



CITY OF GRAPEVINE, TEXAS  
REGULAR CITY COUNCIL MEETING AGENDA  
TUESDAY, AUGUST 5, 2025

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

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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.	Regular Meeting - City Council Chambers

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**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 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: Dr. Doug Page, Pastor at First Baptist Grapevine
3. Posting of the Colors and Pledges of Allegiance: Troop 168

## CITIZEN COMMENTS

4. 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.

## PRESENTATIONS

5. Mayor Tate to recognize the Grapevine High School Baseball Team for winning the 2025 5A Baseball State Championship.
6. Planning Services Director to present an update to Map 2: Land Use Plan of the Comprehensive Master Plan (Future Land Use Map).
7. Planning Services Director to present the proposed Brownstone District and associated amendments to the Zoning Ordinance.

## OLD BUSINESS

8. 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; and take any necessary action. **This item was tabled at the June 17, 2025 City Council meeting.**

## NEW BUSINESS

9. Consider **Resolution No. 2025-009** accepting the Certified Estimated Tax Rolls having a total appraised value of \$19,736,482,578 less exemptions of \$5,793,816,072 for a net taxable value of \$13,942,666,506, and take any necessary action.
10. Consider **Resolution No. 2025-010** authorizing the use of the proposed ad valorem tax rate of 0.237228 per \$100 to calculate property tax revenue for the Fiscal Year 2026 Budget, and take any necessary action.

## CONSENT AGENDA

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 Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City

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

11. Consider a contract for procurement card services with JPMorgan Chase Bank, N.A. Chief Financial Officer recommends approval.
12. Consider the purchase of Self-Contained Breathing Apparatus (SCBA) fire equipment from Casco Industries, Inc. Fire Chief recommends approval.
13. Consider the purchase of Motorola mobile radios, chargers and accessories from Motorola Solutions, Inc. Fire Chief recommends approval.
14. Consider the purchase of a fire extinguisher demonstration and training prop from JHB Group, Inc. Fire Chief recommends approval.
15. Consider the purchase of a green mower for the Grapevine Golf Course from Professional Turf Products. Golf Director recommends approval.
16. Consider an Enterprise Agreement for maintenance and support for the Meraki firewalls and wireless access points from ePlus Technology, Inc. Chief Information Officer recommends approval.
17. Consider the renewal of annual contracts for tree maintenance services with Smith Lawn and Tree as the primary vendor and Arbor Masters Tree Service as the secondary vendor. Parks and Recreation Director recommends approval.
18. Consider an Interlocal Agreement for continued detention services with the City of Coppell. Police Chief recommends approval.
19. Consider the renewal of a contract for elevator maintenance services with ThyssenKrupp Elevator Corporation. Public Works Director recommends approval.
20. Consider declaring property as surplus property and authorizing their sale through public auction. Public Works Director recommends approval.
21. Consider the purchase of a suspended solids analyzers for the train 3 digester at the Wastewater Treatment Plant with Cerlic Controls, Inc. Public Works Director recommends approval.
22. Consider a contract for the purchase of HVAC equipment, supplies, and installation services with A&G Services. Public Works Director recommends approval.
23. Consider the first reading **Ordinance No. 2025-042** of the franchise agreement granted to Oncor Electric Delivery Company LLC (Oncor) to amend the agreement and update franchise language. Public Works Director recommends approval.

24. Consider the ratification of a Developers Agreement for development of property along East College Street with Wright 430 Main LLC and approval of additional expenditures for the reconstruction of a sanitary sewer line. Public Works Director recommends approval.
25. Consider the minutes of the July 1 and July 15, 2025 Regular City Council meetings. City Secretary recommends approval.

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

### 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 August 1, 2025 by 5:00 p.m.



Tara Brooks, TRMC, CRM  
City Secretary



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

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

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>

**MEETING DATE:** AUGUST 5, 2025

**SUBJECT:** RESENTATION AND DISCUSSION UPDATES TO MAP 2: LAND USE PLAN OF THE COMPREHENSIVE MASTER PLAN (FUTURE LAND USE MAP).

**RECOMMENDATION:** Planning Services Director to present an update on Map 2: Land Use Plan of the Comprehensive Master Plan (Future Land Use Map).

**FUNDING SOURCE:** None

**BACKGROUND:** Last summer, the Planning and Zoning Commission held a series of workshops and subcommittee meetings to evaluate the City's zoning in relation to the Future Land Use designations within 13 defined assessment areas. This review aimed to identify inconsistencies, consider future growth patterns, and address amendments made in 2023, which adjusted future land use designations.

Plan for Moving Forward:

The proposed amendments include cleanup efforts and citywide updates to enhance consistency between zoning regulations and the adopted Future Land Use Map (Map 2: Land Use Plan). Each presentation will begin with a brief recap of the background work and the purpose of the amendments, followed by a discussion of the assessment areas according to the following schedule:

July 1: North (4 assessment areas)

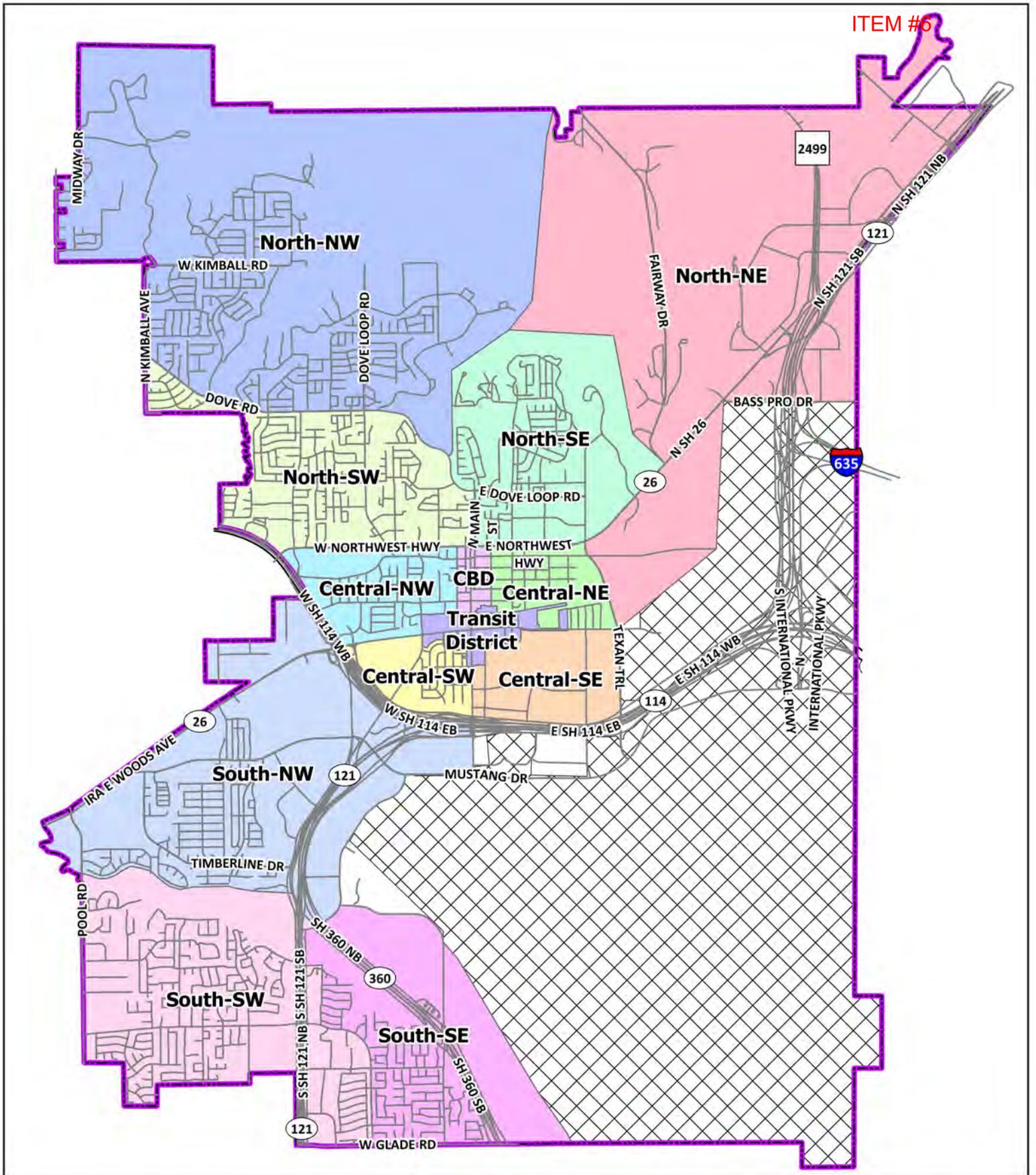
August 5: South (3 assessment areas)

September 2: Central (4 assessment areas)

October 7: Central Business District and Transit District Overlay

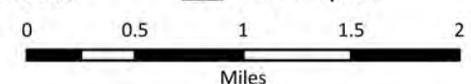
There are several attached exhibits for clarification, each intended to illustrate the following:

1. Future Land Use Assessment Areas: This exhibit shows the 13 assessment areas used to evaluate the entire City's future land use designations.
2. Subsection E, Comprehensive Master Plan: This exhibit lists all future land use designations, along with the zoning districts that are consistent with each designation.
3. Proposed Future Land Use Impacted Parcels: This table presents addresses within each assessment area where a proposed change to the current future land use designation is suggested. The table includes the zoning designation, a "FLU" column for existing future land use, and a "PFLU" column for proposed future land use. Compliance is determined by using the table in Subsection E, Future Land Use of the Comprehensive Master Plan, which categorizes which zoning districts are consistent with which future land use designation.



**City of Grapevine  
FUTURE LAND USE  
ASSESSMENT AREAS**

- |            |            |          |                       |
|------------|------------|----------|-----------------------|
| CBD        | Central-SW | North-SW | Transit District      |
| Central-NE | North-NE   | South-NW | Grapevine City Limits |
| Central-NW | North-NW   | South-SE | DFW Airport           |
| Central-SE | North-SE   | South-SW |                       |



industrial district or unit, capable of accommodating buffer zones, accessory land uses, parking, truck loading, and other amenities necessary for viable development.

### POLICY 2-2

Truck traffic shall be routed to avoid residential areas and industrial and heavy commercial land uses shall not be located at the end of collectors that serve or pass through residential areas.

## E. FUTURE LAND USE

Map 2 is the Land Use Plan for the City of Grapevine, and is the graphic representation of the goals, objectives and policies of the City of Grapevine, as adopted by the City Council. The land use policies establish the reasoning and set the design standards of the type, amount, and density of development shown on the map. The land use patterns of the map cannot be achieved without adopted policies directed toward that end, and when the map is in conflict with the policies, the map should be revised to meet those policies. Likewise, when a development proposal is in conformance with the policies but in conflict with the map, it is in accordance with the Comprehensive Plan as the map is nothing more than a graphic representation of those policies.

Map 2 as a graphic representation denotes the land uses with colors.

<b>COMPREHENSIVE MASTER PLAN LAND USE CATEGORIES</b>	<b>COLORS REPRESENTED ON MAP 2: LAND USE PLAN</b>
Residential Low Density (RL) Land Use	Light Pink
Residential Medium Density (RM) Land Use	Dark Green
Residential High Density (RH) Land Use	Light Purple
Governmental Use (GU) Land Use	Red Pink
Central Business District (CB) Land Use	Blue Gray
Low Intensity Commercial (LC) Land Use	Light Blue
Commercial (CO) Land Use	Light Green
Industrial (IN) Land Use	Hot Pink
Recreation/Amusement (RA)	Plum

<b>Residential Low Density</b>	<b>Residential Medium Density</b>
"R-20" Single Family (2 DUs/ac)	"R-5.0" Zero-Lot-Line (8 DU/ac)
"R-12.5" Single Family (3 DUs/ac)	"R-3.5" Two Family District (8 DU/ac)
"R-7.5" Single Family (4 DUs/ac)	"R-3.75" Three & Four Family (10 DU/ac)
	"R-MH" Manufactured Home (10 ac min.)
	"R-TH" Townhouse (8 DU/ac)
	"R-MODH" Modular Home (Consistent with R-7.5 regulations)

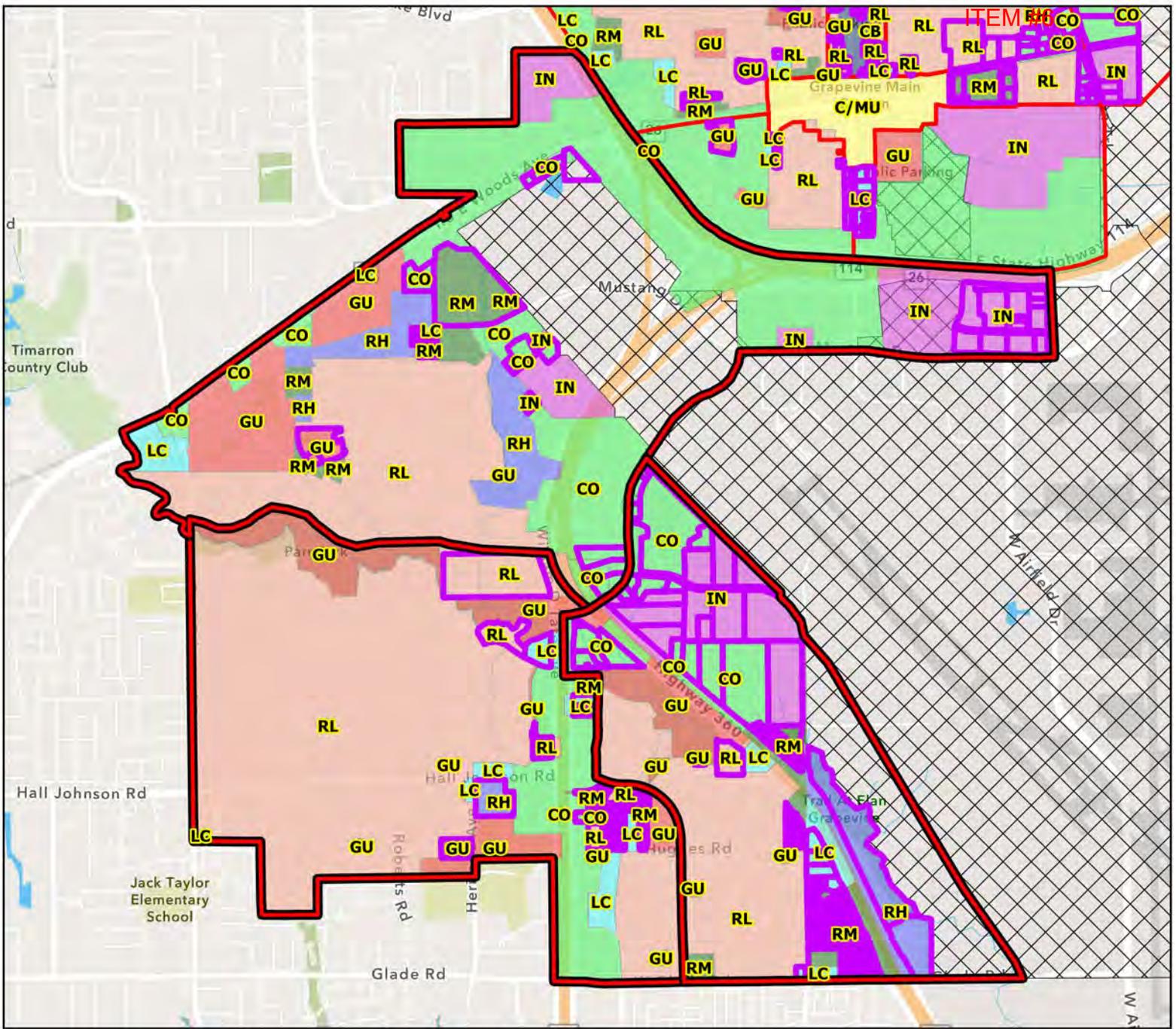
<b>Residential High Density</b>	<b>Governmental Use</b>
"R-MF" Multifamily (20 DU/ac)	"GU" Governmental Use

<b>Central Business District</b>	<b>Flood Plain*</b>
"CBD" Central Business District	Any District

<b>Low Intensity Commercial</b>	<b>Commercial</b>
"CN" Neighborhood Commercial	"CC" Community Commercial
"GV" Grapevine Vintage	"HC" Highway Commercial
"PO" Professional Office	"HCO" Hotel/Corporate Office
	"PCD" Planned Commerce Development
	"BP" Business Park

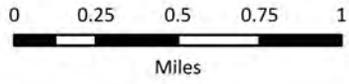
<b>Recreation/Amusement</b>	<b>Industrial</b>
"RA" Recreation/Amusement	"LI" Light Industrial
	"PID" Planned Industrial Development

\*Flood Plain refers to a geographical feature affecting a property.



## City of Grapevine PROPOSED FUTURE LAND USE Southern Assessment Areas

- Southern Assessment Areas
- Proposed Future Land Use Parcels
- Assessment Areas
- C/MU - Commercial/Mixed Use
- CB - Central Business District
- CO - Commercial
- GU - Governmental Use
- IC - Industrial/Commercial
- IN - Industrial
- LC - Low Intensity Commercial
- RA - Recreational/Amusement
- RH - Residential High Density
- RL - Residential Low Density
- RM - Residential Medium Density
- DFW Airport Grapevine Boundary



Southern Assessment Areas Proposed Future Land Use Impacted Parcels Acreage Totals	
PROPOSED FUTURE LAND USE	ACREAGE
Commercial	197.7
Governmental Use	21.94
Industrial	152.24
Low Intensity Commercial	29.65
Residential High Intensity	81.22
Residential Low Intensity	80.13
Residential Medium Intensity	142.93
<b>TOTAL</b>	<b>705.81</b>

**SOUTH-NW ASSESSMENT AREA PARCELS IMPACTED BY PROPOSED FUTURE LAND USE**

ITEM #6

**Zoning Compliance with Future Land Use and Proposed Land Use**

	<b>OWNER NAME</b>	<b>SITE ADDRESS</b>	<b>ZONING</b>	<b>FLU</b>	<b>FZCOMPLIANCE</b>	<b>PFLU</b>	<b>PZCOMPLIANCE</b>
1	FORT WORTH, CITY OF AIRPORT	1500 E STATE HWY 114	CC	CO & IN	Yes & No	CO	Yes
2	MKH GROUP LLC	1900 BENTWOOD CT	R-5.0	RH	No	RM	Yes
3	IMAM, MUSTAFA	1901 BENTWOOD CT	R-5.0	RH	No	RM	Yes
4	HOOKSTRATTEN, JOANNA TR	1901 TANGLEWOOD DR	R-3.5	LC	No	RM	Yes
5	RAGER, DAVID	1902 BENTWOOD CT	R-5.0	RH	No	RM	Yes
6	EHELIYAGODA, AMOGA	1903 BENTWOOD CT	R-5.0	RH	No	RM	Yes
7	ADAMS, BART E	1904 BENTWOOD CT	R-5.0	RH	No	RM	Yes
8	ALDENDERFER, WM	1905 BENTWOOD CT	R-5.0	RH	No	RM	Yes
9	TRANSPORT WORKERS UNION LOCAL 591	1905 STONE MYERS PKWY	CC	IC	No	CO	Yes
10	HOOKSTRATTEN, JOANNA TR	1905 TANGLEWOOD DR	R-3.5	LC	No	RM	Yes
11	TOLLEFSEN, VIRGINIA	1906 BENTWOOD CT	R-5.0	RH	No	RM	Yes
12	ADAMS, BART	1908 BENTWOOD CT	R-5.0	RH	No	RM	Yes
13	MBM SMART HOLDINGS LLC	1909 TANGLEWOOD DR	R-3.5	RH	No	RM	Yes
14	JAMAL-DHARANI, AMIR A	1910 BENTWOOD CT	R-5.0	RH	No	RM	Yes
15	YANG, JENNIFER	1912 BENTWOOD CT	R-5.0	RH	No	RM	Yes
16	J A M TOWER PROPERTIES LTD	1913 TANGLEWOOD DR	R-3.5	RH	No	RM	Yes
17	SCOTT, DERRICK	1917 TANGLEWOOD DR	R-3.5	RH	No	RM	Yes
18	BALANI, CAROLINE	1920 TWIN OAKS CIR	R-5.0	RH	No	RM	Yes
19	LANGHORNE PROP LLC-SERIES D	1921 TANGLEWOOD DR	R-3.5	RH	No	RM	Yes
20	SUDDUHA, SHAM	1922 TWIN OAKS CIR	R-5.0	RH	No	RM	Yes
21	GUIRGUIS, SAMUEL	1924 TWIN OAKS CIR	R-5.0	RH	No	RM	Yes
22	LANGHORNE PROP LLC-SERIES E	1925 TANGLEWOOD DR	R-3.5	RH	No	RM	Yes
23	ADAMS, BART	1926 TWIN OAKS CIR	R-5.0	RH	No	RM	Yes
24	MUELLER, GEORG	1928 TWIN OAKS CIR	R-5.0	RH	No	RM	Yes
25	DUGAN, PHILIP M	1930 TWIN OAKS CIR	R-5.0	RH	No	RM	Yes
26	PEAK CAPITAL INVESTMENTS LLC	2045 GRAYSON DR	LI	CO	No	IN	Yes
27	CUBESMART LP	2105 IRA E WOODS AVE	LI	IN	Yes	CO	No
28	WARDEN & ASSOCIATES INC	2125 IRA E WOODS AVE	CC	IN	No	CO	Yes
29	GRAPEVINE LSI LLC	2151 E IRA WOODS AVE	CC	IN	No	CO	Yes
30	PROJECTHANDUP	2351 STONE MYERS PKWY	CC	IC	No	CO	Yes
31	GRAPEVINE MLE LLC	2550 SOUTHWEST GRAPEVINE PKWY	CC	IN	No	CO	Yes
32	2551 INVESTMENTS LP	2551 SOUTHWEST GRAPEVINE PKWY	LI	IN	Yes	CO	No
33	PACK PROPERTIES IX LLC	2651 WILLIAM D TATE AVE	PID	CO & IC	No & No	CO	No
34	1ST CHOICE SELF STORAGE INC	2713 IRA E WOODS AVE	CC	RM	No	CO	Yes
35	WEST BEGINS LTD	2800 MUSTANG DR LOT 112	R-MH	IN & RM	No & Yes	RM	Yes
36	2501 PARTNERS LTD	3001 WILLIAM D TATE AVE	PID	CO & IC	No & No	CO	No
37	GRAPEVINE, CITY OF	3100 TIMBERLINE DR	GU	GU & RL	Yes & No	GU	Yes

