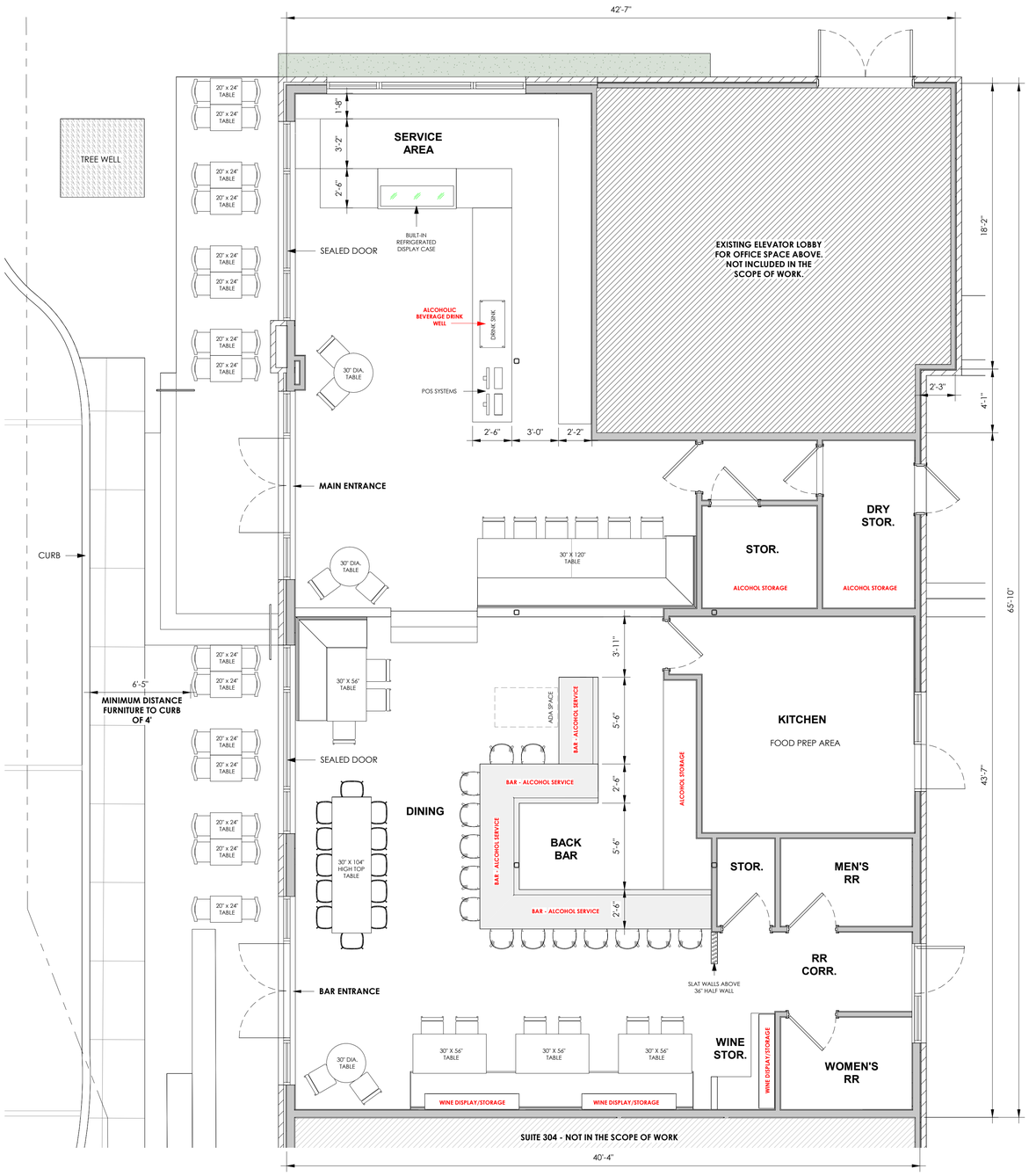
ISSUED FOR
PERMIT

#	Revision	Date

SHEET NAME
ARCHITECTURAL SITE PLAN

SHEET NUMBER
A0.02

REGISTERED ARCHITECT
D. HAYES HINKLE
26067
STATE OF TEXAS
SCHEDULED TO EXPIRE



1 01 LEVEL - PROPOSED FLOOR PLAN
1/4" = 1'-0"

0 2' 4' 8'
0 2"
1/4" = 1'-0"

NORTH

PROPOSED OUTDOOR DINING CHAIRS

SEATING COUNT	
INDOOR	
SEATING TYPE	COUNT
BAR	15 (INCLUDING 1 ADA SPACE)
HIGH-TOP TABLE	12
STANDARD CHAIRS	21
BANQUETTE SEATING	16
TOTAL	64
OUTDOOR	
SEATING TYPE	COUNT
STANDARD OUTDOOR CHAIRS	30
TOTAL	30

SPEAKER NOTE THERE IS NO PROPOSAL AT THE TIME OF SUBMITTAL TO INSTALL OUTDOOR SPEAKERS AT 603 S. MAIN STREET SUITE 303, THERE SHOULD BE NO CHANGE TO THE NOISE LEVEL.

NOTE SITE PLAN BASED ON SAMUEL NEEDHAM SURVEY, ABSTRACT NO. 1171

NOTE CONDITIONAL USE REQUEST CU25-24 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU19-19 (ORD. 2019-039) TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) AND OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT. THIS REQUEST IS SPECIFICALLY TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT.

DIMENSION FLOOR PLAN
FOR
STELLA TO GO LLC
603 S. MAIN STREET SUITE 303
COLLEGE STREET RESIDENTIAL HISTORIC DISTRICT

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.18 ACRES
ZONE: "CBD" COMMUNITY BUSINESS DISTRICT, WITHIN A PLANNED COMMERCIAL CENTER
DATE OF PREPARATION: MAY 23, 2025

CASE NAME: STELLA GRAPEVINE
CASE NUMBER: #CU25-24
LOCATION: 603 SOUTH MAIN STREET, SUITE 303

_____ MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: 23 MAY 2025
SHEET: 3 OF 3

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

PLANNING SERVICES DEPARTMENT

SITE LOCATION

SITE LOCATION - NOT TO SCALE

STELLA CAFE GRAPEVINE

603 S. MAIN STREET SUITE 303
COLLEGE STREET RESIDENTIAL HISTORIC DISTRICT
2.18 ACRES
TARRANT COUNTY, TEXAS 76051

OWNER
STELLA TO GO LLC
917-902-8947

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

SUBMITTAL DATE: 23 MAY 2025

TYPE-SIX

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

STELLA CAFE
STELLA TO GO LLC
603 S. MAIN STREET SUITE 303
GRAPEVINE, TX 76051

PROJECT # 00000

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
23 MAY 2025

ISSUED FOR
PERMIT

#	Revision	Date
1		

SHEET NAME
01 DIMENSION PLAN

SHEET NUMBER
A1.01

REGISTERED ARCHITECT
D. HAYES HINKLE
26067
STATE OF TEXAS

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JUNE 17, 2025

SUBJECT: APPROVAL OF THE GRAPEVINE HISTORIC DISTRICT PATTERN BOOK

RECOMMENDATION: City Council to consider an ordinance adopting the Grapevine Historic Township Pattern Book for the Grapevine Historic Township and take any necessary action.

FUNDING SOURCE: NA

BACKGROUND: The architectural firm Architexas assisted the Grapevine Historic Preservation staff in developing a new document that addresses several needs in the Grapevine Historic Township. The Grapevine Historic District Pattern Book with an Executive Summary is the result of this work. This work has taken place over the past two years.

Four primary house types appropriate for the Grapevine Historic Township have been identified and are recommended, and guidelines and patterns of design have been developed for each type. The four house types are Folk Victorian, Queen Anne Victorian, Arts and Crafts Bungalow, and Prairie Style. The Grapevine Historic Township has the opportunity to add many new houses and additions to houses in the near future, additional guidance for property owners is needed and is addressed by the Grapevine Historic District Pattern Book.

The Grapevine Historic District Pattern Book offers guidance on understanding your property; knowing the buildable area; choosing a style from one of the four recommended types; planning the house shape (or building form); and following construction and quality standards. The adoption of the Grapevine Historic District Pattern Book will help property owners to design homes that add to Grapevine's charm and work for today's needs. By following the Pattern Book steps and using the right materials, a house can be renovated or built that respects the past and is complimentary to the existing properties.

A copy of the ordinance will be provided to Council on Tuesday.

Staff recommends approval.

TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS

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

MEETING DATE: JUNE 17, 2025

SUBJECT: REQUEST TO CALL A PUBLIC HEARING TO AMEND THE ZONING ORDINANCE RELATED TO SECONDARY STRUCTURES

RECOMMENDATION: City Council to consider calling a public hearing to amend various sections of the Comprehensive Zoning Ordinance (82-73), same being Appendix D of the Code of Ordinances, as follows: amendments to various sections of the zoning ordinance related to secondary structures, including requirements for their size, location and height.

BACKGROUND:

The City's current zoning regulations for residential properties permit homeowners to build attached or detached secondary structures, such as garages, workshops, and home gyms, that can occupy up to 60% of their rear yard. While these regulations are designed to provide flexibility for property owners, recent development activities have raised concerns regarding the size, scale, and visual impact of these structures within established residential neighborhoods.

Two recent examples, one on West Texas Street and another on Lakeview Drive near West Kimball Road, have resulted in the construction of significant secondary buildings that alarmed adjacent neighbors, nearby residents, and members of the Planning and Zoning Commission. These cases highlighted some unintended consequences of the current regulations, including effects on neighborhood character, privacy, and overall compatibility.

In response to these concerns, the Planning and Zoning Commission has initiated a review of the City's secondary structure regulations. The primary objective of this review is to evaluate and refine standards related to:

- The allowable number of secondary structures per lot,
- The appropriate locations for such structures on residential properties, and
- Revisions to size and height limitations tailored to properties based on the lot's size.

