CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, AUGUST 19, 2025

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

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

CALL TO ORDER: 7:15 p.m. – City Council Chambers

EXECUTIVE SESSION:

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

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

   B. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, and the 185 acres) pursuant to Section 551.072, Texas Government Code.

   C. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

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

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

2. Invocation and Pledge of Allegiance: Council Member Sharron Rogers

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU25-27** (Fortified Film Solutions) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Baird Hampton & Brown, Inc. requesting a conditional use permit to allow for the application and installation of paint protection film (window tinting) in conjunction with a proposed business. The subject property is located at 1240 Texan Trail, Suite 100 and is currently zoned “LI”, Light Industrial District.

4. Conditional Use Permit **CU25-34** (Weinberger’s Deli Expansion) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Dan Weinberger requesting a conditional use permit to allow a 1,300 sq. ft. expansion of an existing delicatessen into an adjacent suite and outside dining. The subject property is located at 601 South Main Street, Suites 100 and 101 and is currently zoned “CBD”, Central Business District.

5. Conditional Use Permit **CU25-35** and Entertainment and Attraction Overlay **EA25-01** (Dig World) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jacob & Hefner Associates. The site was previously approved for a conditional use permit CU05-54 (Ordinance No. 2005-082) for the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant and aquarium. This request is specifically to allow for a retail dealer’s on-premise license (malt beverages only), outdoor speakers, and outdoor storage of heavy machinery in conjunction with an outdoor commercial amusement. The applicant is also requesting an entertainment and attraction overlay to allow flexible site design including off-site parking. The subject property is located at 2200 West Grapevine Mills Circle and is currently zoned “CC” Community Commercial District.

6. Zoning Change Application **Z25-03**, Conditional Use Permit **CU25-32**, and Planned Development Overlay **PD25-03** (Hotel Vin Reserve) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Paul Coury requesting to rezone 2.80 acres from “LI”, Light Industrial District to “CC”, Community Commercial District. The applicant is also requesting a conditional use permit to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a 120 room, 6-story, boutique hotel, to exceed maximum height requirements, outdoor speakers, and four Electric Vehicle charging stations. A planned development overlay is also requested to deviate from, but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking. The subject property is located at 321 East Dallas Road.

7. Zoning Change Application **Z25-04** and Conditional Use Permit **CU25-36** (B-K Sizzle) and **Final Plat** for Lots 2R, 2R-1 and 2R-2, Ruth Wall Subdivision – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Dossani Paradise Investments, LLC requesting to rezone the southern portion of the property from "HC", Highway Commercial District to "R-7.5", Single-Family District for two single-family lots. The applicant is also requesting a conditional use permit to develop a 2,978 sq. ft. restaurant with a drive-through and a monument sign with changeable copy in excess of 30%. In addition the applicant is requesting to subdivide one lot into three lots being a replat of Lot 2, Ruth Wall Subdivision. The subject property is located at 834 East Northwest Highway.

8. Zoning Ordinance Amendment **AM24-05** – City Council and Planning and Zoning Commission to conduct a public hearing relative to 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. **The public hearing was tabled from the July 15, 2025 Joint Meeting.**

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

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

CITIZEN COMMENTS

9. 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

10. Mayor Pro Tem Paul Slechta to present a gift from Sister City West Lothian, Scotland to Mayor William D. Tate.

NEW BUSINESS

11. Consider calling a public hearing for proposed amendments to the Comprehensive Zoning Ordinance (82-73), same being Appendix D of the Code of Ordinances related to creation of a Brownstone District, deletion of the planned residential

districts (“PRD-6”, Planned Residential Low Density District and “PRD-12”, Planned Residential Medium Density District), amending related definitions, and taking 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.

12. Consider the purchase and installation of new toll tag readers for Fire Stations one through four from Schneider Electric Buildings. Fire Chief recommends approval.

13. Consider the purchase of personal protective equipment from North America Fire Equipment Company, Inc. (NAFECO). Fire Chief recommends approval.

14. Consider the purchase of a Toro Reelmaster mower from Professional Turf Products, L.P. Director of Golf Services recommends approval.

15. Consider annual contracts for the purchase of horticulture chemicals and fertilizers with BWI Companies, Inc., Helena Chemical Company, Simplot and Innovative Turf Supply. Director of Golf Services recommends approval.

16. Consider the purchase of mailing services of the GO Grapevine magazine from Community Impact Newspaper (JG Media). Director of Parks and Recreation recommends approval.

17. Consider the renewal of an annual contract for RFB 48-24 for the purchase of water and wastewater chemicals with Brenntag Southwest, Chameleon Industries, Polydyne, Inc. and PVS DX Inc. Director of Public Works recommends approval.

18. Consider the purchase of services for a trial of biologically-based services for the elimination of the buildup of Fats, Oils, and Grease (FOG) in the wastewater collection system with IN-PIPE Technology (IPT). Director of Public Works recommends approval.

19. Consider the purchase of two Graco Grindlazer Scarafiers units needed for pavement marking removal from Centerline Supply, Inc. Director of Public Works recommends approval.

20. Consider the purchase of treatment analyzers for train 3 at the Wastewater Treatment Plant from Hach. Director of Public Works recommends approval.

21. Consider the purchase of a Flygt model submersible pump for train 2 at the Wastewater Treatment Plant rom Xylem Water Solutions, Inc Director of Public Works recommends approval.

22. Consider the second reading of **Ordinance No. 2025-042** of the franchise agreement granted to Oncor Electric Delivery Company LLC (Oncor) to amend the agreement and update franchise language. Director of Public Works recommends approval.

23. Consider **Ordinance No. 2025-043** amending the Grapevine Code of Ordinances Chapter 7 Building and Construction, Article X Flood Prevention. Director of Public Works recommends approval.

24. Consider awarding the Euless Grapevine Road Project to CT4 Construction based upon concurrence of the Texas Department of Transportation, and **Ordinance No. 2025-044** to appropriate funds. Director of Public Works recommends approval.

25. Consider the minutes of the August 5, 2025 Regular City Council meeting. City Secretary recommends approval.

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

26. Conditional Use Permit **CU25-27** (Fortified Film Solutions) – Consider the recommendation of the Planning and Zoning Commission and the first reading of **Ordinance No. 2025-045**, if applicable, and take any necessary action.

27. Conditional Use Permit **CU25-34** (Weinberger's Deli Expansion) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-046**, if applicable, and take any necessary action.

28. Conditional Use Permit **CU25-35** (Dig World) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-047**, if applicable, and take any necessary action.

29. Entertainment and Attraction Overlay **EA25-01** (Dig World) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-048**, if applicable, and take any necessary action.

30. Zoning Change Application **Z25-03** (Hotel Vin Reserve) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-049**, if applicable, and take any necessary action.

31. Conditional Use Permit **CU25-32** (Hotel Vin Reserve) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-050**, if applicable, and take any necessary action.

32. Planned Development Overlay **PD25-03** (Hotel Vin Reserve) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-051**, if applicable, and take any necessary action.

33. Zoning Change Application **Z25-04** (B-K Sizzle) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-052,** if applicable, and take any necessary action.

34. Conditional Use Permit **CU25-36** (B-K Sizzle) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-53**, if applicable, and take any necessary action.

35. **Final Plat** for Lots 2R, 2R-1 and 2R-2, Ruth Wall Subdivision – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

36. Zoning Ordinance Amendment **AM24-05** – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-054**, if applicable, and take any necessary action.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on August 15, 2025 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary

THE CITY OF GRAPEVINE, TEXAS

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

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

CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, AUGUST 19, 2025

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

SPECIAL SESSION: 6:30 p.m. – Planning and Zoning Conference Room

1. Receive a report, hold a discussion and provide staff direction regarding amendments to Map 2: Land Use Plan of the Comprehensive Master Plan (future land use map) in the transit district assessment area and to Section 41.B, Transit District Overlay of the Zoning Ordinance.

2. Receive and discuss a report from the Brownstones District Subcommittee.

3. Receive and discuss a report from the "PO", Professional Office District Subcommittee.

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

4. Invocation and Pledge of Allegiance: Council Member Sharron Rogers

JOINT PUBLIC HEARINGS

5. Conditional Use Permit **CU25-27** (Fortified Film Solutions) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Baird Hampton & Brown, Inc. requesting a conditional use permit to allow for the application and installation of paint protection film (window tinting) in conjunction with a proposed business. The subject property is located at 1240 Texan Trail, Suite 100 and is currently zoned “LI”, Light Industrial District.

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consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant and aquarium. This request is specifically to allow for a retail dealer's on-premise license (malt beverages only), outdoor speakers, and outdoor storage of heavy machinery in conjunction with an outdoor commercial amusement. The applicant is also requesting an entertainment and attraction overlay to allow flexible site design including off-site parking. The subject property is located at 2200 West Grapevine Mills Circle and is currently zoned "CC" Community Commercial District.

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

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

CITIZEN COMMENTS

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NEW BUSINESS

12. Conditional Use Permit **CU25-27** (Fortified Film Solutions) – Consider the application and make a recommendation to City Council.

13. Conditional Use Permit **CU25-34** (Weinberger's Deli Expansion) – Consider the application and make a recommendation to City Council.

14. Conditional Use Permit **CU25-35** (Dig World) – Consider the application and make a recommendation to City Council.

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17. Conditional Use Permit **CU25-32** (Hotel Vin Reserve) – Consider the application and make a recommendation to City Council.

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20. Conditional Use Permit **CU25-36** (B-K Sizzle) – Consider the application and make a recommendation to City Council.

21. **Final Plat** for Lots 2R, 2R-1 and 2R-2, Ruth Wall Subdivision – Consider the application and make a recommendation to City Council.

22. Zoning Ordinance Amendment **AM24-05** – Consider the request and make a recommendation to City Council.

23. Consider a city-initiated rezoning request for the property located at 1109 Airline Drive from “PO”, Professional Office District to the “R-7.5”, Single Family District.

24. Consider a city-initiated amendment to Section 41.B., Transit District Overlay of the Zoning Ordinance, same being Appendix “D” of the Code of Ordinances, amending the boundaries of the transit district overlay by removing the following properties: 1109 Airline Drive, 113 East Hudgins Street, 131 East Hudgins Street, 351 East Hudgins Street, 827 Dawn Lane, 849 East Dallas Road and all of Lots 1-215, Sunshine Harbor subdivision as “future”.

25. Consider the minutes of the July 15, 2025 regular meeting; the August 4, 2025 Special Meeting; the August 7, 2025 Comprehensive Master Plan Subcommittee Meeting; the August 11, 2025 Transit District Overlay Subcommittee Meeting; August 11, 2025, Brownstone District Subcommittee Meeting; and the August 14, 2025 “PO” Professional Office District Subcommittee Meeting.

PRESENTATIONS

26. Director of Planning Services to present an update on 89th Texas Legislative bills regarding administration, land use and zoning.

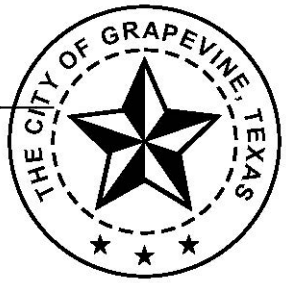
NOTE: Following the Commission’s consideration of the public hearing items, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City’s website on August 15, 2025 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary



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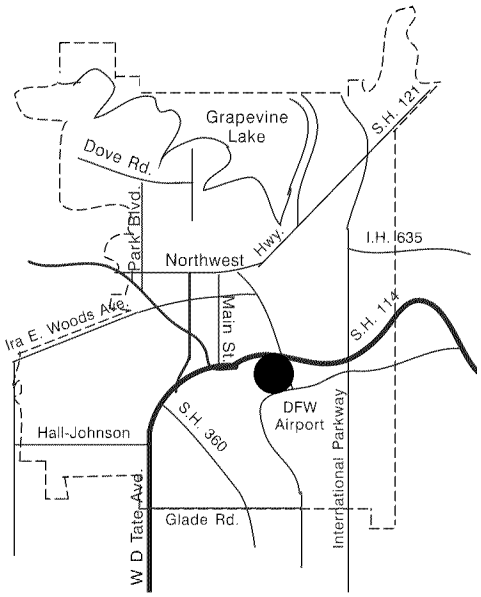
TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE PLANNING AND ZONING COMMISSION

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

MEETING DATE: AUGUST 19, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU25-27; FORTIFIED FILM SOLUTIONS



APPLICANT: Skylar Lyle, Baird Hampton and Brown

PROPERTY LOCATION AND SIZE:

The subject property is located at 1240 Texan Trail, Suite 100, and is platted as Lot 2, DFW Air Freight Centre Addition. The property contains 6.41 acres (279,220 sq. ft.) and has approximately 411 feet of frontage along Texan Trail.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit specifically to allow for the application and installation of paint protection film and window film (window tinting) in conjunction with a proposed business.

The applicant intends to use an existing, 8,422 sq. ft. lease space for window tinting and paint protection film installation. All installations will take place indoors and all vehicles will be in working condition.

Total required parking is 46 spaces. Ninety-five (95) spaces are provided.

If approved, this will be the first reading of an ordinance given the subject site requires approval of a special exception, due to the minimum open space, and maximum impervious area on the lot. These items will be heard before the Board of Zoning Adjustment at their September 8, 2025 meeting. If approved by the Board, the second

reading will take place at the Council's September 16, 2025 meeting.

PRESENT ZONING AND USE:

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

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was rezoned in the 1984 City-wide Rezoning from "C-W", Commercial Warehouse District and "C-2" Community Business District to "LI", Light Industrial District.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "LI", Light Industrial District – Warehouses

SOUTH: "CC", Community Commercial District – Porsche Grapevine

EAST: DFW Airport Property – Undeveloped

WEST: "LI", Light Industrial District – Warehouses

AIRPORT IMPACT:

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

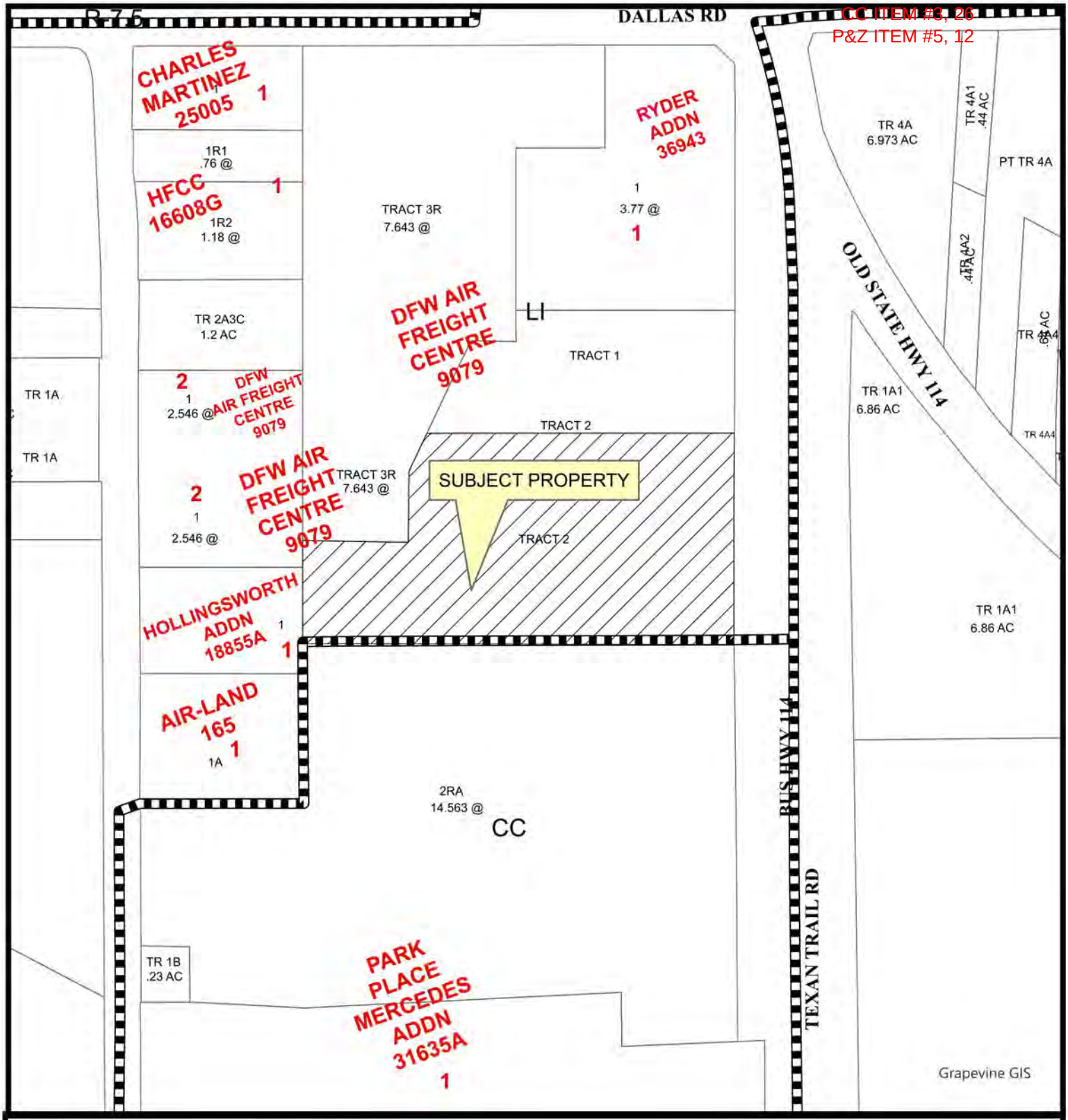
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates Texan Trail Type A, Major Arterial with a minimum of 100 foot right-of-way developed as six lanes with a median.