**SOUTH-NW ASSESSMENT AREA PARCELS IMPACTED BY PROPOSED FUTURE LAND USE**

**ITEM #6**

**Zoning Compliance with Future Land Use and Proposed Land Use**

	<b>OWNER NAME</b>	<b>SITE ADDRESS</b>	<b>ZONING</b>	<b>FLU</b>	<b>FZCOMPLIANCE</b>	<b>PFLU</b>	<b>PZCOMPLIANCE</b>
38	SIMPLE TWIST LLC	3105 WILLIAM D TATE AVE	CC	CO & IC	Yes & No	CO	Yes
39	GRAPEVINE COLLEYVILLE, ISD	3220 TIMBERLINE DR	GU	GU & RL	Yes & No	GU	Yes
40	MLRP 600 WESTPORT LLC	600 WESTPORT PKWY	LI	IC	No	IN	Yes
41	KTR DFW II LLC	620 WESTPORT PKWY	LI	IC	No	IN	Yes
42	FOX FRED REALTY LLC	640 WESTPORT PKWY	LI	IC	No	IN	Yes
43	PROJECTHANDUP	650 WESTPORT PKWY	CC	IC	No	CO	Yes
44	PROJECTHANDUP	670 GATEHOUSE DR	CC	CO & IC	Yes & No	CO	Yes

**SOUTH-SE ASSESSMENT AREA PARCELS IMPACTED BY PROPOSED FUTURE LAND USE**  
**Zoning Compliance with Future Land Use and Proposed Land Use**

ITEM #6

	OWNER NAME	SITE ADDRESS	ZONING	FLU	FZCOMPLIANCE	PFLU	PZCOMPLIANCE
1	GLADE CROSSING LLC	1000 W GLADE RD	CC	CO	Yes	LC	No
2	GGIF GRAPEVINE LP	101 E GLADE RD	R-MF	C/MU	No	RH	Yes
3	LAMBERTI, RALPH	301 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
4	ADNAN, ASHFAQ	305 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
5	DAWSON, DOUGLAS	309 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
6	PARK, JIN	310 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
7	HALEY, ALLEN	313 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
8	THE CHOKSI FAMILY TRUST	314 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
9	KIM, CHRISTINE	317 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
10	HISEL, JAMES	317 PARK HILL LN	R-5.0	CO	No	RM	Yes
11	GECK, WILLIAM	318 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
12	ROBINSON, TAMMY	318 HILL CREEK LN	R-5.0	CO	No	RM	Yes
13	SCOTT, GEORGE	318 PARK HILL LN	R-5.0	CO	No	RM	Yes
14	MORSCO PROPERTIES LLC	3200 STONE MYERS PKWY	LI	IC	No	CO	No
15	VARIYATHE, SUSHEELAN P	321 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
16	BRIGGS SIMMONS, LESIA	321 PARK HILL LN	R-5.0	CO	No	RM	Yes
17	HC BECK LTD	3210 STATE HWY 360	PID	GU	No	CO	No
18	SCHLEGEL REALTY LP	3215 STATE HWY 360	PID	IC	No	IN	Yes
19	PAVESTONE COMPANY LP	3215 STATE HWY 360	PID	IC	No	IN	Yes
20	SP GRAPEVINE LLC	3219 STATE HWY 360	PID	CO	No	IN	Yes
21	RUMMELL, RICHARD	322 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
22	HENDLEY-HALL, PETER	322 HILL CREEK LN	R-5.0	CO	No	RM	Yes
23	ULRICH, JONATHAN	322 PARK HILL LN	R-5.0	CO	No	RM	Yes
24	CURNES PARTNERS LP	3241 STATE HWY 360	PID	C/MU	No	CO	No
25	CURNES PARTNERS LP	3249 STATE HWY 360	PID	C/MU	No	CO	No
26	GORDON, CHARLES	325 HILL CREEK LN	R-5.0	CO	No	RM	Yes
27	PANDEY, DHRUBA	325 PARK HILL LN	R-5.0	CO	No	RM	Yes
28	FRAZIER LIV TRUST	3250 STONE MYERS PKWY	LI	IC	No	CO	No
29	CURNES PARTNERS LP	3257 STATE HWY 360	PID	C/MU	No	CO	No
30	ZHANG FAMILY REVOCABLE TRUST	326 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
31	WALDRIP, THEODORE MAURICE	326 HILL CREEK LN	R-5.0	CO	No	RM	Yes
32	SCHWOMEYER, JASON	326 PARK HILL LN	R-5.0	CO	No	RM	Yes
33	JOLLY, GUNEET	329 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
34	SANDADI, GIRISH	329 HILL CREEK LN	R-5.0	CO	No	RM	Yes
35	MODI, VIVEK	329 PARK HILL LN	R-5.0	CO	No	RM	Yes
36	SUGG, CHRISTOPHER	330 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
37	GLEICH, MELANIE	330 HILL CREEK LN	R-5.0	CO	No	RM	Yes

**SOUTH-SE ASSESSMENT AREA PARCELS IMPACTED BY PROPOSED FUTURE LAND USE**

ITEM #6

**Zoning Compliance with Future Land Use and Proposed Land Use**

	<b>OWNER NAME</b>	<b>SITE ADDRESS</b>	<b>ZONING</b>	<b>FLU</b>	<b>FZCOMPLIANCE</b>	<b>PFLU</b>	<b>PZCOMPLIANCE</b>
38	PRINGLE, MELISSA J	330 PARK HILL LN	R-5.0	CO	No	RM	Yes
39	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3300 POLAR WAY	R-TH	C/MU	No	RM	Yes
40	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3301 KODIAK CT	R-TH	C/MU	No	RM	Yes
41	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3301 PANDA WAY	R-TH	C/MU	No	RM	Yes
42	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3304 KODIAK CT	R-TH	C/MU	No	RM	Yes
43	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3304 PANDA WAY	R-TH	C/MU	No	RM	Yes
44	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3305 KODIAK CT	R-TH	C/MU	No	RM	Yes
45	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3305 PANDA WAY	R-TH	C/MU	No	RM	Yes
46	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3308 KODIAK CT	R-TH	C/MU	No	RM	Yes
47	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3308 PANDA WAY	R-TH	C/MU	No	RM	Yes
48	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3309 KODIAK CT	R-TH	C/MU	No	RM	Yes
49	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3309 PANDA WAY	R-TH	C/MU	No	RM	Yes
50	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3312 KODIAK CT	R-TH	C/MU	No	RM	Yes
51	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3312 PANDA WAY	R-TH	C/MU	No	RM	Yes
52	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3313 KODIAK CT	R-TH	C/MU	No	RM	Yes
53	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3313 PANDA WAY	R-TH	C/MU	No	RM	Yes
54	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3316 KODIAK CT	R-TH	C/MU	No	RM	Yes
55	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3316 PANDA WAY	R-TH	C/MU	No	RM	Yes
56	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3317 KODIAK CT	R-TH	C/MU	No	RM	Yes
57	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3317 PANDA WAY	R-TH	C/MU	No	RM	Yes
58	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3320 KODIAK CT	R-TH	C/MU	No	RM	Yes
59	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3320 PANDA WAY	R-TH	C/MU	No	RM	Yes
60	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3321 KODIAK CT	R-TH	C/MU	No	RM	Yes
61	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3321 PANDA WAY	R-TH	C/MU	No	RM	Yes
62	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3324 KODIAK CT	R-TH	C/MU	No	RM	Yes
63	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3324 PANDA WAY	R-TH	C/MU	No	RM	Yes
64	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3325 KODIAK CT	R-TH	C/MU	No	RM	Yes
65	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3325 POLAR WAY	R-TH	C/MU	No	RM	Yes
66	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3328 POLAR WAY	R-TH	C/MU	No	RM	Yes
67	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3329 KODIAK CT	R-TH	C/MU	No	RM	Yes
68	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3329 POLAR WAY	R-TH	C/MU	No	RM	Yes
69	NANDIKANTI, CHETAN	333 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
70	SUN, KE	333 HILL CREEK LN	R-5.0	CO	No	RM	Yes
71	JERNIGAN, KAREN	333 PARK HILL LN	R-5.0	CO	No	RM	Yes
72	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3332 POLAR WAY	R-TH	C/MU	No	RM	Yes
73	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3333 KODIAK CT	R-TH	C/MU	No	RM	Yes
74	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3333 POLAR WAY	R-TH	C/MU	No	RM	Yes

**SOUTH-SE ASSESSMENT AREA PARCELS IMPACTED BY PROPOSED FUTURE LAND USE**

ITEM #6

**Zoning Compliance with Future Land Use and Proposed Land Use**

	<b>OWNER NAME</b>	<b>SITE ADDRESS</b>	<b>ZONING</b>	<b>FLU</b>	<b>FZCOMPLIANCE</b>	<b>PFLU</b>	<b>PZCOMPLIANCE</b>
75	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3336 POLAR WAY	R-TH	C/MU	No	RM	Yes
76	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3337 KODIAK CT	R-TH	C/MU	No	RM	Yes
77	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3337 POLAR WAY	R-TH	C/MU	No	RM	Yes
78	DEVARAJ, ARTHI	334 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
79	INGLE, DEREK	334 HILL CREEK LN	R-5.0	CO	No	RM	Yes
80	RARDON, KERI	334 PARK HILL LN	R-5.0	CO	No	RM	Yes
81	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3340 POLAR WAY	R-TH	C/MU	No	RM	Yes
82	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3341 POLAR WAY	R-TH	C/MU	No	RM	Yes
83	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3344 POLAR WAY	R-TH	C/MU	No	RM	Yes
84	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3345 KODIAK CT	R-TH	C/MU	No	RM	Yes
85	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3349 KODIAK CT	R-TH	C/MU	No	RM	Yes
86	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3353 KODIAK CT	R-TH	C/MU	No	RM	Yes
87	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3357 KODIAK CT	R-TH	C/MU	No	RM	Yes
88	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3361 KODIAK CT	R-TH	C/MU	No	RM	Yes
89	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3365 KODIAK CT	R-TH	C/MU	No	RM	Yes
90	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3369 KODIAK CT	R-TH	C/MU	No	RM	Yes
91	TENNYSON, COURTNEY	337 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
92	SOMJI, TAHESIN	337 HILL CREEK LN	R-5.0	CO	No	RM	Yes
93	CHRISTIAN, JAYNE	337 PARK HILL LN	R-5.0	CO	No	RM	Yes
94	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3373 KODIAK CT	R-TH	C/MU	No	RM	Yes
95	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3377 KODIAK CT	R-TH	C/MU	No	RM	Yes
96	MENG, CHAO-YU	338 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
97	FRIDAY, COLLEEN	338 HILL CREEK LN	R-5.0	CO	No	RM	Yes
98	GORDON, ROGER	338 PARK HILL LN	R-5.0	CO	No	RM	Yes
99	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3381 KODIAK CT	R-TH	C/MU	No	RM	Yes
100	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3385 KODIAK CT	R-TH	C/MU	No	RM	Yes
101	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3401 KODIAK CT	R-TH	C/MU	No	RM	Yes
102	MERCURY STORAGE 1-B LLC	3401 WILLIAM D TATE AVE	PID	GU	No	CO	No
103	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3405 KODIAK CT	R-TH	C/MU	No	RM	Yes
104	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3409 KODIAK CT	R-TH	C/MU	No	RM	Yes
105	CRUCE, JEFFERY	341 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
106	DZIERBA, MELANIE	341 HILL CREEK LN	R-5.0	CO	No	RM	Yes
107	DESANTIAGO, MARIO	341 PARK HILL LN	R-5.0	CO	No	RM	Yes
108	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3413 KODIAK CT	R-TH	C/MU	No	RM	Yes
109	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3417 KODIAK CT	R-TH	C/MU	No	RM	Yes
110	MACDONALD, KENDRICK	342 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
111	BECKER FAMILY TRUST	342 HILL CREEK LN	R-5.0	CO	No	RM	Yes

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112	PARVEEZ, NFN	342 PARK HILL LN	R-5.0	CO	No	RM	Yes
113	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3421 KODIAK CT	R-TH	C/MU	No	RM	Yes
114	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3425 KODIAK CT	R-TH	C/MU	No	RM	Yes
115	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3429 KODIAK CT	R-TH	C/MU	No	RM	Yes
116	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3433 KODIAK CT	R-TH	C/MU	No	RM	Yes
117	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3437 KODIAK CT	R-TH	C/MU	No	RM	Yes
118	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3441 KODIAK CT	R-TH	C/MU	No	RM	Yes
119	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3445 KODIAK CT	R-TH	C/MU	No	RM	Yes
120	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3449 KODIAK CT	R-TH	C/MU	No	RM	Yes
121	SHRIVER, BRETT	345 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
122	MILES, ANDY	345 HILL CREEK LN	R-5.0	CO	No	RM	Yes
123	JACOB, LIJO	345 PARK HILL LN	R-5.0	CO	No	RM	Yes
124	MERCURY STORAGE 1-B LLC	3451 WILLIAM D TATE AVE	PID	GU	No	CO	No
125	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3453 KODIAK CT	R-TH	C/MU	No	RM	Yes
126	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3457 KODIAK CT	R-TH	C/MU	No	RM	Yes
127	WATSON, THOMAS	346 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
128	FRASER, ADIZA	346 HILL CREEK LN	R-5.0	CO	No	RM	Yes
129	SEDHAIN, SURESH	346 PARK HILL LN	R-5.0	CO	No	RM	Yes
130	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3461 KODIAK CT	R-TH	C/MU	No	RM	Yes
131	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3465 KODIAK CT	R-TH	C/MU	No	RM	Yes
132	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3466 KODIAK CT	R-TH	C/MU	No	RM	Yes
133	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3469 KODIAK CT	R-TH	C/MU	No	RM	Yes
134	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3470 KODIAK CT	R-TH	C/MU	No	RM	Yes
135	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3473 KODIAK CT	R-TH	C/MU	No	RM	Yes
136	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3474 KODIAK CT	R-TH	C/MU	No	RM	Yes
137	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3477 KODIAK CT	R-TH	C/MU	No	RM	Yes
138	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3478 KODIAK CT	R-TH	C/MU	No	RM	Yes
139	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3481 KODIAK CT	R-TH	C/MU	No	RM	Yes
140	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3485 KODIAK CT	R-TH	C/MU	No	RM	Yes
141	BEAR CREEK GRAPEVINE TOWNHOMES LLC	3489 KODIAK CT	R-TH	C/MU	No	RM	Yes
142	CHOUCHAN, CHETAN	349 HARMONY HILL RD	R-5.0	CO	No	RM	Yes
143	EDULA, SRIKANTH	349 HILL CREEK LN	R-5.0	CO	No	RM	Yes
144	MEHNERT, DEBRA E	349 PARK HILL LN	R-5.0	CO	No	RM	Yes
145	JONES, DALE	350 HILL CREEK LN	R-5.0	CO	No	RM	Yes
146	MERCURY STORAGE 1-B LLC	3501 WILLIAM D TATE AVE	PID	GU	No	CO	No
147	TAYLOR, ROBERT L TRUSTEE	3517 WILLIAM D TATE AVE	PID	GU	No	CO	No
148	DFW WEST LOGISTICS ONE LLC	3642 EULESS-GRAPEVINE RD	PID	C/MU & IC	No & No	IN	Yes

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	OWNER NAME	SITE ADDRESS	ZONING	FLU	FZCOMPLIANCE	PFLU	PZCOMPLIANCE
149	VANCE LIVING TRUST	400 CARLY DR	R-5.0	RH	No	RM	Yes
150	CHAPWEST LLC	400 W GLADE RD	CN	CO	No	LC & RM	Yes & No
151	VENABLE, DEBORAH	404 CARLY DR	R-5.0	RH	No	RM	Yes
152	KING, MALLORY	408 CARLY DR	R-5.0	RH	No	RM	Yes
153	VU, REX	4100 STATE HWY 360	R-7.5	GU	No	RL	Yes
154	KOEING, KAREN	412 CARLY DR	R-5.0	RH	No	RM	Yes
155	FENSTERMACHER, STEPHEN	416 CARLY DR	R-5.0	RH	No	RM	Yes
156	CASTANON, TANIA C FAMILY TRUST	420 CARLY DR	R-5.0	RH	No	RM	Yes
157	GBOLABO, OLUWATOYIN	4201 STATE HWY 360	PID	C/MU	No	CO	No
158	STONE BRIDGE OAKS OWNERS ASSN INC	424 CARLY DR	R-5.0	RH	No	RM	Yes
159	STONE BRIDGE OAKS OWNERS ASSN INC	425 CARLEY DR	R-5.0	RH	No	RM	Yes
160	STONE BRIDGE OAKS OWNERS ASSN INC	427 CARLY DR	R-5.0	RH	No	RM	Yes
161	PATEL, RAKESH	4300 STATE HWY 360	PCD	CO	Yes	LC	No
162	MADRIGAL, ANA	4358 EASTWOODS DR	R-5.0	LC	No	RM	Yes
163	BRISCOE, MARIAN	4362 EASTWOODS DR	R-5.0	LC	No	RM	Yes
164	CAMPOS, PAUL	4366 EASTWOODS DR	R-5.0	LC	No	RM	Yes
165	LENZ, WILLIAM	4370 EASTWOODS DR	R-5.0	LC	No	RM	Yes
166	BDF CSF TRUST	4374 EASTWOODS DR	R-5.0	LC	No	RM	Yes
167	ACE FAMILY TRUST	4375 EASTWOODS DR	R-5.0	LC	No	RM	Yes
168	JACOBS FAMILY TRUST	4378 EASTWOODS DR	R-5.0	LC	No	RM	Yes
169	SUBRAMANIAN, BALA	4379 EASTWOODS DR	R-5.0	LC	No	RM	Yes
170	CAMPOS, AIDA	4382 EASTWOODS DR	R-5.0	LC	No	RM	Yes
171	SINGRATANAKUL, BRIDGET	4383 EASTWOODS DR	R-5.0	LC	No	RM	Yes
172	JOY, JUSTIN	4386 EASTWOODS DR	R-5.0	LC	No	RM	Yes
173	MANN, SIMON	4387 EASTWOODS DR	R-5.0	LC	No	RM	Yes
174	ANDERSON, KIPTON	4390 EASTWOODS DR	R-5.0	LC	No	RM	Yes
175	BAHUN, JOSEPH K	4391 EASTWOODS DR	R-5.0	LC	No	RM	Yes
176	LOVELACE, GEORGE	4394 EASTWOODS DR	R-5.0	LC	No	RM	Yes
177	CHANTHIKUL, MONIQUE	4395 EASTWOODS DR	R-5.0	LC	No	RM	Yes
178	CHEKELEA, EMANIEL	4398 EASTWOODS DR	R-5.0	LC	No	RM	Yes
179	FLOWERS, JAMES	4399 EASTWOODS DR	R-5.0	LC	No	RM	Yes
180	THREE SIXTY HORIZON LLC	4400 STATE HWY 360	PCD	CO	Yes	LC	No
181	URQUHART, ZHAOYING	4402 EASTWOODS DR	R-5.0	LC	No	RM	Yes
182	SMITH, HAROLD	4403 EASTWOODS DR	R-5.0	LC	No	RM	Yes
183	EMMET, DAVID	4406 EASTWOODS DR	R-5.0	LC	No	RM	Yes
184	GREEN, THOMAS	4407 EASTWOODS DR	R-5.0	LC	No	RM	Yes
185	TUTT, JAMES	4410 EASTWOODS DR	R-5.0	LC	No	RM	Yes

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186	BUTT, INTIKHAB	4411 EASTWOODS DR	R-5.0	LC	No	RM	Yes
187	GARDEA, LESLIE	4414 EASTWOODS DR	R-5.0	LC	No	RM	Yes
188	BYRD, SCOTT	4415 EASTWOODS DR	R-5.0	LC	No	RM	Yes
189	SOUTHERN BAPTISTS OF TX CONV	4500 STATE HWY 360	PCD	CO	Yes	LC	No
190	CRP-GREP ELAN GRAPEVINE II OWNER LP	4501 STATE HWY 360	R-MF	C/MU	No	RH	Yes
191	ACROPOLIS INC	4550 STATE HWY 360	PCD	CO	Yes	LC	No
192	LEBER NICHOLAS & LYNETTE FAMILY LIVING TRUST	4601 KAITLYN LN	R-TH	RH	No	RM	Yes
193	STONE BRIDGE OAKS OWNERS ASSN INC	4601 TREVOR TR	R-5.0	RH	No	RM	Yes
194	PENNY, KATHRYN	4602 KAITLYN LN	R-5.0	RH	No	RM	Yes
195	LORENZO, NICHOLAS	4605 KAITLYN LN	R-TH	RH	No	RM	Yes
196	REITER, LISA W	4606 KAITLYN LN	R-5.0	RH	No	RM	Yes
197	BLACKBURN, STEVEN	4609 KAITLYN LN	R-TH	RH	No	RM	Yes
198	BETTY CLAUSSEN HOLLAND LIVING TRUST	4613 KAITLYN LN	R-TH	RH	No	RM	Yes
199	YOWELL, JOHN R	4616 TREVOR TR	R-5.0	RH	No	RM	Yes
200	COCANOUGH, DANIEL	4617 KAITLYN LN	R-TH	RH	No	RM	Yes
201	SHAIKH, UMER	4617 TREVOR TR	R-5.0	RH	No	RM	Yes
202	PROVOST, DANIEL	4618 KAITLYN LN	R-TH	RH	No	RM	Yes
203	BEHRENS, PAMELA	4620 TREVOR TR	R-5.0	RH	No	RM	Yes
204	HENDERSON, BRENDA	4621 KAITLYN LN	R-TH	RH	No	RM	Yes
205	COCANOUGH, DANIEL	4621 TREVOR TR	R-5.0	RH	No	RM	Yes
206	SALT WALL 2 REALTY TRUST	4622 KAITLYN LN	R-TH	RH	No	RM	Yes
207	TERRY, JOHN B	4624 TREVOR TR	R-5.0	RH	No	RM	Yes
208	HANCOCK FAMILY TRUST	4625 TREVOR TR	R-5.0	RH	No	RM	Yes
209	MK RODGERS LIVING TRUST	4626 KAITLYN LN	R-TH	RH	No	RM	Yes
210	MOTE REVOCABLE TRUST	4628 TREVOR TR	R-5.0	RH	No	RM	Yes
211	THE GCD FAMILY TRUST	4629 TREVOR TR	R-5.0	RH	No	RM	Yes
212	GALLAGHER, GAIL	4630 KAITLYN LN	R-TH	RH	No	RM	Yes
213	STONE BRIDGE OAKS OWNERS ASSN INC	4632 KAITLYN LN	R-TH	RH	No	RM	Yes
214	STONE BRIDGE OAKS OWNERS ASSN INC	4632 TREVOR TR	R-5.0	RH	No	RM	Yes
215	SIMIC, ZAGORKA	4633 TREVOR TR	R-5.0	RH	No	RM	Yes
216	HARRISON, ROGER D	4634 TREVOR TR	R-TH	RH	No	RM	Yes
217	STONE BRIDGE OAKS OWNERS ASSN INC	4635 TREVOR TR	R-5.0	RH	No	RM	Yes
218	PORT, TRISHA M	4637 TREVOR TR	R-TH	RH	No	RM	Yes
219	QUARANTO, SHARON	4638 TREVOR TR	R-TH	RH	No	RM	Yes
220	360 LAND PARTNERS LLC	4640 BORN CT	R-5.0	CO	No	RM	Yes
221	STEINBECK, ANDREW R	4641 TREVOR TR	R-TH	RH	No	RM	Yes
222	JUN, SUNGTAEK	4642 TREVOR TR	R-TH	RH	No	RM	Yes