This in-depth review was conducted through a series of six workshops held by the Planning and Zoning Commission. During these sessions, members examined current regulations, compared community standards, and collected public input.

The proposed amendments resulting from this process are designed to enhance the balance between homeowner flexibility and neighborhood compatibility. They aim to ensure that secondary structures suitably complement the scale and character of residential areas.

ISSUES:

Below are proposed draft revisions depicted in a strikethrough/underline format to show deletions and insertions found in various sections of the Zoning Ordinance.

DRAFT

~~*Strikethrough*~~ = Deletion

Underline = Insertion

Section 12, Definitions

Existing definitions with amendments

Height, ~~*building*~~ *structure* the vertical distance from grade plane to the average height of the highest roof surface. If a flat surface, to the deck line of mansard roofs and to the mean height level between eaves and ridge for hip and gable roofs. In measuring the height of buildings, the following structures shall be excluded:

Chimneys, cooling towers, elevator bulkheads, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding four feet in height.

Breezeway a covered, one-story ~~in height~~, open-sided passageway not exceeding six feet in width, connecting a main structure to a secondary structure ~~building~~.

Proposed definition

Height, of secondary structure The vertical distance measured from finished grade of the lowest side where the building is set to the highest roof surface, excluding non-structural elements such as antennas, chimneys, ventilators, or skylights.

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

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to a single-family detached dwelling provided that none shall be a source of income to the owner or user of the principal single-family dwelling, except for customary home occupation.

1. Off-street parking and private garages in connection with any use permitted in this district.
2. Accessory dwelling unit. Refer to Section 42.C.6. for supplementary district standards related to accessory dwelling units.
3. Cabana, pavilion, pergola, or roofed area.
4. Private swimming pools and tennis courts.
5. Secondary buildings (storage buildings, hobby shops, barns).
6. Signs subject to the provisions of Section 60.
7. Customary home occupation.

8. Communication equipment meeting the requirements of ~~c~~Chapter 7, ~~a~~Article XII~~I~~. of the Grapevine Code of Ordinance. **(Updated article number to XIII, capitalization)**

9. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

With the exception of Items 2 and 9, when any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than 45 feet from the front lot line and shall meet the requirements of Section 42.C., D., E., F. and G.

All ~~S~~secondary ~~buildings~~ structures shall be setback from side and rear property lines a minimum of 15 feet. ~~more than 16~~ Secondary structures greater than 10 feet in height shall be set back from the side and rear property line~~s~~ ~~six~~ 15 feet plus ~~two~~ one additional f~~ee~~oot for each additional foot of height over ~~16~~ 10 feet. ~~The height of the structures shall be measured from the top of the slab or from its bottom floor.~~

****

I. *Maximum Height:* The following maximum height regulations shall be observed:

1. Principal structure: two (2) stories, 35 feet.
2. Secondary structure: ~~one and one-half (1 ½) stories, 20~~ 16 feet.

****

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

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to an single-family detached dwelling provided that none shall be a source of income to the owner or user of the principal single-family dwellings, except for customary home occupation:

1. Off-street parking and private garages in connection with any use permitted in this district.
2. Cabana, pavilion, pergola, or roofed area.
3. Private swimming pool.
4. Secondary structures ~~buildings~~.
5. Signs subject to the provisions of Section 60.
6. Customary home occupation.

7. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances. **(Updated article number to XIII)**

8. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

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

All ~~S~~secondary ~~buildings~~ structures shall be setback from side and rear property lines a minimum of eight feet. ~~more than~~ ~~16~~ Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines ~~six~~ eight feet plus ~~two~~ one additional f~~ee~~oot for each additional foot of height over ~~16~~ 10 feet. ~~The height of the structures shall be measured from the top of the slab or from its bottom floor.~~

****

I. *Maximum Height regulations:* The following maximum height regulations shall be observed:

1. Principal structure: two (2) stories, 35 feet.
2. Secondary structure: ~~one and one-half (1 ½) stories, 20~~ 16 feet.

****

Section 15, R-7.5, Single-Family District Regulations

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to a single-family detached dwelling provided that none shall be a source of income to the owner or user of the principal single-family dwellings, except for customary home occupation:

1. Off-street parking and private garages in connection with any use permitted in this district.
2. Cabana, pavilion, pergola, or roofed area.
3. Private swimming pools.
4. Secondary structures ~~buildings~~.
5. Signs subject to the provisions of Section 60.
6. Customary home occupation.

7. Communication equipment meeting the requirements of ~~c~~Chapter 7, ~~a~~Article XIII. **(Updated article number to XIII, capitalization)**

8. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this subsection, the month of January shall constitute the first month of the first quarter.

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

All secondary structures shall be setback from side and rear property lines a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus one additional foot for each additional foot of height over 10 feet.

****

I. Maximum Height regulations: The following maximum height regulations shall be observed:

1. Principal structure: two (2) stories, 35 feet.
2. Secondary structure: ~~one-story,~~ 16 feet.

****

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

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to an R-5.0 zero-lot-line district provided that none shall be a source of income to the owner or user of the principal single-family dwellings, except for customary home occupation:

1. Off-street parking and private garages in connection with any use permitted in this district.
2. Cabana, pavilion, pergola, or roofed area.
3. No dwelling shall be closer than 12 feet between the face of the exterior walls of neighboring dwelling unit.
4. Private swimming pool.
5. Storage structures ~~buildings~~ 120 square feet or less and having no plumbing.
6. Signs subject to the provisions of Section 60.
7. Customary home occupation.

8. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances. **(Updated article number to XIII)**

9. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

With the exception of Item 9, when any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than 45 feet from the front lot line and shall meet the requirements of Section 42.C., D., E., F., and G.

All ~~Accessory buildings or~~ Secondary structures ~~more than 16 feet in height~~ shall be set back from ~~the~~ rear property line a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus ~~two~~ one additional f~~ee~~oot for each additional foot of height over ~~16~~ 10feet. ~~The height of the accessory buildings or structures shall be measured from the top of the slab or from its bottom floor.~~

****

I. *Maximum Height regulations:* The following maximum height regulations shall be observed:

1. Principal structure: two (2) stories, 35 feet.
2. Secondary structure: ~~one-story, (~~16~~)~~ feet.

****

Section 17, R-3.5, Two-Family District Regulations

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to dwelling units provided that none shall be a source of income to the owner or users of the principal use. All secondary uses shall be located at least 20 feet from any street right-of-way and shall not be located between the building line and the front property line.

1. Off-street parking and private garages in connection with any use permitted in this district.
2. One storage structure ~~building~~ per dwelling unit 120 square feet or less, and having no plumbing.
3. Private swimming pools and private tennis courts no closer than 75 feet to any adjacent residential district.
4. Signs subject to the provisions of Section 60.

5. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances. **(Updated article number to XIII)**

6. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

With the exception of item 6, when any of the foregoing permitted secondary uses are detached from a principal dwelling, said uses shall be located not less than 45 feet from the front lot line nor less than 20 feet from any street right-of-way, and at least six feet from the rear and side lot lines.

All ~~S~~secondary structures shall be setback from side and rear property lines a minimum of six feet. ~~more than 16~~ Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus ~~two~~ one additional f~~ee~~oot for each additional foot of height over ~~16~~ 10 feet. ~~The height of the structures shall be measured from the top of the slab or from its bottom floor.~~

****

I. *Maximum Height regulations*: The following maximum height regulations shall be observed.

1. Principal structure: two (2) stories, 35 feet.
2. Secondary structure: ~~one-story,~~ 15 feet.

****

Section 18, R-3.75 Three-and Four-Family District Regulations.

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to dwelling units provided that none shall be a source of income to the owner or users of the dwelling. All secondary uses shall be located at least 20 feet from any street right-of-way and shall not be located between the building line and the front property line.

1. Detached covered common parking, off-street parking and private garages.
2. Private swimming pools and private tennis courts no closer than 75 feet to any adjacent residential district.
3. Laundry room for tenants' use.
4. Cabana, pavilion, pergola, or roofed area.
5. Signs subject to the provisions of Section 60.
6. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances. **(Updated article number to XIII)**

7. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

All ~~S~~secondary structures shall be setback from side and rear property lines a minimum of six feet. ~~more than 16~~ Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus ~~two~~ one additional f~~ee~~oot for each additional foot of height over ~~16~~ 10 feet. ~~The height of the structures shall be measured from the top of the slab or from its bottom floor.~~

****

I. *Maximum Height regulations:* The following maximum height regulations shall be observed:

1. Principal structure: two (2) stories, 25 feet. Whenever a triplex or fourplex structure is erected contiguous to an existing single-family dwelling, the number of stories and height of the triplex or fourplex structure shall not exceed the number of stories and height of the contiguous single-family dwelling. In no instance shall the height of a triplex or fourplex structure exceed two stories or 25 feet.
2. Secondary structure: ~~one-story,~~ 15 feet.

****

Section 19, R-MH Manufactured Home District Regulations.

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses of a manufactured home subdivision:

1. Manufactured home plot rental office.
2. Common swimming pool no nearer than 120 feet to any residentially zoned district.
3. Laundry room for the use of residents.
4. Screened garbage storage on a concrete pad, no nearer than 50 feet to any residentially zoned district, and not within the front setback.
5. Toilet and shower facilities.
6. Community or recreation structure ~~building~~.
7. One storage structure ~~building~~ per lot 120 square feet or less, and having no plumbing.

8. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances. **(Updated article number to XIII)**

When any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than 45 feet from the front lot line, 20 feet from any street right-of-way, and six feet from rear and side lot lines.