/at



0 120 240 360 480 Feet

CU25-27; Fortified Film Solutions
1240 Texan Trail, Suite 100

Date Prepared: 7/31/2025

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

CC ITEM #3, 26
P&Z ITEM #5, 12

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
D-FW AIR FREIGHT CENTRE ADDITION, LOT 2

Gross area of parcel (to nearest tenth of acre)
6.41 AC

Street frontage & distance to nearest cross street
Street Frontage: 610 LF , Distance to nearest cross street: 520 LF

Describe the Proposed Use
Vehicle Surface Protection Services

Proposed Zoning
Light Industrial

Existing Zoning
Light Industrial

Future Land Use Designation
Industrial

Subject Property Address
1240 Texan Trail, Grapevine, Texas, 76051

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

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

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

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

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

Owner Name Tarrant County Properties, LLC Owner Phone Number 514-933-3000

Company Tarrant County Properties, LLC

Address 1000 Sherbrooke West Suite 900

City Montreal, Canada State QC Zip Code H3A3G4

Email [redacted]

CU25-27
RECEIVED
JUL 07 2025

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature TARRANT COUNTY PROPERTIES LLC Per: BARRY KOTLER Date JULY 3, 2025

STATE OF: QUEBEC
COUNTY OF: MONTREAL

COMMISSIONER FOR OATHS

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

SUBSCRIBED AND SWORN TO before me, this the 3rd day of July, 20 25

Commissaire à l'assermentation / Commissioner for Oaths
MARIA FALCIGLIA
158,995
For Quebec / pour le Québec

MARIA FALCIGLIA # 158,995

~~NOTARY PUBLIC in and for the State of Texas~~
COMMISSIONER FOR OATHS
FOR QUEBEC

CU25-27

RECEIVED
JUL 07 2025

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name Skylar Lyle, PE Company Baird Hampton & Brown Inc.

Address 3801 William D Tate. Ave Suite 500

City Grapevine State TX Zip Code 76051

Phone 214-310-3118 Email [redacted]

Applicant's Signature Skylar Lyle Date 7/7/2025

STATE OF: Texas
COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 7th day of July, 2025

MIRIAM IVANA ROCK
Notary Public, State of Texas
Comm. Expires 10-04-2027
Notary ID 134588864

NOTARY PUBLIC in and for the State of Texas

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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

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

CU25-27
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JUL 07 2025

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

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

Address of subject property 1240 Texan Trail, Grapevine, Texas, 76051

Legal description of subject property
D-FW AIR FREIGHT CENTRE ADDITION, LOT 2

Justin Turner — 7-8-2025

Public Works Department — Date

CUA5-21
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CC ITEM #3, 26
P&Z ITEM #5, 12

BAIRD, HAMPTON & BROWN

3801 William D. Tate Ave., Suite 500
Grapevine, Texas 76051
817.251.8550

July 7, 2025

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

Re: CUP Narrative – Vehicle Paint Protection Services shop at 1240 Texan Trail

To Whom It May Concern,

This narrative supports our request for a Conditional Use Permit (CUP) for the operation of a "vehicle paint protection service shop" at the existing warehouse located at 1240 Texan Trail, currently zoned Light Industrial (LI). The proposed business will offer protective film services for automotive, residential, marine, ATV, and aviation applications, including paint protection film, window tint, and ceramic coatings.

Key Benefits of the Proposed Use:

1. The vehicle paint protection services are a low-impact, service-oriented use that aligns with the objectives of Light Industrial Zoning.
2. Operations will not include bodywork or mechanical repairs. Primary activities involve the hand-application of protective coatings, detailing, and curing. Processes that generate minimal noise, odors, or emissions.
3. Business hours will be Monday through Friday, 8:00 AM to 6:00 PM. Customer visits will be by appointment only, with an average of 3-5 vehicles serviced daily. Existing parking exceeds the expected demand.
4. This shop will provide a specialized automotive service currently lacking in the Grapevine area.

The existing site was approved in 1983, prior to the adoption of the current zoning ordinance, and does not meet all present-day development criteria. As such, we are also requesting a Special Exception for the facility in addition to the requested Conditional Use Permit (CUP). The attached site plan(s) identifies specific areas where the site does not conform to current zoning standards. While bringing the entire property into full compliance is impractical, the proposed use remains functionally compatible with the surrounding area. The Special Exception would allow continued operation under existing conditions.

I am available to provide any further information please feel free to contact me if you have any questions or concerns at 682-348-3267 o[redacted]

Sincerely,

Baird, Hampton & Brown

Diego Piceno

Diego Piceno, EIT
Graduate Civil Engineer

Baird, Hampton & Brown

Skylar Lyle

Skylar Lyle, PE
Civil Engineer, Associate

CU25-27

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JUL 07 2025

CC ITEM #3, 26
P&Z ITEM #5, 12

FRANCHISE TAX ACCOUNT STATUS

This record as of July 3, 2025 at 09:23:24

TARRANT COUNTY PROPERTIES, LLC

Texas Taxpayer Number:	32036462755
Mailing Address:	1000 SHERBROOKE WEST STE 1800 MONTREAL, QC CANADA - H3A0A6
Right to Transact Business in Texas:	ACTIVE
State of Formation:	TX
SOS Registration Status (SOS status updated each business day):	ACTIVE
Effective SOS Registration Date:	02/24/2012
Texas SOS File Number:	0801555786
Registered Agent Name:	TERRY A DOUGLAS
Registered Office Street	14755 PRESTON RD. STE. 600 DALLAS, TX 75254

CM 25-27
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JUL 07 2025

CC ITEM #3, 26
P&Z ITEM #5, 12

Public Information Report for Year 2024

Title	Name and Address
PRES. GP	**BARRY KOTLER** 1000 SHERBROOKE WEST STE 1800 MONTREAL, 306
MANAGER	**GP TARRANT COUNTY INC** 1000 SHERBROOKE WEST STE 1800 MONTREAL, 306

CU25-27
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LOT 2 PARKING TABULATIONS / TENANT MIX SCHEDULE			
1240 Texan Trail			
Tenant Suite #	Square Footage*	Occupancy Type	Required Parking
#100	8,422	Warehouse	5 SPACES
#102	8,428	Warehouse	5 SPACES
#103	6,850	Warehouse	4 SPACES
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1220 Texan Trail			
#200	18,900	Vacant/Warehouse	10 SPACES
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#220	7,350	Warehouse	4 SPACES
TOTAL	80,054		46 REQ'D SPACES
			95 PROVIDED SPACES

Warehouse Parking: 1 Space per 2000 square feet
**Suite square footages provided by Tarrant County Properties, LLC*

CU25-27
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ORDINANCE NO. 2025-045

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-27 TO ALLOW FOR THE APPLICATION AND INSTALLATION OF PAINT PROTECTION FILM AND WINDOW FILM (WINDOW TINTING) IN CONJUNCTION WITH A PROPOSED BUSINESS, FOR LOT 2, DFW AIR FREIGHT CENTRE ADDITION (1240 TEXAN TRAIL, SUITE 100) IN A DISTRICT ZONED "LI", LIGHT INDUSTRIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

promotion of health and the general welfare; effect on light and air; the effect on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU25-27 to allow for the application and installation of paint protection film and window film (window tinting) in conjunction with a proposed business (Fortified Film Solutions), in a district zoned "LI", Light Industrial District within the following described property: Lot 2, DFW Air Freight Addition (1240 Texan Trail, Suite 100) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

FIRST READING PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of August 2025.

SECOND READING PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the ____ day of _____, 2025.

APPROVED:

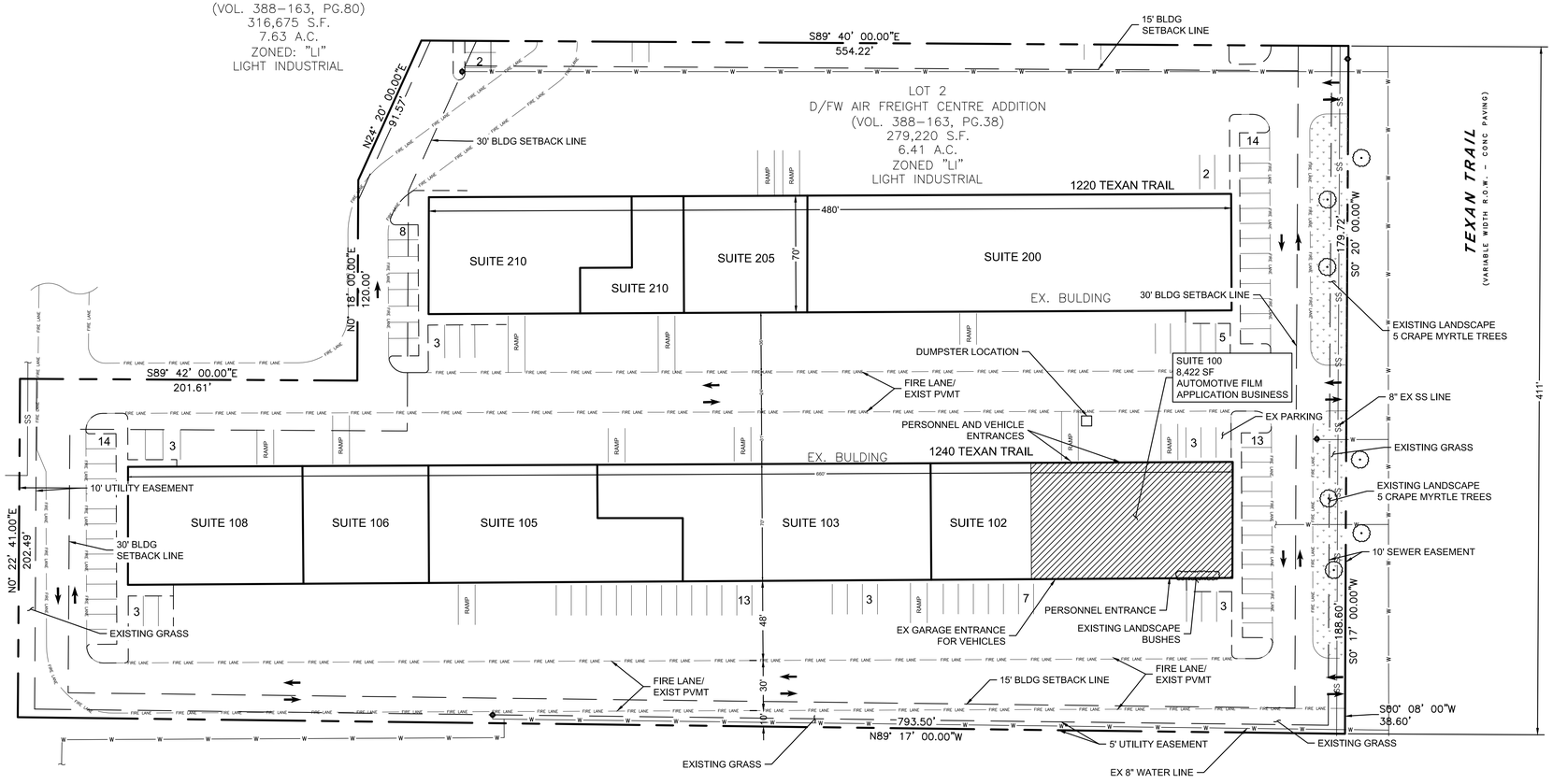
_____
William D. Tate
Mayor

ATTEST:

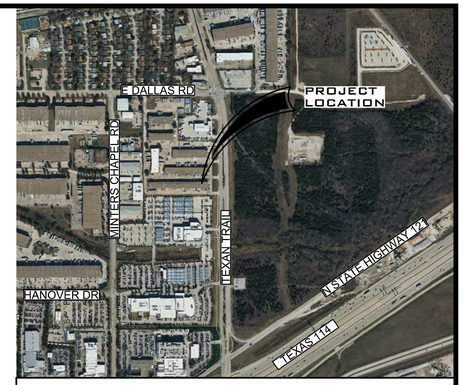
_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

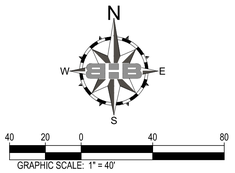
_____
Matthew C.G. Boyle
City Attorney



LOT 2RA, BLOCK 1
PARK PLACE
MERCEDES ADDITION
634,343 S.F.
14.563 A.C.
ZONED: "CC"
COMMUNITY COMMERCIAL



VICINITY MAP
NOT TO SCALE



CITY OF GRAPEVINE
STANDARD NOTES FOR SITE PLANS

SITE PLAN
1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
4. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
5. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
6. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
7. PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
8. ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
9. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
10. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

LOT 2 PARKING TABULATIONS / TENANT MIX SCHEDULE			
1240 Texan Trail			
Tenant Suite #	Square Footage*	Occupancy Type	Required Parking
#100	8,422	Warehouse	5 SPACES
#102	8,428	Warehouse	5 SPACES
#103	6,850	Warehouse	4 SPACES
#105	9,992	Warehouse	5 SPACES
#106	6,342	Warehouse	4 SPACES
#108	6,300	Warehouse	4 SPACES
1220 Texan Trail			
#200	18,900	Vacant/Warehouse	10 SPACES
#205	4,320	Warehouse	3 SPACES
#210	3,150	Warehouse	2 SPACES
#220	7,350	Warehouse	4 SPACES
TOTAL	80,054		46 REQ'D SPACES
			95 PROVIDED SPACES
Warehouse Parking: 1 Space per 2000 square feet			
**Suite square footages provided by Tarrant County Properties, LLC*			

SITE PLAN DATA SUMMARY TABLE		
Use:Warehouse		
	Required	**Proposed**
Lot Size (SF)	20,000 S.F.	279,220 S.F.
Open Space Area	15%	6%
Building Coverage (Max. %)	50%	28%
Impervious Area (Max. %)	85%	94%
Lot Width (FT)	100 FT	591 FT
Lot Depth (FT)	150 FT	410 FT
Front Yard (FT)	30 FT	>30 FT
Side Yard (FT)	15 FT	>15 FT
Rear Yard (FT)	30 FT	>30 FT
Building Height (FT)	50 FT	24 FT
Parking	46 SPACES	95 SPACES

PURPOSE OF REQUEST:
THE PURPOSE OF CU25-27 IS SPECIFICALLY TO ALLOW FOR THE APPLICATION AND INSTALLATION OF PAINT PROTECTION FILM AND WINDOW FILM (WINDOW TINTING) IN CONJUNCTION WITH A PROPOSED BUSINESS, WITHIN AN EXISTING MULTI-TENANT OFFICE WAREHOUSE BUILDING.

NO OUTDOOR STORAGE IS PROPOSED FOR THE REQUESTED USE.

NO ADDITONAL LIGHTING IS PROPOSED FOR THE REQUESTED USE.

EDGE REALTY PARTNERS
5950 BERKSHIRE LANE, SUITE 700
DALLAS, TX 75225
PHONE: 214-545-6918

PROPERTY OWNER
TARRANT COUNTY PROPERTIES, LLC
1000 SHERBROOKE WEST STE 1800
MONTREAL, QC H3A0A6, CANADA

ENGINEER
BAIRD HAMPTON & BROWN
3801 WILLIAM D. TATE AVE.
GRAPEVINE, TX 76051
PHONE:682-348-3267
CONTACT: SKYLAR LYLE, P.E.