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223	360 LAND PARTNERS LLC	4644 BORN CT	R-5.0	CO	No	RM	Yes
224	THIGPEN, JARED	4645 TREVOR TR	R-TH	RH	No	RM	Yes
225	KNUDSON, KEITH	4646 TREVOR TR	R-TH	RH	No	RM	Yes
226	360 LAND PARTNERS LLC	4648 BORN CT	R-5.0	CO	No	RM	Yes
227	ROBERTS, KELLY	4650 TREVOR TR	R-TH	RH	No	RM	Yes
228	360 LAND PARTNERS LLC	4652 BORN CT	R-5.0	CO	No	RM	Yes
229	MARSHALL, JAMES	4654 TREVOR TR	R-TH	RH	No	RM	Yes
230	360 LAND PARTNERS LLC	4656 BORN CT	R-5.0	CO	No	RM	Yes
231	360 LAND PARTNERS LLC	4657 BORN CT	R-5.0	CO	No	RM	Yes
232	ROBERTS FAMILY TRUST	4658 TREVOR TR	R-TH	RH	No	RM	Yes
233	360 LAND PARTNERS LLC	4660 BORN CT	R-5.0	CO	No	RM	Yes
234	DINGLE, LEROY	4660 TAYLOR LN	R-5.0	RH	No	RM	Yes
235	360 LAND PARTNERS LLC	4661 BORN CT	R-5.0	CO	No	RM	Yes
236	HAMEL, TIMOTHY	4662 TREVOR TR	R-TH	RH	No	RM	Yes
237	360 LAND PARTNERS LLC	4664 BORN CT	R-5.0	CO	No	RM	Yes
238	COLLETTI, NICHOLAS	4664 TAYLOR LN	R-5.0	RH	No	RM	Yes
239	360 LAND PARTNERS LLC	4665 BORN CT	R-5.0	CO	No	RM	Yes
240	BURTON, ADOLPH	4665 TAYLOR LN	R-5.0	RH	No	RM	Yes
241	STONE BRIDGE OAKS OWNERS ASSN INC	4665 TREVOR TR	R-5.0	RH	No	RM	Yes
242	DEL GIUDICE, RENEE	4666 TREVOR TR	R-TH	RH	No	RM	Yes
243	360 LAND PARTNERS LLC	4668 BORN CT	R-5.0	CO	No	RM	Yes
244	ALLSOPP, GERALD E	4668 TAYLOR LN	R-5.0	RH	No	RM	Yes
245	360 LAND PARTNERS LLC	4669 BORN CT	R-5.0	CO	No	RM	Yes
246	BENVENUTO, ANNE	4669 TAYLOR LN	R-5.0	RH	No	RM	Yes
247	STRENGERS, EMILY CAROLINE	4670 TREVOR TR	R-TH	RH	No	RM	Yes
248	360 LAND PARTNERS LLC	4672 BORN CT	R-5.0	CO	No	RM	Yes
249	PAYNTER, DENNIS	4672 TAYLOR LN	R-5.0	RH	No	RM	Yes
250	360 LAND PARTNERS LLC	4673 BORN CT	R-5.0	CO	No	RM	Yes
251	KIRAKOSYAN, ARMAN	4673 TAYLOR LN	R-5.0	RH	No	RM	Yes
252	REGESTER, RICHARD	4674 TREVOR TR	R-TH	RH	No	RM	Yes
253	KLICH, FRED	4675 TREVOR TR	R-5.0	RH	No	RM	Yes
254	360 LAND PARTNERS LLC	4676 BORN CT	R-5.0	CO	No	RM	Yes
255	WATERS, JOHN M	4676 TAYLOR LN	R-5.0	RH	No	RM	Yes
256	MASON, CAROL	4677 TAYLOR LN	R-5.0	RH	No	RM	Yes
257	HANS, DEBORAH	4679 TREVOR TR	R-5.0	RH	No	RM	Yes
258	360 LAND PARTNERS LLC	4680 BORN CT	R-5.0	CO	No	RM	Yes
259	MIR, FAREEHA	4683 TREVOR TR	R-5.0	RH	No	RM	Yes

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260	360 LAND PARTNERS LLC	4684 BORN CT	R-5.0	CO	No	RM	Yes
261	360 LAND PARTNERS LLC	4688 BORN CT	R-5.0	CO	No	RM	Yes
262	360 LAND PARTNERS LLC	4692 BORN CT	R-5.0	CO	No	RM	Yes
263	360 LAND PARTNERS LLC	4696 BORN CT	R-5.0	CO	No	RM	Yes
264	360 LAND PARTNERS LLC	4700 BORN CT	R-5.0	CO	No	RM	Yes
265	GLADE HILL HOMEOWNERS ASSN INC	4700 HILL VISTA DR	R-5.0	CO	No	RM	Yes
266	STONE BRIDGE OAKS OWNERS ASSN INC	4700 TREVOR TR	R-5.0	RH	No	RM	Yes
267	RANGARAJAN, KIRAN	4701 HILL MEADOW RD	R-5.0	CO	No	RM	Yes
268	JOHN, ABIGAIL	4701 TREVOR TR	R-5.0	RH	No	RM	Yes
269	YEOMAN, ERIN	4702 TREVOR TR	R-5.0	RH	No	RM	Yes
270	REDMOND, MELVIN	4703 TAYLOR LN	R-5.0	RH	No	RM	Yes
271	NATIONS, SHARON	4704 TAYLOR LN	R-5.0	RH	No	RM	Yes
272	BRONSON, LATORCHA	4705 HILL MEADOW RD	R-5.0	CO	No	RM	Yes
273	MIN, SOPHIA	4705 TREVOR TR	R-5.0	RH	No	RM	Yes
274	PARSONS REVOCABLE TRUST	4706 TREVOR TR	R-5.0	RH	No	RM	Yes
275	MCINTIRE, DAVID	4707 TAYLOR LN	R-5.0	RH	No	RM	Yes
276	LUCHEY, JEFFREY	4708 TAYLOR LN	R-5.0	RH	No	RM	Yes
277	HUNTER, TABITHA E.	4709 HILL MEADOW RD	R-5.0	CO	No	RM	Yes
278	KRUSE, WILLIAM R	4709 TREVOR TR	R-5.0	RH	No	RM	Yes
279	YOO, JAMES	4710 TREVOR TR	R-5.0	RH	No	RM	Yes
280	BKM-VJM TRUST	4711 TAYLOR LN	R-5.0	RH	No	RM	Yes
281	WANG, JOHN	4712 TAYLOR LN	R-5.0	RH	No	RM	Yes
282	SCHEETZ, LISA	4713 HILL MEADOW RD	R-5.0	CO	No	RM	Yes
283	KURTZBEIN, RICK	4713 TREVOR TR	R-5.0	RH	No	RM	Yes
284	DOBSON, EDWARD L	4714 TREVOR TR	R-5.0	RH	No	RM	Yes
285	BATES, MICHAEL	4715 TAYLOR LN	R-5.0	RH	No	RM	Yes
286	THOMAS D & M J LIVING TRUST	4716 TAYLOR LN	R-5.0	RH	No	RM	Yes
287	PACLIBARE, ROMIE	4717 TREVOR TR	R-5.0	RH	No	RM	Yes
288	OLIVER, WILLIAM	4719 TAYLOR LN	R-5.0	RH	No	RM	Yes
289	STEVEN AND PATRICIA HENSEL FAMILY TRUST	4720 TAYLOR LN	R-5.0	RH	No	RM	Yes
290	JIMENEZ, LUIS	4720 TREVOR TR	R-5.0	RH	No	RM	Yes
291	CHAGANI, AMIN	4721 HILL MEADOW RD	R-5.0	CO	No	RM	Yes
292	MILLER, GREGORY	4721 TREVOR TR	R-5.0	RH	No	RM	Yes
293	HALL, DAVID	4723 TAYLOR LN	R-5.0	RH	No	RM	Yes
294	PEARSON, GARRY	4724 TAYLOR LN	R-5.0	RH	No	RM	Yes
295	JACKSON, MARJORIE	4724 TREVOR TR	R-5.0	RH	No	RM	Yes
296	BACHLANI FAMILY TRUST	4725 HILL MEADOW RD	R-5.0	CO	No	RM	Yes

**SOUTH-SE ASSESSMENT AREA PARCELS IMPACTED BY PROPOSED FUTURE LAND USE**  
**Zoning Compliance with Future Land Use and Proposed Land Use**

ITEM #6

	OWNER NAME	SITE ADDRESS	ZONING	FLU	FZCOMPLIANCE	PFLU	PZCOMPLIANCE
297	RICE, JONATHAN D	4727 TAYLOR LN	R-5.0	RH	No	RM	Yes
298	DHANANI, SHEHZAD	4728 TAYLOR LN	R-5.0	RH	No	RM	Yes
299	MATTSON, GREGG	4728 TREVOR TR	R-5.0	RH	No	RM	Yes
300	BASNET, AMOD	4729 HILL MEADOW RD	R-5.0	CO	No	RM	Yes
301	LALANI, RESHMA	4733 HILL MEADOW RD	R-5.0	CO	No	RM	Yes
302	BURNS, CYNTHIA	4737 HILL MEADOW RD	R-5.0	CO	No	RM	Yes
303	BOYD, PAMELA	4741 HILL MEADOW RD	R-5.0	CO	No	RM	Yes
304	LUH, SAOMONY	4745 HILL MEADOW RD	R-5.0	CO	No	RM	Yes
305	DESHETTY, AVINASH	4749 HILL MEADOW RD	R-5.0	CO	No	RM	Yes
306	CASEY, PATRICIA M	4802 TREVOR TR	R-5.0	RH	No	RM	Yes
307	YOUNT, JANET	4803 TAYLOR LN	R-5.0	RH	No	RM	Yes
308	FRAZIER, MICHAEL B	4804 TAYLOR LN	R-5.0	RH	No	RM	Yes
309	BARRY A & PATRICIA K MACY LIVING TRUST	4805 TREVOR TR	R-5.0	RH	No	RM	Yes
310	HUNT, TITI T	4806 TREVOR TR	R-5.0	RH	No	RM	Yes
311	MENDEZ, ENRIQUE	4807 TAYLOR LN	R-5.0	RH	No	RM	Yes
312	FRANKLIN, JENNIFER	4808 TAYLOR LN	R-5.0	RH	No	RM	Yes
313	MERCER, JEFFREY	4809 TREVOR TR	R-5.0	RH	No	RM	Yes
314	MATTSON LIVING TRUST	4810 TREVOR TR	R-5.0	RH	No	RM	Yes
315	MAYA, MERRITT	4811 TAYLOR LN	R-5.0	RH	No	RM	Yes
316	B10 DFW IAC OWNER LP	601 WESTPORT PKWY	LI	IC	No	IN	Yes
317	BSREP III 625 WESTPORT LP	625 WESTPORT PKWY	LI	IC	No	IN	Yes
318	LBH WESTPORT LLC	633 WESTPORT PKWY	LI	IC	No	IN	Yes
319	BSREP III 633 WESTPORT LP	633 WESTPORT PKWY	LI	IC	No	IN	Yes
320	CPG ENTERPRISES LLC	647 WESTPORT PKWY	LI	IC	No	CO	No
321	PROJECTHANDUP	665 WESTPORT PKWY	LI	IC	No	CO	No
322	GRAPEVINE, CITY OF	736 BEAR RUN DR	GU	RL	No	GU	Yes
323	LIFESTYLE GRAPEVINE 360 LP	KAITLYN LN	R-TH	RH	No	RM	Yes

**SOUTH-SW ASSESSMENT AREA PARCELS IMPACTED BY PROPOSED FUTURE LAND USE**

ITEM #6

**Zoning Compliance with Future Land Use and Proposed Land Use**

	<b>OWNER NAME</b>	<b>SITE ADDRESS</b>	<b>ZONING</b>	<b>FLU</b>	<b>FZCOMPLIANCE</b>	<b>PFLU</b>	<b>PZCOMPLIANCE</b>
1	UNITY CHURCH OF NE TARRANT CO	1650 HUGHES RD	PCD	LC	No	RL	No
2	FELLOWSHIP OF THE PARKS BAPTIST CHURCH THE	1901 HALL JOHNSON RD	PCD	CO	Yes	RL	No
3	BEAR RUN HOMEOWNERS ASSN INC	2001 BEAR RUN DR	R-TH	RL	No	RM	Yes
4	LINCOLN VINEYARDS ASSOCIATES	2551 HALL JOHNSON RD	R-MF-2	CO	No	RH	Yes
5	GRAPEVINE, CITY OF	2590 JUNIPER LN	CC	RL	No	GU	No
6	HELM, CHRISTIAN BOYCE	2800 WESTERN OAKS DR	R-MF-2	GU	No	RL	No
7	CHURCH AT THE CROSS GRAPEVINE	3000 WILLIAM D TATE AVE	R-20	GU	No	RL	Yes
8	CAL-TEX AQUISITION V	3400 WILLIAM D TATE AVE	CC	GU	No	LC	No
9	KOCH, ROXANA	3600 SOFT WIND CT	R-TH	RL	No	RM	Yes
10	ARNETT, DANIELLE	3601 SOFT WIND CT	R-TH	RL	No	RM	Yes
11	NERF ENTERPRISES	3601 WILLIAM D TATE AVE	PO	CO	No	LC	Yes
12	TALLEY, EDDIE C	3602 SOFT WIND CT	R-TH	RL	No	RM	Yes
13	WATSON, HOWARD D	3603 SOFT WIND CT	R-TH	RL	No	RM	Yes
14	FOX, RONALD T	3604 SOFT WIND CT	R-TH	RL	No	RM	Yes
15	WATSON, HOWARD D	3605 SOFT WIND CT	R-TH	RL	No	RM	Yes
16	MARTINEZ, JULIANA	3606 SOFT WIND CT	R-TH	RL	No	RM	Yes
17	QUILLEN, AMY	3607 SOFT WIND CT	R-TH	RL	No	RM	Yes
18	KNOCHE, BENNETT	3608 SOFT WIND CT	R-TH	RL	No	RM	Yes
19	DUGAN, JUDITH	3609 SOFT WIND CT	R-TH	RL	No	RM	Yes
20	BNGA INC	3610 SOFT WIND CT	R-TH	RL	No	RM	Yes
21	LONG, SHELLY	3611 SOFT WIND CT	R-TH	RL	No	RM	Yes
22	BMC PARTNERS LLC	3611 WILLIAM D TATE AVE	PO	CO	No	LC	Yes
23	TEXAS	3900 WILLIAM D TATE AVE	GU	GU	Yes	RL	No
24	LAKMIRI GRAPEVINE LLC	4101 WILLIAM D TATE AVE	CC	CO & LC	Yes & No	CO	Yes
25	VINEYARD CREEK ESTATES OWNERS ASSOCIATION	4300 VINEYARD CREEK DR	R-5.0	CO & LC	No & No	RM	Yes
26	VINEYARD CREEK ESTATES OWNERS ASSOCIATION	4301 VINEYARD CREEK DR	R-5.0	CO & LC	No & No	RM	Yes
27	MAKHANI, RAFIQ	4321 CRESTWOOD CT	R-5.0	RL	No	RM	Yes
28	BOLL, JOSEPH	4325 CRESTWOOD CT	R-5.0	RL	No	RM	Yes
29	LAUNIUS FAMILY TRUST	4329 CRESTWOOD CT	R-5.0	RL	No	RM	Yes
30	WILLIAMS, BRENT	4330 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
31	SHEK, WINNIE	4333 CRESTWOOD CT	R-5.0	RL	No	RM	Yes
32	MADANI, HAMED	4333 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
33	SOLIMAN REVOCABLE LIVING TRUST	4334 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
34	CANNON, SUZAN	4337 CRESTWOOD CT	R-5.0	RL	No	RM	Yes
35	TRINH, ROBERT X	4337 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
36	HESAMI, KAVEH	4338 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
37	WILLIAMS, GEORGE T	4341 CRESTWOOD CT	R-5.0	RL	No	RM	Yes

**SOUTH-SW ASSESSMENT AREA PARCELS IMPACTED BY PROPOSED FUTURE LAND USE**

ITEM #6

**Zoning Compliance with Future Land Use and Proposed Land Use**

	<b>OWNER NAME</b>	<b>SITE ADDRESS</b>	<b>ZONING</b>	<b>FLU</b>	<b>FZCOMPLIANCE</b>	<b>PFLU</b>	<b>PZCOMPLIANCE</b>
38	MOORE, DAVID	4341 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
39	MERCHANT, ASADALI	4342 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
40	DAIGLE, BRANDON	4344 CRESTWOOD CT	R-5.0	LC	No	RL	No
41	GRAPEVINE-COLLEYVILLE ISD	4344 HERITAGE AVE	R-20	RL	Yes	GU	No
42	DAVIS POEHLER FAMILY TRUST	4345 CRESTWOOD CT	R-5.0	RL	No	RM	Yes
43	MACEDA, JILL	4346 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
44	LANGLEY, JOSHUA	4348 CRESTWOOD CT	R-5.0	LC	No	RL	No
45	DECKER, THOMAS	4349 CRESTWOOD CT	R-5.0	RL	No	RM	Yes
46	BALAKRISHNAN, MOHAN	4350 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
47	KIRKMAN, SHEA	4352 CRESTWOOD CT	R-5.0	LC	No	RL	No
48	THOMPSON, JOHN	4353 CRESTWOOD CT	R-5.0	RL	No	RM	Yes
49	SPIDLE, JENNIFER	4354 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
50	HICKS, CHRISTOPHER	4357 CRESTWOOD CT	R-5.0	RL	No	RM	Yes
51	PRICE, JEROME	4358 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
52	TANNER, KRISTOPHER W	4362 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
53	THOMAS, DONNY	4366 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
54	GRANVOLD, ERIN E	4370 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
55	ROELANDS, KEITH	4374 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
56	ASHMORE, SLADE	4400 TIMBER CREST CT	R-5.0	RL	No	RM	Yes
57	HUSAIN, HUNED	4401 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
58	FLEET, MICHAEL	4404 TIMBER CREST CT	R-5.0	RL	No	RM	Yes
59	SIDDHABHAKTUNI, VENKATA D	4405 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
60	LUCZAK, RICHARD B	4408 TIMBER CREST CT	R-5.0	RL	No	RM	Yes
61	LISA LEDFORD LIVING TRUST, THE	4409 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
62	BRILL, THOMAS M	4410 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
63	COLLINS, KENT M	4412 TIMBER CREST CT	R-5.0	RL	No	RM	Yes
64	HANSEN FAMILY TRUST	4413 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
65	KOWALCZYK, STACIE	4414 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
66	PEREIRA, JENNIFER	4416 TIMBER CREST CT	R-5.0	RL	No	RM	Yes
67	DRAKE, ANA	4417 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
68	JONES, ANDREW J	4418 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
69	BERRY, BRANT E	4420 TIMBER CREST CT	R-5.0	RL	No	RM	Yes
70	HARRINGTON, KILEY	4421 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
71	PAUL, EDWARD	4422 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
72	SULPYA, YUJAN	4424 TIMBER CREST CT	R-5.0	RL	No	RM	Yes
73	GREEN, CHARLES	4425 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
74	DELL, KAREN	4426 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes

**SOUTH-SW ASSESSMENT AREA PARCELS IMPACTED BY PROPOSED FUTURE LAND USE**

**ITEM #6**

**Zoning Compliance with Future Land Use and Proposed Land Use**

	<b>OWNER NAME</b>	<b>SITE ADDRESS</b>	<b>ZONING</b>	<b>FLU</b>	<b>FZCOMPLIANCE</b>	<b>PFLU</b>	<b>PZCOMPLIANCE</b>
75	MERKEL, JONATHAN	4428 TIMBER CREST CT	R-5.0	RL	No	RM	Yes
76	DY, PHOUMARA	4429 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
77	HELOU MOUHIB	4430 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
78	SCOTT, SHERRIE	4432 TIMBER CREST CT	R-5.0	RL	No	RM	Yes
79	GOSS, COLLIN	4433 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
80	TRAN, LILIAN	4434 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
81	JACKSON, SHANE	4436 TIMBER CREST CT	R-5.0	RL	No	RM	Yes
82	AMIRALI & SHABNAM REVOCABLE TRUST	4437 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
83	LINGLE, JASON	4438 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
84	HENSLEY, DAVID E	4440 TIMBER CREST CT	R-5.0	RL	No	RM	Yes
85	SHAPHEK, NAGWA	4441 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
86	THOMPSON, MARY T	4442 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
87	WALLACE, PHILLIP	4444 TIMBER CREST CT	R-5.0	RL	No	RM	Yes
88	MCQUITTY, GREGORY	4445 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
89	WAIDELICH, DOUG	4446 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
90	GALVAN, RAUL	4448 TIMBER CREST CT	R-5.0	RL	No	RM	Yes
91	SCHALENKAMP, DESHA	4449 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
92	HOCKENBROUGH, LEIGH	4450 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
93	CRITCHFIELD, DOUGLAS E	4452 TIMBER CREST CT	R-5.0	RL	No	RM	Yes
94	SMITH REVOCABLE TRUST	4453 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
95	HOCKENBROUGH, BLAKE	4454 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
96	COWAN, CHRISTOPHER	4457 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
97	OHAIL, PATRICK	4458 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
98	THANPAISARNSAMUT, NATCHAYA	4461 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
99	JOSHI, BAL K	4462 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
100	PATEL, NIKUNJ	4465 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
101	ANAND, KARTHIK	4466 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
102	ROETHEMEYER, SHANNON	4469 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes
103	SANCHEZ, GRISELLE	4470 VINEYARD CREEK DR	R-5.0	LC	No	RM	Yes

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER <sup>BZ</sup>

**MEETING DATE:** AUGUST 5, 2025

**SUBJECT:** RESENTATION OF PROPOSED AMENDMENTS TO VARIOUS SECTIONS OF THE ZONING ORDINANCE RELATED TO CREATION OF A BROWNSTONE DISTRICT, DELETION OF THE PLANNED RESIDENTIAL DISTRICTS (PRD-6 AND PRD-12), AMENDING RELATED DEFINITIONS, AND REVISIONS TO TABLE 3, PREFERRED USE MATRIX IN SECTION 41.13 OF THE TRANSIT DISTRICT OVERLAY (TDO).