All ~~S~~secondary structures shall be setback from side and rear property lines a minimum of six feet. ~~more than 16~~ Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus ~~two~~ one additional f~~ee~~oot for each additional foot of height over ~~16~~ 10 feet. ~~The height of the structures shall be measured from the top of the slab or from its bottom floor.~~

****

E. *Maximum Height regulations:* The following height regulations shall be observed:

1. Principal structure: One-story, 15 feet.
2. Secondary structure*:* ~~One-story,~~ 15 feet.

****

R-20, R-TH Townhouse District Regulations

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to dwelling units provided that none shall be a source of income to the owner or user of the principal family dwelling:

1. Private swimming pools and tennis courts no closer than 75 feet to any adjacent residential district.
2. Cabana, pavilion, pergolas, or roofed area.
3. Meeting, party, and/or social rooms in common areas only.
4. Off-street parking and private garages in connection with any use permitted in this district.
5. One storage structure ~~building~~ per dwelling unit 1200~~00~~ square feet or less, and having no plumbing.
6. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinance. **(Updated article number to XIII)**
7. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

No secondary uses may be located between the building line and the front property line.

Private garages on lots having a minimum width of less than 40 feet must be entered from the side or rear. Said lots shall not have driveways on or within the front building setbacks.

All secondary structures shall be setback from side and rear property lines a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus one additional foot for each additional foot of height over 10 feet.

****

I. *Maximum Height regulations*: The following maximum height regulations shall be observed:

1. Principal structure: Two-story, 35 feet. Whenever a townhouse structure is erected contiguous to an existing single-family dwelling, the number of stories and height of the townhouse structure shall not exceed the number of stories and height of the contiguous single-family dwelling. In no instance shall the height of a townhouse structure exceed two stories or 35 feet.
2. Secondary structure: ~~One-story,~~ 15 feet.

****

R-22, R-MF Multifamily District Regulations

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to the multiple-family dwellings provided that none shall be a source of income to the owner or users of the multiple-family dwellings. All secondary uses shall be located at least 20 feet from any street right-of-way and shall not be located between the building line and the front property line.

1. Detached covered common parking, off-street parking and private garages in connection with any use permitted in this district provided that such parking shall not be located in a required front yard.
2. Swimming pools and tennis courts no nearer than 75 feet to any residentially zoned district.
3. Laundry room for use of tenants.
4. Meeting, party and/or social rooms in common areas only.
5. Cabana, pavilion, pergola, or roofed area.
6. Mechanical and maintenance equipment related to a principal use no nearer than 120 feet to any adjacent residentially zoned district and housing within an enclosed structure ~~building~~.

7. Screened garbage and/or solid waste storage on a concrete pad, no nearer than 50 feet to an adjacent R-3.5, R-TH, R-5.0, R-7.5, R-12.5, R-20 zoned district, and not within the front setback.

8. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances. **(Updated article number to XIII)**

All secondary structures shall be setback from side and rear property lines a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus one additional foot for each additional foot of height over 10 feet.

****

I. *Height regulations:* The following maximum height regulations shall be observed:

1. The maximum height of the principal structure shall be two stories not to exceed 35 feet. Whenever a multifamily structure is erected contiguous to an existing single-family dwelling, the number of stories and height of the multifamily structure shall not exceed the number of stories and height of the contiguous single-family dwelling. In no instance shall the height of a multifamily structure exceed two stories or 35 feet.

2. The maximum height of ~~a~~ secondary structures shall ~~be one story~~ not ~~to~~ exceed 15 feet.

3. The maximum height of a storage structure used for maintenance or mechanical equipment shall ~~be one story~~ not ~~to~~ exceed ten feet.

****

Section 22A, R-MODH Modular Home District Regulations

B. *Secondary uses:* The following uses shall be permitted as secondary uses to a single-family detached modular home provided that none shall be a source of income to the owner or user of the principal use:

1. Private garage.

2. Private swimming pool.

3. Storage structures ~~buildings~~ 120 square feet or less and having no plumbing.

4. Cabana, pavilion, pergola, or roofed area.

5. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances. **(Updated article number to XIII)**

6. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to

exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

With the exception of Item 6, when any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than 45 feet from the front lot line, 20 feet from any street right-of-way, and six feet from rear and side lot lines.

All secondary structures shall be setback from side and rear property lines a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus one additional foot for each additional foot of height over 10 feet.

****

E. *Maximum Height and area regulations:*

1.	Principal structure:	two (2) stories, 25 feet.
2.	Secondary structure:	~~One-story,~~ 16 feet. ~~Except a storage building which shall not exceed ten feet in height.~~
3.	Lot coverage by principal structure:	40 percent of total lot area.

****

Section 41, "PD" Planned Development Overlay

D. *Limitation of uses:* Uses prohibited shall be those uses specifically prohibited within the underlying zoning district. The following uses are expressly prohibited within a "PD" Planned Development Overlay and cannot be established as a permitted, conditional, or secondary use under any circumstances:

1. Freight forwarding warehouses.
2. Outside storage of material/equipment.
3. Retail establishments for used car sales and service.
4. Commercial parking lots.
5. Automotive repair garages.
6. Salvage/wrecking yards.
7. Retail sales of building material displayed in an unenclosed or incompletely enclosed area with outside storage.
8. Those uses specifically designated in paragraph D. Limitation of Uses in Section 31, "LI" Light Industrial District.
9. Off-premise/billboard signage.

10. Pawn shops.

11. All uses listed in Section 49, Special Uses.

12. Bed and Breakfast.

13. Residential properties consisting of one-lot.

****

Section 42, Supplementary District Regulations

Subsection C., *Secondary structures ~~buildings~~*:

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

These standards cannot be changed through a planned development overlay for an individual residential lot. Variations to the standards may only be granted as part of an entire residential subdivision prior to platting and the initial construction of the properties.

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

a. No more than two (2) per lot or property, however specific zoning districts may limit the number of secondary structures to one; and

~~b. Limited to a maximum size of 50% of the habitable building footprint of the primary structure, and must not exceed the maximum building area allowed for the property's zoning district (see table below); and~~

b. The following size limitations apply cumulatively to the maximum of two secondary structures on a single lot or property.

Lot Size	Limitation on Secondary Structure Size
5,000-7,499 sq. ft.	500 sq. ft. maximum and complying with all building setbacks
7,500-12,499 sq. ft.	1,000 sq. ft. maximum and complying with all building setbacks
12,500-19,999 sq. ft.	1,500 sq. ft. maximum and complying with all building setbacks
20,000 sq. ft. and larger	1,500 sq. ft. maximum and complying with all building setbacks

For lots 20,000 sq. feet and larger, a conditional use permit is required to exceed the maximum secondary structure size of 1,500 sq. ft or the maximum structure height of 16 feet.

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

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

3. Additional secondary structure requirements:

i. A secondary ~~building~~ structure attached to the main building shall be made structurally a part, ~~and~~ architecturally cohesive, have a common wall with the main structure ~~building~~ and shall comply in all respects with the requirements of this ordinance applicable to the main structure. ~~Unless so attached, a secondary building in a residential district shall be located on the rear one-half of the lot and~~

ii. Secondary structures shall be at least ten feet from any dwelling or structure ~~building~~ existing or under construction on the same lot or any adjacent lot.

iii. In all residential districts, a ~~building or~~ structure attached to the principal ~~building or~~ structure by only a breezeway ~~having a maximum~~ (which shall be) no wider than ~~th of~~ six feet and shall be considered ~~as being~~ a detached secondary ~~building or~~ structure. ~~No building shall be located nearer than three feet to any side or rear lot line.~~

iv. ~~In the case of a~~ For corner lots, no secondary structure ~~building~~ shall be located within any side yard required on the street side. ~~A garage, detached from the main building, may be located no nearer than six feet to any rear lot line and shall be subject to the same side yard requirements as the principal structure.~~

v. Any secondary structure with a roof pitch less than 3/12 cannot be taller than 12 feet in total height.

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

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

ITEM #11

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JUNE 17, 2025

SUBJECT: NEW SOFTWARE LICENSE FOR PERMITTING

RECOMMENDATION: City Council to consider the purchase of an annual software license for permitting from Vertosoft. This license will be used by the Planning Services Department, the Building Services Department, and other city departments involved in the Technical Review Committee (TRC) process, managing permits, projects, and code enforcement cases.

FUNDING SOURCE: Funds are available in the General Fund (Planning Services, Public Works, Building Services and Fire Departments) for a one time fee of $79,440 and an annual estimated amount of $84,959.

BACKGROUND: This purchase is intended to establish a contract with Vertosoft for permitting, project management, and code enforcement solutions for the city. There is a one-time fee of $79,440 for module setup and online training, which is detailed in the attached Vertosoft Quote for OpenGov and an annual fee of $84,959. The Planning Services, Building Services, Public Works, and Fire Departments have been using MyGov for these services since 2010. However, due to recent acquisition by Tyler Technologies and difficulties with MyGov in maintaining accurate data, the city has experienced significant lost man-hours from manually correcting data errors. As a result, the city is seeking a long-term solution. This procurement will be made as a sole source purchase in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022, General Exemptions (a)(7)(A).