CASE NAME: FORTIFIED FILM SOLUTIONS
CASE NUMBER: CU25-27
LOCATION: 1240 TEXAN TRAIL

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 1 OF 2

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

PLANNING SERVICES DEPARTMENT

SITE PLAN
FOR
1240 TEXAN TRAIL
LOT 2, DFW AIR FREIGHT CENTRE ADDITION
BBB & CRR CO. SURVEY, ABS. A-205
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
279,220 S.F. / 6.41 ACRES
ZONE: "LI" LIGHT INDUSTRIAL
DATE OF PREPARATION: August 13, 2025

BAIRD, HAMPTON & BROWN
engineering and surveying
3801 William D. Tate Ave, Ste 500 Grapevine, TX 76051
mail@bhbinc.com • 817.251.8550 • bhbinc.com
TBPELS Firm #44, #10011300, #10011302, #10194146

EDGE REALTY PARTNERS
FORTIFIED FILM SOLUTIONS
1240 TEXAN TRAIL, SUITE 100
GRAPEVINE, TEXAS 76051

OVERALL SITE PLAN

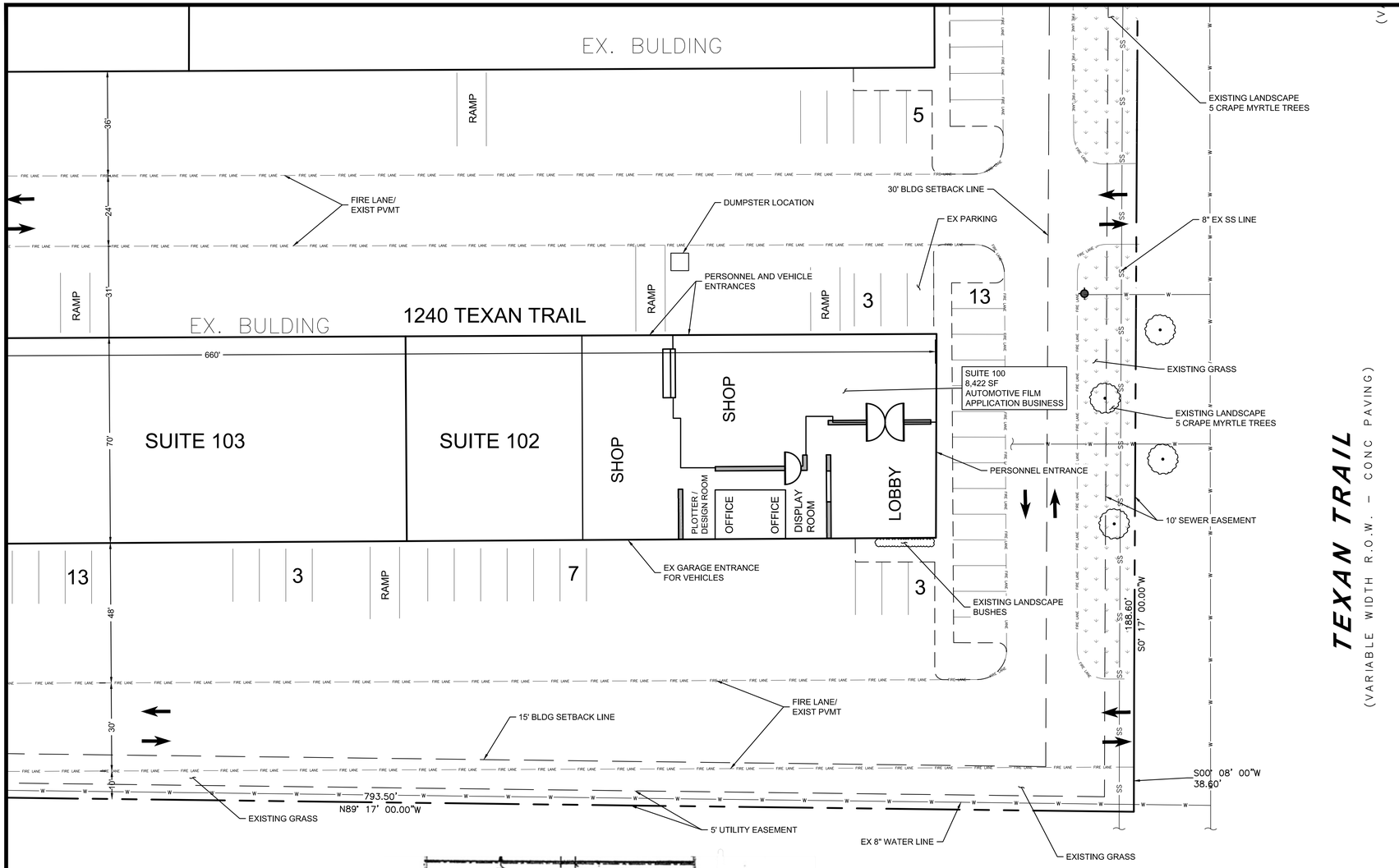
NO.	DESCRIPTION	DATE

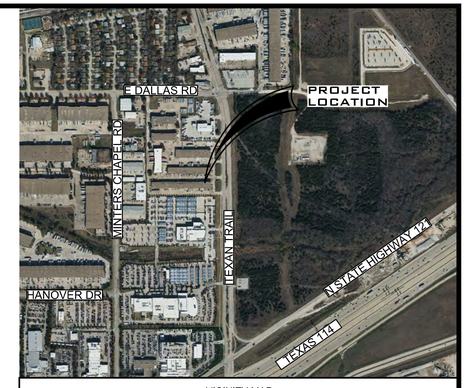
STATE OF TEXAS
DIEGO EMILIANO PICENO
157620
LICENSED
PROFESSIONAL ENGINEER
8-13-2025

PROJECT NUMBER:	2025.717.000		
DATE:	8/13/2025	DRAWN BY:	DP
DESIGN BY:	DP	CHECKED BY:	SL

SHEET
C-1

8.13.2025 10:23AM E:\2025\717.000 - Fortified Film CUP01 Design & Drafting\02 Civil\717Site Plan.dwg OVERALL SITE PLAN





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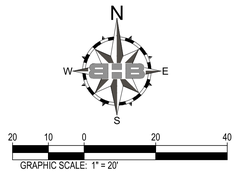

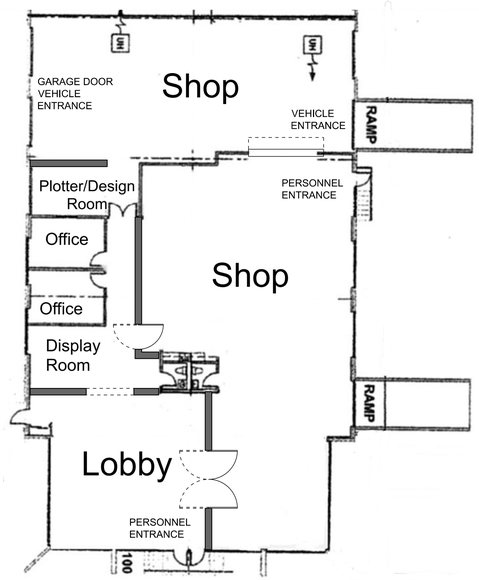

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EDGE REALTY PARTNERS
5950 BERKSHIRE LANE, SUITE 700
DALLAS, TX 75225
PHONE: 214-545-6918

PROPERTY OWNER
TARRANT COUNTY PROPERTIES, LLC
1000 SHERBROOKE WEST STE 1800
MONTREAL, QC H3A0A6, CANADA

ENGINEER
BAIRD HAMPTON & BROWN
3801 WILLIAM D. TATE AVE.
GRAPEVINE, TX 76051
PHONE:682-348-3267
CONTACT: SKYLAR LYLE, P.E.

CASE NAME: FORTIFIED FILM SOLUTIONS
CASE NUMBER: CU25-27
LOCATION: 1240 TEXAN TRAIL

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 2 OF 2

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

PLANNING SERVICES DEPARTMENT

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FOR
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engineering and surveying
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mail@bbbinc.com • 817.251.8550 • bbbinc.com
TBPELS Firm #44, #10011300, #10011302, #10194146

EDGE REALTY PARTNERS
FORTIFIED FILM SOLUTIONS

1240 TEXAN TRAIL, SUITE 100
GRAPEVINE, TEXAS 76051

SITE PLAN

NO.	DESCRIPTION	DATE

STATE OF TEXAS
DIEGO EMILIANO PICENO
157620
LICENSED
PROFESSIONAL ENGINEER
8-13-2025

PROJECT NUMBER:	2025.717.000		
DATE:	8/13/2025	DRAWN BY:	DP
DESIGN BY:	DP	CHECKED BY:	SL

SHEET
C-2

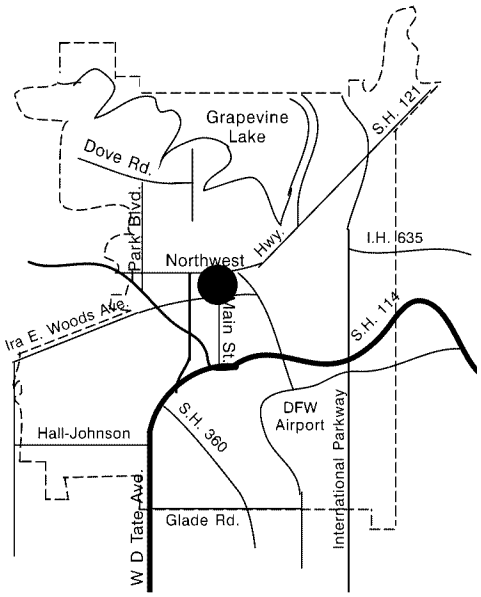
8.13.2025 10:23AM E:\2025\717.000 - Fortified Film CUP\01 Design & Drafting\02 Civil\71TSite Plan.dwg SITE PLAN

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

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

MEETING DATE: AUGUST 19, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU25-34; WEINBERGER'S DELI EXPANSION



APPLICANT: Dan Weinberger

PROPERTY LOCATION AND SIZE:

The subject property is located at 601 South Main Street, Suites 100 and 101 and platted as Block 15, Lot C, Original Town of Grapevine. The property contains approximately 2.187 acres and has approximately 300 feet of frontage along South Main Street and approximately 323 feet of frontage along East College Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

Site Plan SP01-15, approved on July 18, 2001, established the multi-tenant building currently occupied by the subject restaurant. This request is specifically to allow a 1,300 sq. ft. expansion of an existing delicatessen into an adjacent suite (101) and outside dining.

The delicatessen opened in August 2003, and the applicant proposes to expand the existing floor plan into an adjacent 1,300 sq. ft. lease space for a total 2,543 sq. ft. delicatessen, Weinberger's Deli. The revised seating layout will accommodate 88 patrons: 68 seats indoors and 20 outdoor seats.

WEINBERGER'S CURRENT SEATING	WEINBERGER'S PROPOSED SEATING
30 INDOOR SEATS	68 INDOOR SEATS (20 SEATS IN EXISTING SPACE AND 48 SEATS IN THE 1,300 EXPANSION)
16 OUTDOOR SEATS	20 OUTDOOR SEATS
46 TOTAL SEATS	88 TOTAL SEATS

A total of 41 parking spaces are required for the restaurant expansion. The site provides 82 parking spaces for all tenants, which include a mix of retail, office, restaurant, and personal service uses. In addition, there are five parallel parking spaces along South Main Street and nine parallel spaces along College Street.

According to the parking plan provided by the applicant in the plan set, there are 367 public parking spaces available in six public parking lots located within 1,000 feet of the subject site.

No other changes are proposed with this request.

PRESENT ZONING AND USE:

The property is currently zoned "CBD", Central Business District and is developed as a multi-tenant office-retail-restaurant complex.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was not rezoned during the 1984 City-wide Rezoning.

- On July 20, 1999, City Council approved Z99-07 (Ord. 1999-102) to rezone 2.189 acres of the former Winn Dixie grocery store from "SP", Specific Use Permit District to "CBD", Central Business District for professional office and retail sales development. Included was a concept plan for a 2,500 square-foot retail building at the northeast corner of South Main Street and East College Street.

- On July 19, 2001, staff approved SP2001-15, a site plan for Building "A", a 11,129 square-foot multi-tenant building located at the southeast corner of South Main Street and East College street and concept plan for Building "B", a 10,002 square foot building.

- On July 19, 2001, staff approved SP2001-18, a site plan for Building "B", a 10,002 square-foot multi-tenant building located south of Building "A" along South Main Street.

- On April 15, 2008, City Council approved CU08-09 (Ord. 2008-20) to establish a wine tasing room for on- and off premise consumption (wine only) in conjunction with a coffee shop located at 603 South Main Street, Suite 303.

- On March 24, 2009, City Council approved an extension to CU08-09 (Ord. 2008-20) for the wine tasting room to expire on April 15, 2010.

- On January 19, 2010, City Council approved CU09-46 (Ord. 2010-01) to allow a 25 seat restaurant located at 603 South Main Street, Suite 303.

- On March 21, 2017, City Council approved CU17-03 (Ord. 2017-018) for a restaurant located at 603 South Main Street, Suite 302.

- On July 17, 2019, City Council approved CU18-17 (Ord. 2018-62) to expand the previously approved restaurant into an adjacent lease space to occupy 2,070 square feet located at 603 South Main Street, Suite 303.

- On June 17, 2025, City Council approved CU25-24 (Ord. 2025-033) to modify the floor plan of the previously approved 2,090 sq.ft. restaurant, and allow outside dining for 14 patrons, located at 603 South Main Street, Suite 303.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "CBD", Central Business District and "R-7.5" Single Family District—funeral home, single family residences

SOUTH: "CBD", Central Business District and "LI" Light Industrial District—restaurant, warehouse and mini-storage

EAST: "CBD", Central Business District and "LI" Light Industrial District—professional offices and mini-storage

WEST: "CBD", Central Business District—various retail businesses and auto repair

AIRPORT IMPACT:

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

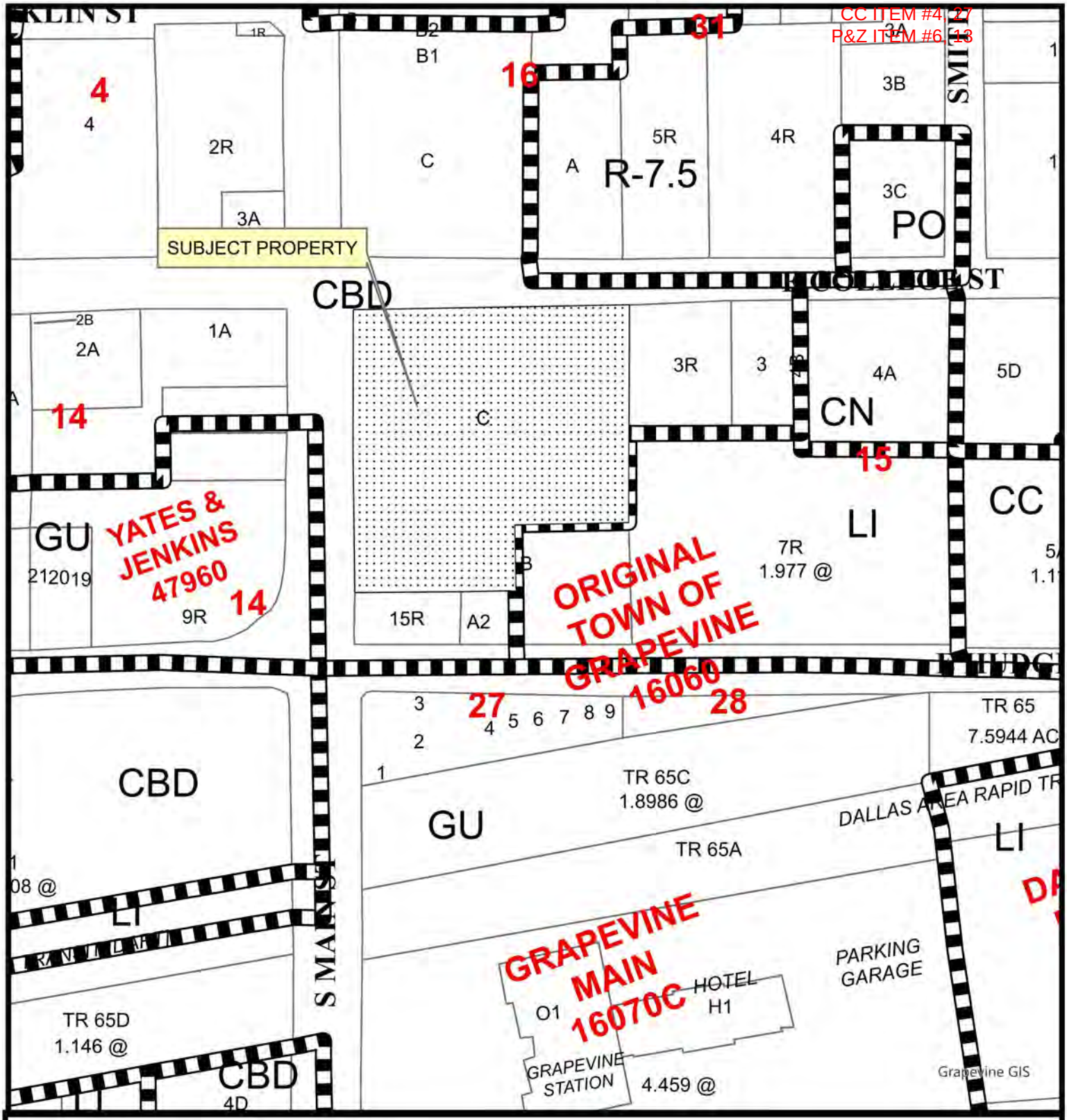
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates this section of South Main Street Type D, Minor Arterial with a minimum 75 foot right-of-way developed as 4 lanes.