**RECOMMENDATION:** Planning Services Director to present the proposed Brownstone District and associated amendments to the Zoning Ordinance.

**FUNDING SOURCE:** None

**BACKGROUND:** Beginning in March 2022, a request was made for a Transit District Overlay to allow what the applicants referred to as a condominium/townhome development. Staff noted that the combined use of "condominium/townhome" was consistent with the Preferred Use Matrix (Section 41 B) of the Zoning Ordinance. However, concerns were raised by both the City Council and the Planning & Zoning Commission regarding the merging of terms that represent different ownership and types of development.

In response, the Commission held a series of workshops to discuss the distinctions between rowhouses, townhomes, and condominiums. As a group, they expressed a preference for fee simple ownership over shared or common ownership. They also wanted condominiums to be treated like single-family housing rather than multifamily housing.

Staff was tasked with developing clear definitions for future discussions in Section 12. There was also consideration of two new zoning districts: a Condominium District and a Brownstone District, along with initial standards for bulk, setback, and dimensional requirements, as well as refinements to the Transit District Overlay.

By June 10, 2025, during the Commission's last full workshop on these topics, there was a policy shift aimed at finalizing the focus on the Brownstone District. It was determined that a standalone Condominium District was no longer necessary, as the "R-MF", Multifamily Residential District already permitted condominiums with the approval of a conditional use permit. The focus also included the deletion of the "PRD-6" and "PRD-12" zoning districts (which have never been utilized), tailoring bulk, dimensional, and setback standards for the "BR", Brownstone District, amendments to Table 3, Preferred Use Matrix of the Transit District Overlay (removing condominiums as a preferred use), and emphasizing professional offices, personal services, and education/training as compatible uses within the Low -Intensity Zone. Additionally, new parking standards for brownstones and live/work units were created.

**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.

~~Fourplex building UNIT APARTMENT HOUSE shall mean~~ A detached building containing four (4) single-family attached dwellings 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 1/2-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**

<u>Proposed Changes</u>	<u>Number of parking spaces</u>	<u>Required for Each</u>
<b>Residential</b>		
Single-family dwellings: attached, detached, townhouse, <a href="#">brownstone</a> , duplex - 2 parking spaces per dwelling unit	2	Dwelling unit ( <a href="#">outside of the unit's garage</a> )
<a href="#">Guest parking for brownstone and townhouse developments</a>	<a href="#">0.25</a>	Dwelling unit
<a href="#">Apartment Dwellings</a> , <a href="#">Multifamily Condominiums</a> , triplex, <a href="#">and fourplex</a> , <a href="#">and live/work space</a> - 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	<a href="#">BR</a>	R-3.75	R-MH	R-MF
	Single-Family	Single-Family	Single-Family	Modular Home	Zero-Lot-Line	Two-Family	Townhouse	<a href="#">Brownstone</a>	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	<del>9</del> 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.

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** AUGUST 5, 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 Drive west to the State Highway 114 Frontage Road. This amendment, as shown on the attached exhibit, will prohibit parking from 7 am to 5 pm during school days from the intersection of Ball Street extending west to Drexel Drive. This change will improve site visibility issues and improve mobility in the area of Cannon Elementary School during the school day.

Residents have been notified of this proposal and are agreeable to the proposed no parking limitations.

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 A 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 adding the following text:

*“West College Street, north side, no parking from 7 am and 5 pm during school days from the intersection of Ball Street extending west to Drexel Drive.”*

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 5th day of August, 2025.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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Matthew C.G. Boyle  
City Attorney



# No Parking Status on W College St

- ➔ Proposed No Parking - N Side
- ➔ Currently No Parked - N Side
- ➔ Currently No Parked - S Side



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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>

**MEETING DATE:** AUGUST 5, 2025

**SUBJECT:** RESOLUTION TO ACCEPT THE CERTIFIED TAX ROLLS

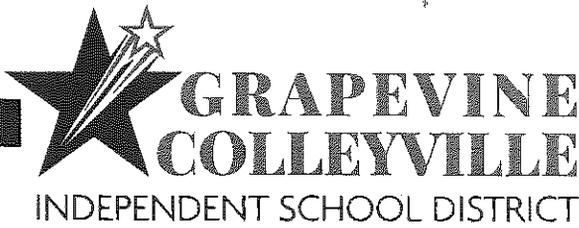
**RECOMMENDATION:** Staff recommends City Council approve a resolution to accept the Certified Estimated Tax Rolls having a total appraised value of \$19,736,482,578 less exemptions of \$5,793,816,072 for a net taxable value of \$13,942,666,506.

**FUNDING SOURCE:** This action has no material effect on City funds.

**BACKGROUND:** This resolution is provided pursuant to Section 26.04 of the Texas Property Tax Code which requires the assessor for a taxing unit to submit the total appraised value, the total assessed value, and the total taxable value of the property within the unit's boundaries to the unit's governing body by August 1, or as soon thereafter as is practicable. Colette Ballinger, Tax Assessor, has submitted this information to the City and certified that the estimated tax collection rate for tax year 2025 is 100%. As prescribed by law, the appraised value from the certified rolls is \$19,736,482,578, less \$5,793,816,072 in exemptions, producing a net taxable value of \$13,942,666,506. The new construction value included in the net taxable value amount is \$81,097,600.

The City Council designates Colette Ballinger, RTA, CSTA (Registered Tax Assessor Collector, Certified School Tax Assessor) as the official person to calculate and publish the No New Revenue and Voter Approval rate calculations for the City of Grapevine, Texas for FY 2026.

Staff recommends approval.



July 29, 2025

I, Colette Ballinger, Tax Assessor-Collector for the City of Grapevine submit to the City Council the 2025 Appraisal Roll as sworn to by Joe Don Bobbitt, Chief Appraiser of Tarrant County Appraisal District, Shane Docherty, Chief Appraiser of Dallas County Appraisal District and Don Spencer, Chief Appraiser of Denton Central Appraisal District. Attached, herewith, are the appraisal roll valuation summary sheets with hard copies of the appraisal roll available for inspection at 3072 Mustang Drive, Grapevine, Texas 76051.

Total Tarrant Certified Appraised Value	\$ 19,033,708,536
Total Dallas Certified Appraised Value	\$ 690,940,020
Total Denton Certified Appraised Value	\$ 11,834,022
Less Agricultural Deferral, Exemptions and ARB	\$ - 5,793,816,072
Net Taxable	\$ 13,942,666,506

ARB Value	\$ 134,487,260
Incomplete Property Value	\$ 1,093,733
In Process	\$ 259,523
New Construction (Included in net taxable)	\$ 81,097,600

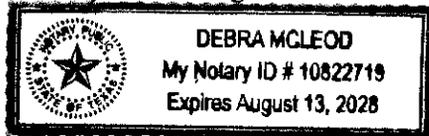
I certify an anticipated collection rate of 100% for the tax year 2025. This total percentage includes current taxes, delinquent taxes, rollback taxes, penalties and interest.

Witness my hand this 29th day of July 2025.

*Colette Ballinger*  
\_\_\_\_\_  
Colette Ballinger, RTA, CSTA  
Tax Assessor-Collector

Sworn and subscribed to me this 29th day of July 2025.

*Debra McLeod*      *Tarrant*      *Texas*  
\_\_\_\_\_  
Notary Public Signature      County      State



Grapevine-Colleyville Area Tax Office  
3072 Mustang Drive  
Grapevine, Texas 76051

817.481-1242 ☎  
www.gcisd.net 🌐

RESOLUTION NO. 2025-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE TAX ROLLS FOR TAX YEAR 2025 ON PROPERTY WITHIN THE CITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on or by July 25, 2025, the Chief Appraisers of the Tarrant, Dallas and Denton Appraisal Districts approved and provided to the Grapevine City Council the Tax Rolls for 2025 with a total appraised value of \$19,736,482,578 and having a net taxable value of \$13,942,666,506; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

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

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

Section 2. That the Certified Tax Rolls value for the tax year 2025 for the City of Grapevine, Texas be and hereby approved in the amount of \$19,736,482,578 for total appraised value.

Section 3. That the certified net taxable value (total appraised value less exemptions) of \$13,942,666,506 is approved.

Section 4. That in addition to the value shown in Section 3 above, the Chief Appraisers have prepared a list of all properties pending disposition before the Appraisal Review Board. A projected minimum value of \$134,487,260 has been assigned to this property while a minimum value \$1,353,256 in properties not on the rolls has also been assigned for tax rate calculation purposes.

Section 5. That the certified values also include a taxable value of \$1,259,475,547 associated with over 65/disabled properties for which the City implemented a tax freeze on the amounts paid by those qualifying properties

Section 6. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 5th day of August, 2025.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

---

Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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Matthew C. G. Boyle  
City Attorney

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** AUGUST 5, 2025

**SUBJECT:** RESOLUTION APPROVING THE PROPOSED PROPERTY TAX RATE FOR USE IN DEVELOPING FISCAL YEAR 2026 BUDGET

**RECOMMENDATION:** The City Council to consider a resolution for the approval of the use of the proposed ad valorem tax rate of 0.237228 per \$100 to calculate property tax revenue for the Fiscal Year 2026 Budget.

**FUNDING SOURCE:** Resolution has no impact on City funds.

**BACKGROUND:** This resolution is provided pursuant to Section 26.04 of the Texas Property Tax Code which requires the No New Revenue Tax Rate, the Voter Approval Tax Rate, and the calculations used to determine each rate be submitted to the City Council. In addition, a record vote of the Council must be taken approving the City's proposed ad valorem tax rate used in calculating the ad valorem tax revenue in the Fiscal Year 2026 Budget.

Following is a schedule reflecting the proposed rates:

No New Revenue Rate 0.237228 per \$ 100  
Voter Approval Rate 0.252110 per \$ 100  
Proposed Rate 0.237228 per \$ 100

The worksheet reflecting the calculation of the No New Revenue and Voter Approval Rates is included as an attachment. If approved, this action will lower the tax rate from 0.241165 per \$100 of valuation to 0.237228 per \$100 valuation, which represents a 1.63% reduction to the tax rate.

Staff recommends approval.

# 2025 Tax Rate Calculation Worksheet

## Taxing Units Other Than School Districts or Water Districts

ITEM #19  
Form 50-856

City of Grapevine	817-481-1242
Taxing Unit Name	Phone (area code and number)
200 Main St, Grapevine, TX 76051	www.grapevinetexas.gov
Taxing Unit's Address, City, State, ZIP Code	Taxing Unit's Website Address

**GENERAL INFORMATION:** Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

**SECTION 1: No-New-Revenue Tax Rate**

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	<b>Prior year total taxable value.</b> Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). <sup>1</sup>	\$ 12,540,748,955
2.	<b>Prior year tax ceilings.</b> Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step. <sup>2</sup>	\$ 1,164,976,086
3.	<b>Preliminary prior year adjusted taxable value.</b> Subtract Line 2 from Line 1.	\$ 11,375,772,869
4.	<b>Prior year total adopted tax rate.</b>	\$ 0.241165 /\$100
5.	<b>Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.</b>	
	A. Original prior year ARB values: ..... \$ 3,202,946,657	
	B. Prior year values resulting from final court decisions: ..... - \$ 2,845,278,056	
	C. Prior year value loss. Subtract B from A. <sup>3</sup>	\$ 357,670,601
6.	<b>Prior year taxable value subject to an appeal under Chapter 42, as of July 25.</b>	
	A. Prior year ARB certified value: ..... \$ 511,339,463	
	B. Prior year disputed value: ..... - \$ 34,491,664	
	C. Prior year undisputed value. Subtract B from A. <sup>4</sup>	\$ 476,847,799
7.	<b>Prior year Chapter 42 related adjusted values.</b> Add Line 5C and Line 6C.	\$ 834,518,400

<sup>1</sup> Tex. Tax Code §26.012(14)  
<sup>2</sup> Tex. Tax Code §26.012(14)  
<sup>3</sup> Tex. Tax Code §26.012(13)  
<sup>4</sup> Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	<b>Prior year taxable value, adjusted for actual and potential court-ordered adjustments.</b> Add Line 3 and Line 7.	\$ 12,210,291,269
9.	<b>Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024.</b> Enter the prior year value of property in deannexed territory. <sup>5</sup>	\$ 0
10.	<b>Prior year taxable value lost because property first qualified for an exemption in the current year.</b> If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value.  <b>A. Absolute exemptions.</b> Use prior year market value: ..... \$ 47,785,382  <b>B. Partial exemptions.</b> Current year exemption amount or current year percentage exemption times prior year value: ..... + \$ 22,700,776  <b>C. Value loss.</b> Add A and B. <sup>6</sup>	\$ 70,486,158
11.	<b>Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year.</b> Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year.  <b>A. Prior year market value:</b> ..... \$ 0  <b>B. Current year productivity or special appraised value:</b> ..... - \$ 0  <b>C. Value loss.</b> Subtract B from A. <sup>7</sup>	\$ 0
12.	<b>Total adjustments for lost value.</b> Add Lines 9, 10C and 11C.	\$ 70,486,158
13.	<b>Prior year captured value of property in a TIF.</b> Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. <sup>8</sup> If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 1,186,860,870
14.	<b>Prior year total value.</b> Subtract Line 12 and Line 13 from Line 8.	\$ 10,952,944,241
15.	<b>Adjusted prior year total levy.</b> Multiply Line 4 by Line 14 and divide by \$100.	\$ 26,414,667
16.	<b>Taxes refunded for years preceding the prior tax year.</b> Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. <sup>9</sup>	\$ 508,848
17.	<b>Adjusted prior year levy with refunds and TIF adjustment.</b> Add Lines 15 and 16. <sup>10</sup>	\$ 26,923,515
18.	<b>Total current year taxable value on the current year certified appraisal roll today.</b> This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. <sup>11</sup>  <b>A. Certified values:</b> ..... \$ 13,942,666,506  <b>B. Counties:</b> Include railroad rolling stock values certified by the Comptroller's office: ..... + \$ .....  <b>C. Pollution control and energy storage system exemption:</b> Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:..... - \$ 0  <b>D. Tax increment financing:</b> Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below. <sup>12</sup> ..... - \$ 1,388,765,971  <b>E. Total current year value.</b> Add A and B, then subtract C and D.	\$ 12,553,900,535

<sup>5</sup> Tex. Tax Code §26.012(15)

<sup>6</sup> Tex. Tax Code §26.012(15)

<sup>7</sup> Tex. Tax Code §26.012(15)

<sup>8</sup> Tex. Tax Code §26.03(c)

<sup>9</sup> Tex. Tax Code §26.012(13)

<sup>10</sup> Tex. Tax Code §26.012(13)

<sup>11</sup> Tex. Tax Code §26.012, 26.04(c-2)

<sup>12</sup> Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	<p><b>Total value of properties under protest or not included on certified appraisal roll.</b> <sup>13</sup></p> <p><b>A. Current year taxable value of properties under protest.</b> The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. <sup>14</sup> ..... \$ 134,487,260</p> <p><b>B. Current year value of properties not under protest or included on certified appraisal roll.</b> The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. <sup>15</sup> ..... + \$ 1,353,256</p> <p><b>C. Total value under protest or not certified.</b> Add A and B. .... \$ 135,840,516</p>	
20.	<p><b>Current year tax ceilings.</b> Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step. <sup>16</sup></p>	\$ 1,259,475,547
21.	<p><b>Anticipated contested value.</b> Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. <sup>17</sup> An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico. <sup>18</sup> If completing this section, the taxing unit must include supporting documentation in Section 9. <sup>19</sup> Taxing units that are not affected, enter 0.</p>	\$ 0
22.	<p><b>Current year total taxable value.</b> Add Lines 18E and 19C, then subtract Lines 20 and 21. <sup>20</sup></p>	\$ 11,430,265,504
23.	<p><b>Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.</b> Include both real and personal property. Enter the current year value of property in territory annexed. <sup>21</sup></p>	\$ 0
24.	<p><b>Total current year taxable value of new improvements and new personal property located in new improvements.</b> New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements <b>do</b> include property on which a tax abatement agreement has expired for the current year. <sup>22</sup></p>	\$ 81,097,600
25.	<p><b>Total adjustments to the current year taxable value.</b> Add Lines 23 and 24.</p>	\$ 81,097,600
26.	<p><b>Adjusted current year taxable value.</b> Subtract Line 25 from Line 22.</p>	\$ 11,349,167,904
27.	<p><b>Current year NNR tax rate.</b> Divide Line 17 by Line 26 and multiply by \$100. <sup>23</sup></p>	\$ 0.237228 /\$100
28.	<p><b>COUNTIES ONLY.</b> Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. <sup>24</sup></p>	\$ /\$100

**SECTION 2: Voter Approval Tax Rate**

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

<sup>13</sup> Tex. Tax Code §26.01(c) and (d)  
<sup>14</sup> Tex. Tax Code §26.01(c)  
<sup>15</sup> Tex. Tax Code §26.01(d)  
<sup>16</sup> Tex. Tax Code §26.012(6)(B)  
<sup>17</sup> Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)  
<sup>18</sup> Tex. Tax Code §26.012(1-a)  
<sup>19</sup> Tex. Tax Code §26.04(d-3)  
<sup>20</sup> Tex. Tax Code §26.012(6)  
<sup>21</sup> Tex. Tax Code §26.012(17)  
<sup>22</sup> Tex. Tax Code §26.012(17)  
<sup>23</sup> Tex. Tax Code §26.04(c)  
<sup>24</sup> Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
29.	<b>Prior year M&amp;O tax rate.</b> Enter the prior year M&O tax rate.	\$ 0.131812 /\$100
30.	<b>Prior year taxable value, adjusted for actual and potential court-ordered adjustments.</b> Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 12,210,291,269
31.	<b>Total prior year M&amp;O levy.</b> Multiply Line 29 by Line 30 and divide by \$100.	\$ 16,094,629
32.	<b>Adjusted prior year levy for calculating NNR M&amp;O rate.</b> <b>A. M&amp;O taxes refunded for years preceding the prior tax year.</b> Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2024. This line applies only to tax years preceding the prior tax year. .... + \$ 278,136 <b>B. Prior year taxes in TIF.</b> Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0. .... - \$ 0 <b>C. Prior year transferred function.</b> If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. .... +/- \$ 0 <b>D. Prior year M&amp;O levy adjustments.</b> Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. .... \$ 278,136 <b>E. Add Line 31 to 32D.</b>	\$ 16,372,765
33.	<b>Adjusted current year taxable value.</b> Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 11,349,167,904
34.	<b>Current year NNR M&amp;O rate (unadjusted).</b> Divide Line 32E by Line 33 and multiply by \$100.	\$ 0.144264 /\$100
35.	<b>Rate adjustment for state criminal justice mandate.</b> <sup>26</sup> <b>A. Current year state criminal justice mandate.</b> Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0 <b>B. Prior year state criminal justice mandate.</b> Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. .... - \$ 0 <b>C. Subtract B from A and divide by Line 33 and multiply by \$100.</b> .... \$ 0.000000 /\$100 <b>D. Enter the rate calculated in C. If not applicable, enter 0.</b>	\$ 0.000000 /\$100
36.	<b>Rate adjustment for indigent health care expenditures.</b> <sup>27</sup> <b>A. Current year indigent health care expenditures.</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. .... \$ 0 <b>B. Prior year indigent health care expenditures.</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state assistance received for the same purpose. .... - \$ 0 <b>C. Subtract B from A and divide by Line 33 and multiply by \$100.</b> .... \$ 0.000000 /\$100 <b>D. Enter the rate calculated in C. If not applicable, enter 0.</b>	\$ 0.000000 /\$100

<sup>26</sup> [Reserved for expansion]  
<sup>27</sup> Tex. Tax Code §26.044  
<sup>28</sup> Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
37.	<b>Rate adjustment for county indigent defense compensation.</b> <sup>28</sup>	
	<b>A. Current year indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state grants received by the county for the same purpose.....	\$ 0 _____
	<b>B. Prior year indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state grants received by the county for the same purpose.....	\$ 0 _____
	<b>C.</b> Subtract B from A and divide by Line 33 and multiply by \$100.....	\$ 0.000000 _____ /\$100
	<b>D.</b> Multiply B by 0.05 and divide by Line 33 and multiply by \$100.....	\$ 0.000000 _____ /\$100
	<b>E.</b> Enter the lesser of C and D. If not applicable, enter 0.	\$ 0.000000 _____ /\$100
38.	<b>Rate adjustment for county hospital expenditures.</b> <sup>29</sup>	
	<b>A. Current year eligible county hospital expenditures.</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year.....	\$ 0 _____
	<b>B. Prior year eligible county hospital expenditures.</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2023 and ending on June 30, 2024.....	\$ 0 _____
	<b>C.</b> Subtract B from A and divide by Line 33 and multiply by \$100.....	\$ 0.000000 _____ /\$100
	<b>D.</b> Multiply B by 0.08 and divide by Line 33 and multiply by \$100.....	\$ 0.000000 _____ /\$100
	<b>E.</b> Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ 0.000000 _____ /\$100
39.	<b>Rate adjustment for defunding municipality.</b> This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information.	
	<b>A. Amount appropriated for public safety in the prior year.</b> Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year.....	\$ 0 _____
	<b>B. Expenditures for public safety in the prior year.</b> Enter the amount of money spent by the municipality for public safety during the preceding fiscal year.....	\$ 0 _____
	<b>C.</b> Subtract B from A and divide by Line 33 and multiply by \$100.....	\$ 0.000000 _____ /\$100
	<b>D.</b> Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 _____ /\$100
40.	<b>Adjusted current year NNR M&amp;O rate.</b> Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	\$ 0.144264 _____ /\$100
41.	<b>Adjustment for prior year sales tax specifically to reduce property taxes.</b> Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero.	
	<b>A.</b> Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent.....	\$ 0 _____
	<b>B.</b> Divide Line 41A by Line 33 and multiply by \$100.....	\$ 0.000000 _____ /\$100
	<b>C.</b> Add Line 41B to Line 40.	\$ 0.144264 _____ /\$100
42.	<b>Current year voter-approval M&amp;O rate.</b> Enter the rate as calculated by the appropriate scenario below.	
	<b>Special Taxing Unit.</b> If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. - or - <b>Other Taxing Unit.</b> If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.	\$ 0.149313 _____ /\$100