1602 Village Market Blvd SE, Suite 320
Leesburg, VA20175 USA

Cage Code: 7QV38
UEI Number Y7D5MXRU2839
DUNS# 080431574
Federal Tax ID: 81-3911287
Business Size: Small Business

Date: 5/14/2025, 5:00 PM

Phone: 571 707-4130
Fax: 571-291-4119
Email: sales@vertosoft.com

Vertosoft Contact: Carly Moore
Phone: (540) 998-8361
Email: carly.moore@vertosoft.com

Vertosoft Quote for OpenGov - City of Grapevine, TX

Contract: TX-DIR: DIR-CPO-5327

Quote #: Q-11906
Expires On: 6/30/2025

Ship To
City of Grapevine, TX
Erica Marohnic
817-410-3155
emarohnic@grapevinetexas.gov

Quote For:
Name: Erica Marohnic
Company: City of Grapevine, TX
Email: emarohnic@grapevinetexas.gov
Phone: 817-410-3155

PAYMENT TERMS	DELIVERY METHOD	PAYMENT METHOD	VERTOSOFT CUST ID	SUPPLIER REF #
Net 30	Electronic	Check/ACH/Credit Card		

Term 1

PART #	DESCRIPTION	START DATE	END DATE	QTY	UNIT PRICE	EXTENDED
OPGV-GWCS-B150200M-RR-1Y	Accounting & Finance Export - Between $150-200 Million - 1Y	9/1/2025	9/30/2025	1.00	$197.12	$197.12
OPGV-GVCS-B150200M-RR-1Y	Autofill Interface - Between $150-200 Million - 1Y	9/1/2025	9/30/2025	1.00	$98.59	$98.59
OPGV-GZCS-B150200M-RR-1Y	Bluebeam Integration - Between $150-200 Million - 1Y	9/1/2025	9/30/2025	1.00	$197.12	$197.12
OPGV-GUCS-B150200M-RR-1Y	Contractor License Verification - Between $150-200 Million - 1Y	9/1/2025	9/30/2025	1.00	$156.44	$156.44
OPGV-GBDS-B150200M-RR-1Y	Document Management Interface - Between $150-200 Million - 1Y	9/1/2025	9/30/2025	1.00	$234.66	$234.66

PART #	DESCRIPTION	START DATE	END DATE	QTY	UNIT PRICE	EXTENDED
OPGV-GTCS-B150200M-RR-1Y	Esri ArcGIS Integration - Between $150-200 Million - 1Y	9/1/2025	9/30/2025	1.00	$98.59	$98.59
OPGV-GYCS-B150200M-RR-1Y	Flag Integration - Between $150-200 Million - 1Y	9/1/2025	9/30/2025	1.00	$98.59	$98.59
OPGV-GQCS-B150200M-RR-1Y	Master Address Table or Assessor System Integration - Between $150-200 Million - 1Y	9/1/2025	9/30/2025	1.00	$197.12	$197.12
OPGV-HAIO-B150200M-RR-1Y	Permitting and Licensing - Community Development Without Fire - Between $150-200 Million - 1Y	9/1/2025	9/30/2025	1.00	$4,240.98	$4,240.98
OPGV-HALG-B150200M-NR-0Y	Custom Professional Services Deployment - Prepaid - Between $150-200 Million - 0Y			331.00	$240.00	$79,440.00
					Term 1 TOTAL:	$84,959.21

Term 2

PART #	DESCRIPTION	START DATE	END DATE	QTY	UNIT PRICE	EXTENDED
OPGV-GWCS-B150200M-RR-1Y	Accounting & Finance Export - Between $150-200 Million - 1Y	10/1/2025	9/30/2026	1.00	$2,365.44	$2,365.44
OPGV-GVCS-B150200M-RR-1Y	Autofill Interface - Between $150-200 Million - 1Y	10/1/2025	9/30/2026	1.00	$1,183.05	$1,183.05
OPGV-GZCS-B150200M-RR-1Y	Bluebeam Integration - Between $150-200 Million - 1Y	10/1/2025	9/30/2026	1.00	$2,365.44	$2,365.44
OPGV-GUCS-B150200M-RR-1Y	Contractor License Verification - Between $150-200 Million - 1Y	10/1/2025	9/30/2026	1.00	$1,877.27	$1,877.27
OPGV-GBDS-B150200M-RR-1Y	Document Management Interface - Between $150-200 Million - 1Y	10/1/2025	9/30/2026	1.00	$2,815.91	$2,815.91
OPGV-GTCS-B150200M-RR-1Y	Esri ArcGIS Integration - Between $150-200 Million - 1Y	10/1/2025	9/30/2026	1.00	$1,183.05	$1,183.05
OPGV-GYCS-B150200M-RR-1Y	Flag Integration - Between $150-200 Million - 1Y	10/1/2025	9/30/2026	1.00	$1,183.05	$1,183.05
OPGV-GQCS-B150200M-RR-1Y	Master Address Table or Assessor System Integration - Between $150-200 Million - 1Y	10/1/2025	9/30/2026	1.00	$2,365.44	$2,365.44
OPGV-HAIO-B150200M-RR-1Y	Permitting and Licensing - Community Development Without Fire - Between $150-200 Million - 1Y	10/1/2025	9/30/2026	1.00	$50,891.77	$50,891.77
					Term 2 TOTAL:	$66,230.42

Term 3

PART #	DESCRIPTION	START DATE	END DATE	QTY	UNIT PRICE	EXTENDED
OPGV-GWCS-B150200M-RR-1Y	Accounting & Finance Export - Between $150-200 Million - 1Y	10/1/2026	9/30/2027	1.00	$2,483.71	$2,483.71

PART #	DESCRIPTION	START DATE	END DATE	QTY	UNIT PRICE	EXTENDED
OPGV-GVCS-B150200M-RR-1Y	Autofill Interface - Between $150-200 Million - 1Y	10/1/2026	9/30/2027	1.00	$1,242.20	$1,242.20
OPGV-GZCS-B150200M-RR-1Y	Bluebeam Integration - Between $150-200 Million - 1Y	10/1/2026	9/30/2027	1.00	$2,483.71	$2,483.71
OPGV-GUCS-B150200M-RR-1Y	Contractor License Verification - Between $150-200 Million - 1Y	10/1/2026	9/30/2027	1.00	$1,971.14	$1,971.14
OPGV-GBDS-B150200M-RR-1Y	Document Management Interface - Between $150-200 Million - 1Y	10/1/2026	9/30/2027	1.00	$2,956.70	$2,956.70
OPGV-GTCS-B150200M-RR-1Y	Esri ArcGIS Integration - Between $150-200 Million - 1Y	10/1/2026	9/30/2027	1.00	$1,242.20	$1,242.20
OPGV-GYCS-B150200M-RR-1Y	Flag Integration - Between $150-200 Million - 1Y	10/1/2026	9/30/2027	1.00	$1,242.20	$1,242.20
OPGV-GQCS-B150200M-RR-1Y	Master Address Table or Assessor System Integration - Between $150-200 Million - 1Y	10/1/2026	9/30/2027	1.00	$2,483.71	$2,483.71
OPGV-HAIO-B150200M-RR-1Y	Permitting and Licensing - Community Development Without Fire - Between $150-200 Million - 1Y	10/1/2026	9/30/2027	1.00	$53,436.34	$53,436.34
					Term 3 TOTAL:	$69,541.91

TOTAL: $220,731.54

Quote Terms

By purchasing the products and services described in this order form, the Customer is expressly agreeing to the End User Agreement published at https://www.vertosoft.com/terms-and-conditions-opengov

Taxes: Sales tax shall be added at the time of an invoice, unless a copy of a valid tax exemption or resale certificate is provided.
Credit Card Orders: Additional fees may apply if paying by credit card.

All Purchase Orders must include: End User Name, Phone Number, Email Address, Purchase Order Number, Government Contract Number or Our Quote Number, Bill-To and Ship-To Address (Cannot ship to a PO Box), Period of Performance (if applicable), and a Signature of a duly Authorized Representative.

ITEM #12

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JUNE 17, 2025

SUBJECT: REQUEST APPROVAL FOR FIREWORK DISPLAY

RECOMMENDATION: City Council to consider a firework permit for the City's 2025 Fireworks Show to be held on July 4, 2025.

FUNDING SOURCE:

BACKGROUND: Illumination Fireworks Partners, LP has submitted a firework permit application for a fireworks display. The fireworks display is for the 2025 July 4th fireworks show. This will be a 1.3G multi-position fireworks display featuring a variety of colors and effects, ending with a finale. The show will be shot from soccer field No. 2, located at 1300 Oak Grove Loop North, City of Grapevine Oak Grove Park Soccer Complex. The display will start at 9:30 PM and will last 18 minutes.

Grapevine Fire Department

1007 Ira E. Woods Grapevine, TX 76051

817-410-4400

PERMIT APPLICATION

Application Date: 6/4/25 **Business Name:** City of Grapevine

Permit Address: 1299 Oak Grove Loop N Grapevine, TX 76051 - North of Field #2

Permit Needed *(Please check appropriate box/es)*

- __ Amusement Buildings
- __ Carnivals or Fairs
- __ Compressed Gases *(over 200 cu. ft.)*
- __ Exhibits and Trade Shows
- __ Fire Protection or Detection Systems, *Install or modify*
- __ Flammable or Combustible Liquids, *Store, Use or Install*
- __ Hazardous Materials, *Store, Use or Install*
- __ High-Piled Storage, *Storage over 12 feet*
- __ Open Burning, *Recreational Fires are excluded*
- X Pyrotechnic or Fireworks Displays
- __ Repair Garages and Fueling Stations
- __ Tents and Membrane Structures
- __ Vehicle Displays in Public Buildings
- __ Block Party

Please attach plans, documents and any specifications for permit review.