/at



0 75 150 225 300 Feet

CU25-34; Weinberger's Expansion
601 South Main Street, Suite 100 and 101

Date Prepared: 7/31/2025

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

CC ITEM #4, 27
P&Z ITEM #6, 13

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) Lot C, Block 15

Gross area of parcel (to nearest tenth of acre) 2.1 acre

Street frontage & distance to nearest cross street Main St + Collis St

Describe the Proposed Use Restaurant

Proposed Zoning Restaurant (A2)

Existing Zoning Retail

Future Land Use Designation Restaurant

Subject Property Address 601 Main St #101

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

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

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

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

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

Owner Name SHEREE OBUABANG Owner Phone Number (281) 728-7197

Company GRAPE OFFICE LLC

Address 4314 MEDICAL PKWY #200

City AUSTIN State TX Zip Code 78756

Email [redacted]

CU25-34
JUL 07 2025

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature _____ Date 7/7/25

STATE OF: Texas
COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 7th day of July, 20 25

Letia M Woods

LETICIA M. WOODS
My Notary ID # 5566158
Expires March 29, 2029

NOTARY PUBLIC in and for the State of Texas

JUL 07 2025
CU25-34

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name DAN Weinberger Company Weinbergers Deli

Address 601 S MAIN ST St 100

City Grapevine State TX Zip Code 76051

Phone 817-707-9346 Email Weinbergers Deli

Applicant's Signature Daniel R Weinberger Date 7/7/25

STATE OF: Tarrant Texas
COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 7th day of July, 20 25

LETICIA M. WOODS
My Notary ID # 5566158
Expires March 29, 2029

Letitia M Woods
NOTARY PUBLIC in and for the State of Texas

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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

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

CU25-34
JUL 07 2025

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

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

Address of subject property 601 South main Street, Suite 101

Legal description of subject property Lot C, Block 15, Original Town of Grapevine

Justin Quiner — Public Works Department

7.7.2025 — Date

CU25-34
JUL 07 2025

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

TEXTURE
DESIGN | STUDIO

CITY OF GRAPEVINE – NARRATIVE LETTER

8111 Lyndon B. Johnson Frwy #678 Dallas, TX 75251 | (469)644-3545

Project Name:	Weinberger Deli	**Project No:**	2514
Location:	601 Main St. Grapevine, TX 76051	**Date:**	July 07, 2025
By:	Texture Design Studio, PLLC		

To the Esteemed City of Grapevine Planning Department,

We are writing to you today with great enthusiasm to share the exciting plans for the expansion of Weinbergers' Deli, a beloved establishment that has proudly served the Grapevine community for decades in its current location. We are thrilled to embark on this new chapter, which we believe will significantly enhance our ability to serve our loyal customers and contribute further to the vibrant local economy.

Our current premises, at a cozy 1,332 square feet, have served us well, but as our patronage has grown, so too has the need for additional space to accommodate our valued guests and streamline our operations. Therefore, we are proposing an expansion that will increase our total footprint by 1,443 square feet to a more expansive total of 2,775 square feet.

This substantial increase in space will allow us to introduce several key improvements designed to elevate the dining experience at Weinbergers' Deli. The primary feature of this expansion will be the addition of a dedicated dining room. This new area will provide our customers with a comfortable and inviting space to sit, relax, and savor their meals, moving beyond our current counter-service and limited seating model. We envision a warm and welcoming atmosphere where families and friends can gather.

Furthermore, the expansion will include the addition of an extra bathroom facility. This much-needed amenity will greatly improve convenience for our patrons and meet the demands of our growing customer base.

Finally, we will be incorporating crucial additional kitchen storage. This will not only improve the efficiency of our kitchen operations but also allow us to offer a wider array of menu items to our customers such as breakfast items like breakfast sandwiches, and an additional 50 hot and cold signature sandwiches to our menu. We will also be upgrading our hood to a type 1 fire suppression system meet current code standards and it will allow us to introduce a gas griddle helping us further expand our menu.

We believe this expansion represents a significant investment in our future within Grapevine, enabling us to provide expanded hours of operation and a better customer experience for our customers. New hours of operation will be Monday thru Saturday 8:00am to 10:00pm, and Sunday 9:00am thru 8:00pm. We are committed to working closely with the City of Grapevine to ensure that this expansion aligns seamlessly with local regulations and contributes positively to the urban landscape.
We eagerly anticipate the opportunity to discuss these plans in greater detail and move forward with this exciting project. Thank you for your time and consideration.
Sincerely,

CU25-34
JUL 07 2025

Texture Design Studio and Weinbergers' Deli Management

ORDINANCE NO. 2025-046

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU25-34 TO ALLOW A 1,300 SQ. FT. EXPANSION OF AN EXISTING DELICATESSEN INTO AN ADJACENT SUITE (101) AND OUTSIDE DINING FOR BLOCK 15, LOT C, ORIGINAL TOWN OF GRAPEVINE (601 SOUTH MAIN STREET, SUITES 100 AND 101) (WEINBERGER'S EXPANSION) IN A DISTRICT ZONED "CBD", CENTRAL BUSINESS DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU25-34 is specifically to allow a 1,300 sq. ft. expansion of an existing delicatessen (Weinberger's Deli Expansion) into an adjacent suite (101) and outside dining in a district zoned "CBD", Central Business District within the following described property: Block 15, Lot C, Original Town of Grapevine (601 South Main Street, Suite 100 and 101) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of August, 2025.

APPROVED:

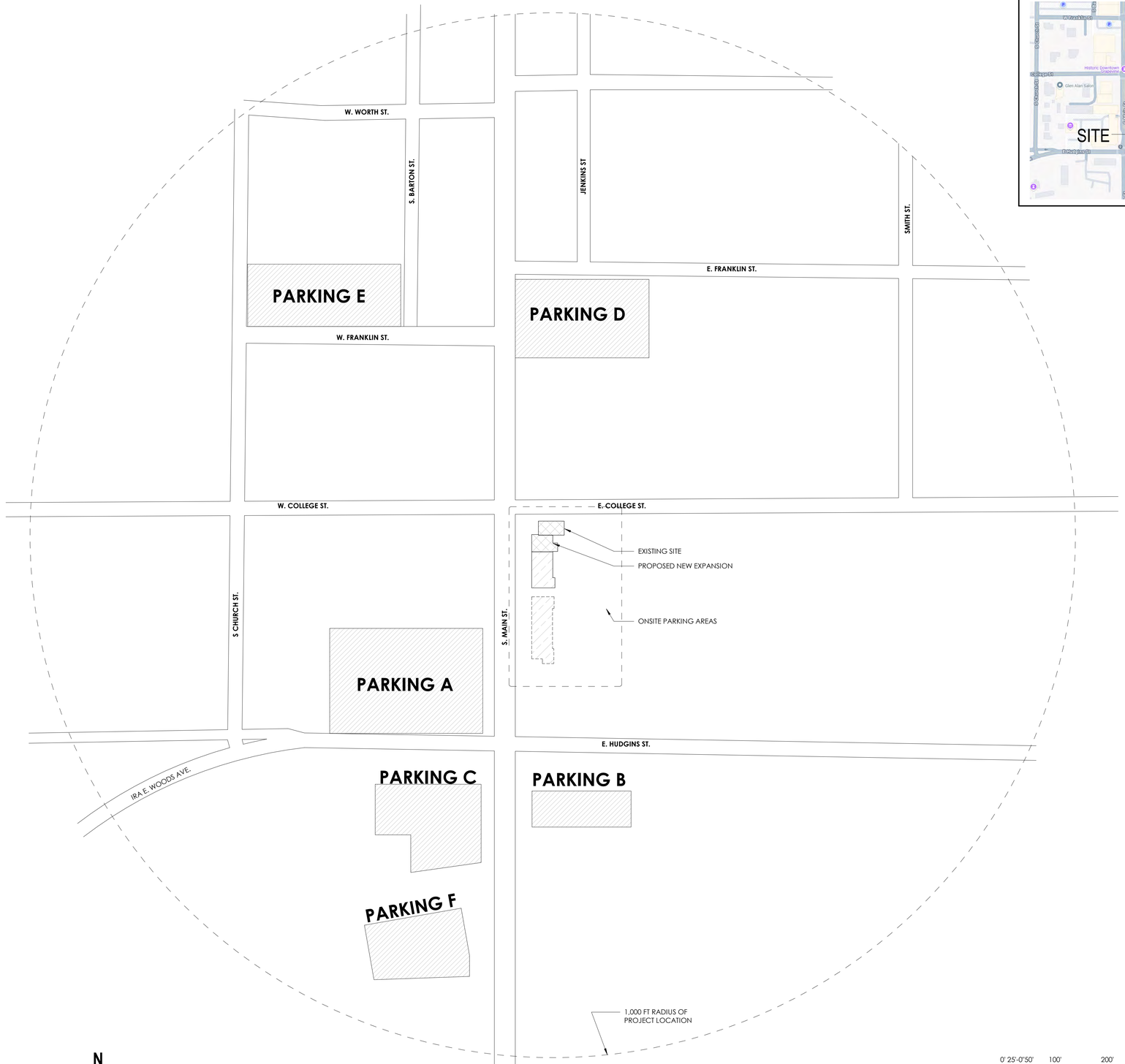
_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C. G. Boyle
City Attorney



2 PARKING PLAN
1" = 100'-0"

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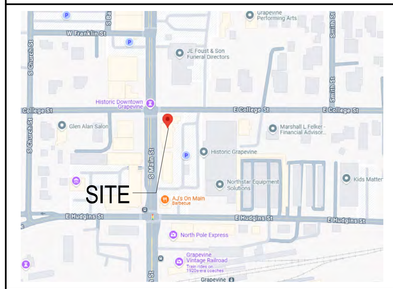
VICINITY MAP



SITE DATA

- ZONING: CBD
- LOT AREA (APPROX.) 94,906 SF
- BUILDING AREA 8,918 SF

LANDACAPE DATA

LOT AREA	(APPROX.) 94,906 SF
TOTAL LANDSCAPE	4,512 SF
PERCENTAGE OF LANDSCAPE:	**4.8%**

OCCUPANCY LOAD

TOTAL OCCUPANCY LOAD	101 PEOPLE
TOTAL OUTDOOR SEAT COUNT	20 PEOPLE
(TOTAL SEAT COUNT	68 PEOPLE)

OCCUPANCY	SQ FTG	CODE	OCC LOAD FACTOR	OCC LOAD	DOOR FACTOR	DOOR REQ	TOTAL WIDTH PROVIDED
ASSEMBLY - STANDING SPACE	169	IBC	5.00 SF	34	0.2	6.74"	
ASSEMBLY - UNCONC, TABLES & CHAIRS	885	IBC	15.00 SF	59	0.2	11.80"	
BUSINESS	776	IBC	150.00 SF	5	0.2	1.03"	
KITCHEN	454	NFPA	200.00 SF	2	0.2	0.45"	
MERCANTILE - STORAGE	278	IBC	300.00 SF	1	0.2	0.19"	
	2,562			101		20.21"	

PARKING ANAYLSIS

PER GRAPEVINE PARKING REQUIREMENTS:
RESTAURANT ARE 1 SPACE PER 3 INDOOR OCCUPANTS AND 1 SPACE PER 3 OUTDOOR SEATS.

INDOOR OCC.	- 101 PEOPLE = 34 PARKING SPACES
OUTDOOR OCC.	- 20 PEOPLE = 7 PARKING SPACES
PARKING REQUIRED	**41 PARKING SPACES**
PARKING ONSITE PROVIDED	**94 PARKING SPACES**
ADDTL' PARKING WITHIN 1,000'	367 PARKING SPACES
PARKING A 636 S. MAIN ST.	64 PARKING SPACES
PARKING B 705 S. MAIN ST.	64 PARKING SPACES
PARKING C 702 S. MAIN ST. LOT	66 PARKING SPACES
PARKING D 523 S. MAIN ST.	75 PARKING SPACES
PARKING E 501 CHURCH ST.	57 PARKING SPACES
PARKING F 814 MAIN ST.	41 PARKING SPACES.

OTHER LEASED USES ON BUILDING SITE:

OFFICE SPACE (MAIN & MAIN):	2,750 S.F.
OFFICE SPACE (2ND STORIES OF 601 & 603 S. MAIN):	8,500 S.F.
RETAIL (WEINBERGER'S DELI):	1,243 S.F.
RETAIL (WEINBERGER'S DELI EXPANSION):	1,300 S.F.
RETAIL (TOUT GOODS):	848 S.F.
RETAIL (WINE FUSION):	2,000 S.F.

SITE PLAN
FOR
WEINBERGERS DELI
LOT: C, BLOCK: 15, ORIGINAL TOWN OF GRAPEVINE
W.M. DOOLEY SURVEY, A-422
601 S. MAIN ST.
GRAPEVINE TX 76051
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

ZONE "CBD" CENTRAL BUSINESS DISTRICT
DATE OF PREPARATION: JULY 07, 2025

PREPARER & OWNER INFORMATION

PURPOSE STATEMENT:
THE PURPOSE OF CU24-34 IS TO ALLOW FOR A 1,443-SQUARE-FOOT EXPANSION OF AN EXISTING 1,243 SQUARE-FOOT RESTAURANT INTO THE ADJACENT SUITE 101, AND OUTSIDE DINING.

ENGINEER:
NONE REQUIRED

LANDSCAPE:
NONE REQUIRED

OWNER:
WEINBERGER'S DELI
601 S. MAIN ST.
GRAPEVINE TX 76051

CASE NAME: WEINBERGER'S DELI
CASE NUMBER: CU25-34
LOCATION: 601 S. MAIN ST., SUITE 100
GRAPEVINE TX 76051

MAYOR _____ SECRETARY _____

DATE:_____

PLANNING & ZONING COMMISSION

CHAIRMAN _____

DATE:_____

SHEET: 3 OF 3

APPROVALS DO NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPT.

TEXTURE
DESIGN | STUDIO

Texture Design Studio
8111 Lyndon B Johnson Frwy, #678
Dallas TX 75251
469.544.3545 (TEL)
CONTACT: Justin A. Drabek, AIA
Justin@texture-studio.com

Project

Weinbergers Deli
601 S Main St.
Grapevine, TX 76051

Consultants

OWNER
Dan Weinberger
601 Main St
Grapevine, TX 76051

REGISTERED ARCHITECT JUSTIN A. DRABEK 22178 STATE OF TEXAS

08/13/2025

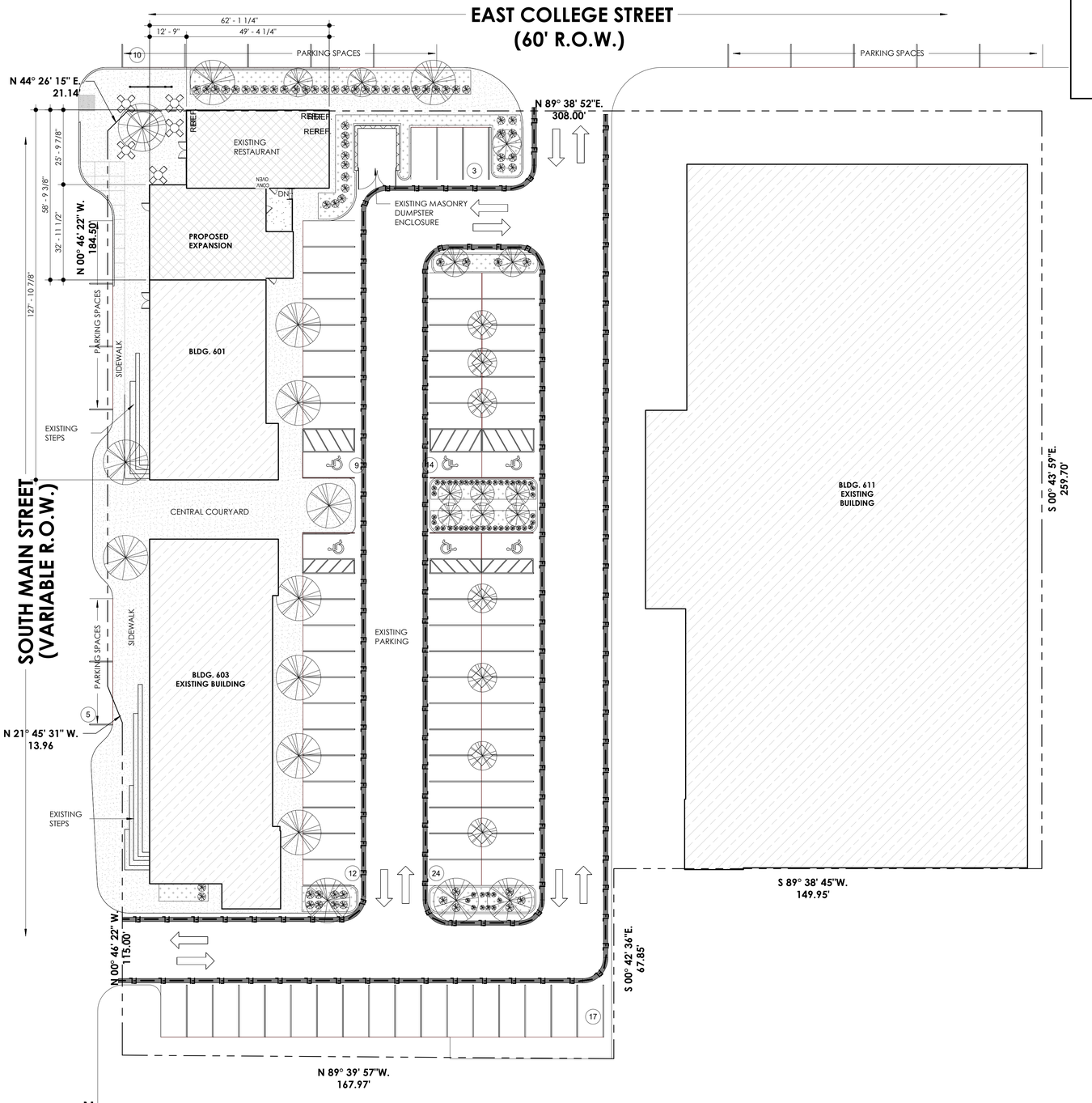
ISSUE:

No.	Description	Date
1	CITY SUBMISSION	08/12/2025

SHEET NUMBER

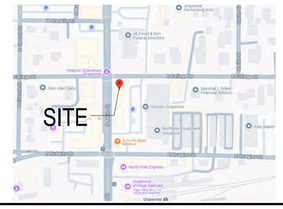
A01-01

PARKING PLAN



1 DIMENSIONAL CONTROL SITE PLAN
1" = 20'-0"

VICINITY MAP



SITE PLAN GENERAL NOTES

1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
4. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
5. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
6. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
7. PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
8. ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
9. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
10. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION

SITE DATA

- ZONING: CBD
- LOT AREA (APPROX.) 94,906 SF
- BUILDING AREA 8,918 SF

LANDACAPE DATA

LOT AREA	(APPROX.) 94,906 SF
TOTAL LANDSCAPE	4,512 SF
PERCENTAGE OF LANDSCAPE:	**4.8%**

OCCUPANCY LOAD

TOTAL OCCUPANCY LOAD	101 PEOPLE
TOTAL OUTDOOR SEAT COUNT	20 PEOPLE
(TOTAL SEAT COUNT	68 PEOPLE)

OCCUPANCY	SQ FTG	CODE	OCC LOAD FACTOR	OCC LOAD	DOOR FACTOR	DOOR REQ	TOTAL WIDTH PROVIDED
ASSEMBLY - STANDING SPACE	169	IBC	5.00 SF	34	0.2	6.74"	
ASSEMBLY - UNCONC. TABLES & CHAIRS	885	IBC	15.00 SF	59	0.2	11.80"	
BUSINESS	776	IBC	150.00 SF	5	0.2	1.03"	
KITCHEN	454	NFPA	200.00 SF	2	0.2	0.45"	
MERCANTILE - STORAGE	278	IBC	300.00 SF	1	0.2	0.19"	
	2,562			101		20.21"	180"

PARKING ANAYLSIS

PER GRAPEVINE PARKING REQUIREMENTS:
RESTAURANT ARE 1 SPACE PER 3 INDOOR OCCUPANTS AND 1 SPACE PER 3 OUTDOOR SEATS.

INDOOR OCC. - 101 PEOPLE = 34 PARKING SPACES
OUTDOOR OCC. - 20 PEOPLE = 7 PARKING SPACES
PARKING REQUIRED 41 PARKING SPACES

PARKING ONSITE PROVIDED 94 PARKING SPACES

ADDTL' PARKING WITHIN 1,000' 367 PARKING SPACES

PARKING A 636 S. MAIN ST. 64 PARKING SPACES
PARKING B 705 S. MAIN ST. 64 PARKING SPACES
PARKING C 702 S. MAIN ST, LOT 66 PARKING SPACES
PARKING D 523 S. MAIN ST. 75 PARKING SPACES
PARKING E 501 CHURCH ST. 57 PARKING SPACES
PARKING F 814 MAIN ST. 41 PARKING SPACES.

OTHER LEASED USES ON BUILDING SITE:

OFFICE SPACE (MAIN & MAIN):	2,750 S.F.
OFFICE SPACE (2ND STORIES OF 601 & 603 S. MAIN):	8,500 S.F.
RETAIL (WEINBERGER'S DELI):	1,243 S.F.
RETAIL (WEINBERGER'S DELI EXPANSION):	1,300 S.F.
RETAIL (TOUT GOODS):	848 S.F.
RETAIL (WINE FUSION):	2,000 S.F.

SITE PLAN
FOR
WEINBERGERS DELI
LOT: C, BLOCK: 15, ORIGINAL TOWN OF GRAPEVINE
W.M. DOOLEY SURVEY, A-422
601 S. MAIN ST.
GRAPEVINE TX 76051
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

ZONE "CBD" CENTRAL BUSINESS DISTRICT
DATE OF PREPARATION: JULY 07, 2025

PREPARER & OWNER INFORMATION

PURPOSE STATEMENT:
THE PURPOSE OF CU24-34 IS TO ALLOW FOR A 1,443-SQUARE-FOOT EXPANSION OF AN EXISTING 1,243 SQUARE-FOOT RESTAURANT INTO THE ADJACENT SUITE 101, AND OUTSIDE DINING.

ENGINEER:
NONE REQUIRED

LANDSCAPE:
NONE REQUIRED

OWNER:
WEINBERGER'S DELI
601 S. MAIN ST.
GRAPEVINE TX 76051

CASE NAME: WEINBERGER'S DELI
CASE NUMBER: CU25-34
LOCATION: 601 S. MAIN ST., SUITE 100
GRAPEVINE TX 76051

MAYOR _____ SECRETARY _____

DATE:_____

PLANNING & ZONING COMMISSION

CHAIRMAN _____

DATE:_____

SHEET: 1 OF 3

APPROVALS DO NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPT.

TEXTURE
DESIGN | STUDIO

Texture Design Studio
8111 Lyndon B Johnson Frwy, #678
Dallas TX 75251
469.544.3545 (TEL)
CONTACT: Justin A. Drabek, AIA
Justin@texture-studio.com

Project

Weinbergers Deli
601 S Main St.
Grapevine, TX 76051

Consultants

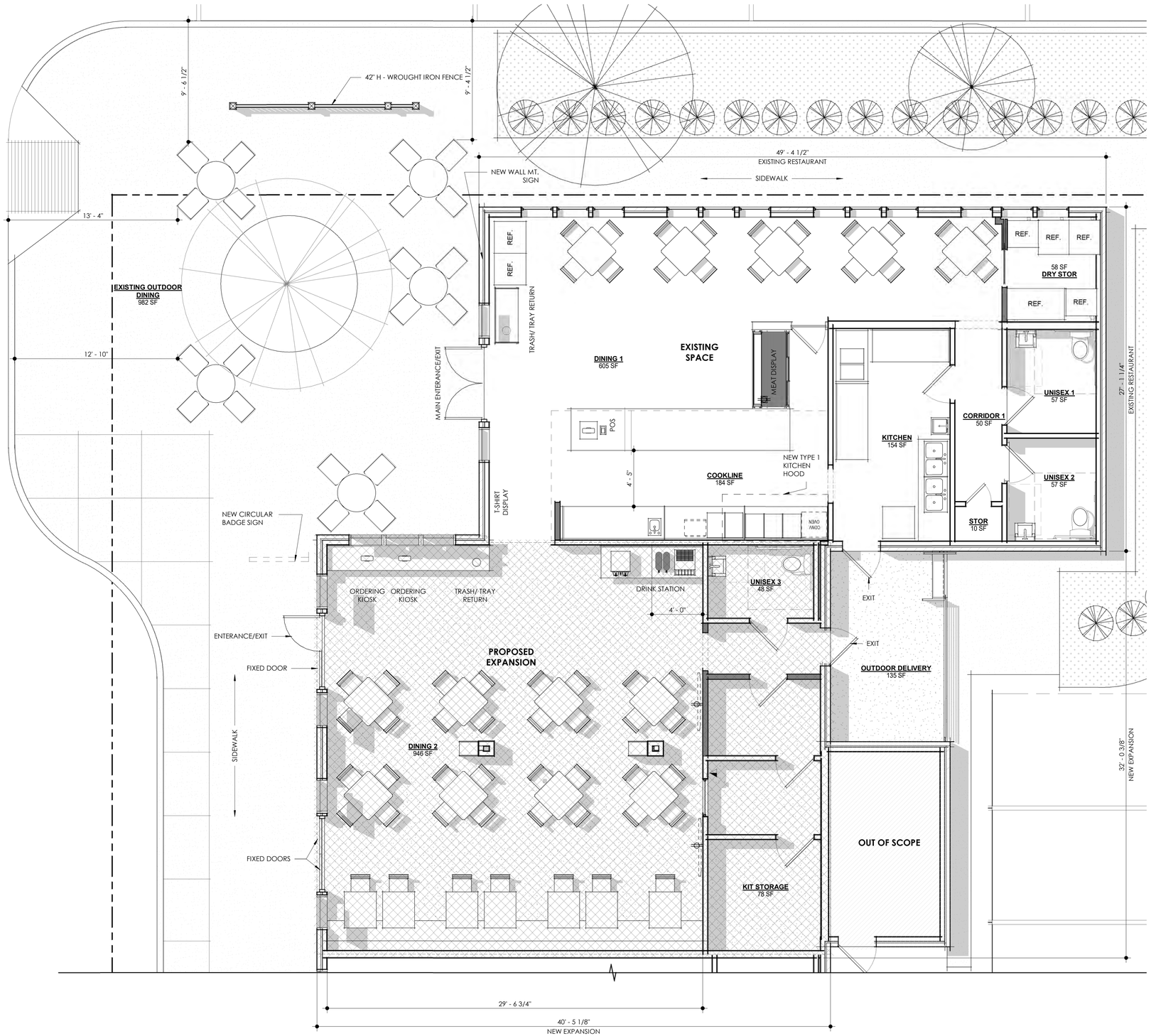
OWNER
Dan Weinberger
601 Main St
Grapevine, TX 76051

ISSUE:

No.	Description	Date
1	CITY SUBMISSION	08/12/2025

SHEET NUMBER
A01-02
SITE PLAN

8/13/2025 4:37:34 PM



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1 PROPOSED FLOOR PLAN

1/4" = 1'-0"

0' 1' 2' 4' 8'

SEATING COUNT

DINING 1	-	20 SEATS
DINING 2	-	48 SEATS
TOTAL	-	**68 SEATS**
OUTDOOR DINING	-	20 SEATS

AREA CALCULATIONS

EXISTING SPACE	-	1,243 S.F.
NEW ADDITION	-	1,300 S.F.
TOTAL	-	**2,543 S.F.**

PROPOSED EXPANSION

GENERAL NOTES

1. NO OUTDOOR SPEAKERS PROPOSED

TEXTURE DESIGN | STUDIO

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469.544.3545 (TEL)
CONTACT: Justin A. Drabek, AIA
Justin@texture-studio.com

Project

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Consultants

OWNER
Dan Weinberger
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Grapevine, TX 76051

REGISTERED ARCHITECT JUSTIN A. DRABEK 22178 STATE OF TEXAS

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SITE PLAN
FOR
WEINBERGERS DELI
LOT: C, BLOCK: 15, ORIGINAL TOWN OF GRAPEVINE
W.M. DOOLEY SURVEY, A-422
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ENGINEER:
NONE REQUIRED

LANDSCAPE:
NONE REQUIRED

OWNER:
WEINBERGER'S DELI
601 S. MAIN ST.
GRAPEVINE TX 76051

CASE NAME: WEINBERGER'S DELI
CASE NUMBER: CU25-34
LOCATION: 601 S. MAIN ST., SUITE 100
GRAPEVINE TX 76051

MAYOR _____ SECRETARY _____

DATE:_____

PLANNING & ZONING COMMISSION

CHAIRMAN _____

DATE:_____

SHEET: 2 OF 3

APPROVALS DO NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPT.

SHEET NUMBER

A01-03

PROPOSED FLOOR PLAN

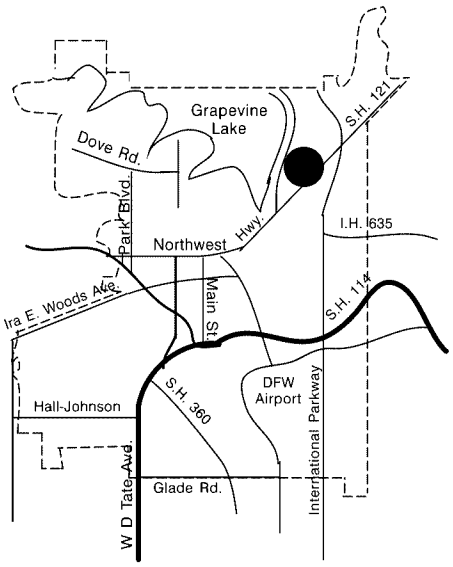
8/13/2025 9:26:59 AM

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

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

MEETING DATE: AUGUST 19, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU25-35 AND ENTERTAINMENT AND ATTRACTION OVERLAY EA25-01; DIG WORLD



APPLICANT: Stephanie Laughlin, Jacob & Hefner Associates, Inc.

PROPERTY LOCATION AND SIZE:

The subject property is addressed as 2200 West Grapevine Mills Circle and is platted as Block 6, Lot 3, Grapevine Mills Addition. The property contains 2.327 acres and has approximately 237 feet of frontage along Anderson Gibson Road and 442 feet of frontage along West Grapevine Mills Circle.

REQUESTED CONDITIONAL USE, ENTERTAINMENT AND ATTRACTION OVERLAY, AND COMMENTS:

The applicant is requesting a conditional use permit (CU25-35) to allow for a retail dealer's on-premise license (malt beverages only), outdoor speakers, and outdoor storage of heavy machinery in conjunction with an outdoor commercial amusement. The applicant is also requesting an entertainment and attraction overlay (EA25- 01) to allow flexible site design including off-site parking.

The proposed tenant, Dig World, an outdoor commercial entertainment use, is a construction-themed park where customers can use full-size construction equipment. The site will feature two small asphalt tracks, various sand dig pits and amusement areas, and one concession stand. The structures on site, used for restrooms, concessions, retail and tickets, will be air-conditioned shipping containers. Malt beverage products, such as beer, will be offered in the one proposed concession shipping container with a maximum of two

drinks allowed per guest. An 8-foot, chain-link fence with a branded fence screen is proposed around the perimeter of the property. No other signage is proposed.

There is no vehicle access to the site. As part of the entertainment and attraction overlay, the applicant is requesting to vary Section 56. *Off-Street Parking Requirements* to allow for off-site parking. A parking agreement is provided to allow for 150 parking spaces at 3000 Grapevine Mills Parkway to be designated for Dig World's use. Parking striping will be color-coded and signage will be provided to differentiate parking. Both sites will meet required parking. Pedestrians will cross West Grapevine Mills Circle to access the main entrance of the site. The applicant is updating signals adjacent to the northern (Grapevine Mills Mall lot) and eastern (Dig World lot) corner of the intersection and updating crosswalk striping. A full-time crossing guard will be on staff as an additional safety measure during hours of operation (Thursday through Sunday, 9:00 a.m. to 9:30 p.m.; private events are available Monday through Wednesday).

As part of the conditional use request, the applicant is requesting thirteen (13) outdoor speakers that will be used for background music.

As part of the entertainment and attraction overlay, the applicant would like to request to plant a tree species, Texas Live Oak, that is not listed on the required tree list. The city's Parks and Recreation Department is in support of the requested alternative and a letter is attached.

PRESENT ZONING AND USE:

The property is currently undeveloped and is zoned "CC", Community Commercial District.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject and surrounding property was rezoned from "C-W", Commercial Warehouse District to "CC", Community Commercial District during the 1984 City-wide Rezoning.

- On January 16, 1996, City Council approved CU95-36 (Ord. 1996-05) for development of a planned commercial center in excess of 1,000,000 square feet of gross leasable area.

- On August 6, 1996, City Council approved ADD96-01 (Res. 1996-34) to CU95-36 for 8 public entryway features.

- On September 17, 1996, City Council approved CU96-26 (Ord. 1996-79) to revise the site layout, the ring road configuration, and access to residential properties to the west.

- On February 18, 1997, City Council approved CU97-05 (Ord. 1997-09) to allow alcoholic beverage sales (Sega Game Works) and amend the site layout.

- On February 18, 1997, City Council approved CU97-06 (Ord. 1997-11) to amend the previously approved site plan for development of a theater (AMC Theater) with 30 screens.

- On February 18, 1997, City Council approved SU97-04 (Ordinance 1997-10) to allow skill-oriented games in excess of eight (8) machines and two (2) billiard tables.
- On March 18, 1997, City Council approved CU97-13 (Ord. 1997-28) to allow for alcoholic beverage sales in conjunction with a restaurant (The American Wilderness Experience).

- On April 15, 1997, City Council approved CU97-18 (Ord. 1997-40) to allow for alcoholic beverage sales in conjunction with a restaurant (Rainforest Cafe).