<sup>28</sup> Tex. Tax Code §26.0442  
<sup>29</sup> Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D42.	<p><b>Disaster Line 42 (D42): Current year voter-approval M&amp;O rate for taxing unit affected by disaster declaration.</b> If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of:</p> <p>1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or</p> <p>2) the third tax year after the tax year in which the disaster occurred.</p> <p>If the taxing unit qualifies under this scenario, multiply Line 41C by 1.08.<sup>30</sup> If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).</p>	\$ 0.000000 /\$100
43.	<p><b>Total current year debt to be paid with property taxes and additional sales tax revenue.</b> Debt means the interest and principal that will be paid on debts that:</p> <p>(1) are paid by property taxes;</p> <p>(2) are secured by property taxes;</p> <p>(3) are scheduled for payment over a period longer than one year; and</p> <p>(4) are not classified in the taxing unit's budget as M&amp;O expenses.</p> <p><b>A. Debt</b> also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here.<sup>31</sup></p> <p>Enter debt amount ..... \$ 19,657,298</p> <p><b>B. Subtract unencumbered fund amount</b> used to reduce total debt. .... - \$ 0</p> <p><b>C. Subtract certified amount spent from sales tax to reduce debt</b> (enter zero if none) ..... - \$ 0</p> <p><b>D. Subtract amount paid</b> from other resources ..... - \$ 7,907,298</p> <p><b>E. Adjusted debt.</b> Subtract B, C and D from A. .... \$ 11,750,000</p>	\$ 11,750,000
44.	<b>Certified prior year excess debt collections.</b> Enter the amount certified by the collector. <sup>32</sup>	\$ 0
45.	<b>Adjusted current year debt.</b> Subtract Line 44 from Line 43E.	\$ 11,750,000
46.	<p><b>Current year anticipated collection rate.</b></p> <p><b>A.</b> Enter the current year anticipated collection rate certified by the collector.<sup>33</sup> ..... 100.00 %</p> <p><b>B.</b> Enter the prior year actual collection rate..... 100.00 %</p> <p><b>C.</b> Enter the 2023 actual collection rate. .... 101.00 %</p> <p><b>D.</b> Enter the 2022 actual collection rate. .... 101.00 %</p> <p><b>E.</b> If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%.<sup>34</sup></p>	100.00 %
47.	<b>Current year debt adjusted for collections.</b> Divide Line 45 by Line 46E.	\$ 11,750,000
48.	<b>Current year total taxable value.</b> Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 11,430,265,504
49.	<b>Current year debt rate.</b> Divide Line 47 by Line 48 and multiply by \$100.	\$ 0.102797 /\$100
50.	<b>Current year voter-approval M&amp;O rate plus current year debt rate.</b> Add Lines 42 and 49.	\$ 0.252110 /\$100
D50.	<p><b>Disaster Line 50 (D50): Current year voter-approval tax rate for taxing unit affected by disaster declaration.</b> Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D42. Add Line D42 and 49.</p>	\$ 0.000000 /\$100

<sup>30</sup> Tex. Tax Code §26.042(a)  
<sup>31</sup> Tex. Tax Code §26.012(7)  
<sup>32</sup> Tex. Tax Code §26.012(10) and 26.04(b)  
<sup>33</sup> Tex. Tax Code §26.04(b)  
<sup>34</sup> Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
51.	<b>COUNTIES ONLY.</b> Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	\$ 0.000000 /\$100

**SECTION 3: NNR Tax Rate and Voter Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes**

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue. This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	<b>Taxable Sales.</b> For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. <sup>35</sup> Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	\$ 0
53.	<b>Estimated sales tax revenue.</b> Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. <sup>36</sup> <b>Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.</b> Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. <sup>37</sup> <b>- or -</b> <b>Taxing units that adopted the sales tax before November of the prior year.</b> Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ 0
54.	<b>Current year total taxable value.</b> Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 11,430,265,504
55.	<b>Sales tax adjustment rate.</b> Divide Line 53 by Line 54 and multiply by \$100.	\$ 0.000000 /\$100
56.	<b>Current year NNR tax rate, unadjusted for sales tax.</b> <sup>38</sup> Enter the rate from Line 27 or 28, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.237228 /\$100
57.	<b>Current year NNR tax rate, adjusted for sales tax.</b> <b>Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.</b> Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	\$ 0.237228 /\$100
58.	<b>Current year voter-approval tax rate, unadjusted for sales tax.</b> <sup>39</sup> Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.252110 /\$100
59.	<b>Current year voter-approval tax rate, adjusted for sales tax.</b> Subtract Line 55 from Line 58.	\$ 0.252110 /\$100

**SECTION 4: Voter Approval Tax Rate Adjustment for Pollution Control**

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	<b>Certified expenses from the Texas Commission on Environmental Quality (TCEQ).</b> Enter the amount certified in the determination letter from TCEQ. <sup>40</sup> The taxing unit shall provide its tax assessor-collector with a copy of the letter. <sup>41</sup>	\$ 0
61.	<b>Current year total taxable value.</b> Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 11,430,265,504
62.	<b>Additional rate for pollution control.</b> Divide Line 60 by Line 61 and multiply by \$100.	\$ 0.000000 /\$100

<sup>35</sup> Tex. Tax Code §26.041(d)  
<sup>36</sup> Tex. Tax Code §26.041(i)  
<sup>37</sup> Tex. Tax Code §26.041(d)  
<sup>38</sup> Tex. Tax Code §26.04(c)  
<sup>39</sup> Tex. Tax Code §26.04(c)  
<sup>40</sup> Tex. Tax Code §26.045(d)  
<sup>41</sup> Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
63.	<b>Current year voter-approval tax rate, adjusted for pollution control.</b> Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	\$ 0.252110 /\$100

**SECTION 5: Voter Approval Tax Rate Adjustment for Unused Increment Rate**

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value.<sup>42</sup> The Foregone Revenue Amount for each year is equal to that year’s adopted tax rate subtracted from that year’s voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year’s current total value.<sup>43</sup>

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042;<sup>44</sup>
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);<sup>45</sup> or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.<sup>46</sup>

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.<sup>47</sup>

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	<b>Year 3 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value</b> A. Voter-approval tax rate (Line 68) ..... B. Unused increment rate (Line 67) ..... C. Subtract B from A ..... D. Adopted Tax Rate ..... E. Subtract D from C ..... F. 2024 Total Taxable Value (Line 60) ..... G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.....	\$ 0.299582 /\$100 \$ 0.039532 /\$100 \$ 0.260050 /\$100 \$ 0.241165 /\$100 \$ 0.018885 /\$100 \$ 10,886,435,385 \$ 2,055.903
65.	<b>Year 2 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value</b> A. Voter-approval tax rate (Line 67) ..... B. Unused increment rate (Line 66) ..... C. Subtract B from A ..... D. Adopted Tax Rate ..... E. Subtract D from C ..... F. 2023 Total Taxable Value (Line 60) ..... G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.....	\$ 0.265435 /\$100 \$ 0.000000 /\$100 \$ 0.265435 /\$100 \$ 0.250560 /\$100 \$ 0.014875 /\$100 \$ 10,399,712,690 \$ 1,546,957
66.	<b>Year 1 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value</b> A. Voter-approval tax rate (Line 67) ..... B. Unused increment rate (Line 66) ..... C. Subtract B from A ..... D. Adopted Tax Rate ..... E. Subtract D from C ..... F. 2022 Total Taxable Value (Line 60) ..... G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.....	\$ 0.286439 /\$100 \$ 0.000000 /\$100 \$ 0.286439 /\$100 \$ 0.271775 /\$100 \$ 0.014664 /\$100 \$ 10,083,452,982 \$ 1,478,637
67.	<b>Total Foregone Revenue Amount.</b> Add Lines 64G, 65G and 66G	\$ 5,081,497 /\$100
68.	<b>2025 Unused Increment Rate.</b> Divide Line 67 by Line 22 of the <i>No-New-Revenue Rate Worksheet</i> . Multiply the result by 100	\$ 0.044456 /\$100
69.	<b>Total 2025 voter-approval tax rate, including the unused increment rate.</b> Add Line 68 to one of the following lines (as applicable): Line 50, Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	\$ 0.296566 /\$100

<sup>42</sup> Tex. Tax Code §26.013(b)  
<sup>43</sup> Tex. Tax Code §§26.013(a)(1-a), (1-b), and (2)  
<sup>44</sup> Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)  
<sup>45</sup> Tex. Tax Code §§26.0501(a) and (c)  
<sup>46</sup> Tex. Local Gov’t Code §120.007(d)  
<sup>47</sup> Tex. Local Gov’t Code §26.04(c)(2)(B)

**SECTION 6: De Minimis Rate**

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.<sup>48</sup> This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.<sup>49</sup>

Line	De Minimis Rate Worksheet	Amount/Rate
70.	<b>Adjusted current year NNR M&amp;O tax rate.</b> Enter the rate from Line 40 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.144264 /\$100
71.	<b>Current year total taxable value.</b> Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 11,430,265,504
72.	<b>Rate necessary to impose \$500,000 in taxes.</b> Divide \$500,000 by Line 71 and multiply by \$100.	\$ 0.004374 /\$100
73.	<b>Current year debt rate.</b> Enter the rate from Line 49 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.102797 /\$100
74.	<b>De minimis rate.</b> Add Lines 70, 72 and 73.	\$ 0.251435 /\$100

**SECTION 7: Voter Approval Tax Rate Adjustment for Emergency Revenue Rate**

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.<sup>50</sup>

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.<sup>51</sup>

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
75.	<b>2024 adopted tax rate.</b> Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.241165 /\$100
76.	<b>Adjusted 2024 voter-approval tax rate.</b> Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. <sup>52</sup>  If a disaster occurred in 2024 and the taxing unit calculated its 2024 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2024 worksheet due to a disaster, complete the applicable sections or lines of <i>Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - or - If a disaster occurred prior to 2024 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2024, complete form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2024 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. <sup>53</sup> Enter the final adjusted 2024 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2024 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ 0.000000 /\$100
77.	<b>Increase in 2024 tax rate due to disaster.</b> Subtract Line 76 from Line 75.	\$ 0.000000 /\$100
78.	<b>Adjusted 2024 taxable value.</b> Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 10,952,944,241
79.	<b>Emergency revenue.</b> Multiply Line 77 by Line 78 and divide by \$100.	\$ 0
80.	<b>Adjusted 2024 taxable value.</b> Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 11,349,167,904
81.	<b>Emergency revenue rate.</b> Divide Line 79 by Line 80 and multiply by \$100. <sup>53</sup>	\$ 0.000000 /\$100

<sup>48</sup> Tex. Tax Code §26.012(8-a)  
<sup>49</sup> Tex. Tax Code §26.063(a)(1)  
<sup>50</sup> Tex. Tax Code §26.042(b)  
<sup>51</sup> Tex. Tax Code §26.042(f)  
<sup>52</sup> Tex. Tax Code §26.042(c)  
<sup>53</sup> Tex. Tax Code §26.042(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
82.	<b>Current year voter-approval tax rate, adjusted for emergency revenue.</b> Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).	\$ 0.296566 /\$100

**SECTION 8: Total Tax Rate**

Indicate the applicable total tax rates as calculated above.

<b>No-new-revenue tax rate.</b> ..... As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax). Indicate the line number used: <u>27</u>	\$ 0.237228 /\$100
<b>Voter-approval tax rate.</b> ..... As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue). Indicate the line number used: <u>69</u>	\$ 0.296566 /\$100
<b>De minimis rate.</b> ..... If applicable, enter the current year de minimis rate from Line 74.	\$ 0.251435 /\$100

**SECTION 9: Addendum**

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

**SECTION 10: Taxing Unit Representative Name and Signature**

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit’s certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.<sup>54</sup>

**print here** ➔ Colette Ballinger  
 Printed Name of Taxing Unit Representative

**sign here** ➔ \_\_\_\_\_  
 Taxing Unit Representative

\_\_\_\_\_ Date

<sup>54</sup> Tex. Tax Code §§26.04(c-2) and (d-2)

RESOLUTION NO. 2025-010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE PROPOSED TAX RATES FOR TAX YEAR 2025 ON PROPERTY WITHIN THE CITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on August 5, 2025, the City Council approved the Certified Tax Rolls provided by the Tarrant, Dallas and Denton County Appraisal Districts; and

WHEREAS, the City's appointed Tax Assessor Collector is the Tax Assessor Collector of the Grapevine-Colleyville Independent School District; and

WHEREAS, the City's appointed Tax Assessor Collector has calculated the 2025 No New Revenue Tax Rate and 2025 Voter Approval Tax Rate in accordance with Senate Bill 2 provisions using certified values; and

WHEREAS, the City has calculated the 2025 Proposed Tax Rate using certified values required to obtain Fiscal Year 2026 budgeted revenues; and

WHEREAS, the City's 2025 Proposed Tax Rate of 0.237228 per \$100 is equal to the 2025 No New Revenue Rate of 0.237228 per \$100 and less than the 2025 Voter Approval Tax Rate of 0.252110 per \$100; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

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

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

Section 2. That the 2025 Proposed Tax Rate of 0.237228 per \$100 is hereby approved for use in calculating budgeted revenue for Fiscal Year 2026.

Section 3. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 5th day of August, 2025.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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Matthew C. G. Boyle  
City Attorney

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** AUGUST 5, 2025

**SUBJECT:** APPROVAL FOR A CONTRACT FOR PROCUREMENT CARD SERVICES

**RECOMMENDATION:** City Council to consider approval for a contract for procurement card services with JPMorgan Chase Bank, N.A.

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

**BACKGROUND:** The program's primary objectives are to achieve administrative savings associated with an online electronic small-purchase billing/payment/management system to consolidate and enhance data collection and reporting, and to realize volume-based rebates. The ease of processing the monthly billing makes it less expensive to process than payments by check.

This purchase will be made in accordance with an existing interlocal agreement with the City of Fort Worth, Texas, as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Chapter 791. The contract is for an initial two-year period with two optional two-year renewals. If approved, this will be the final renewal available.

RFP's (Request For Proposals) were received by the City of Fort Worth, Texas for purchasing card services and an award was made to JPMorgan Chase Bank, N.A. on June 22, 2021. The City has utilized JPMorgan Chase Bank for procurement card services for the last eight years with positive results. Purchasing and Fiscal Services staff reviewed the contract for specification compliance and pricing and determined that this contract would provide the best service for meeting the needs of the City.

Staff recommends approval.

TM

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>

**MEETING DATE:** AUGUST 5, 2025

**SUBJECT:** PURCHASE OF SCBA FIRE EQUIPMENT

**RECOMMENDATION:** City Council to consider approval for the purchase of Self-Contained Breathing Apparatus (SCBA) fire equipment from Casco Industries, Inc. for the Fire Department.

**FUNDING SOURCE:** Funds are available in the Capital Projects Fund for an amount not to exceed \$45,609.

**BACKGROUND:** This purchase request is for four additional Self-Contained Breathing Apparatus (SCBA). Self-Contained Breathing Apparatus (SCBA) is an essential piece of protective equipment for firefighters. To be able to enter the IDLH (Immediately Dangerous to Life or Health) atmospheres of an incident, firefighters must wear SCBA's to protect them in these hostile environments. Currently, the Department has few tactical reserves for training, deployments, loaners, and for additional company in service for some unforeseen reason. Therefore, four additional SCBA's would increase our efficiency and allow all members on fire apparatus and essential staff to have a SCBA for emergency response and have reserves in case of failure.

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

Bids were taken by the cooperative and contracts were awarded to Casco Industries, Inc. The Fire Department 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.

SG/LW

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** AUGUST 5, 2025

**SUBJECT:** PURCHASE OF MOTOROLA MOBILE RADIOS, CHARGERS, AND ACCESSORIES FOR THE FIRE DEPARTMENT

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

**FUNDING SOURCE:** Funds are available in the Capital Projects Fund for an amount not to exceed \$50,746.

**BACKGROUND:** This purchase is for seven (7) Motorola APX N70 / 800 NEXT portable radios to replace equipment that has reached the end of its service life. These mission-critical devices are used daily by all personnel to maintain reliable communication with the dispatch center, other fire companies, and mutual aid agencies. While this purchase will not replace all portable radios in the department, it will provide updated equipment for the Department, ensuring that frontline firefighters have the necessary tools to support safe and effective operations.

This purchase will be made in accordance with an existing interlocal agreement with Houston-Galveston Area Council (H-GAC) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative, and a contract was awarded to Motorola Solutions, Inc. The Police and Purchasing staff reviewed the contracts for departmental specification compliance and pricing and determined that the contracts would provide the best products and pricing for meeting the needs of the City.

Staff recommends approval.

ES/TM

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER **BR**

**MEETING DATE:** AUGUST 5, 2025

**SUBJECT:** PURCHASE OF FIRE EXTINGUISHER DEMONSTRATION AND TRAINING PROP FOR FIRE DEPARTMENT

**RECOMMENDATION:** City Council to consider approval for the purchase of a fire extinguisher demonstration and training prop from JHB Group, Inc. for the Fire Department.

**FUNDING SOURCE:** Funds are available in the Special Revenue Fund (Miscellaneous Fire Projects) for an amount not to exceed \$17,474.

**BACKGROUND:** This purchase is for a new, true to life, fire extinguisher demonstration and training prop used by the Fire Department Prevention Division. This training tool would be utilized for the training of citizens and businesses of Grapevine, as well as demonstrations and public education at Fire Department events. This training system will deliver realistic fire training experiences that can make a real difference.

This purchase will be made in accordance with existing and interlocal agreements with Sourcewell as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791.

Bids were taken by the Cooperative and a contract was awarded to JHB Group, Inc. The Fire and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval.

ES/TM

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** AUGUST 5, 2025

**SUBJECT:** PURCHASE OF GOLF COURSE EQUIPMENT

**RECOMMENDATION:** City Council to consider approval for the purchase of a green mower from Professional Turf Products for the Grapevine Golf Course.

**FUNDING SOURCE:** Funds are available in the Lake Enterprise Fund (Golf) for a total amount not to exceed \$57,258.

**BACKGROUND:** This is for the purchase of a green mower for the golf course. This purchase is to replace an existing mower that is 12 years old and has become a burden on our repair budget.

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

Bids were taken by the Cooperative and a contract was awarded to Professional Turf Products. The Golf Course and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would best meet the needs of the City.

Staff recommends approval.

MT/LW

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** AUGUST 5, 2025

**SUBJECT:** APPROVAL OF MERAKI ENTERPRISE AGREEMENT FOR FIREWALL AND WIRELESS ACCESS POINT MAINTENANCE

**RECOMMENDATION:** City Council to consider approval of an Enterprise Agreement for maintenance and support for the Meraki firewalls and wireless access points from ePlus Technology, Inc. for the Information Technology Department.

**FUNDING SOURCE:** Funds are available in the General Fund (IT Department) for a total amount not to exceed \$45,568.

**BACKGROUND:** This purchase is for the first annual payment of our new 3-year Enterprise Agreement. This agreement covers the renewal of maintenance and support for our Meraki Firewalls and wireless access points, with annual payments of \$45,568.

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 ePlus Technology Inc. The Information Technology 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.

AP/TM

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** AUGUST 5, 2025

**SUBJECT:** RENEWAL OF ANNUAL CONTRACTS FOR TREE MAINTENANCE SERVICES

**RECOMMENDATION:** City Council to consider approval for the renewal of annual contracts for tree maintenance services with Smith Lawn and Tree as the primary vendor and Arbor Masters Tree Service as the secondary vendor for City Departments.

**FUNDING SOURCE:** Funds are available in the General Fund (Parks), CVB Fund, Lake Parks Fund and Utility Enterprise Fund for an estimated annual amount of \$550,000.00.

**BACKGROUND:** The purpose of this contract is to establish fixed hourly rates for a variety of tree maintenance services on an as-needed basis.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The contracts were for an initial one-year period with nine one-year optional renewals. If approved, this will be for the third renewal available.

Staff recommends approval.

TS/TM

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** AUGUST 5, 2025

**SUBJECT:** INTERLOCAL AGREEMENT FOR DETENTION SERVICES BETWEEN THE CITY OF GRAPEVINE AND THE CITY OF COPPELL

**RECOMMENDATION:** City Council to consider the approval of an Interlocal Agreement for continued detention services with the City of Coppell for the Police Department.

**FUNDING SOURCE:** N/A

**BACKGROUND:** This Interlocal Agreement between the City of Grapevine and the City of Coppell provides for continued detention services to include the housing and transportation of inmates to county facilities.

The original agreement, which utilized the term, "Jail Services," commenced on October 1, 2022, and had an initial term of three years with two, one-year extensions. That agreement will conclude on September 30, 2025; therefore, a new agreement has been drafted to continue detention services. While the detention services provided to/for the City of Coppell remain unchanged, this new agreement reflects an updated component for arrestee transportation services. As the City of Coppell acquired and provided a transport vehicle for use, any transport costs have been waived in exchange for a transport vehicle.

The City of Coppell has reviewed this updated Interlocal Agreement and is proceeding with approval.

Staff recommends approval.

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** AUGUST 5, 2025

**SUBJECT:** RENEWAL OF CONTRACT FOR ELEVATOR MAINTENANCE SERVICES

**RECOMMENDATION:** City Council to consider the renewal of a contract for elevator maintenance services with ThyssenKrupp Elevator Corporation for the Facility Services Department.

**FUNDING SOURCE:** Funds are available in the General Fund (Facilities) and the CVB Fund for an amount not to exceed \$110,000.

**BACKGROUND:** This purchase will provide full-service elevator maintenance including repairs, routine maintenance, and safety testing to comply with State code requirements for all elevators located in various City buildings. This contract will extend the life of the elevators and equipment located at the Palace Theatre, Wallis, CVB Headquarters (2), City Hall, Public Safety (5), Peach Water Tower, The REC, Gun Range, and the Service Center. Scheduled elevator preventive maintenance will be performed quarterly. The preventive maintenance program will include inspection and evaluation to identify maintenance or repair requirements. If repairs are needed, the contractor will perform repairs at no additional cost.

This purchase will be made in accordance with existing and interlocal agreements with Sourcewell as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791. This contract is for an initial four-year period with three, one-year renewal options. If approved, this will be the second year of the initial contract.