Permit Time: Permanent __ Temporary X **Permit Type:** Operational X Construction __

Applicant Information

Plans: New X Revision __ Correction __ Application # _____ City Project/Property: Yes X No __

Submitting Company Name: Illumination Fireworks Partners LP

Mailing Address: 1605 Crescent Circle, Suite 200

City, State, Country, Zip: Carrollton, TX 75006

Company E-mail Address: [redacted]

Company Phone: 972-245-7976

Applicant Phone: 972-245-7976

Applicant E-mail Address: [redacted]

Name of Venue: Oak Grove Field #2 – 1299 Oak Grove Loop N, Soccer Field #2

Name of Event: 07.04.25 City of Grapevine - [1.3G]

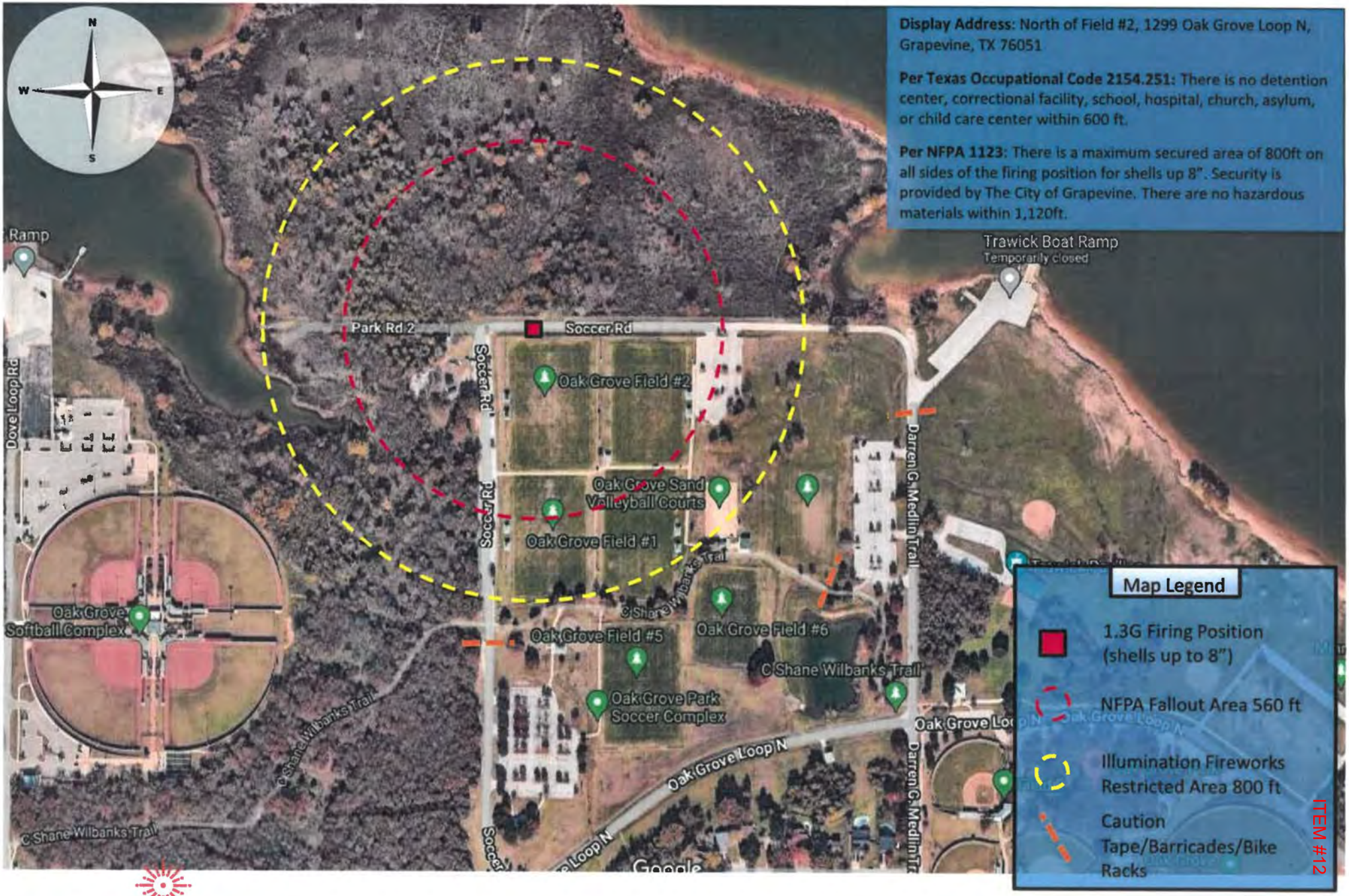
Event Date/s: July 4th, 2025

Details of Event or Process: Show will be setup July 3, 2025, and secured overnight

Show will be shot on July 4, 2025 at ~9:30pm

Applicant Name and Title: Andrew Schoffler **Applicant Signature:** [signature] 6/4/25

07.04.25 City of Grapevine Site Plan



ITEM #12

ILLUMINATION
FIREWORKS - PYRO - SPECIAL FX

1605 Crescent Circle, Suite 200, Carrollton, Texas 75006 Phone: 972-245-7976 | Fax: 972-245-7977 | IlluminationFireworks.com

ITEM #13

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JUNE 17, 2025

SUBJECT: PURCHASE OF RECYCLED RUBBER BARRIERS

RECOMMENDATION: City Council to consider the approval for the purchase of recycled rubber barriers from Pretred, Inc. for the Public Works Department

FUNDING SOURCE: Funds are available in the Capital Equipment Purchase Fund and the CVB Fund for a total amount not to exceed $81,350.

BACKGROUND: This purchase is for recycled rubber barriers to protect attendees during the Christmas Capital of Texas by providing barriers for lane closures along Main Street, protecting parking lots and entry points as well as identified weak spots during event closures. This purchase is for 8' and 6' static rubber barriers. These will be used in addition to the Meridian mobile barriers.

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

Staff recommends approval.

ITEM #14

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JUNE 17, 2025

SUBJECT: PURCHASE OF HYDRANT PRESSURE RECORDERS

RECOMMENDATION: City Council to consider approval for the purchase of hydrant pressure recorders from Atlas Utility Supply Company for the Public Works Department

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for an amount not to exceed $15,600.

BACKGROUND: This is for the purchase of four hydrant pressure recorders. The City currently has four hydrant pressure recorders operating throughout the City. These sensors assist staff in the the detection of leaks and improve day to day operations of the water system.

This procurement will be made as a sole source from Atlas Utility Supply Company in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A).

Staff recommends approval.

ITEM #15

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JUNE 17, 2025

SUBJECT: APPROVAL FOR THE PURCHASE OF FOUR VAL-MATIC CHECK VALVES FOR HILTON LIFT STATION

RECOMMENDATION: City Council to consider approval for the purchase of four Val-Matic check valves for the Hilton Lift Station from Municipal Valve & Equipment Company for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for a total amount not to exceed $38,700.

BACKGROUND: This purchase is for four Val-Matic 10" Check Valves for the Hilton Lift Station from Municipal Valve to replace all the check valves at this lift station that are failing.

This purchase will be made in accordance with an existing interlocal agreement with the Region VIII Education Service Center known as The Interlocal Purchasing System (TIPS) in Texas as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the cooperative, and contracts were awarded to Municipal Valve & Equipment Company. The Public Works and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

DR/TM

ITEM #16

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JUNE 17, 2025

SUBJECT: SECOND AMENDMENT TO THE WASTEWATER TREATMENT PLANT IMPROVEMENTS AND APPROPRIATION ORDINANCE

RECOMMENDATION: City Council to consider the second amendment to the engineering contract for the design of the Train 2 and Train 3 improvements at the Wastewater Treatment Plant with Provenance Engineering, LLC and approval of an ordinance appropriating the funds.

FUNDING SOURCE: Upon approval of the attached appropriation ordinance, funds will be available in the Utility Enterprise Fund in an amount of $175,000

BACKGROUND: The City has a contract with Provenance Engineering LLC (Provenance) to design improvements at the Wastewater Treatment Plant to include:

Train 1 filter replacement
Train 2 clarifier rehabilitation
Train 2 and Train 3 aeration basin rehabilitation/improvements
These contracts were approved by council on January 18, 2022 and February 15, 2022.

During the design process, the Train 2 clarifier reached a point where it needed to be replaced immediately. The clarifier portion of the project was broken out of the design set and fast tracked for design and bidding as a stand-alone project.

As the main project design developed, staff determined additional improvements are necessary and/or complementary to the current work effort. Including doubling the capacity of the proposed Train 1 filter replacement, safety improvements in the plant: (sidewalk, pedestrian bridging across aeration basins, handrails, and guardrails) and replacement of weirs, blower manifolds, activated sludge lines, and diffusor modifications in the aeration basins.

Amendment #1 was approved by council on October 3, 2023, in the amount of $283,000 for the additional design.

Amendment #2 is for the completion of design, bidding and additional construction phase services for the Train 2 and Train 3 aeration basin rehabilitation/improvements and plant water improvements.in the amount of $158,960. Total funding with a 10% contingency is $174,856 (rounded to $175,000)

Staff recommends approval.

ORDINANCE NO. 2025-027

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF $175,000 IN THE UTILITY ENTERPRISE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to complete Train 2 and Train 3 improvements at the Wastewater Treatment Plant; and

WHEREAS, Funding is available in the Utility Enterprise Capital Fund; and

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

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

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

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

Section 2. That the City Council hereby authorizes $175,000 to be appropriated from the Utility Enterprise Fund for the Train 2 and Train 3 improvements at the Wastewater Treatment Plant.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of June, 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: JUNE 17, 2025

SUBJECT: NO PARKING RESTRICTIONS ON WEST COLLEGE STREET

RECOMMENDATION: City Council to consider approval of 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; prohibiting parking on the north side of West College Street.

FUNDING SOURCE: None

BACKGROUND: West College Street has parking restrictions on the south side from Ball Street west to the State Highway 114 Frontage Road and the north side from Drexel Dive west to the State Highway 114 Frontage Road. This amendment will extend no parking from Ball Street to Drexel Drive on the north side of College Street as shown in the attached exhibit. This change will improve site visibility and improve mobility in the area of Cannon Elementary School.

Staff recommends approval.

ORDINANCE NO. 2025-028

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 311.002 of the Texas Transportation Code provides that a general-law municipality has exclusive control over and under 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:

> *"West College Street*, north side, no parking from the intersection of Ball Street extending west a distance of 3,700 feet to State Highway 114 Frontage Road."

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 17th day of June, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

U:\Map Requests\Council\CouncilMap2025.aprx || 6/6/2025

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 3rd day of June, 2025 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

William D. Tate	Mayor
Paul Slechta	Mayor Pro Tem
Sharron Rogers	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member
Leon Leal	Council Member
Sean Shoppe	Council Member

constituting a quorum, and with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
Alex Crowley	Assistant City Attorney
Tara Brooks	City Secretary

CALL TO ORDER

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

Item 1. Executive Session

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

A. Consultation with and legal advice from the City Attorney regarding pending litigation (Muns, et al. v. Grapevine – Cause No. 348-303736-18), pursuant to Section 551.071, Texas Government Code.

B. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities; Public Works; 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 7:04 p.m. The closed session ended at 7:23 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

Mayor Tate called the regular meeting to order at 7:30 p.m.

Item 2. Invocation

Council Member Duff O'Dell gave the invocation.

Item 3. Posting of the Colors and Pledges of Allegiance

Troop 1905 posted the Colors and led the Pledges of Allegiance.

Item 4. Citizen Comments

Phillip Hinkle, Berkley Drive, Grapevine, thanked the City for the work on the noise ordinance and the work at the Lake Parks over the weekend. He also mentioned that he agreed with the decision regarding the winery that was made at the previous meeting.

Sayeda Syed, 6705 Saphire Circle, Colleyville, updated Council on TAD and the incorrect information that was mailed to thousands of TAD customers.

PRESENTATIONS

Item 5. Planning and Zoning Commission Chairman and Planning Services Director to present proposed amendments to various sections of the zoning ordinance related to secondary structures, including provisions for size, location, and height.

City Manager Rumbelow introduced this item and stated that the Planning and Zoning Commission has had six meetings to discuss the issue of secondary structures and tonight staff would like input from City Council.

Planning Services Director Erica Marohnic and Planning and Zoning Commission Chairman Larry Oliver presented this item and answered questions from the Council. Assistant Director of Public Works John Robertson answered questions from Council.

Council did not take any action on this item.

Item 7. GRACE Chief Executive Officer Rebecca Cox to provide a report on GRACE services.

GRACE Chief Executive Officer Rebecca Cox detailed the 2024 services provided by GRACE including Housing Stability, Health Care, Hunger Relief, and Children which included the Christmas Cottage and Feed Our Kids. Ms. Cox thanked the City for all they do for GRACE.

Council did not take any action on this item.

NEW BUSINESS

Item 7. Consider the Mayor's appointments of Council Liaisons to the City's Boards, Commissions and Council Committees, and take any necessary action.

Mayor Tate reported that the list of appointments was included in Council's packets and asked if Council had any questions or objections. There were none, so the appointments stood as presented and are included in these minutes.

Council did not take any action on this item.

CITY COUNCIL LIAISON BOARD AND COMMISSION APPOINTMENTS
2025-2026

William D. Tate	Crime Control and Prevention District Board (2006) Grapevine 4B Economic Development Corporation Board (2007) Industrial Development Corporation (1988) Tax Increment Finance District Boards - One and Two (1996/1998)
Paul Slechta	Golf Course Advisory Board (2019) Historic Preservation Commission (2016) Library Advisory Board (2025) Crime Control and Prevention District Board (2016) Parks and Recreation Advisory Board - 1st Alternate (2025) Industrial Development Corporation (2016) Open Space Review Committee (2016) Tax Increment Finance District Boards – One and Two (2016) U. S. Army Corps of Engineers Liaison (2016)
Sharron Rogers	Board of Zoning Adjustment (2014) Planning and Zoning Commission (2023) Senior Citizens Advisory Board – 1st Alternate (2023) Crime Control and Prevention District Board (2006) Economic Development Corporation (1997) Facilities Committee (1985) Grapevine 4B Economic Development Corporation Board (2007) Utility Committee (2023)

Leon Leal	Convention and Visitors Advisory Board (2023) Grapevine Colleyville Independent School District Board Liaison (2025) Crime Control and Prevention District Board (2019) Economic Development Corporation (2019) Facilities Committee (2019) Tax Increment Finance District Boards – One and Two (2019) Board of Zoning Adjustment - 1st Alternate (2025) Audit Committee (2025)
Sean Shope	Housing Authority Board of Commissioners (2025) Metroport Teen Court Advisory Board (2025) Audit Committee (2025) Building Board of Appeals – 1st Alternate (2025) Golf Course Advisory Board – 1st Alternate (2025) Crime Control and Prevention District Board (2025) Grapevine 4B Economic Development Corporation Board (2025)
Chris Coy	Building Board of Appeals (2023) Planning and Zoning Commission – 1st Alternate (2023) Parks and Recreation Advisory Board (2025) Crime Control and Prevention District Board (2008) DFW Airport Board Liaison (2024) Economic Development Corporation (2014) Grapevine 4B Economic Development Corporation Board (2016) Impact Fee Committee (Ex-Officio) (2008) Tax Increment Finance District Boards – One and Two (2008) Utility Committee (2008)
Duff O'Dell	Animal Shelter Advisory Committee (2014) Heritage Foundation Advisory Board (2019) Senior Citizens Advisory Board (2014) Crime Control and Prevention District Board (2014) Impact Fee Committee (Ex-Officio) (2014) Industrial Development Corporation (2014) Tax Increment Finance District Boards – One and Two (2014) Facilities Committee (2025)

(Note: Years shown in the parenthesis above indicate the year the member was first appointed to that board/committee.)

Item 8. Consider **Resolution No. 2025-007** approving the Tarrant County contract with GRod Construction for the 49th Year Community Development Block Grant street reconstruction project, **Ordinance No. 2025-026** appropriating the funds, and take any necessary action.

Assistant Public Works Director Robertson presented this item and answered questions from Council. The proposed project will include Forest and Lipscomb Streets connecting to Lucas Drive. Tarrant County is expected to provide $211,253 and the City's match is expected to be $1,379,457.

Motion was made to approve Resolution No. 2025-007 approving the Tarrant County contract with GRod Construction for the 49th Year Community Development Block Grant street reconstruction project, Ordinance No. 2025-026 appropriating the funds, and to take any necessary action.

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

RESOLUTION NO. 2025-007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, SUPPORTING THE TARRANT COUNTY TRANSPORTATION BOND PROGRAM; AUTHORIZING CITY STAFF TO SUBMIT CANDIDATE PROJECTS; AUTHORIZING FUNDING PARTICIPATION WITH TARRANT COUNTY; AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NO. 2025-026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF $1,379,457 IN THE CAPITAL PROJECTS FUND AND UTILITY ENTERPRISE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. 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 9. City Council to consider the yearly community distribution allocation to GRACE from the City of Grapevine.

City Manager Rumbelow recommended approval of the annual community distribution allocation of $35,000 to GRACE.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, Leal, and Shope
Nays: None
Approved: 7-0

Item 10. Consider the purchase for annual data, support and training for RFID inventory tag tracking with Operative IQ.

Fire Chief Darrell Brown recommended approval of the purchase of annual data, support and training for RFID inventory tag tracking for an amount not to exceed $24,712.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, Leal, and Shope
Nays: None
Approved: 7-0

Item 11. Consider the purchase of replacement endpoints for city staff to connect virtual desktops from Waypoint Business Solutions.

Chief Information Officer Tessa Allberg recommended approval of the purchase of replacement endpoints for virtual desktops for a total amount not to exceed $101,612.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, Leal, and Shope
Nays: None
Approved: 7-0

Item 12. Consider the purchase of Spectrum Fiber Connect Plus TV services and Fiber Internet Bundle Package for The REC with Charter Communications Holding.

Chief Information Officer Allberg and Parks and Recreation Director Chris Smith recommended approval of the purchase of Spectrum Fiber Connect Plus TV services and Fiber Internet Bundle Package for The REC for an estimated amount of $32,400.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, Leal, and Shope

Nays: None
Approved: 7-0

Item 13. Consider the renewal of the Spectrum Fiber Connect Plus TV services and Fiber Internet with Charter Communications Holding at the Public Safety Building.

Chief Information Officer Allberg and Police Chief Mike Hamlin recommend approval of the purchase of Spectrum Fiber Connect Plus TV services and Fiber Internet Bundle Package for the Public Safety Building for an estimated amount of $30,900.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, Leal, and Shope
Nays: None
Approved: 7-0

Item 14. Consider the purchase and installation of playground equipment for Banyan, Pickering and Austin Oaks Parks from Webuildfun Inc.

Parks and Recreation Director Smith recommended approval of the purchase and installation of playground equipment for Banyan, Pickering and Austin Oaks Parks for a total amount not to exceed $335,749.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, Leal, and Shope
Nays: None
Approved: 7-0

Item 15. Consider declaring certain property as surplus and authorizing its sale at auction.

Public Works Director Bryan Beck recommended approval of the declaration of certain property as surplus and authorizing its sale at auction. The list includes twenty-five vehicles, trailers, and heavy-duty equipment that are ready for auction due to item age or condition.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, Leal, and Shope
Nays: None
Approved: 7-0

Item 16. Consider an agreement with the Dallas Area Rapid Transit (DART) for water and wastewater crossings.

Public Works Director Beck recommended approval of an agreement with DART for several water and wastewater crossings in the amount of $15,562.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, Leal, and Shope
Nays: None
Approved: 7-0

Item 17. Consider the award of an informal request for quote authorizing the purchase of a dual channel flow meter at Dove 1 Lift Station from Plus 1 Services.

Public Works Director Beck recommended approval of the informal request for quote authorizing the purchase of a dual channel flow meter for Dove 1 Lift Station for an amount not to exceed $35,752.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, Leal, and Shope
Nays: None
Approved: 7-0

Item 18. Consider the minutes from the regular May 20, 2025 City Council meeting.

City Secretary Tara Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, Leal, and Shope
Nays: None
Approved: 7-0

ADJOURNMENT

Motion was made to adjourn the meeting at 8:15 p.m.
Motion: Coy
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal and Shope
Nays: None
Approved: 7-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 17th day of June, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

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

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

7:30 p.m. Joint Regular Meeting – City Council Chambers

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this 20TH day of May 2025 in the Planning and Zoning Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Monica Hotelling	Vice-Chair
Beth Tiggelaar	Member
Traci Hutton	Member
Jason Parker	Member
Justin Roberts	Member
Kirby Kercheval	Member
Wayne Jonson	Alternate

With Mark Assaad absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Planning Services Director
Albert Triplett	Planner II
Lindsay Flores	Planner I
Ashlee Mosley	Planning Technician

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

1. Invocation and Pledge of Allegiance: Commissioner Monica Hotelling

JOINT PUBLIC HEARINGS

2. **CU25-11; Wine Tasting Room** – submitted by GCV Enterprises, LLC for property located at 406 South Main Street, platted as Block 3, Lot 2, City of Grapevine. The applicant is requesting a conditional use permit to allow a 2,548 square foot wine tasting facility on 0.07 acre. The property is zoned "CBD", Central Business District and is owned by Tincup Properties, LLC.