- On June 3, 1997, City Council approved CU97-29 (Ord.1997-55) to allow additional signage for the entire Grapevine Mills Mall project including the outparcel areas. On July 1,1997, City Council modified CU97-29 to allow for an 80-foot entertainment globe.

- On June 19,1997, City Council approved CU97-25 (Ord. 1997-57) to allow for alcoholic beverage sales in conjunction with a restaurant (Tres Hombres) located in the outparcel area.

- On July 15, 1997, City Council approved CU97-36 (Ord. 1997-72) to allow for the development of a retail use in the outparcel area (Michael's Arts and Crafts Store).

- On August 19,1997, City Council approved CU97-42 (Ord. 1997-92) to allow the development of a retail tire store in the outparcel area (Discount Tire).

- On November 18, 1997, City Council approved Z97-22 (Ord. 1997-125) to rezone 11.825 acres from "PCD", Planned Commerce Development District and 26.43 acres from "HCO", Hotel/Corporate Office District to "CC", Community Commercial District for the development of Bass Pro Shops Outdoor World and Embassy Suites Hotel. The 38.255-acre Phase 2 development was incorporated into the overall Grapevine Mills planned commercial center located to the southeast of the mall proper across State Highway 26 and bordered also by the southbound service road of State Highway No. 121 and Bass Pro Drive (Bethel Road).

- On November 18, 1997, City Council approved CU97-60 (Ord. 1997-126) and CU97-61 (Ord. 1997-127) to incorporate Bass Pro Shops Outdoor World and Embassy Suites Hotel into the Grapevine Mills planned commercial center and also allow for on-premises consumption of alcoholic beverages and seven 40-foot pole signs.

- On November 18, 1997, City Council approved CU97-62 (Ord. 1997-128) to

amend the previously approved site plan for a 39,870 square foot retail furniture store (Rooms to Go).

- On November 18, 1997, City Council approved CU97-63 (Ord. 1997-129) to amend the previously approved site plan for a 3,822 square foot restaurant (Chick Fil A).

- On November 18, 1997, City Council approved CU97-64 (Ord. 1997-130) which allowed for off-premise consumption of alcoholic beverages (wine only) for a lease space within the mall proper (Baxter's).

- On December 19, 1997, City Council approved CU97-68 (Ord.1997-147) for the development of a 3,855 square foot heath care facility (Primacare) in the Phase 1, outparcel area.
- On January 20, 1998, City Council approved CU97-75 (Ord. 1998-10) to amend the mall signage plan for wall signage associated with outparcel tenants.

- On January 20, 1998, City Council approved CU97-76 (Ord. 1998-11) to amend the site plan for a 10,095 square foot restaurant (Cozymel's) in the Phase 1, outparcel area.

- On February 3, 1998, City Council approved CU98-03 (Ord. 1998-17) to amend the floor plan for Dick Clark's American Bandstand restaurant.

- On February 3, 1998, City Council approved CU98-07 (Ord. 1998-40) to allow on-premise consumption of alcoholic beverages in conjunction with a restaurant (Corner Bakery).

- On June 16, 1998, City Council approved CU98-21 (Ord. 1998-74) to amend the floor plan for a restaurant (American Wilderness) with on premise consumption of alcohol beverage in the outparcel area.

- On June 16, 1998, City Council approved a request for temporary parking areas at Anchor Pads A and B through January 15, 1999.

- On September 15, 1998, City Council approved CU98-47 (Ord. 1998-116) to amend the floor plan for Cozymel's in the outparcel area of the Grapevine Mills Mall.

- On September 15, 1998, City Council approved CU98-48 (Ord. 1998-117) to establish a restaurant (MJ's Chop House/Mason Jar) with on premise consumption of alcohol beverage in the outparcel area.

- On September 15, 1998, City Council approved CU98-49 (Ord. 1998-118) to allow for canopy extensions over the main entrance and ticket window areas of the AMC Theater complex at Grapevine Mills.

- On October 20, 1998, City Council approved CU98-57 (Ord. 1998-130) to allow for the development of a restaurant (Black-Eyed Pea) with alcohol beverage sales in the Phase 1, outparcel area.

- On November 17, 1998, City Council approved CU98-59 (Ord. 1998-135) to allow alcoholic beverage sales throughout the premises for "special events" at Sega Gameworks.

- On December 15, 1998, City Council approved CU98-63 (Ord. 1998-151) to allow for a 6-story, 121-room hotel (Ameri Suites) in the outparcel area.

- On February 2, 1999, City Council approved CU98-79 (Ord. 1999-17) to allow a revision to the floor plan for Sega Gameworks.

- On March 23, 1999, City Council approved CU99-12 (Ord. 1999-16) to allow revisions to Anchor "G" specifically building area reduction from 35,790 square feet to 26,500 square feet for Iguana Ameramex.

- On April 20, 1999, City Council approved CU99-17 (Ord. 1999-61) for a restaurant in the mall proper (Jekyll and Hyde) with on-premise alcoholic beverage sales (beer, wine, and mixed drinks).

- On May 18, 1999, City Council approved CU99-27 (Ord. 1999-83) to allow for the construction of a partial stone wall with trellis along the rear elevation of an existing restaurant (Cozymel's).

- On July 20, 1999, City Council approved CU99-41 (Ord. 1999-109) for a 7,189 square foot restaurant (Bennigan's) with on-premise consumption of alcoholic beverages (beer, wine, and mixed drinks) in the Phase 1, outparcel area.

- On November 16, 1999, City Council approved CU99-60 (Ord. 1999-163) to amend the previously approved site plan for a mall expansion Anchor "A."

- On November 16, 1999, City Council approved CU99-61 (Ord. 1999-164) to amend the previously approved parking layout for Rooms-To-Go.

- On November 16, 1999, City Council approved CU99-63 (Ord. 1999-165) for a restaurant (Trail Dust) with on-premise alcohol beverage sales in the outparcel area.

- On December 7, 1999, City Council approved CU99-71 (Ord. 1999-178) to allow for the development of a 4-story, 105-room hotel (Hawthorn Suites) in the Phase 1 outparcel area.

- On April 18, 2000, City Council approved CU00-16 (Ord. 2000-43) to allow for

changes to the exterior elevations of Anchor "A."

- On June 20, 2000, City Council approved SU00-07 for 30 redemption/coin-operated games at the main Texas entrance of the Grapevine Mills Mall.

- On August 15, 2000, City Council approved CU00-21 (Ord. 2000-83) to allow for a four story 114-room hotel (SpringHill Suites)

- On December 19, 2000, City Council approved CU00-67 (Ord. 2000-127) to allow for the development of a restaurant with a drive-thru window, Steak-n-Shake, in the outparcel area.

- On December 19, 2000, City Council approved CU00-68 (Ord. 2000-128) to allow for the development of a business services/reproduction facility (Kinko's) in the outparcel area.

- On July 17, 2001, City Council approved CU01-38 (Ord. 2001-56) to allow for a 32,786 square foot expansion to the mall proper at what was known as the "Texas" entrance, for a Neiman Marcus retail concept known as Last Call.

- On October 16, 2001, City Council approved CU01-51 (Ord. 2001-78) and Special Use Request SU01-07 to allow for a restaurant (Chuck-E-Cheese) with video games in excess of eight machines in the outparcel area.

- On September 26, 2001, the Site Plan Review Committee (SPRC) approved CU01-54 for minor revisions to the site plan of a department store (Neiman Marcus) located at the mall proper to allow for a power generator and landscape island.

- On May 21, 2002, City Council approved CU02-17 (Ord. 2002-37) to allow for a 20-foot pole sign for Rainforest Café immediately south of Neiman Marcus Last Call.

- On June 18, 2002, City Council approved CU02-16 (Ord. 2002-47) for an expansion of the mall proper to allow for the development of an indoor and outdoor skating park (ESPN Skate Zone).

- On June 18, 2002, City Council approved CU02-21 (Ord. 2002-50) to allow for an expansion of the alcohol consumption area to include the entire floor area within Sega Game works.

- On October 15, 2002, City Council approved CU02-43 (Ord. 2002-79) to amend the previously approved site plan of a former restaurant (Black-Eyed-Pea) to allow for modifications to the floor plan for a new restaurant (Blue Goose).

- On May 20, 2003, City Council approved CU03-14 (Ord. 2003-33) to amend the

previously approved site plan to allow modifications associated with the Springhill Suites hotel in the outparcel area.

- On July 15, 2003, City Council approved CU03-19 (Ord. 2003-47) for the development of a tunnel-based aquarium (Underwater World) with the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed drinks) in conjunction with a restaurant in the outparcel area.

- On December 16, 2003, City Council approved CU03-43 (Ord. 2003-79) and SU03-06 to allow the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant/dance club (Midnight Rodeo/Hondo's Grill) and to allow the use of three pool tables.

- On December 16, 2003, City Council approved CU03-47 (Ord. 2003-82) to allow for a restaurant (Ritzy's) in the outparcel area.

- On January 26, 2005, SPRC approved CU05-01 to allow minor modifications to the exterior and interior of an existing restaurant (Love and War in Texas)

- On March 15, 2005, City Council approved CU05-08 (Ord. 2005-19) to allow for on-premise alcohol beverage sales at the Chuck-E-Cheese restaurant in the outparcel area.

- March 15, 2005, City Council approved CU05-09 (Ord. 2005-20) to allow an approximate 8,000 square foot expansion (Children's World) near the "Tornado" entrance to the mall.

- On July 25, 2006, SPRC approved CU06-33 to allow for the addition of 1,000 square feet of office space.

- On November 7, 2006, City Council approved CU06-42 (Ord. 2006- 79) for a car wash service (Pronto Wash) adjacent to Neiman Marcus Last Call.

- On November 21, 2006, City Council approved CU06-52 (Ord. 2006-83) to allow a 26,325 square foot retail structure located between Rooms to Go and Chuck E. Cheese in the outparcel area

- On October 21, 2008, City Council approved CU08-25 (Ord. 2008-57) for a restaurant (Daan Sushi) with alcoholic beverage sales between Rooms to Go and Chuck E. Cheese in the outparcel area.

- On September 15, 2009, City Council approved CU09-24 (Ord. 2009-39) for an existing restaurant (Love and War in Texas) to allow outside dining with outdoor speakers for live music performances.

- On November 17, 2009, City Council approved CU09-37 (Ord. 2009-51) to allow for changes to the floor plan and building elevations, as well as adding outdoor dining and converting the former Bennigan's restaurant to a new Applebee's restaurant.

- On December 21, 2010, City Council approved CU10-25 (Ord. 2010-70) to modify site signage.

- On January 19, 2011, City Council approved CU10-25A (Ord. 2010-70) to revise the site signage package for 20 existing signs and one wall sign.

- On July 21, 2015, City Council approved CU15-21 (Ord. 2015-038) to allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with an existing hotel.

- On November 17, 2015, SPRC approved CU15-46 to revise the previously approved sign package with new way finding signs.

- On January 19, 2016, City Council approved CU15-48 (Ord. 2016-05) to amend the previously approved site plan to revise the building elevations, floor plan, allow outside dining and outside speakers in conjunction with a restaurant (Blue Goose Cantina).

- On September 15, 2020, City Council approved CU20-17 (Ord. 2020-44) to amend the previously approved site plan to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer and wine only) in conjunction with an existing restaurant (Kimsu Sushi).

- On June 9, 2022, SPRC approved CU22-20 to modify the building's exterior elevation to install a parapet-mounted sign above the existing height of Macy's Backstage.

- On June 9, 2022, SPRC approved CU22-23 to modify the north and east exterior elevations that includes a mural, a new tiered entry feature, and enhancements to the building's façade for new tenant (Meow Wolf).

- On March 19, 2024, City Council approved CU24-06 (Ord. 2024-025) to allow the possession, storage, retail sale of on and off premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with an existing café inside of Meow Wolf.

- On May 21, 2024, City Council approved CU24-01 (Ord. 2024-044) to split the existing Burlington Coat Factory, suite 343 into two separate suites for a new retail tenant, changes in building elevations for a new main entry, and to revise the parking lot to include seven additional ADA parking spaces, a crosswalk, a 5-foot sidewalk and loading dock.

- On January 21, 2025, City Council approved CU24-51 (Ord. 2025-003) to add three, public use, freestanding Level 3 EV charging stations to the existing mall parking lot.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"CC", Community Commercial District – Grapevine Mills Mall
SOUTH:	"HCO", Hotel Corporate Office District – Hilton DFW Lakes
EAST:	"CC", Community Commercial District – Pollo Regio
WEST:	"CC", Community Commercial District – Homewood Suites

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

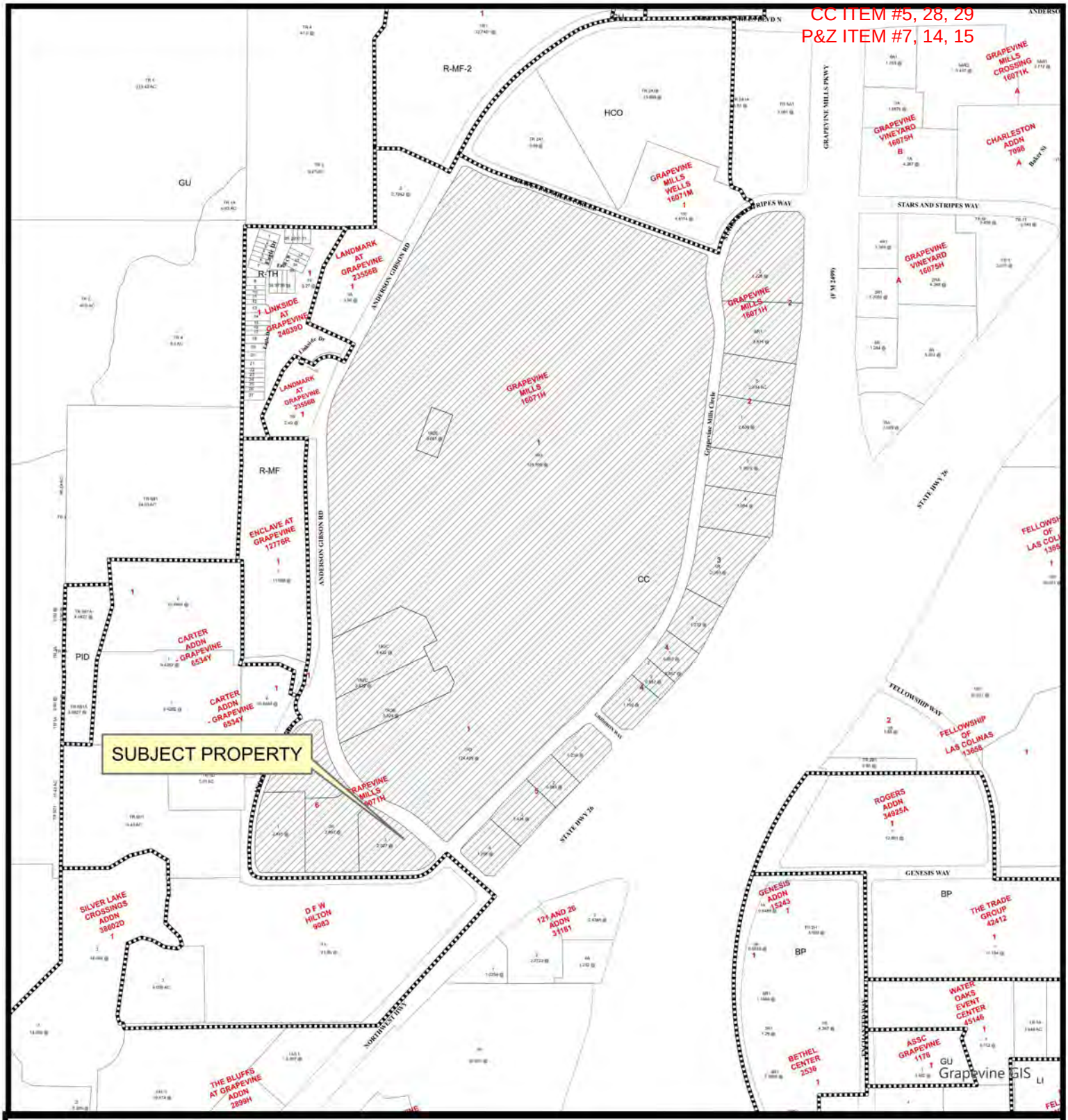
Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Commercial (CO) land use. The applicant's proposal is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan does not designate West Grapevine Mills Circle or Anderson Gibson Road.