Bids were taken by the cooperative and a contract was awarded to ThyssenKrupp Elevator Corporation. The Facility Services staff and Purchasing reviewed the contract for specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval.  
CH/TM

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** AUGUST 5, 2025

**SUBJECT:** APPROVAL FOR THE SALE OF CITY SURPLUS PROPERTY

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

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

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

Staff recommends approval.

1. 2005 Chevrolet 3500HD #10UT5.
2. 2003 Chevrolet 1500 #09BC3.
3. 2012 Ford F250 4X4 #30372.
4. 2011 Ford F350 #15421.
5. 1983 Command Bus #09CMD.
6. 1997 Big Tex Trailer #30147.
7. 1997 Big Tex Trailer #30127.

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>

**MEETING DATE:** AUGUST 5, 2025

**SUBJECT:** PURCHASE OF SUSPENDED SOLIDS METER FOR TREATMENT TRAIN 3 DIGESTER

**RECOMMENDATION:** City Council to consider approval for the purchase of suspended solids analyzers for the train 3 digester at the Wastewater Treatment Plant with Cerlic Controls, Inc. for the Public Works Department.

**FUNDING SOURCE:** Funds are available in the Utility Enterprise Fund for an amount not to exceed \$15,320.

**BACKGROUND:** This purchase is for suspended solids analyzers for train 3 at the Wastewater Treatment Plant. These analyzers play an important role in monitoring treatment quality at the Wastewater Plant. These analyzers are sole sourced to match existing analyzers already in operation at the plant.

This procurement was made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A). Cerlic Controls, Inc. is the sole source provider for this equipment.

The Public Works and Purchasing Departments reviewed the specification compliance and pricing and determined that the purchase would provide the best service and pricing for meeting the needs of the city.

Staff recommends approval.

JH/TM

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER **BR**

**MEETING DATE:** AUGUST 5, 2025

**SUBJECT:** PURCHASE FOR HVAC EQUIPMENT, SUPPLIES, AND INSTALLATION SERVICES

**RECOMMENDATION:** City Council to consider approval for the purchase of HVAC equipment, supplies, and installation services with A&G Services for Facility Services Department.

**FUNDING SOURCE:** Funds are available in the General Fund (Facilities) for an estimated amount of \$35,000.

**BACKGROUND:** The purpose of this contract is to provide a full-service maintenance agreement and repairs to extend the life of the boiler systems located in City facilities.

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

Bids were taken by the Cooperative and a contract was awarded to A&G Services. The Facility Services and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City. This contract is for an initial one-year period with one renewal available.

Staff recommends approval

SG/LW

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER **BR**

**MEETING DATE:** AUGUST 5, 2025

**SUBJECT:** Oncor Electric Delivery Company LLC Electric Power Franchise Agreement

**RECOMMENDATION:** City Council to consider the first reading of the franchise agreement granted to Oncor Electric Delivery Company LLC (Oncor) to amend the agreement and update franchise language.

**FUNDING SOURCE:** N/A

**BACKGROUND:** The original electric franchise agreement was approved in 1910 and granted to Texas Power and Light Company (a predecessor of Oncor). There have been subsequent agreement amendments to franchise fee calculations and amending rates. The most recent amendment was approved April 17, 2007, and moved to quarterly fee payments.

The 2007 franchise agreement expired in 2015, and we have been working with Oncor under those existing terms.

This agreement has been in the review process with Oncor for several months and is materially the same as prior agreements. Updates are made to language, and the agreement sets the rate calculations. This agreement will expire on December 31, 2045.

The proposed Ordinance is attached. A second reading and request for approval of the Ordinance will be presented at the second meeting in August.

The Ordinance has been reviewed by staff and the City Attorney and is recommended for approval.

ORDINANCE NO. 2025-042

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, GRANTING TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS SUCCESSORS AND ASSIGNS, AN ELECTRIC POWER FRANCHISE TO USE THE PRESENT AND FUTURE STREETS, ALLEYS, HIGHWAYS, PUBLIC UTILITY EASEMENTS, PUBLIC WAYS AND PUBLIC PROPERTY OF THE CITY OF GRAPEVINE, TEXAS, PROVIDING FOR COMPENSATION THEREFOR PROVIDING FOR AN EFFECTIVE DATE AND A TERM OF SAID FRANCHISE; PROVIDING FOR WRITTEN ACCEPTANCE OF THIS FRANCHISE; PROVIDING FOR THE REPEAL OF ALL EXISTING FRANCHISE ORDINANCES TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS PREDECESSORS AND ASSIGNS; 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, 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. Grant of authority: That there is hereby granted to Oncor Electric Delivery Company LLC, its successors and assigns (herein called "Company"), the right, privilege and franchise to construct, extend, maintain and operate in, along, under and across the present and future streets, alleys, highways, easements held by the City to which the City holds the property rights in regard to use for utilities, public ways and other public property ( "Public Rights-of-Way" or "Rights-of-Way") of the City of Grapevine, Texas (herein called "City") electric power lines, with all necessary or desirable appurtenances (including underground conduits, poles, towers, wires, transmission lines, telephone and communication lines, and other structures for Company's own use), (herein called "Facilities") for the purpose of delivering electricity to the City, the inhabitants thereof, and persons, firms and corporations beyond the corporate limits thereof, for the term set out in Section 8.

Section 3. Poles, towers and other structures shall be so erected as not to unreasonably interfere with traffic over streets, alleys and highways. Company's operations and activities within the Public Rights-of-Way in the City shall be subject to all City ordinances of general applicability, including the City's Right-of-Way Management ordinance, unless otherwise in conflict with any federal or state laws, rules, or regulations, or this franchise. City shall have the ability at any time to require Company to repair, remove or abate any distribution pole, wire, cable, or other distribution structure that is determined to be unnecessarily dangerous to life or property. After receipt of notice, Company shall either cure said dangerous condition within a reasonable time or provide City with a written explanation of why said condition is not unnecessarily dangerous to life or property.

Section 4. The City reserves the right to lay, and permit to be laid, storm, sewer, gas, water, wastewater and other pipe lines, cables, and conduits, or other improvements and to do and permit to be done any underground or overhead work that may be necessary or proper in, across, along, over, or under Public Rights-of-Way occupied by Company. The City also reserves the right to change in any manner any curb, sidewalk, highway, alley, public way, street, utility lines (or in the case of utility line owned by Company, to require that change by Company), storm sewers, drainage basins, drainage ditches, and the like. City shall provide Company with at least thirty (30) days' notice when requesting Company to relocate facilities and shall specify a new location for such facilities along the Public Rights-of-Way. Company shall, except in cases of emergency conditions or work incidental in nature, obtain a permit, if required by City ordinance, prior to performing work in the Public Rights-of-Way, except in no instance shall Company be required to pay fees or bonds related to its use of the Public Rights-of-Way, despite the City's enactment of any ordinance providing the contrary. Company shall construct its facilities in conformance with the applicable provisions of the National Electrical Safety Code and all other applicable laws, rules and regulations. City-requested relocations of Company facilities in the Public Rights-of-Way shall be at the Company's expense; provided however, if the City is the end use Retail Customer (customer who purchases electric power or energy and ultimately consumes it) requesting the removal or relocation of Company Facilities for its own benefit as the end use Retail Customer (such as, for example, relocation of Company facilities in the Rights-of- Way due to the expansion of a City courthouse, building or park), or the project requiring the relocation is solely aesthetic/beautification in nature, it will be at the total expense of the City. Provided further, if the relocation request includes, or is for, the Company to relocate above-ground facilities to an underground location, City shall be fully responsible for the additional cost of placing the facilities underground.

If any other corporation or person (other than City) requests Company to relocate Company facilities located in City Rights-of-Way, the Company shall not be bound to make such changes until such other corporation or person shall have undertaken, with good and sufficient bond, to reimburse the Company for any costs, loss, or expense which will be caused by, or arises out of such change, alteration, or relocation of Company's Facilities. The City will not request a relocation for a private

party. The City will not request Oncor reimburse a private party for a private relocation.

If City abandons any Public Rights-of-Way in which Company has facilities, such abandonment shall be conditioned on Company's right to maintain its use of the former Public Rights-of-Way and on the obligation of the party to whom the Public Rights-of-Way is abandoned to reimburse Company for all removal or relocation expenses if Company agrees to the removal or relocation of its facilities following abandonment of the Public Rights-of-Way. If the party to whom the Public Rights-of-Way is abandoned requests the Company to remove or relocate its facilities and Company agrees to such removal or relocation, such removal or relocation shall be done within a reasonable time at the expense of the party requesting the removal or relocation. If relocation cannot practically be made to another Public Rights-of-Way, the expense of any right-of-way acquisition shall be considered a relocation expense to be reimbursed by the party requesting the relocation.

#### Section 5.

5.1 Company shall, at its sole cost and expense, obtain, maintain, or cause to be maintained, and provide, throughout the term of this Franchise, insurance in the amounts, types and coverages in accordance with the following requirements. Such insurance may be in the form of self-insurance to the extent permitted by applicable law or by obtaining insurance, as follows:

A. Commercial general or excess liability on an occurrence or claims made form with minimum limits of ten million dollars (\$10,000,000) per occurrence and twenty million dollars (\$20,000,000) aggregate. This coverage shall include the following:

- (1) Products/completed operations to be maintained for the warranty period.
- (2) Personal and advertising injury.
- (3) Contractual liability.
- (4) Explosion, collapse, or underground (XCU) hazards.

B. Automobile liability coverage with a minimum policy limit of one million dollars (\$1,000,000) combined single limit each accident or legal minimums which may increase during the term, whichever is greater. This coverage shall include all owned, hired and non-owned automobiles.

C. Workers compensation and employer's liability coverage. Statutory coverage limits for Coverage A and five hundred thousand dollars (\$500,000) bodily injury each accident, five hundred thousand dollars (\$500,000) each employee bodily injury by disease, and five hundred thousand dollars (\$500,000) policy limit bodily injury by disease Coverage B employers' liability are required. If legal minimums are greater amounts during the term of this

franchise, then the Company shall provide legal minimums. Company must provide the City with a waiver of subrogation for worker's compensation claims.

D. Company must name the City, which includes all authorities, commissions, divisions and departments, as well as elected and appointed officials, agents, and volunteers, as an additional named insured under the coverage required herein, except Worker's Compensation Coverage. The certificate of insurance must state that the City is an additional named insured.

E. Company will require its contractors and subcontractors to maintain, at their sole cost and expense, a minimum of three million dollars (\$3,000,000) each occurrence or each accident general liability and automobile liability throughout the course of work performed. Also, contractors and subcontractors will be required to maintain statutory workers' compensation benefits in accordance with the regulations of the State of Texas or state of jurisdiction as applicable. The minimum limits for employers' liability insurance will be five hundred thousand dollars (\$500,000) bodily injury each accident, five hundred thousand dollars (\$500,000) each employee bodily injury by disease, five hundred thousand dollars (\$500,000) policy limit bodily injury by disease.

The Company will provide proof of its insurance in accordance with this Franchise within 30 days of the effective date of the Franchise and annually thereafter. Company will not be required to furnish separate proof when applying for permits.

#### Section 6.

- A. IN CONSIDERATION OF THE GRANTING OF THIS FRANCHISE, COMPANY SHALL, AT ITS SOLE COST AND EXPENSE, INDEMNIFY AND HOLD THE CITY, AND ITS PAST AND PRESENT OFFICERS, AGENTS AND EMPLOYEES HARMLESS AGAINST ANY AND ALL LIABILITY ARISING FROM SUITS, ACTIONS OR CLAIMS REGARDING INJURY OR DEATH TO ANY PERSON OR PERSONS, OR DAMAGES TO ANY PROPERTY ARISING OUT OF OR OCCASIONED BY THE INTENTIONAL AND/OR NEGLIGENT ACTS OR OMISSIONS OF COMPANY OR ANY OF ITS OFFICERS, AGENTS, OR EMPLOYEES IN CONNECTION WITH COMPANY'S CONSTRUCTION, MAINTENANCE AND OPERATION OF COMPANY'S FACILITIES IN THE CITY PUBLIC RIGHTS-OF-WAY, INCLUDING ANY COURT COSTS, REASONABLE EXPENSES AND REASONABLE DEFENSES THEREOF.
- B. THIS INDEMNITY SHALL ONLY APPLY TO THE EXTENT THAT THE LOSS, DAMAGE, DEATH OR INJURY IS ATTRIBUTABLE IN WHOLE OR IN PART TO THE NEGLIGENCE OR WRONGFUL ACT OR OMISSION OF THE COMPANY OR ITS OFFICERS, AGENTS OR EMPLOYEES, AND DOES NOT APPLY TO THE EXTENT SUCH LOSS, DAMAGE, DEATH OR

INJURY IS ATTRIBUTABLE IN WHOLE OR IN PART TO THE NEGLIGENCE OR WRONGFUL ACT OR OMISSION OF THE CITY OR THE CITY'S OFFICERS, AGENTS, OR EMPLOYEES OR ANY OTHER PERSON OR ENTITY. THIS PROVISION IS NOT INTENDED TO CREATE A CAUSE OF ACTION OR LIABILITY FOR THE BENEFIT OF THIRD PARTIES BUT IS SOLELY FOR THE BENEFIT OF COMPANY AND THE CITY.

- C. IN THE EVENT OF JOINT AND CONCURRENT NEGLIGENCE OR FAULT OF BOTH COMPANY AND THE CITY, RESPONSIBILITY AND INDEMNITY, IF ANY, SHALL BE APPORTIONED COMPARATIVELY BETWEEN THE CITY AND COMPANY IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE CITY UNDER TEXAS LAW AND WITHOUT WAIVING ANY OF THE DEFENSES OF THE PARTIES UNDER TEXAS LAW. FURTHER, IN THE EVENT OF JOINT AND CONCURRENT NEGLIGENCE OR FAULT OF BOTH COMPANY AND THE CITY, RESPONSIBILITY FOR ALL COSTS OF DEFENSE SHALL BE APPORTIONED BETWEEN THE CITY AND COMPANY BASED UPON THE COMPARATIVE FAULT OF EACH.
- D. IN FULFILLING ITS OBLIGATION TO DEFEND AND INDEMNIFY CITY, COMPANY SHALL HAVE THE RIGHT TO SELECT DEFENSE COUNSEL, SUBJECT TO CITY'S APPROVAL, WHICH WILL NOT BE UNREASONABLY WITHHELD. COMPANY SHALL RETAIN DEFENSE COUNSEL WITHIN SEVEN (7) BUSINESS DAYS OF CITY'S WRITTEN NOTICE THAT CITY IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS FRANCHISE. IF COMPANY FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD OR IF WITHIN SUCH TIME PERIOD IT SHALL BE IMMEDIATELY NECESSARY TO PROTECT CITY'S INTEREST IN ORDER TO AVOID LEGAL DEFAULT OR SIMILAR PREJUDICE, CITY SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON ITS OWN BEHALF, AND COMPANY SHALL BE LIABLE FOR ALL REASONABLE DEFENSE COSTS INCURRED BY CITY, EXCEPT AS OTHERWISE PROVIDED IN SECTION 5.B AND 5.C.

Section 7. This franchise is not exclusive, and nothing herein contained shall be construed so as to prevent the City from granting other like or similar rights, privileges and franchises to any other person, firm, or corporation. Any Franchise granted by the City to any other person, firm, or corporation shall not unreasonably interfere with this Franchise.

Section 8. In consideration of the grant of said right, privilege and franchise by the City and as full payment for the right, privilege and franchise of using and occupying the said Public Rights-of-Way, and in lieu of any and all occupation taxes, assessments, municipal charges, fees, easement taxes, franchise taxes, license, permit and inspection fees or charges, street taxes, bonds, street or

alley rentals, and all other taxes, charges, levies, fees and rentals of whatsoever kind and character which the City may impose or hereafter be authorized or empowered to levy and collect, excepting only the usual general or special ad valorem taxes which the City is authorized to levy and impose upon real and personal property, sales and use taxes, and special assessments for public improvements, Company shall pay to the City the following

- A. A final quarterly payment was made on or before January 15, 2025 for the basis period of July 1, 2024 through September 30, 2024 and the privilege period of July 1, 2025 through September 30, 2025 in accordance with the provisions in the previous franchise.
- B. As authorized by Section 33.008(b) of PURA, the original franchise fee factor calculated for the City in 2002 was 0.002545 (the “Base Factor”), multiplied by each kilowatt hour of electricity delivered by Company to each retail customer whose consuming facility’s point of delivery is located within the City’s municipal boundaries for determining franchise payments going forward.

Due to a 2006 agreement between Company and City the franchise fee factor was increased to a franchise fee factor of 0.002672 (the “Current Factor”), multiplied by each kilowatt hour of electricity delivered by Company to each retail customer whose consuming facility’s point of delivery is located within the City’s municipal boundaries on a quarterly basis.

However, consistent with the 2006 agreement, should the Public Utility Commission of Texas at any time disallow Company’s recovery through rates of the higher franchise payments made under the Current Factor as compared to the Base Factor, then the franchise fee factor shall immediately revert to the Base Factor of 0.002545 and all future payments, irrespective of the time period that is covered by the payment, will be made using the Base Factor.

Company shall make quarterly payments as follows:

<u>Payment Due Date</u>	<u>Base Period</u>	<u>Privilege Period</u> (Following Pmt)
April 15	Oct. 1- Dec. 31	Oct.1 – Dec 31
July 15	Jan. 1 – Mar. 31	Jan 1 – Mar. 31
October 15	Apr. 1 – June 30	Apr. 1 – June 30
January 15	July 1 – Sept. 30	Jul. 1 – Sept. 30

1. The first payment hereunder shall be due and payable on or before April 15, 2025 and will cover the basis period of October 1, 2024 through December 31, 2024 and the privilege period of

October 1, 2025 through December 31, 2025. If this franchise is not effective prior to the first quarterly payment date, Company will pay any payments due within 30 days of the effective date of this agreement. The final payment under this franchise is due on or before April 15, 2045 and covers the basis period of October 1, 2044 through December 31, 2044 and the privilege period of October 1, 2045 through December 31, 2045; and

2. After the final payment date of April 15, 2045, Company may continue to make additional quarterly payments in accordance with the above schedule. City acknowledges that such continued payments will correspond to privilege periods that extend beyond the term of this Franchise and that such continued payments will be recognized in any subsequent franchise as full payment for the relevant quarterly periods.
- C. A sum equal to four percent (4%) of gross revenues received by Company from services identified as DD1 through DD24 in Section 6.1.2 “Discretionary Service Charges,” in Oncor’s Tariff for Retail Delivery Service (Tariff), effective 1/1/2002, that are for the account and benefit of an end-use retail electric consumer. Company will, upon request by City, provide a cross reference to Discretionary Service Charge numbering changes that are contained in Company’s current approved Tariff.
1. The franchise fee amounts based on “Discretionary Service Charges” shall be calculated on an annual calendar year basis, i.e. from January 1 through December 31 of each calendar year.
  2. The franchise fee amounts that are due based on “Discretionary Service Charges” shall be paid at least once annually on or before April 30 each year based on the total “Discretionary Service Charges”, as set out in Section 7.C., received during the preceding calendar year. The initial Discretionary Service Charge franchise fee amount will be paid on or before April 30, 2025 and will be based on the calendar year January 1 through December 31, 2024. The final Discretionary Service Charge franchise fee amount will be paid on or before April 30, 2046 and will be based on the calendar year of January 1, 2045 through December 31, 2045.
  3. Company may file a tariff or tariff amendment(s) to provide for the recovery of the franchise fee on Discretionary Service Charges.
  4. City agrees (i) to the extent the City acts as regulatory authority, to adopt and approve that portion of any tariff which provides for 100% recovery of the franchise fee on Discretionary Service

Charges; (ii) in the event the City intervenes in any regulatory proceeding before a federal or state agency in which the recovery of the franchise fees on such Discretionary Service Charges is an issue, the City will take an affirmative position supporting the 100% recovery of such franchise fees by Company and; (iii) in the event of an appeal of any such regulatory proceeding in which the City has intervened, the City will take an affirmative position in any such appeals in support of the 100% recovery of such franchise fees by Company.

- 5. City agrees that it will take no action, nor cause any other person or entity to take any action, to prohibit the recovery of such franchise fees by Company.
- 6. In the event of a regulatory disallowance of the recovery of the franchise fees on the Discretionary Service Charges, Company will not be required to continue payment of such franchise fees.

Section 9. This Ordinance shall become effective upon Company's written acceptance hereof, said written acceptance to be filed by Company with the City within sixty (60) calendar days after final passage and approval hereof by City. The right, privilege and franchise granted hereby shall expire on December 31, 2045.

Section 10. This Ordinance shall supersede any and all other franchises previously granted by the City to Company, its predecessors and assigns.

Section 11. In order to accept this franchise, Company must file with the City Secretary its written acceptance of this franchise ordinance within sixty (60) calendar days after its final passage and approval by City.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on First Reading this the 5th day of August, 2025.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on Second Reading this the \_\_\_ day of \_\_\_\_, 2025.

APPROVED:

\_\_\_\_\_  
William D. Tate  
Mayor

ATTEST:

\_\_\_\_\_  
Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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Matthew C.G. Boyle  
City Attorney

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** AUGUST 5, 2025

**SUBJECT:** Ratification of an existing Developers Agreement and approval for additional expenditures

**RECOMMENDATION:** City Council to consider the ratification of a Developers Agreement for development of property along East College Street with Wright 430 Main LLC and approval of additional expenditures for the reconstruction of a sanitary sewer line.

**FUNDING SOURCE:** Funds are available in the Utility Enterprise Fund in the amount of \$19,610.00

**BACKGROUND:** Wright 430 Main LLC is developing residential property along East College Street. A sanitary sewer line is located on this property and was discovered to be in poor condition. It was determined that this line needed to be replaced, and the City was willing to fund the cost of reconstruction of the line using the developer's contractor.

The City entered into a Developers Agreement in the amount of \$12,730 on April 21, 2025. Work was completed this summer and due to field conditions and an extended belly in the sewer, additional work was needed. This amount of additional work is \$6,880 bringing the total contract cost to \$19,610. Staff is requesting ratification of the original amount and approval of the additional amount to revise the Developers Agreement amount to \$19,610.