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

Applicant, Brian Heath, presented and answered questions.

3. **CU25-12; Landmark Coffee –** submitted by Landmark Coffee, LLC for property located at 530 South Main Street, Suite 100, platted as Block 4, Lot 3A, City of Grapevine. The applicant is requesting a conditional use permit to amend the previously approved site plan 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. This request is specifically to allow a 1,256 square-foot coffee shop with outdoor dining. The property is zoned "CBD", Central Business District and is owned by Glacier Entertainment, LLC.

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

4. **CU25-15; Casa Fairview Canines –** submitted by Casa Fairview Canines DBA Aeropaws for property located at 1201 Minters Chapel Road, Suite 302, platted as Block 2, Lot 1, DFW Air Freight Centre Addition. The applicant is 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 property is zoned "LI", Light Industrial District and is owned by TL2 Properties, LLC.

The Commission and Council received a report from staff and held the public hearing. Pilar Khun, owner of Casa Fairview Canines, presented and answered questions.

5. **CU25-16; AC Hotel –** submitted by Type-Six for property located at 1701 State Highway 26, platted as Block 1, Lot 1A2-1, Bluffs at Grapevine Addition. 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 subject site is owned by Newcrest Image. REQUEST TO TABLE.

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

Motion was made to **approve** the request to table **CU25-16**; **AC Hotel**:

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

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

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

Chairman Oliver called the regular session to order at **9:14 p.m.**

6. CITIZEN COMMENTS

   No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

7. Conditional Use Permit CU25-11 (Wine Tasting Room) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU25-11** (Wine Tasting Room)

Motion: Tiggelaar
Second: Parker
Ayes: Oliver, Hotelling, Hutton, Roberts
Nays: Kercheval
Approved: 6 - 1

8. Conditional Use Permit CU25-12 (Landmark Coffee) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU25-12** (Landmark Coffee):

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

9. Conditional Use Permit CU25-15 (Casa Fairview Canines) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use permit **CU25-15** (Casa Fairview Canines):

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

10. Consider the minutes of the April 9, 2025 Planning and Zoning Commission workshop meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the April 9, 2025 Planning and Zoning Commission workshop meeting:

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

11. Consider the minutes of the April 15, 2025 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the April 15, 2025 Planning and Zoning Commission meeting:

Motion: Hutton
Second: Roberts
Ayes: Oliver, Hotelling, Tiggelaar, Parker, Kercheval

Nays: None
Approved: 7 - 0

Adjournment

Motion was made to adjourn the meeting at **9:27 p.m.**

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS 17TH DAY OF JUNE 2025.

APPROVED:

_____
CHAIRMAN

ATTEST:

_____
PLANNING TECHNICIAN

MEMO TO: PLANNING AND ZONING COMMISSION

FROM: ERICA MAROHNIC, DIRECTOR, PLANNING SERVICES

MEETING DATE: JUNE 17, 2025

SUBJECT: BROWNSTONES (AM22-02)

RECOMMENDATION: Planning and Zoning Commission to hold a discussion and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) same being Appendix "D" of the Code of Ordinances, as follows: creation of a new zoning district for urban Brownstone developments, removal of Planned Residential Districts (PRD-6 and PRD-12), amending related definitions, and revisions to Table 3, *Preferred Use Matrix* in Section 41.B of the Transit District Overlay (TDO).

BACKGROUND:

The Planning and Zoning Commission will continue discussing the deletion, creation, and amendment of definitions in Section 12, Definitions. This includes the establishment of a new zoning district, the Brownstone District; setting bulk, dimensional, setback, and parking standards related to brownstones; the removal of Planned Residential Districts (PRD-6 and PRD-12); and the amendment of Table 3, Preferred Use Matrix in Section 41B, Transit District Overlay. This discussion follows workshops held on December 13, 2023, January 16, 2024, and February 20, 2024.

ISSUES:

Summary of draft changes from the June 10, 2025 Commission Subcommittee meeting:

- The Planned Residential Districts (PRD-6 and PRD-12) have been removed, as there are no properties within the city zoned as PRD-6 or PRD-12.
- Section 34, "PRD-6", Planned Unit Residential District Regulations, will be replaced with the new "BR", Brownstone District Regulations, which will include associated bulk, dimensional, and setback requirements.
- The previously drafted "CR", Condominium Residential District Regulations have been removed, as condominiums are already included as a conditional use within the "R-MF", Multifamily District Regulations.
- Off-street parking requirements have been amended to include brownstones and live/work units, requiring two (2) parking spaces per unit and an additional 0.25 space per unit for visitor parking in brownstone and townhouse developments.
- Table 3, *Preferred Use Matrix* in Section 41B, Transit District Overlay, has been amended to refer to offices as professional offices, to remove condominiums as a preferred use, and to suggest that professional offices, personal services, and education/vocational institutions may be appropriate uses in the Low Intensity Sub-District.

DRAFT

~~*Strikethrough*~~ = Deletion

Underline = Insertion

DELETED DEFINITIONS - Section 12, *Definitions*

~~APARTMENT shall mean a room or suite of rooms arranged, designed or occupied as a residence by a single family, individual or group of individuals.~~

~~APARTMENT HOUSE shall mean any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied as three (3) or more apartments or which is occupied as the home or residence of three (3) or more families living independently of each other and maintaining separate cooking facilities.~~

AMENDED DEFINITIONS - Section 12, *Definitions*

Condominium ~~means the separate ownership of single units or apartments in a multiple unit structure or structures with common elements as defined in Article 1301a Texas Revised Civil Statutes Annotated.~~ A dwelling on one platted lot within which designated units are conveyed by fee simple title, with an undivided interest in the building's common elements, to include, but not limited to: halls, stairs, elevators, roofs, parking spaces and the land as defined in the Texas Condominium Act.

Duplex ~~shall mean a~~ A detached building on one lot having separate accommodations for two (2) single-family dwellings or occupied by two (2) families.

Efficiency Unit ~~APARTMENT shall mean~~ A dwelling unit in a multifamily structure, consisting of not more than one habitable room, together with kitchen or kitchenette and sanitary facilities, and having a minimum floor area of ~~six hundred (~~600~~)~~ square feet. A habitable room shall be defined as being a space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas, shall not be considered habitable space.

*Four*plex building ~~UNIT APARTMENT HOUSE shall mean~~ A detached building containing four (4) single-family attached dwelling~~s~~ units on one platted lot.

Multifamily dwelling ~~shall mean~~ A building or buildings containing or aggregating more than four (4) single-family dwelling units occupied as the home or residence of five (5) or more families living independently of each other and maintaining separate cooking facilities.

Single-family attached dwelling ~~shall mean~~ A portion of an enclosed building having accommodations for and occupied by only one family, attached to like units, which units may be sold individually provided that the entire building meets all lot area, front yard, side yard, rear yard, height and other zoning requirements.

Single-family detached dwelling ~~shall mean~~ An enclosed building on one platted lot having accommodations for and occupied by only one family, which building must of itself meet all the lot area, front yard, side yard, rear yard, height and other zoning requirements.

Townhouse A single-family attached dwelling unit on a separately platted lot and conveyed by fee simple title which is joined at another dwelling unit on one or more sides by a party wall or abutting walls and occupied by not more than one family.

Triplex ~~shall mean~~ A detached building containing three (3) single-family attached dwelling units on one platted lot.

NEW DEFINITIONS - Section 12, *Definitions*

Brownstones A grouping of four (4) or more single-family attached dwelling units connected in a row, joined to another dwelling unit on one or more sides by abutting walls whose dwellings and are uniformly laid out, featuring urban thematic design with the units oriented towards the public street and where front-entry garages are prohibited. Brownstones are occupied by not more than one family where each unit is on a separately platted lot and conveyed by fee simple title.

Intensity Acceptable publicly focused activity levels for development within the Transit District Overlay. Development within the overlay boundary is intended to attract large numbers of people to live, work or play employing significant vehicle or pedestrian traffic for a sustained period. Intensity subdistricts consider factors such as residential density and other features common to a traditional urban area.

Live/work space A type of building that serves as both a dwelling and a workspace. The workspace shall meet the following requirements: (1) it should not exceed 40% of the total unit floor area, (2) it should be restricted to professional office, personal service, artist's workshop, studio, or similar uses, (3) it should be constructed on the street level and meet commercial-ready standards. The living area can be located on the street level (behind the workspace) or any other level of the building, but it must not be less than 60% of the total unit floor area. A live-work unit is different from a customary home occupation in that the workspace is not required to be secondary to the living area. Furthermore, the workspace can employ more than one individual who is not an occupant of the unit.

Section 20, R-TH Townhouse District Regulations

D. *Density requirements*: The following density requirement shall apply:

1. Maximum Density: The maximum density within the R-TH District shall not exceed 8 ~~nine (9)~~ dwelling units per gross acre.

Section 34, ~~PRD-6 Planned Residential Low-Density District~~ BR Brownstone Residential District Regulations

The PRD-6 language is proposed for deletion and replaced with the proposed "BR", Brownstone District.

NEW Section 34, BR Brownstone Residential District Regulations

PURPOSE: The "BR", Brownstone District is established to accommodate the residential housing types and medium densities, not to exceed 8 dwelling units per acre on fee simple, individually platted lots in an urban design form. This district includes medium density residential development that is single-family, on separately platted lots with frontage onto publicly dedicated streets, and typically owner-occupied.

USES GENERALLY: In an "BR", Brownstone District, no land shall be used, and no building shall be erected or converted to any use other than as hereinafter provided.