/lf

CC ITEM #5, 28, 29
P&Z ITEM #7, 14, 15



0 350 700 1,050 1,400 Feet

CU25-35/ EA25-01; Dig World
2200 West Grapevine Mills Circle

Date Prepared: 7/31/2025

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

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P&Z ITEM #7, 14, 15

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
Grapevine Mills Addition, Block 6, Lot 3

Gross area of parcel (to nearest tenth of acre)
2.33 acres

Street frontage & distance to nearest cross street
SEC of W. Grapevine Mills Circle and Anderson Gibson Road

Describe the Proposed Use
Outdoor Commercial Amusement

Proposed Zoning
CC- Commercial - Community

Existing Zoning
CC - Commercial - Community

Future Land Use Designation
CO - Commercial

Subject Property Address
2200 W. Grapevine Mills Circle

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

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

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

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

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

Owner Name Grapevine Mills Residual LP Owner Phone Number 317-795-9113

Company c/o Simon Property Group

Address 225 W. Washington Street

City Indianapolis State IN Zip Code 46204

Email [redacted]

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JUL 07 2025

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature _____ Date July 7, 2025

John Rulli, Chief Administrative Officer

STATE OF: INDIANA
COUNTY OF: MARION

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

SUBSCRIBED AND SWORN TO before me, this the 7th day of July, 20 25

JAN L. LOCKE
Notary Public, State of Indiana
Johnson County
Commission Number 704977
My Commission Expires
October 22, 2025

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

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CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name Stephanie Laughlin Company Jacob & Hefner Associates

Address 15110 Dallas Parkway, Suite 530

City Dallas State TX Zip Code 75248

Phone 972-834-7316 Email [redacted]

Applicant's Signature _____ Date _____

STATE OF: TEXAS
COUNTY OF: DALLAS

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

SUBSCRIBED AND SWORN TO before me, this the 7th day of July, 20 25

JEREMY R. GONZALEZ NOTARY PUBLIC STATE OF TEXAS EXP. 06-24-2027

_____ NOTARY PUBLIC in and for the State of Texas

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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

CU25-35
EA25-01
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1. All general partners
2. File Number
3. Registered agent name
4. Mailing address

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

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

Address of subject property 2200 W Grapevine Mills Circle

Legal description of subject property Lot 3, Block 6, Grapevine Mills Addition

Kristin K. Turner — Public Works Department

7.7.2025 — Date

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CERTIFICATE OF INCUMBENCY
OF
GRAPEVINE MILLS RESIDUAL OPERATING COMPANY, L.L.C.

The undersigned hereby certifies as follows:

1. He is the duly elected and acting Chief Administrative Officer of Grapevine Mills Residual Operating Company, L.L.C., a Delaware limited liability company (the "***Company***"). The Company is the managing general partner of Grapevine Mills Residual Limited Partnership, a Delaware limited partnership, which is the owner of the land located in Tarrant County, Grapevine, Texas commonly referred to as Grapevine Mills – Peripheral Land.

2. The following persons have been duly elected to serve as officers of the Company ("***Authorized Officers***") until the election, qualification and taking of office of their successors:

NAME	OFFICE
David Simon	Chairman of the Board, Chief Executive Officer and President
John Rulli	Chief Administrative Officer
Brian J. McDade	Executive Vice President - Chief Financial Officer
Donald G. Frey	Executive Vice President - Treasurer
Steven E. Fivel	Secretary and General Counsel
Kevin M. Kelly	Assistant Secretary and Assistant General Counsel
Adam Reuille	Senior Vice President - Chief Accounting Officer
Gary S. Duncan	Vice President

[The remainder of this page has been intentionally left blank.]

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CERTIFIED as of July 7, 2025.

John Rulli,
Chief Administrative Officer

CU25-35
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CC ITEM #5, 28, 29
P&Z ITEM #7, 14, 15

PROPERTY DESCRIPTION

BEING a 2.327 acre tract of land situated in the Henry Suggs Survey, Abstract Number 1415, same being all of Lot 3, Block 6, of LOT 2R and LOT 3, Block 6, GRAPEVINE MILLS ADDITION, an Addition to the City of Grapevine, Tarrant County, Texas, recorded in Cabinet A, Slide 8868, Map Records, Tarrant County, Texas (M.R.T.C.T.), and being further described as follows:

BEGINNING at a 5/8" iron rod with orange plastic cap, stamped, "KHA" found for the most easterly corner of said Lot 3, same being at the southerly end of a circular corner clip at the intersection of the southerly line of Grapevine Mills Boulevard – South (variable R.O.W.) with the northerly line of Anderson Gibson Road (called 60' R.O.W.);

THENCE South 42 degrees 13 minutes 58 seconds West, along said northerly line of Anderson Gibson Road, for a distance of 26.14 feet to a 5/8" iron rod with orange plastic cap, stamped, "KHA" found at the beginning of a curve to the right, having a radius of 116.50 feet and a chord which bears South 63 degrees 58 minutes 03 seconds West, for 86.28 feet;

THENCE southwesterly, continuing along said northerly line and along said curve to the right, through a central angle of 43 degrees 28 minutes 06 seconds, for an arc distance of 88.38 feet to a 5/8" iron rod with yellow plastic cap, stamped, "ARS ENGINEERS #101319–00" set at the end of said curve to the right;

THENCE South 85 degrees 42 minutes 07 seconds West, continuing along said northerly line, for a distance of 68.44 feet to a 5/8" iron rod with red plastic cap, stamped, "KHA" found for corner;

THENCE South 89 degrees 38 minutes 19 seconds West, continuing along said northerly line, for a distance of 237.47 feet to a 5/8" iron rod found for the southwest corner of aforementioned Lot 3, same being the southeast corner of Lot 2R of aforementioned Block 6;

THENCE North 00 degrees 21 minutes 41 seconds West, departing said northerly line and along the common line of said Lot 3 and said Lot 2R, for a distance of 357.90 feet to a 5/8" iron rod with yellow plastic cap (illegible) found for corner in the west line of said Lot 3, same being the east line of said Lot 2R;

THENCE North 34 degrees 35 minutes 59 seconds East, continuing along said common line of Lot 3 and 2R, for a distance of 28.63 feet to a 5/8" iron rod with yellow plastic cap (illegible) found in the southerly line of aforementioned Grapevine Mills Boulevard – South, same being the southerly line of that certain Tract 4 of a Public Common Access Easement as recorded in Volume 12693, Page 291, Deed Records, Tarrant County, Texas (D.R.T.C.T.), same further being the northerly corner of said Lot 3 and the beginning of a curve to the left, having a radius of 535.50 feet and a chord which bears South 55 degrees 45 minutes 44 seconds East, for 83.41 feet;

THENCE southeasterly, along said southerly lines and along said curve to the left, through a central angle of 08 degrees 56 minutes 02 seconds, for an arc distance of 83.50 feet to a 5/8" iron rod found for corner;

THENCE South 60 degrees 13 minutes 44 seconds East, continuing along said southerly lines, for a distance of 149.10 feet to a a 5/8" iron rod with red plastic cap, stamped, "KHA" found for the beginning of a curve to the right, having a radius of 469.00 feet and a chord which bears South 53 degrees 59 minutes 53 seconds East, for 101.81 feet;

(Continued)

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Engineering Firm #F-819
Surveying Firm #101319-00

ARS ENGINEERS, INC.

3440 Sojourn Dr., Ste. 230
Carrollton, Texas 75006
PH: (214) 739-3152

Filename:P:\24-0265 2200 W Grapevine Mills Circle-PD\DWG\24-0265 2200 W Grapevine Mills Circle.dwg
Date:Thursday, February 27, 2025 Time:9:07 AM Plotted by:Dustin Davison

THENCE southeasterly, continuing along said southerly lines and along said curve to the right, through a central angle of 12 degrees 27 minutes 44 seconds, for an arc distance of 102.01 feet to a 5/8" iron rod with yellow plastic cap, stamped, "ARS ENGINEERS #101319-00" set at the end of said curve to the right;

THENCE South 47 degrees 46 minutes 02 seconds East, continuing along said southerly lines, for a distance of 140.48 feet to an "X" cut set at the southerly corner of aforementioned Tract 4, same being the northerly end of the aforementioned corner clip, further being the beginning of a curve to the right, having a radius of 30.00 feet and a chord which bears South 02 degrees 46 minutes 02 seconds East, for 42.43 feet;

THENCE southeasterly, continuing along the southerly line of said Grapevine Mills Boulevard – South and along said curve to the right, through a central angle of 90 degrees 00 minutes 35 seconds, for an arc distance of 47.13 feet to the POINT OF BEGINNING and containing 101,369 square feet or 2.327 acres of land, more or less.

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Engineering Firm #F-819 Surveying Firm #101319-00

ARS ENGINEERS, INC.

3440 Sojourn Dr., Ste. 230
Carrollton, Texas 75006

PH: (214) 739-3152

Filename:P:\24-0265 2200 W Grapevine Mills Circle-PD\DWG\24-0265 2200 W Grapevine Mills Circle.dwg
Date:Thursday, February 27, 2025 Time:9:09 AM Plotted by:Dustin Davison

CC ITEM #5, 28, 29
P&Z ITEM #7, 14, 15

JACOB & HEFNER
ASSOCIATES

15110 Dallas Parkway, Suite 530
Dallas, Texas, 75248

July 7, 2025

City of Grapevine
Planning Department
200 S. Main Street
Grapevine, Texas 76051

Subject: **Dig World**
Entertainment & Attraction Overlay
City of Grapevine, Denton County, Texas

To Whom it May Concern,

This letter describes the proposed Entertainment and Attraction Overlay and Conditional Use Permit for Dig World, which will be located at 2200 Grapevine Mills Circle in the City of Grapevine, Texas. Grapevine will be the second location for this attraction.

The first Dig World Park was constructed in Katy, Texas, and opened to the public in March 2022. Dig World has quickly become the ultimate destination for both residents and visitors, bringing an exhilarating blend of entertainment, education, and adventure.

What is Dig World?

Dig World is a one-of-a-kind, construction-themed adventure park where people can safely operate real construction equipment.

Park Attractions

- ***Mini Excavators:*** Guests can climb into the driver's seat of one of our 16 real mini excavators and put their skills to the test. Whether digging dirt, stacking cones, picking up floating geese from a mini pond, or taking a swing with our custom excavator-mounted putter to sink a golf shot, this experience delivers unforgettable fun.
- ***Skid-Steer Loaders:*** Guests can take the controls of one of our five real skid-steer loaders and navigate a winding track, experiencing the excitement and challenge of maneuvering these powerful machines in a safe and controlled environment.
- ***Boom Lift Challenge:*** Guests will be securely harnessed and lifted high into the air on one of our two real boom lifts, where they'll test their aim by shooting a basketball into a giant construction cone or a customized dump truck for an unforgettable sky-high challenge.
- ***Mini-Tractor Course:*** Young drivers can take the wheel of one of our six custom-built mini tractors, designed to look like real construction vehicles, and cruise around a winding track. This fun and adventurous attraction gives kids the excitement of driving their very own construction-themed vehicle in a safe and engaging environment.
- ***Asphalt Roller:*** Prepare for an awe-inspiring demonstration of raw power! Safely enclosed by concrete barriers and fencing, our massive asphalt roller—operated by a

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costumed Dig World character called "The Crusher" —stands ready to flatten designated items, such as toy cars, etc. Guests receive two of the same items: one to keep and one to watch get crushed, with the option to take the flattened version home. Kids and families love the spectacle of watching things get demolished under the roller's immense force, making this attraction an unforgettable highlight of the Dig World experience.

- ***Additional Park Activities:*** Beyond our main attractions, guests can enjoy a variety of interactive experiences, including sandbox play areas where kids can operate toy dump trucks and excavators, a duck racing station, a gem mining station for uncovering hidden treasures, and dedicated zones for face painting and balloon creations. A sports turf area will also offer fun outdoor games like cornhole, ensuring there's something for everyone to enjoy.

Safety & Supervision

Safety is our #1 priority at Dig World, and everything from the park design to our attraction selection is focused on providing the safest experience possible.

Caterpillar Mini-Excavators

- Each one of our mini excavators is equipped with dedicated control boxes that manage their operation, timing, and safety features.
  - The excavator wheels are stationary and cannot move their tracks at any point.
  - One employee per guest operating an excavator at all times. Guests begin with the excavator disabled. After seating and buckling the guest, our staff lowers the armrest (required for activation) and starts the control box with a green button.
  - Each ride lasts 2 minutes and 30 seconds. When time expires, the hydraulics automatically shut off.
  - A red emergency stop button on the box immediately disables the machine if needed. These functions are tested daily before the park opening and throughout the day.
  - Built-in sensors limit the swing angles, arm height, depth, and speed, all preset by our engineers and non-adjustable by staff or guests.

Caterpillar Skid Steers

- Each one of our Skid Steer Loaders is equipped with dedicated control boxes that manage operation, timing, and safety features (including preventing the bucket movement).
  - Each skid steer is overseen by one employee, who holds a kill-switch remote linked to that specific machine.
  - After assisting guests with seating and seat belts, staff lower the armrests and release the parking brake. The guest can then drive the skid steer at a reduced, pre-set speed using the joystick, while the other joystick (for the bucket) remains disengaged.
  - The skid steers have a speed governor applied that limits the speed to 3 MPH.

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- The staff member walks backward, facing the guest, providing guidance. If the guest does not follow instructions, the staff can press the kill switch to immediately stop the machine.
- Skid steers have front bumpers for protection and undergo testing before opening and throughout the day.

Storage of Equipment

- None of the aforementioned heavy equipment will be relocated or moved upon the park closing. All equipment will remain in the attraction area for overnight storage. Precautions will be taken to assure that equipment is not tampered with, amusement areas and equipment will be locked every night.

Employee Training

- At Dig World, safety is our top priority. Every new team member completes a comprehensive two-day training program designed to equip them with all the knowledge and skills necessary to maintain a secure environment. On the first day, our General Manager leads them through detailed safety protocols and procedures, ensuring they understand everything from equipment operation guidelines to emergency response plans. On the second day, trainees shadow the GM onsite, gaining firsthand experience and practical insight into our daily safety practices. This rigorous approach underscores our unwavering commitment to protecting our guests, staff, and community.

Family-Friendly Atmosphere

- Spectator Areas: Friends and family can watch and encourage participants from viewing platforms or waiting areas.
- Supporting Amenities: The facility includes shaded seating and que lines, restrooms, and concessions, making it a comfortable environment for visitors of all ages.

Intended Use on the Property

For more than two decades, the property at 2200 Grapevine Mills Circle has remained undeveloped due to its challenging shape, which creates inefficiencies, causing high development costs. Dig World presents a unique, flexible solution by using a site layout with minimal structures, qualifying it as an Outdoor Commercial Amusement under Section 25.C.14. This approach allows us to overcome the property's constraints while adding significant value to both the City of Grapevine and Grapevine Mills Mall. Through partnerships with Dude Perfect, the world's #1 sports YouTube channel, and Shark Tank's Robert Herjavec, Dig World will transform this underutilized site into a vibrant, construction-themed adventure park for visitors of all ages.

Dig World's plans include creating a controlled outdoor environment with interactive stations, giving guests the rare opportunity to safely operate real construction equipment. By leveraging existing mall infrastructure for parking, the development minimizes its impact on surrounding areas. Combining entertainment, education, and rigorous safety measures, Dig World will be a

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positive addition to the community—offering families an unforgettable outing while sparking future interest in construction and related careers!

Intended Hours of Operation and Employee Count

- Thursday through Sunday, 9:00 AM to 9:30 PM
- Monday through Wednesday would be open for private events.
- Throughout the year, we may offer additional public operating days during spring break and other popular holiday periods to accommodate increased demand.
- Our speaker systems (sec 25.C.24) will be well below the city standards of 59 DBa (sec 55.A.3 – table 1) at the nearest residential zoning, which is approximately 750' away. The speaker system will be for background music and safety-specific announcements.
- At any given time there will be between 15-30 employees operating Dig World. There will always be at least one general manager on-site and one full-time crossing guard to help people get to and from the site.

Alcohol Sales and Consumption Monitoring

- Dig World will serve only beer and wine that comes prepackaged, so there are no discrepancies in volume nor a need for health permits or health inspections, which was already confirmed with Stanley Mwangi. Dig World is requesting a special permit per sec 42.B.8, which requires monthly reports showing food sales to be greater than 50% of the sales and submitted to the city every 6 months.
- We maintain a rigorous, multilayered approach to monitoring alcohol consumption. All guests wishing to purchase alcoholic beverages are required to present valid identification, which is verified and recorded in our point-of-sale (POS) system. Each transaction is linked to the guest's booking to track and enforce a strict two-drink maximum. Our staff is thoroughly trained in responsible service practices, including recognizing signs of intoxication and refusing service when necessary. We also deploy additional safeguards—such as regular supervision by management and clear signage about responsible alcohol use—to ensure a safe, enjoyable environment for all visitors.