Staff recommends approval

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

§  
§  
§

**DEVELOPER’S AGREEMENT**

**WHEREAS**, Wright 430 Main LLC (the "Developer") is the owner of approximately 78,385 square feet of land out of City of Grapevine, Block 22R1 in the City of Grapevine, Tarrant County, Texas, a Texas home-rule City, hereinafter referred to as "City", which land ("Property") is more specifically platted as Lot 1R3, Block 22R1, City of Grapevine, City of Grapevine, Tarrant County, Texas, as more particularly shown in the attached Exhibit "A" incorporated herein for all purposes; and

**WHEREAS**, the development necessitates the reconstruction of sanitary sewer as shown on Exhibit "B" (all collectively referred to as the "Project"); and

**WHEREAS**, the City is willing to share in the costs for the reconstruction of the sanitary sewer as shown in Exhibit "C"; and

**WHEREAS**, it is advantageous to the City to utilize the Developer’s contractor for the Project; and

**WHEREAS**, the Developer is willing to provide these improvements through its contract or contracts contingent upon the City committing to fund its portion of the costs of said improvements as provided for herein; and

**NOW, THEREFORE**, the parties to this Developer’s Agreement (the "Agreement"), the City and Developer, enter into this Developer Agreement, for good and valuable consideration, the receipt and sufficiency of such consideration being hereby acknowledged, and in the mutual promises and mutual benefits that flow to each party, do hereby contract, covenant, warrant, and agree as follows:

**Section 1.** That all matters stated in the preamble above are found to be true and correct and are incorporated into the body of this Developer Agreement as if copied verbatim in their entirety.

**Section 2.** Developer shall award construction contract(s) for the Project in accordance with the following:

- a. Developer shall employ a construction contractor who is approved by the City’s Director of Public Works. Said contractor shall meet the City’s requirements for being insured, licensed, and bonded to do work in public streets and/or prequalified to perform water/waste water construction as the case may be.
- b. Developer agrees to utilize contracts for construction of the Project that incorporate and comply with the City’s standard specifications and contract documents for developer-awarded infrastructure construction contracts, with any modifications of such specifications and documents subject to the written approval of the City.

- c. Developer agrees to provide or dedicate, at its expense, all necessary rights of way and easements across property owned by Developer or its affiliates as required for the construction of the Project. Developer retains rights under Texas Local Gov't Code Sec. 395.023. Dedication of all necessary rights of way and easements shall be made by separate instrument and shall be executed and placed into escrow prior to execution of this Agreement.
- d. Developer shall prepare and submit a Cost Summary to the City in advance of awarding the contract(s) for the Project, substantially in the form attached hereto as Exhibit C. Upon approval by the City, said Cost Summary shall become Exhibit C to this Agreement and shall be incorporated herein by reference. No amendment to Exhibit C that would affect the City's participation obligations as provided for in Section 5 without the advanced written approval of the City.
- e. Developer agrees to cause the construction of the Project contemplated by this Agreement and that said construction shall be completed in a good and workmanlike manner and in accordance with all City standards and the City-approved construction plans, specifications and cost estimates provided for the Project and the exhibits attached hereto.
- f. Developer shall require its contractor to furnish to the City a payment bond and a performance bond in the names of the City and the Developer for one hundred percent (100%) of the contract price of the project, and a maintenance bond in the name of the City for twenty-five percent (25%) of the contract price of the infrastructure for a period of two (2) years insuring the maintenance and repair of the constructed infrastructure during the term of the maintenance bond. All bonds to be furnished before work is commenced and to meet the requirements of Chapter 2253, Texas Government Code.
- g. Developer shall require the contractor(s) it hires to perform the construction work contemplated herein to provide insurance equal to or in excess of the amounts required by the City's standard specifications and contract documents for developer-awarded infrastructure construction contracts. The City shall be named as additional insured on all insurance supplied by the contractor's insurance provider and bound in the construction contract book.
- h. Developer shall require its contractor to give 48 hours' notice to the City's Public Works Department of intent to commence construction so that City inspection personnel will be available; and to require the contractor to allow the construction to be subject to inspection at any and all times by City inspection forces, and not to install or relocate any sanitary sewer, storm drain, or water pipe unless a responsible City inspector is present and gives his consent to proceed, and to make such laboratory test of materials being used as may be required by the City.
- i. Developer shall require its contractor to have fully executed contract documents submitted to the City to schedule a Pre-construction meeting. The submittal should occur no less than 10 working days prior to the desired date of the meeting. No construction will commence without a City issued Notice to Proceed to the Developer's contractor.

- j. Developer will submit, upon completion of the Project, an Affidavit of Bills paid signed by its contractor and Consent of Surety signed by its surety to ensure the contractor has paid the sub-contractor and suppliers in full. Additionally, the contractor will provide, in a written affidavit, acknowledgement that the Contractor has been paid in full for all the services, labor and materials provided under this Agreement.

**Section 4.** Developer agrees to the following:

- a. The Developer will provide funds to facilitate the construction of 155 linear feet of 6" sanitary sewer.

**Section 5.** The City agrees to the following:

- A. Upon Developer's compliance with Sections 3 and 4 above, the City will reimburse the Developer for its share of the cost of installing a 6" sanitary sewer line. Such reimbursement payment shall be made to the Developer within fifteen (15) days of delivery by the Developer to the City of a final statement of the costs incurred by the Developer.
- B. The City agrees to promptly review and process all applications needed for construction of the Project.

**Section 6. Indemnity Provisions.** The "Developer" shall waive all claims, fully release, indemnify, defend and hold harmless the City and all of its officials, officers, agents, consultants and employees in both their public and private capacities, from any and all liability, claims, suits, demands or causes of action, including all expenses of litigation and / or settlement which may arise by injury to property or person occasioned by error, omission, intentional or negligent act of "Developer", its officers, agents, consultants and employees arising out of or in connection with this Contract, or on or about the property, and "Developer" will, at its own cost and expense, defend and protect the City and all of its officials, officers, agents, consultants and employees in both their public and private capacities, from any and all such claims and demands. Also, "Developer" agrees to and shall indemnify, defend and hold harmless the City and all of its officials, officers, agents, consultants and employees in both their public and private capacities, from and against any and all claims, losses, damages, causes of action, suit and liability of every kind, including all expenses of litigation, court costs and attorneys' fees for injury to or death of any person or for any damage to any property arising out of or in connection with the construction under this Developer's Agreement on or near the Subject property. This indemnity shall apply whether the claims, suits, losses, damages, causes of action or liability arise in whole or in part from the intentional acts or negligence of "Developers" or any of their officers, officials, agents, consultants and employees, whether said negligence is contractual, comparative negligence, concurrent negligence, gross negligence or any other form of negligence. The City shall be responsible only for the City's primary negligence. The provisions above in this Section 6 shall apply only to errors, omissions, and acts occurring during the construction of the Project and not afterwards. Provided, however, that nothing contained in this Developer's Agreement shall waive the City's defenses or immunities under Section 101.001 et seq. of the Texas

Civil Practice and Remedies Code or other applicable statutory or common law.

**Section 7. Indemnity Against Design Defects.** Approval of the City Engineer or other City employee, official, consultant, employee, or officer of any plans, designs or specifications under this Developer's Agreement shall not constitute or be deemed to be a release of the responsibility and liability of the "Developer", contractors, employees, officers, or agents for the accuracy and competency of their design and specifications. Such approval shall not be deemed to be an assumption of such responsibility or liability by the City for any defect in the design and specifications prepared by the consulting engineer, his officers, agents, servants, or employees, it being the intent of the parties that approval by the City Engineer or other City employee, official, consultant, or officer signifies the City's approval of only the general design concept of the improvements to be constructed. In this connection, the "Developers" shall, for a period of one (1) year following the City's acceptance of the Project, indemnify and hold harmless the City, its officials, officers, agents, servants and employees, from any loss, damage, liability or expense on account of damage to property and injuries, including death, to any and all persons which may arise out of any defect, deficiency or negligence of the engineer's designs and specifications incorporated into any improvements constructed in accordance therewith, and the "developers" shall defend at his own expense any suits or other proceedings brought against the City, its officials, officers, agents, servants or employees, or any of them, on account thereof, to pay all expenses and satisfy all judgements which may be incurred by or rendered against them, collectively or individually, personally or in their official capacity, in connection herewith.

**Section 8. Approval of Plans** The "Developer" and City agree that approval of plans and specifications by the City shall not be construed as representing or implying that improvements built in accordance therewith shall be free of defects. Any such approvals shall in no event be construed as representing or guaranteeing that any improvement built in accordance therewith will be designed or built in a good and workmanlike manner. Neither the City nor its elected officials, officers, employees, contractors and/or agents shall be responsible or liable in damages or otherwise to anyone submitting plans and specification for approval by the City for any defects in any plans or specifications submitted, revised, or approved, in the loss or damaged to any person arising out of approval or disapproval or failure to approve or disapprove any plans or specifications, for any loss or damage arising from the non-compliance of any such plans or specifications with any governmental ordinance or regulation, nor any defects in construction undertaken pursuant to such plans and specifications.

**Section 9. No Waiver of Immunity** Notwithstanding anything in this Agreement, nothing herein waives any right of immunity available to the City under applicable law. With respect to any indemnity provided for herein from "Developer" to City, "Developer" does not assume any liability for damages above and beyond what is recoverable against the City itself based on immunity or damage limits applicable to the City.

**Section 10. No Assignment** This Agreement shall not be assignable without the express written consent of City and "Developers."

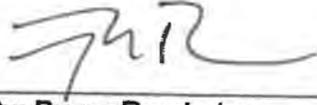
Executed this 21 Day of April, 2025.

**DEVELOPER:**

Wright 430 Main LLC

  
\_\_\_\_\_  
By: Lemoine Wright  
Manager

**CITY OF GRAPEVINE, TEXAS**

  
\_\_\_\_\_  
By: Bruno Rumbelow  
City Manager

**APPROVED:**

  
\_\_\_\_\_  
By: Matthew Boyle  
City Attorney

CORPORATE ACKNOWLEDGMENT

STATE OF Texas

COUNTY OF TARRANT

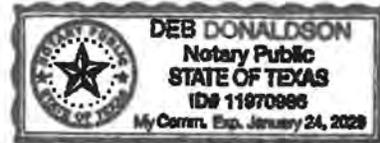
Before me, the undersigned, on this day personally appeared Leanne Wright, Manager of Wright 430 Main LLC, proved to me through the presentation of a valid Texas Driver's License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed. Mr./Ms. furthermore attested that he/she is signing this Developer's Agreement in his/her capacity as Manager of Wright 430 Main LLC, and that such capacity makes his signature valid to bind the company, Wright 430 Main LLC.

Given under my hand and seal of office this 16th day of April 2025.

Deb Donaldson  
Notary Public Signature

Deb Donaldson  
Notary Public Printed or Typed Name

My commission expires: 1-24-2029

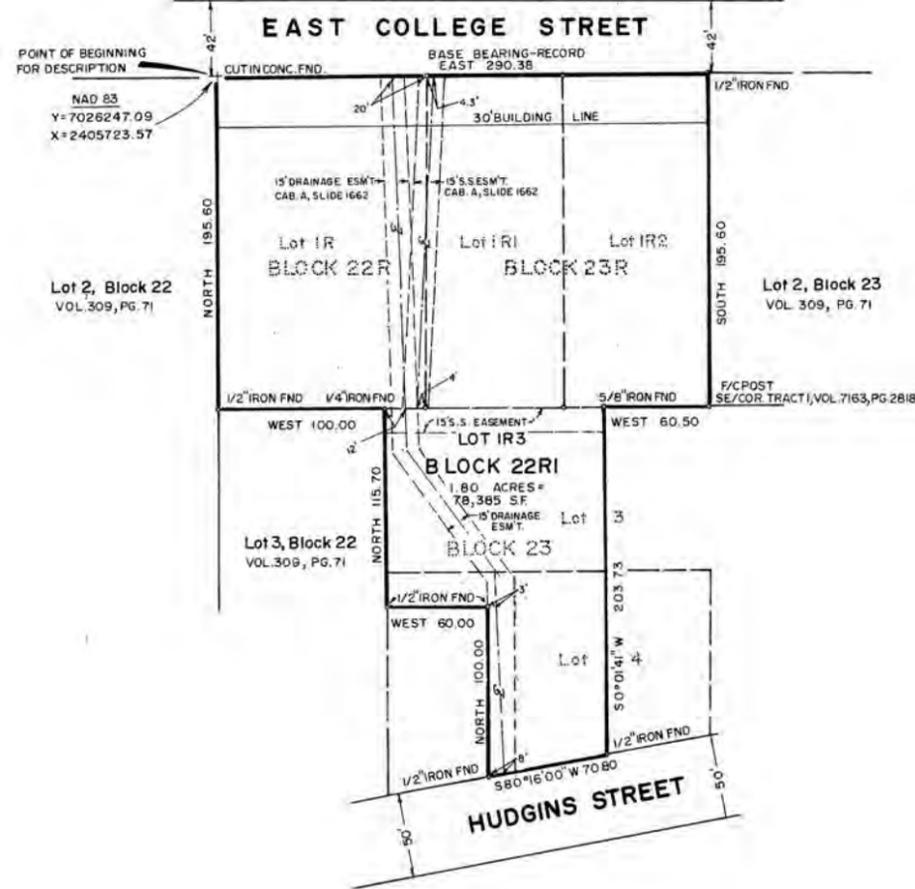


# EXHIBIT A

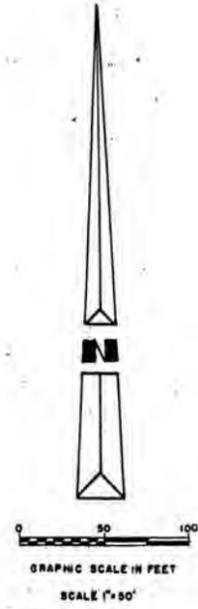
**COPY,  
FOR OFFICIAL  
DOCUMENT  
REFER TO  
TARRANT  
COUNTY**



VICINITY MAP



FILED  
TARRANT COUNTY TEXAS  
95 APR 24 P 4:13  
SUZANNE  
COUNTY CLERK  
BY



I, Walter W. Ward, of Ward Surveying Company, a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the City of Grapevine.

*Walter W. Ward*  
Walter W. Ward, Registered Professional Land Surveyor No. 2014  
Ward Surveying Company



**WARD SURVEYING COMPANY**  
P.O. BOX 820253  
FORT WORTH, TEXAS 76182-0253  
(817) 281-5411

OWNER: BOBBY G. SMITH  
114 E. PIONEER PKWY  
ARLINGTON, TX. 76010

STATE OF TEXAS  
COUNTY OF TARRANT

OWNERS CERTIFICATE

WHEREAS, Bobby G. Smith is the owner of Lot 1R, Block 22R, Lot 1R1 and Lot 1R2, Block 23R, Original Town of Grapevine, Tarrant County, Texas, as shown on a plat of record in Cabinet A, Slide 1662, Plat Records, Tarrant County, Texas, and a portion of Lots 3 and 4, Block 23, Original Town of Grapevine, of record in Volume 309, Page 71, Plat Records, Tarrant County, Texas, by deed recorded in Volume 11779, Page 1353, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an X cut in concrete at the Northwest corner of Lot 1R, above referenced, in the South line of East College Street;  
THENCE East 290.38 feet along the North line of Lot 1R, Lot 1R1 and Lot 1R2, above referenced, to a 1/2" iron found at the Northeast corner of Lot 1R2;  
THENCE South 195.60 feet along the West line of Lot 2, Block 23, Original Town of Grapevine, as recorded in Volume 309, Page 71, Plat Records, Tarrant County, Texas, to a fence corner post as described in Volume 7163, Page 2818, Deed Records, Tarrant County, Texas;  
THENCE West 60.50 feet along the South line of Lot 1R2, above referenced, to a 5/8" iron found in same for corner;  
THENCE S. 02° - 01' - 41" W. 203.73 feet to a 1/2" iron found in the apparent North R.O.W. line of Hudgins Street;  
THENCE S. 80° - 16' - 00" W. 70.80 feet along said line to a 1/2" iron found in same for corner;  
THENCE North 115.70 feet to a 1/2" iron found for corner;  
THENCE West 60.00 feet to a 1/2" iron found for corner in the East line of Lot 3, Block 22, Original Town of Grapevine as shown on a plat of record in Volume 309, Page 71, Plat Records, Tarrant County, Texas;  
THENCE North 115.70 feet to a 1/2" iron found at the Northeast corner of said Lot 3, Block 22, same being the Northwest corner of Lot 3, Block 23, above referenced, said point being in the South line of Lot 1R, Block 22R, above referenced;  
THENCE West 100.00 feet to a 1/2" iron found at the Southwest corner of said Lot 1R, Block 22R, in the East line of Lot 2, Block 22, Original Town of Grapevine, as recorded in Volume 309, Page 71, Plat Records, Tarrant County, Texas;  
THENCE North 195.60 feet along said East line to the POINT OF BEGINNING and containing 1.80 acres.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT Bobby G. Smith does hereby adopt this plat of Lot 1R3, Block 22R1, Original Town of Grapevine, an addition to the City of Grapevine, Tarrant County, Texas, and do 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 are the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown, 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 purposes of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. I have reviewed the City's findings concerning dedications and I do agree that the statements are true and correct.

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

Witness my hand this the 29th day of December, 1994.  
*Bobby G. Smith*  
Bobby G. Smith, Owner

STATE OF TEXAS  
COUNTY OF TARRANT

Before me, undersigned Notary Public in and for said County and State, on this day personally appeared Bobby G. Smith, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this the 29th day of December, 1994.

*Linda Mae Hamlin*  
Notary Public, State of Texas  
My Commission expires \_\_\_\_\_



PLANNING & ZONING COMMISSION:

Date Approved: NOVEMBER 1, 1994  
Chairman: *Ronnie L Cook*  
Secretary: *Miss Hallam*

GRAPEVINE CITY COUNCIL:

Date Approved: NOVEMBER 1, 1994  
Mayor: *[Signature]*  
City Secretary: *[Signature]*

FINAL PLAT

LOT 1R3, BLOCK 22R1  
ORIGINAL TOWN OF GRAPEVINE  
BEING A REPLAT OF LOT 1R1, BLOCK 22R, LOTS 1R1 & 1R2, BLOCK 23R, ORIGINAL TOWN OF GRAPEVINE AS RECORDED IN CABINET A, SLIDE 1662, PLAT RECORDS TARRANT COUNTY, TEXAS, AND PORTIONS OF LOTS 3, & 4, BLOCK 23, ORIGINAL TOWN OF GRAPEVINE AS RECORDED IN VOLUME 309, PAGE 71, PLAT RECORDS TARRANT COUNTY, TEXAS, IN THE WILLIAM DOOLEY SURVEY ABS. NO. 422, TARRANT COUNTY, TEXAS.

1.80 ACRES / 1 LOT  
SEPTEMBER 1994

EXISTING ZONING: R-7.6, RESIDENTIAL, PROPOSED ZONING: GV, GRAPEVINE VINTAGE DISTRICT  
THIS PLAT FILED IN CABINET A SLIDE 2239 DATE 4/24/95

# EXHIBIT B

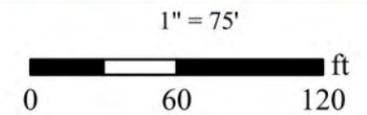
ITEM #24



SANITARY SEWER LINE TO BE REPLACED



Disclaimer:  
This product is for informational purposes and may not have been prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



4/7/2025

**EXHIBIT C**

<b>Construction Item</b>	<b>Total Cost</b>	<b>Developer Cost</b>	<b>City Cost</b>
Remove and Replace Existing 6" Sewer	\$12,555	\$0	\$12,555
Connect to Existing Services	\$1,880	\$0	\$1,880
Silt Fence	\$495	\$0	\$495
Remove and Replace Fence	\$850	\$0	\$850
Test	\$310	\$0	\$310
Construction Staking	\$310	\$0	\$310
Trench Safety	\$155	\$0	\$155
Replace Asphalt Pavement (Credit)	-\$3,025	\$0	-\$3,025
Traffic Control (Credit)	-\$800	\$0	-\$800
<b>Total</b>	<b>\$12,730</b>	<b>\$0</b>	<b>\$12,730</b>

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 1st day of July, 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
Duff O'Dell	Council Member
Leon Leal	Council Member
Sean Shoppe	Council Member

constituting a quorum, with Council Member Chris Coy being absent; and with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
Matthew Boyle	City Attorney
Tara Brooks	City Secretary

CALL TO ORDER

Mayor William D. Tate called the meeting to order at 6:45 p.m. in the City Council Conference Room.

Item 1. City Council to discuss board and commission appointments.

City Council discussed the appointments to the Boards and Commissions. Council did not take any action regarding the appointments at this time.

**REGULAR MEETING**

Mayor Tate called the regular meeting to order at 7:30 p.m. in the City Council Chambers.

Item 2. Invocation

Pastor Jonathan Cook from First Baptist Grapevine gave the invocation.

Item 3. Posting of the Colors and Pledges of Allegiance

Members of Troops 7 and 168 posted the Colors and led the Pledges Allegiance.

#### Item 4. Citizen Comments

No one spoke during citizen comments.

#### PRESENTATIONS

Item 5. Terry Munoz Director from the Texas Association of Campground Owners presented the Vineyards Campground with the 2025 Park of the Year Award.

Terry Munoz praised the Vineyards Campground and staff and presented the 2025 Park of the Year Award to Lake Parks Manager Morgan Denny and Outdoor Programs Supervisor Taylor Johnson who were accompanied by other Lake Parks staff.

Council did not take any action on this item.

Item 6. Planning Services Director to present an update to Map 2: Land Use Plan of the Comprehensive Master Plan (Future Land Use Map).

Planning Services Director Erica Marohnic presented this item and explained the review process that was taken by the Planning and Zoning Commission to evaluate and recommend changes to the Future Land Use Map. She then explained recommended changes to the Northern Assessment Area.

During the presentation, at 7:42 p.m., the power in City Hall went out, including the lights and AV system in the Council Chambers.

Following a brief discussion and the recommendation of City Attorney Matthew Boyle, Council decided to continue with the appointments to the Boards and Commissions and decided they would return to this item once the power returned.

*Due to the loss of power there is no recording of the remaining portion of the meeting.*

#### NEW BUSINESS

Item 7. Consider the appointments of members to the City's Boards and Commissions and take any necessary action.

City Secretary Tara Brooks announced Council's recommendations for each board. Council voted after the appointment recommendations were announced.

The recommended appointments for the **Animal Shelter Advisory Committee** were Citizens Jeff Agnew and Sherri Olsen, Municipal Employee Dee Johnson and Veterinarian Dr. Lindsey Shipp.

Motion was made to approve the appointments to the Animal Shelter Advisory Committee as announced.

Motion: O'Dell  
 Second: Slechta  
 Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope  
 Nays: None  
 Approved: 6-0

The recommended appointments for the **Board of Zoning Adjustment** were John Borley, Andrew Muras, John Sheppard, and Jack Townsend as the Alternate Member. One position for an Alternate Member to serve an unexpired term was to remain vacant.