A. Permitted uses: The following uses shall be permitted as principal uses:

1. Brownstones.
2. Churches, convents, and other places of worship.
3. Parks, playgrounds, and nature preserves publicly owned.
4. Temporary buildings when they are to be used only for construction purposes or as a field office within a subdivision approved by the city for the sale of the real estate of that subdivision only. Such temporary construction buildings shall be removed immediately upon completion or abandonment of construction and such field office shall be removed immediately upon occupancy of ninety-five (95) percent of the lots in the subdivision.
5. Model homes and model home parking lots are permitted as a temporary use in new subdivisions, provided a notice is continually posted in a prominent place in a livable area in the home and the owner signs an affidavit on a form approved by the Planning Services Director affirming compliance with all the regulations of this Section.

B. Secondary uses: The following uses shall be permitted as secondary uses to dwelling units provided that none shall be a source of income to the owner or user of the principal family dwelling. No secondary uses may be located between the building line and the front property line.

1. Cabana, pavilion, pergola, or roofed area.
2. Meeting, party, and/or social rooms in common areas only.

3. Off-street parking and private garages in connection with any use permitted in this district.

4. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinance.

5. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

6. Private garages must be entered from the side or rear via a public alley or access easement. Said lots shall not have driveways on or within the front building setbacks.

C. Conditional uses: The following conditional uses may be permitted provided they meet the provisions of Section 48, and a conditional use permit is issued.

1. Nonprofit community centers, swimming pools, or sport courts no closer than 75-feet to any adjacent residential district.

2. Public and private noncommercial recreation areas and facilities such as country clubs and golf courses excluding miniature golf courses and driving ranges.

D. Limitation of uses:

1. There shall be a separate platted lot of record for each brownstone dwelling unit.

2. No more than three persons unrelated by blood or marriage may occupy residences within an "BR", Brownstone District.

3. Storage of mechanical or maintenance equipment incidental to any permitted or conditional use shall be screened in accordance with the provisions of Section 50, Alternate B or E, from any adjacent residential development or use.

4. Public alleys shall not be located in the required rear yards. Whenever rear access or parking is provided, access shall be from a platted alley or easement. All alleys shall be dedicated at a minimum of 15 feet as a mutual access easement with a minimum 10 feet of pavement section. No single lot shall have more than a 7 1/2-foot easement located upon it, except that when it is necessary to exceed 7 ½-feet, lot depth shall be increased to accommodate the additional width of easement necessary for the alley.

5. No Storage boxes or any other containers to be picked up or dropped off by curbside self-storage services, moving services and other similar services shall be placed within a public right-of-way or access easements. Storage

containers to be picked up or dropped off by such services shall be visible from a public right-of-way or adjacent property for a period not exceeding 72 consecutive hours, and not more than two instances during any 30-day period.

E. Plan requirements: No application for a building permit for construction of a principal building shall be approved unless:

1. A plat, meeting all requirements of the City of Grapevine, has been approved by the city council and recorded in the official records of Tarrant County.

2. A site plan, meeting the requirements of Section 47, has been approved.

3. A landscape plan, meeting the requirements of Section 53, has been approved.

F. Density requirements: The following density requirement shall apply:

1. Maximum density: 8 dwelling units per gross acre.

2. Minimum lot size: 3,000 square feet. No "BR" District shall be created on an area of less than one (1) acre in size.

3. Minimum Open Space: All areas not devoted to buildings, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs or other suitable landscape material. In addition, all developments shall reserve open space in accordance with the provisions of Section 51.

4. Maximum Building Coverage: 65 percent of the total lot area.

5. Maximum Impervious Area: 80 percent of the total lot area.

6. Minimum Floor Area: Every brownstone dwelling unit hereafter erected, constructed, reconstructed, or altered in this dwelling district shall have at least 1,200 square feet of floor area, excluding common corridors, basements, open and screened porches, and garages.

G. Area regulations: The following minimum standards shall be required:

1. Depth of front yard:
   a. Minimum: 10 feet.
   b. Maximum: 15 feet.

Where there is a conflict for those properties within the Transit District Overlay boundaries, the required front yard setbacks stated in Table 2: Thematic Street Space Standards, in Section 41 B, Transit District Overlay (TDO) shall control.

2. Depth of rear yard:
   a. Minimum: 10 feet measured from the nearest edge of the public right-of-way or public or private access easement, with the

exception that the face of a rear or side entry garage shall be set back no less than 18 feet from the edge of the right-of-way or alley pavement.

3. No side yard width is required except for the following:
   b. 15 feet shall be required for each end unit in a row of brownstones containing five or more units.
   c. The minimum distance between principal and secondary buildings, if detached, shall be 15 feet.

H. Encroachment zone: Certain architectural features including building offsets, projections, roof eaves and overhangs, and stoops or porches may encroach up to 3-foot past the maximum front yard setback, side yard for end units and rear yard for all units regardless of location.

I. Maximum height: The following maximum height regulations shall be observed:

1. Principal structures: 3 stories, 50 feet; however, an increase in height may be granted upon approval of a conditional use request by city council.

Whenever a brownstone structure is erected within 30 feet of an existing contiguous single-family dwelling, the number of stories and height of the brownstone structure shall not exceed the number of stories and height of the contiguous single-family dwelling. Beyond the 30-foot distance, the height of the brownstone structure may increase to a maximum of 50 feet.

J. Off-street parking: Provisions for the parking of automobiles shall be allowed as a secondary use to any principal permitted use provided that such shall not be located on a required front yard or side yard. Off-street parking areas shall be landscaped in accordance with Section 53. Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this ordinance and other applicable ordinances of the city.

K. Landscaping requirements:

1. Landscaping shall be required in accordance with Section 53 of this ordinance.

L. Design requirements: The following minimum design requirements shall be provided in the "BR", Brownstone District.

1. Front-entry garages are prohibited.

2. Individual window air conditioning units are prohibited. Central air conditioning units, heat pumps and similar mechanical equipment, when located outside, shall be landscaped and screened from view in accordance with the provisions of Section 50.

3. The maximum length of any cluster of brownstones units shall not exceed 200 linear feet.

4. Buildings shall be designed to prevent the appearance of straight, unbroken lines in their horizontal and vertical surface. There shall be no more than two continuously attached brownstone buildings without a break in the horizontal and vertical elevations of at least 3-feet.

5. No building shall be located closer than 10-feet to the edge of an off-street parking, vehicular use, or storage area.

6. The minimum distance between any two unattached principal buildings shall be determined by the building and fire codes.

7. Off-street parking areas shall not be closer than 10-feet to any adjacent property line. Whenever an off-street parking, vehicular use or storage area is within 20 feet of any adjacent residentially zoned district, the parking area shall be physically screened by a fence or wall at least 6-feet high. All fencing shall be finished on both sides.

8. Parking of recreational vehicles, trailers, motor homes, boats, towed trailers and similar vehicular equipment are prohibited unless within a fully enclosed building. Such buildings shall also be located at least 10 feet from any adjacent property line.

9. Private streets are prohibited.

10. Sidewalks shall be provided along public streets within a brownstone development upon which a brownstone has frontage and shall be a minimum of 4-feet in width. A planned development overlay shall not be used to deviate from this requirement.

    a. Brownstones located within the transit district overlay shall comply with minimum sidewalk, walkway, and unobstructed path width as stipulated in Table 2. *Thematic Street Space Standards* in Section 41.B., Transit District Overlay of this ordinance.

Section 35, ~~PRD-12 Planned Residential Medium Density District~~

The PRD-12 language is proposed for deletion in its entirety and left as *Reserved*.

Section 56, Off-Street Parking Requirements

Proposed Changes	Number of parking spaces	Required for Each
Residential		
Single-family dwellings: attached, detached, townhouse, brownstone, duplex - 2 parking spaces per dwelling unit	2	Dwelling unit (outside of the unit's garage)
Guest parking for brownstone and townhouse developments	0.25	Dwelling unit
~~Apartment~~ Multifamily Dwellings, ~~C~~condominiums, triplex, ~~and~~ fourplex, and live/work space – 2 parking spaces per dwelling unit	2	Dwelling unit

Table added for reference:

Maximum Density Requirements											
	RL - Residential Low Density			RM - Residential Medium Density							RH - Residential High Density
	R-20	R-12.5	R-7.5	R-MODH	R-5.0	R-3.5	R-TH	BR	R-3.75	R-MH	R-MF
	Single-Family	Single-Family	Single-Family	Modular Home	Zero-Lot-Line	Two-Family	Townhouse	Brownstone	Three & Four Family	Manufactured Home	Multifamily
Max. Density	2 DU/ac	3 DU/ac	4 DU/ac	Refers to consistency with R-7.5 District.	8 DU/ac	8 DU/ac	~~9~~ 8 DU/ac	8 DU/ac	10 DU/ac	Provides minimum acreage and lot dimensions but does not specify DUs/ac.	20 DU/ac

Section 41B, Transit District Overlay

Figure 3: Preferred use Matrix

	Intensity Sub-District		
	High	**Medium**	**Low**
Entertainment	X		
Attractions	X		
Restaurant	X	X	
Winery	X	X	
Craft Brewery	X	X	
Distillery	X	X	
Retail	X	X	
Artisan/Craft Studios & Shops	X	X	
Temporary Retail (Vendors/Kiosks)	X	X	
Mixed Use	X	X	
Professional Office	X	X	X
Personal Service		X	X
Education/Vocational Institution	X	X	X
Live/Work Space	X	X	
~~Condominium/Townhome~~	~~X~~	~~X~~	~~X~~
Townhome		X	X
Brownstone		X	X
~~Single-Family Attached~~	~~X~~	~~X~~	~~X~~
Two-Family/Duplex		X	X
Single-Family Detached			X

*This is a summary of some of the more common possible appropriate uses; all uses will be approved through the Conditional Use process in accordance with Section 48 of the Grapevine Zoning Ordinance.