Motion was made to approve the appointments to the Board of Zoning Adjustment as announced.

Motion: Rogers  
 Second: Slechta  
 Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope  
 Nays: None  
 Approved: 6-0

The recommended appointments for the **Building Board of Appeals** were Sergio Harris, Shea Kirkman, Jerrold Sklar, Becky St. John, and leaving the Alternate Member position vacant at this time.

Motion was made to approve the appointments to the Building Board of Appeals as announced.

Motion: Slechta  
 Second: O'Dell  
 Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope  
 Nays: None  
 Approved: 6-0

The recommended appointments for the **Convention and Visitors Bureau Board** were Local Attraction Representative Iain Scouller, Hotel (499 rooms or less) Representative Jeff Babcock and Citizen Representative Fabien Goury. Citizens Kim Farbisz and Mike Oakley were appointed to the Alternate Positions. Mayor Tate recommended Joe Szymaszek to serve as the Chairman.

Motion was made to approve the appointments to the Convention and Visitors Bureau Board as announced.

Motion: Leal  
 Second: O'Dell  
 Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope  
 Nays: None  
 Approved: 6-0

The recommended appointments for the **Golf Course Advisory Board** were Dion Christison, Ronnie Hatley, Jonathan Wall, and Cary Khyl.

Motion was made to approve the appointments to the Golf Course Advisory Board as announced.

Motion: Slechta  
 Second: Rogers  
 Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope  
 Nays: None  
 Approved: 6-0

The **Health Officer** position was to remain vacant due to a lack of applicants. Council did not take action on this position.

The recommended appointments for the **Heritage Foundation Advisory Board** were Kimberly Hale, Frances Jensen, Stephanie Wright, and Business Owner Courtney Fray. Mayor Tate recommended Melva Stanfield to serve as Chairman.

Motion was made to approve the appointments to the Heritage Foundation Advisory Board as announced.

Motion: O'Dell  
 Second: Slechta  
 Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope  
 Nays: None  
 Approved: 6-0

The recommended appointments for the **Historic Preservation Commission** were Taylor Bunn, David Ewbank, and Janice Rhoda to serve as regular members. Michael Reeder was recommend for the Alternate Member position. Current Commission Member Ashley Anderson Brown was appointed to the Planning and Zoning Commission. Curtis Ratliff was the recommended appointment to fill her term to expire in 2026.

Motion was made to approve the appointments to the Historic Preservation Commission as announced.

Motion: Slechta  
 Second: Rogers  
 Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope  
 Nays: None  
 Approved: 6-0

The recommended appointments for the **Housing Authority Board of Commissioners** were Teri Rhodes-Cantu, Linda Troeger and Ron Moxom to serve as the Resident Member.

Motion was made to approve the appointments to the Housing Authority Board of Commissioners as announced.

Motion: Rogers  
 Second: O'Dell  
 Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope  
 Nays: None  
 Approved: 6-0

The recommended appointments for the **Library Board** were Lynda Brown, Sonia Duqua-Miyashita, Laura Rushing, and Jennifer Blake.

Motion was made to approve the appointments to the Library Board as announced.

Motion: Slechta  
 Second: O'Dell  
 Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope  
 Nays: None  
 Approved: 6-0

The recommended appointments for the **Parks and Recreation Board** were Martin Guthrie for Place 3, Jake Copeland for Place 4, Robyn Readicker for Place 5, Kelly McDowell for Place 6, and Kerri Stephens for Place 7.

Parks and Recreation Director Chris Smith recommended Colleyville Heritage High School student Addison Gormley and Grapevine High School student Brynley Inglis to serve as the High School Student Ex-Officio members.

Mayor Tate recommended Christian Ross to serve as the Chairman.

Motion was made to approve the appointments to the Parks and Recreation Board as announced.

Motion: Slechta  
 Second: O'Dell  
 Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope  
 Nays: None  
 Approved: 6-0

The recommended appointments for the **Planning and Zoning Commission** were Ashley Anderson Brown and Beth Tiggelaar as Regular Members, and Gustav Kuelbs as the 1st Alternate and leaving the 2nd Alternate position vacant at this time.

Motion was made to approve the appointments to the Planning and Zoning Commission as announced.

Motion: Rogers  
 Second: Slechta  
 Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope

Nays: None  
 Approved: 6-0

The recommended appointments for the **Senior Citizens Advisory Board** were Carey Miller, Pam Price, and Stacy Holt. Mayor Tate recommended Ric Clark to serve as Chairman.

Motion was made to approve the appointments to the Senior Citizens Advisory Board as announced.

Motion: O'Dell  
 Second: Slechta  
 Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope  
 Nays: None  
 Approved: 6-0

### CONSENT AGENDA

Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. No one requested to remove any items from the consent agenda.

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

#### Item 8. Consider the purchase of GETAC Rugged tablets for Emergency Medical Services from Upstate Wholesale Supply.

Fire Chief Darrell Brown recommended approval of the purchase of rugged tablets for EMS staff in an amount not to exceed \$43,662.

Motion was made to approve the consent agenda as presented.

Motion: Rogers  
 Second: O'Dell  
 Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope  
 Nays: None  
 Approved: 6-0

#### Item 9. Consider the renewal of a contract for the Employee Assistance Program (EAP) with Optum Behavioral Health.

Human Resources Director Rachel Huitt recommended approval of the renewal of the Employee Assistant Program agreement for an estimated annual amount of \$45,000.

Motion was made to approve the consent agenda as presented.

Motion: Rogers  
Second: O'Dell  
Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope  
Nays: None  
Approved: 6-0

Item 10. Consider the renewal of a contract for vision insurance with VSP.

Human Resources Director Huitt recommended approval of the contract renewal for employee vision insurance for estimated annual amount of \$156,000.

Motion was made to approve the consent agenda as presented.

Motion: Rogers  
Second: O'Dell  
Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope  
Nays: None  
Approved: 6-0

Item 11. Consider a contract for employee health advocacy services with Medefy.

Human Resources Director Huitt recommended approval of a contract for employee health advocacy services for an estimated amount of \$31,000.

Motion was made to approve the consent agenda as presented.

Motion: Rogers  
Second: O'Dell  
Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope  
Nays: None  
Approved: 6-0

Item 12. Consider a contract for Life, AD&D, Long-Term Disability, and voluntary supplemental health plans with The Hartford.

Human Resources Director Huitt recommended approval of a contract for Life, AD&D, Long-Term Disability and voluntary supplemental health plans for an estimated amount of \$300,000.

Motion was made to approve the consent agenda as presented.

Motion: Rogers  
Second: O'Dell  
Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope  
Nays: None  
Approved: 6-0

Item 13. Consider the purchase of replacement servers for the public computers at The REC from Waypoint Business Solutions.

Chief Information Officer Tessa Allberg recommended approval of the purchase of replacement host servers for the public computers at The REC for an amount not to exceed \$31,309.

Motion was made to approve the consent agenda as presented.

Motion: Rogers  
 Second: O'Dell  
 Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope  
 Nays: None  
 Approved: 6-0

Item 14. Consider the renewal of an annual contract for janitorial services with Regent Services.

Public Works Director Bryan Beck recommended approval of the annual contract for janitorial services at City facilities for an estimated amount of \$650,000, and at the Animal Shelter for an annual estimated amount of \$436,000.

Motion was made to approve the consent agenda as presented.

Motion: Rogers  
 Second: O'Dell  
 Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope  
 Nays: None  
 Approved: 6-0

Item 15. Consider the renewal of annual contracts for equipment rental services to Fox Rental, Herc Rentals and Kirby-Smith.

Public Works Director Beck recommended approval of the renewal of the contracts for the rental of heavy equipment on an as-needed basis for an annual estimated amount of \$200,000.

Motion was made to approve the consent agenda as presented.

Motion: Rogers  
 Second: O'Dell  
 Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope  
 Nays: None  
 Approved: 6-0

Item 16. Consider the annual renewal of JustFOIA Public Information Act request processing software from JustFOIA Inc.

City Secretary Brooks recommended approval of the renewal of the software agreement for processing Public Information Act requests in an annual amount of \$15,588.

Motion was made to approve the consent agenda as presented.

Motion: Rogers  
Second: O'Dell  
Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope  
Nays: None  
Approved: 6-0

Item 17. Consider the minutes of the June 17, 2025 Regular City Council meeting.

City Secretary Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.

Motion: Rogers  
Second: O'Dell  
Ayes: Tate, Rogers, O'Dell, Slechta, Leal, and Shope  
Nays: None  
Approved: 6-0

Following the vote on the consent agenda, Council returned to Item 6

Item 6. Planning Services Director to present an update to Map 2: Land Use Plan of the Comprehensive Master Plan (Future Land Use Map) - continued

Planning Services Director Marohnic finished answering questions from Council.

Council did not take any action on this item.

ADJOURNMENT

Motion was made to adjourn the meeting at 7:52 p.m.

Motion: Slechta  
Second: O'Dell  
Ayes: Tate, Slechta, Rogers, O'Dell, Leal and Shope  
Nays: None  
Approved: 6-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 5th day of August, 2025.

APPROVED:

\_\_\_\_\_  
William D. Tate  
Mayor

ATTEST:

---

Tara Brooks  
City Secretary

*Note: The power did not come back on during the meeting therefore, there is not a complete recording of this meeting.*

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 15th day of July, 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
Leon Leal	Council Member
Sean Shope	Council Member

constituting a quorum with Council Member Duff O'Dell being absent, and with the following members of the Planning and Zoning Commission:

Larry Oliver	Chairman
Beth Tiggelaar	Member
Traci Hutton	Member
Kirby Kercheval	Member
Justin Roberts	Member
Ashley Anderson Brown	Member
Gustav Kuelbs	Alternate Member

constituting a quorum with Member Jason Parker being absent and Alternate Member Gustav Kuelbs sitting as a voting member, and with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
Matthew C.G. Boyle	City Attorney
Erica Marohnic	Planning Services Director
Tara Brooks	City Secretary

Item 1. Executive Session

Mayor William D. Tate called the meeting to order at 7:00 pm and announced the City Council would recess to the City Council Conference Room to conduct a closed session regarding:

- A. Consultation with and legal advice from the City Attorney regarding pending litigation (Muns, et al. v. Grapevine – Cause No. 348-303736-18), pursuant to Section 551.071, Texas Government Code.

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

The City Council recessed to the City Council Conference Room and began the closed session at 7:03 p.m. The closed session ended at 7:36 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 7:39 p.m.

#### Item 2. Invocation and Pledge of Allegiance

Council Member Sean Shope gave the invocation and led the Pledge of Allegiance.

### JOINT PUBLIC HEARINGS

#### Item 3. Conditional Use Permit **CU25-26** (Principle Volkswagen of Grapevine Signage)

Mayor Tate declared the public hearing open.

Planning and Services Director Erica Marohnic reported the applicant was requesting to remove an existing monument sign at an existing automotive dealership and add a 40-foot tall pole sign along William D. Tate Avenue frontage, directly north of the main entrance driveway. The subject property is located at 2351 William D. Tate Avenue and is currently zoned as "CC", Community Commercial District.

Applicant Representative Zeynep Peterson with Principle Volkswagen of Grapevine presented this item and answered questions from the Commission and Council.

No one spoke during the public hearing. One letter in favor of this request was provided to the Council and Commission.

Motion was made to close the public hearing.

Motion: Tiggelaar

Second: Hutton  
Ayes: Oliver, Tiggelaar, Hutton, Kercheval, Roberts, Anderson Brown, Kuelbs  
Nays: None  
Approved: 7-0

Motion was made to close the public hearing.

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

Item 4. Conditional Use Permit **CU25-28** (NBT Financial)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting a conditional use permit to allow a bank with a dual-lane drive-through in a planned commercial center. The subject property is located at 803 East Northwest Highway and is currently zoned as “CC”, Community Commercial District.

Property Owner Gary Cantrell and applicant representative Skylar Lyle from Baird Hampton & Brown, Inc. presented this item.

Ms. Lyle answered questions from the Commission and Council.

Lemoine Wright, 213 East College Street, Grapevine spoke in favor of this item.

There was no correspondence to report.

Motion was made to close the public hearing.

Motion: Kercheval  
Second: Hutton  
Ayes: Oliver, Tiggelaar, Hutton, Kercheval, Roberts, Anderson Brown, Kuelbs  
Nays: None  
Approved: 7-0

Motion was made to close the public hearing.

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

Item 5. Conditional Use Permit **CU25-30** (Icon Automotive)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting a conditional use permit to allow for the application and installation of paint protection film and window film (window tinting) in conjunction with a proposed business. The subject property is located at 721 West State Highway 114 and is zoned "CC", Community Commercial District.

Applicant Representative Patrick Brown presented this item and answered questions from the Commission and Council.

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

Motion was made to close the public hearing.

Motion: Tiggelaar  
 Second: Roberts  
 Ayes: Oliver, Tiggelaar, Hutton, Kercheval, Roberts, Anderson Brown, Kuelbs  
 Nays: None  
 Approved: 7-0

Motion was made to close the public hearing.

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

#### Item 6. Conditional Use Permit **CU25-31** (Freight Forwarding)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting a conditional use permit to allow for a freight forwarding business in an existing warehouse. The subject property is located at 800 Industrial Boulevard, Suite 300 and is currently zoned "LI", Light Industrial District.

Applicant Owner J.T. Kim presented this item and answered questions from the Commission and Council.

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

Motion was made to close the public hearing.

Motion: Kercheval  
 Second: Hutton  
 Ayes: Oliver, Tiggelaar, Hutton, Kercheval, Roberts, Anderson Brown, Kuelbs  
 Nays: None  
 Approved: 7-0

Motion was made to close the public hearing.

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

Item 7. Zoning Ordinance Amendment **AM24-05** proposed amendments to the Comprehensive Zoning Ordinance (82-73); same being Appendix D of the Code of Ordinances relative to secondary structures, including requirements for their size, location and height.

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic requested this item be tabled to the August 19, 2025 Joint Meeting.

Motion was made to table the public hearing for Zoning Ordinance Amendment **AM24-05** to the August 19, 2025 Joint Meeting.

Motion: Hutton  
Second: Tiggelaar  
Ayes: Oliver, Tiggelaar, Hutton, Kercheval, Roberts, Anderson Brown, Kuelbs  
Nays: None  
Approved: 7-0

Motion was made to table the public hearing for Zoning Ordinance Amendment **AM24-05** to the August 19, 2025 Joint Meeting.

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

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

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

Item 8. Citizen Comments

Valerie Shoup, 6939 Winterwood Lane, Dallas provided information on the Texas Pace Authority, a non-profit organization related to the implementation of PACE-funded clean energy projects.

NEW BUSINESS

Item 9. Consider **Ordinance No. 2025-035** 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 Wynn Lane, and take any necessary action.

Public Works Director Bryan Beck presented this item requesting approval of an ordinance to prohibit parking on the north side of Wynn Lane between Hall Johnson Road and Weddle Drive.

Motion was made to approve **Ordinance No. 2025-035** 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 Wynn Lane, and take any necessary action.

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

ORDINANCE NO. 2025-035

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

Item 10. Consider **Ordinance No. 2025-036** revising the franchise agreement with Republic Services by adding Tuesday to the current Wednesday schedule for bulk, clean brush, and yard waste collection, and take any necessary action.

Public Works Director Beck presented this item and answered questions from Council. The proposed change includes brush and bulk pickup on the north side of the City on Tuesdays and the south side of the City on Wednesdays. The new pickup schedule will be effective September 1, 2025.

Motion was made to approve **Ordinance No. 2025-036** revising the franchise agreement with Republic Services by adding Tuesday to the current Wednesday schedule for bulk, clean brush, and yard waste collection, and take any necessary action.

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

ORDINANCE NO. 2025-036

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING ORDINANCE 95-35, AS AMENDED, THE SOLID WASTE FRANCHISE AGREEMENT; ALLOWING FOR CLEAN BRUSH AND YARD WASTE DIVERSION; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 11. Consider the proposal by Graybar Electric Company Inc. for the installation of the emergency generator and associated electrical services at the Water Treatment Plant, Ordinance No. 2025-037 to appropriate the funds, and take any necessary action.

Public Works Director Beck presented this item to Council requesting authorization to install the emergency generator and transfer switches as well as to relocate the service lines to the new generator for an amount of \$2,616,764, which includes a 5% contingency for a rounded total of \$2,750,000. The City is already in possession of the generator.

Motion was made to approve proposal by Graybar Electric Company Inc. for the installation of the emergency generator and associated electrical services at the Water Treatment Plant, **Ordinance No. 2025-037** to appropriate the funds, and take any necessary action.

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

ORDINANCE NO. 2025-037

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$2,750,000 IN THE UTILITY ENTERPRISE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Mayor Tate announced that City Council would consider the recommendations of the Planning and Zoning Commission next.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 20. Conditional Use Permit **CU25-26** (Principle Volkswagen of Grapevine Signage)

Chairman Oliver reported the Commission approved the conditional use permit with a vote of 7-0.

Motion was made to approve Conditional Use Permit **CU25-26** (Principle Volkswagen of Grapevine Signage) and **Ordinance No. 2025-038**.

Motion: Coy  
Second: Slechta  
Ayes: Tate, Slechta, Coy, Leal, and Shope  
Nays: Rogers  
Approved: 5-1

ORDINANCE NO. 2025-038

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-26 TO ALLOW FOR A 40-FOOT POLE SIGN, FOR BLOCK 1, LOT 1R, FIRST BAPTIST CHURCH OF GRAPEVINE ADDITION (2351 WILLIAM D. TATE AVENUE) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 21. Conditional Use Permit **CU25-28** (NBT Financial)

Chairman Oliver reported the Commission approved the conditional use permit with a vote of 7-0.

Motion was made to approve Conditional Use Permit **CU25-28** (NBT Financial) and **Ordinance No. 2025-039**.

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

Nays: None  
 Approved: 6-0

ORDINANCE NO. 2025-039

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-28 TO ALLOW THE DEVELOPMENT OF A BANK WITH A DUAL-LANE DRIVE-THROUGH IN A PLANNED COMMERCIAL CENTER FOR BLOCK 1, LOT 4R1, OPRYLAND SECOND ADDITION (803 EAST NORTHWEST HIGHWAY) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 22. Conditional Use Permit **CU25-30** (Icon Automotive)

Chairman Oliver reported the Commission approved the conditional use permit with a vote of 7-0.

Motion was made to approve Conditional Use Permit **CU25-30** (Icon Automotive) and **Ordinance No. 2025-040**.

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

ORDINANCE NO. 2025-040

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-30 TO ALLOW FOR THE APPLICATION AND INSTALLATION OF PAINT PROTECTION FILM AND WINDOW FILM (WINDOW TINTING) IN CONJUNCTION

WITH A PROPOSED BUSINESS FOR BLOCK 1, LOT 2, CINEMARK ADDITION (721 WEST STATE HIGHWAY 114) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 23. Conditional Use Permit **CU25-31** (Freight Forwarding)

Chairman Oliver reported the Commission denied the conditional use permit with a vote of 7-0.

Motion was made to **deny** Conditional Use Permit **CU25-31** (Freight Forwarding).

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

Mayor Tate announced City Council would continue with the remaining agenda in the published order.

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and were acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. No one requested to remove any items from consent.

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

Item 12. Consider **Resolution No. 2025-008** suspending a proposed rate increase by Oncor Delivery.

City Manager Rumbelow recommended approval of the resolution to suspend Oncor Delivery's proposed rate increase of 12.3% for residential rates and a 51% increase in

street lighting rates. The proposed resolution suspends the July 31, 2025 effective date to allow the Steering Committee of Cities Served by Oncor to evaluate the filing and to determine future action.

Motion was made to approve the consent agenda.

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

RESOLUTION NO. 2025-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, SUSPENDING THE JULY 31, 2025 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE; AND PROVIDING AN EFFECTIVE DATE

Item 13. Consider the purchase of a ViewSonic Video Wall and AV System for the REC from Imagenet Consulting LLC.

Parks and Recreation Director Chris Smith recommended approval of the purchase of a projector system in Stewart Hall at The REC for a total amount not to exceed \$58,979.

Motion was made to approve the consent agenda.

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

Item 14. Consider an annual contract for law enforcement equipment and services with Axon Enterprises, Inc.

Police Chief Mike Hamlin recommended approval of the purchase of a DRONE, a robot and a pole camera in the amount of \$29,802.11.

Motion was made to approve the consent agenda.

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

Item 15. Consider the purchase of kitchen cabinets and counter tops for Fire Station 5 from Ware Brothers Remodeling.

Fire Chief Darrell Brown and Public Works Director Beck recommended approval of the purchase of new cabinets and counter tops for the kitchen at Fire Station 5 for an amount not to exceed \$44,750.

Motion was made to approve the consent agenda.

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

Item 16. Consider ratification of the emergency purchase replacement of a signal pole at Stone Myers Parkway and State Highway 360 from Durable Specialties, Inc.

Public Works Director Beck recommended approval of the purchase of a signal pole, signal heads, span cable, traffic control and emergency mobilization for a total amount not to exceed \$24,938.

Motion was made to approve the consent agenda.

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

Item 17. Consider ratification of an action to enter into a license agreement to construct, operate and maintain a road (Fairway Drive) at Grapevine Lake, Texas with the U.S. Army Corps of Engineers (USACE).

Public Works Director Beck recommended approval of the ratification of the license agreement to allow for the wider footprint of Fairway Drive with a fee of \$1,660.

Motion was made to approve the consent agenda.

Motion: Coy

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

Item 18. Consider an Interlocal Agreement for a rehabilitation and resurfacing project on Rolling Hills Lane with Tarrant County.

Public Works Director Beck recommended approval of the Interlocal Agreement for the rehabilitation and resurfacing project on Rolling Hills Lane for an estimated amount of \$85,000. Tarrant County will provide labor and equipment. The City will pay for materials, one-half of fuel costs, traffic control and other miscellaneous items.

Motion was made to approve the consent agenda.

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

Item 19. Consider an Interlocal Agreement for a rehabilitation and resurfacing project on Redbud Lane with Tarrant County.

Public Works Director Beck recommended approval of the Interlocal Agreement for the rehabilitation and resurfacing project on Redbud Lane for an estimated amount of \$85,000. Tarrant County will provide labor and equipment. The City will pay for materials, one-half of fuel costs, traffic control and other miscellaneous items.

Motion was made to approve the consent agenda.

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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:39 p.m.

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

Passed and approved by the City Council of the City of Grapevine, Texas on this the 5th day of August, 2025.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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Tara Brooks  
City Secretary