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Dig World Economic Impact

Value Proposition and Citywide Impact

- Dig World's arrival in Grapevine promises to be a significant economic and cultural boon for the city. Located at the heart of the Dallas–Fort Worth Metroplex and conveniently near DFW Airport, the new park is poised to attract a broad base of visitors from both the local area and out of state. This influx of tourists will benefit local hotels, restaurants, and other businesses surrounding Grapevine Mills, driving additional foot traffic and generating new revenue streams. We anticipate annual attendance of 150,000 to 250,000 guests, translating into an estimated $5 to $7 million in revenue and contributing roughly $500,000 in tax revenue for the City of Grapevine.
- With Dig World's proximity to the Grapevine Mills Mall, the Gaylord Texan Resort, and the Grapevine Vintage Railroad, the attraction seamlessly integrates into the existing tourism ecosystem, increasing foot traffic to nearby hotels, shops, and restaurants. Local businesses will benefit from the influx of visitors, and the city will see a rise in local job creation, from the operational staff at Dig World to the workers at nearby restaurants, hotels, and retail outlets.
- The creation of *Dig World* is a strategic investment in Grapevine's long-term growth. It strengthens the city's position as a family-friendly, multi-faceted destination while ensuring that Grapevine Mills Mall and nearby properties retain their role as regional retail and entertainment centers. Rather than detracting from the existing appeal of the area, *Dig World* attracts a new audience that seeks a blend of educational fun and outdoor adventure. In doing so, it contributes to a broader, more diverse tourism offering that elevates the city's reputation as a place where visitors can experience something new and exciting—whether they're shopping, dining, or discovering hidden treasures beneath the surface.
- By working in harmony with existing attractions, *Dig World* enhances Grapevine's appeal without diminishing the value of nearby businesses and properties. Instead, it fosters a mutually beneficial relationship that helps drive both the local economy and the long-term vibrancy of the Grapevine area.

Strategic Partnerships and Nationwide Reach

- Dig World's partnership with Dude Perfect, whose combined channels boast over 110 million followers worldwide, will further elevate Grapevine's profile. Not only will the park feature dedicated Dude Perfect attractions, but the team has also committed to filming promotional content on-site—an initiative expected to draw attention from their global fanbase and encourage additional travel to Grapevine. In addition, Shark Tank's Robert Herjavec has invested in the concept, and Dig World is set to make a high-profile appearance on Shark Tank on March 14, 2025. This prime-time exposure will create nationwide buzz, building anticipation for the grand opening in September and amplifying Grapevine's reputation as a vibrant destination. By introducing an innovative, hands-on attraction that captivates audiences of all ages, Dig World aims to generate excitement

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throughout the Metroplex and beyond, positioning Grapevine as a leading hub for family-friendly entertainment.

Creating a Hub of Education and Innovation

- Grapevine has a strong educational foundation, with schools that emphasize hands-on learning and community engagement. Dig World would further cement this commitment by offering school groups, scout troops, and local youth organizations the opportunity to explore the wonders of paleontology, geology, and archaeology in a real-world setting. The attraction provides a fantastic, interactive learning environment that brings history to life, creating invaluable educational experiences for students of all ages.
- By partnering with local schools and educational organizations, Dig World can host workshops, field trips, and events that align with curriculum standards, offering children and young adults a chance to explore science and history in an engaging, tactile way.
- STEM Learning: Dig World integrates science, technology, engineering, and math (STEM) concepts into its activities, helping children connect classroom lessons to real-world applications.
- Career Awareness: By introducing the basics of heavy machinery and site work, Dig World aims to spark an early interest in skilled trades and related professions.

If you have any questions or require any additional information, please don't hesitate to contact us at your convenience.

Sincerely,
JACOB & HEFNER ASSOCIATES, INC.

Stephanie Laughlin, PE
Regional Director
F-21096
Cell: 972-834-7316

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TAX Map, Grapevine

7/6/2025, 8:07:07 PM

Parcels
DFW Airport
Parks
Zoning
Lake
County Boundaries
City Boundary
Parcels
Railroads
Road Centerlines

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1:4,514

0 0.04 0.09 0.17 mi
0 0.05 0.1 0.2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,

City of Grapevine, TX
City of Grapevine, TX

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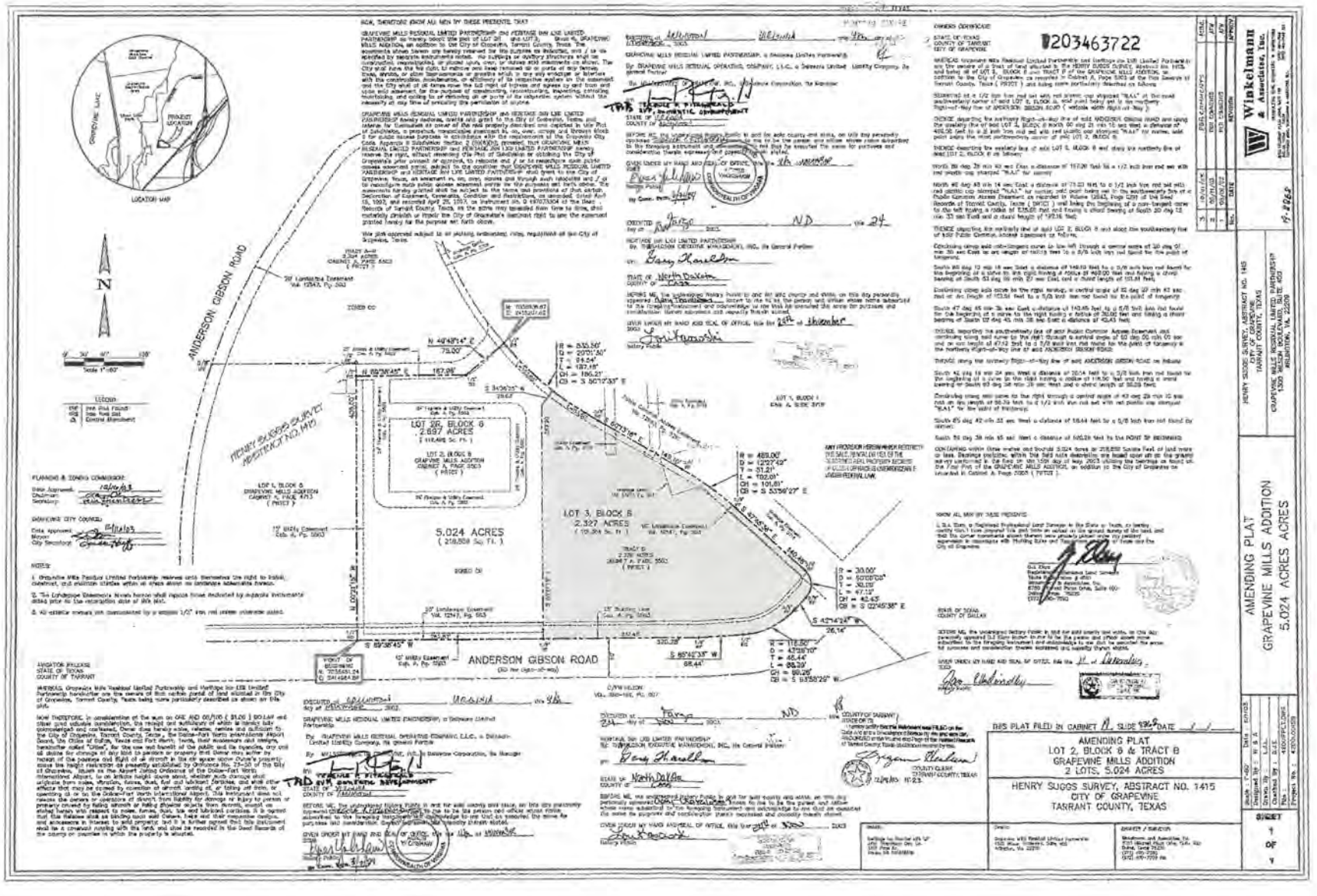
P&Z ITEM #7, 14, 15


D203463722
AMENDING PLAT
GRAPEVINE MILLS ADDITION
5.024 ACRES
LOT 2R, BLOCK 6
2.697 ACRES
LOT 2, BLOCK B
GRAPEVINE MILLS ADDITION
CABINET A, PAGE 5503
(PRINT)
LOT 3, BLOCK B
2.327 ACRES
5.024 ACRES
(218,858 Sq. Ft.)
ANDERSON GIBSON ROAD
HENRY SUGGS SURVEY
ABSTRACT NO. 1415
LOT 1, BLOCK 6
GRAPEVINE MILLS ADDITION
CABINET A, PAGE 4713
(PRINT)
TRACT A-2
2.3264 ACRES
CABINET A, PAGE 5503
(PRINT)
TRACT B
2.3264 ACRES
CABINET A, PAGE 5503
(PRINT)
LOT 1, BLOCK 1
ENS & SONS SUB
ZONED CC
LOCATION MAP
PROJECT LOCATION
GRAPEVINE LAKE
LEGEND
IRF Iron Rod Found
IRS Iron Rod Set
Control Monument
Scale 1"=60'
N 40°48'14" E
73.00'
N 89°38'45" E
187.98'
S 34°36'25" W
28.62'
S 89°38'45" W
320.28'
S 85°45'35" W
98.44'
S 42°14'24" W
26.14'
S 47°15'38" E
140.00'
S 89°38'45" W
320.28'
N 00°21'15" W
429.20'
R = 330.50'
D = 20°01'50"
T = 58.24'
L = 192.68'
CH = 186.21'
CB = S 36°17'33" E
R = 469.00'
D = 12°27'42"
T = 51.21'
L = 102.01'
CH = 101.81'
CB = S 33°58'27" E
R = 30.00'
D = 50°00'00"
T = 15.00'
L = 47.12'
CH = 42.43'
CB = S 22°45'38" E
R = 116.50'
D = 43°39'10"
T = 46.44'
L = 88.79'
CH = 86.66'
CB = S 83°58'26" W
FINISH OF BOUNDARY
N. 7035484.24
E. 2041464.80
TRACT B
2.3264 ACRES
CABINET A, PAGE 5503
(PRINT)
TRACT D
2.3264 ACRES
CABINET A, PAGE 5503
(PRINT)
N 00°21'15" W
429.20'
S 00°21'15" E
429.20'
S 89°38'45" W
320.28'
S 89°38'45" W
98.44'
S 42°14'24" W
26.14'
S 47°15'38" E
140.00'
S 89°38'45" W
320.28'

CC ITEM #5, 28, 29
P&Z ITEM #7, 14, 15

JUL 07 2025
CM25-35
EA25-01

CITY OF GRAPEVINE
P OBOX 95104
GRAPEVINE TX 76051

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

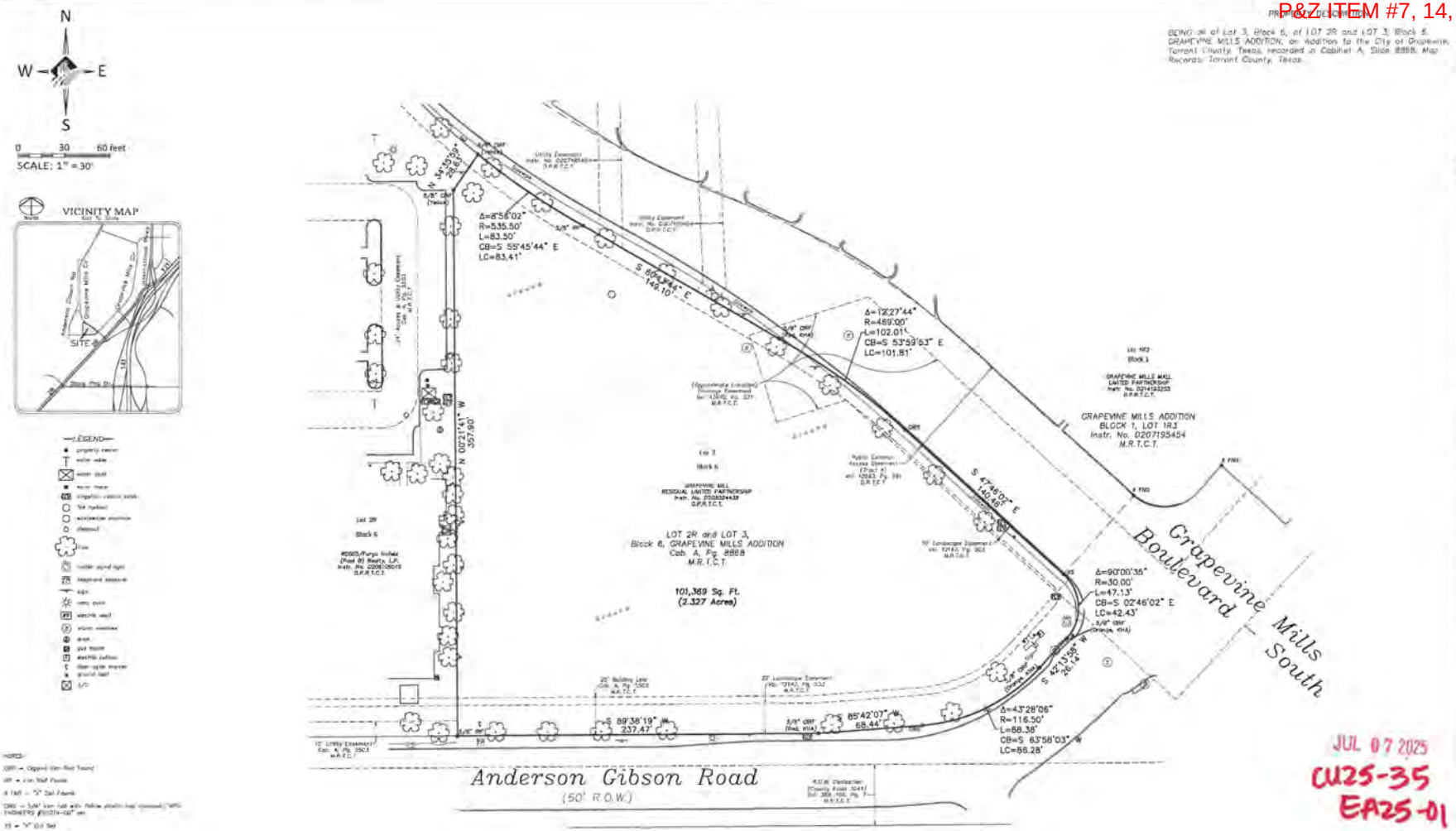
Filed For Registration: 12/18/2003 11:23 AM
Document No.: D203463722
PLAT A 6 PGS $69.00

By: _____

D203463722

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

CC ITEM #5, 28, 29
P&Z ITEM #7, 14, 15



BEING all of Lot 3, Block 6, of LOT 2R and LOT 3, Block 6, GRAPEVINE MILLS ADDITION, an Addition to the City of Grapevine, Tarrant County, Texas, recorded in Cabinet A, Slide 8888, Map Records, Tarrant County, Texas.

ENDURING VALUES

Land Title Survey
2200 Grapevine Mills Circle
Lot 3, Block 6
LOT 2R and LOT 3, Block 6, GRAPEVINE MILLS ADDITION
City of Grapevine, Tarrant County, Texas

LASTING SOLUTIONS

JUL 07 2025
CU25-35
EA25-01

SURVEYOR'S CERTIFICATION

I, Dustin D. Davison, do hereby certify that this survey was made on the ground by me or under my personal supervision and the plat hereon is a true, correct, and accurate representation of the property as determined by survey. The lines, dimensions and locations of said property are as indicated by the plat. There are no visible or apparent encroachments, conflicts or protrusions except as shown hereon.

RELEASED 12/31/24 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Dustin D. Davison, R.P.L.S.
Registration No. 6451

Scale: 1" = 30'
Date: 12/31/24
Field Tech: AR
Office Tech: JT
Project Manager: Dustin
Project No.: 21-0785

SHEET 1 OF 1

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P&Z ITEM #7, 14, 15

ENTERTAINMENT AND ATTRACTION OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
Grapevine Mills Addition, Block 6, Lot 3

Gross area of parcel (to nearest tenth of acre)
2.33 acres

Street frontage & distance to nearest cross street
SEC of W. Grapevine Mills Circle and Anderson Gibson Road

Describe the Proposed Use
Outdoor Commercial Amusement

Proposed Zoning
CC- Commercial - Community

Existing Zoning
CC - Commercial - Community

Future Land Use Designation
CO - Commercial

Subject Property Address
2200 W. Grapevine Mills Circle

Property Owner Information, Authorization and Acknowledgements

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

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

Any changes to a site plan (no matter how minor or major) approved with an entertainment & attraction overlay can only be approved by City Council through the public hearing process.

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

I have read and understand all of the requirements as set forth by the application for an entertainment & attraction overlay and acknowledge that all requirements of this application have been met at the time of submittal.

Owner Name Grapevine Mills Residual LP

Company c/o Simon Property Group

Address 225 W. Washington Street

City Indianapolis State IN Zip Code 46204

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CU25-35
EA25-04

ENTERTAINMENT AND ATTRACTION OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

Phone 317-795-9113 Email [redacted]

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature _____ Date July 7, 2025

John Rolli, Chief Administrative Officer

STATE OF: INDIANA
COUNTY OF: MARION

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

SUBSCRIBED AND SWORN TO before me, this the 7th day of July, 2025

JAN L. LOCKE
Notary Public, State of Indiana
Johnson County
Commission Number 704977
My Commission Expires
October 22, 2025

_____
NOTARY PUBLIC in and for the State of ~~Texas~~ Indiana

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CM25-35 TM2501

ENTERTAINMENT AND ATTRACTION OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name Stephanie Laughlin Company Jacob & Hefner Associates, Inc.

Address 15110 Dallas Parkway, Suite 530

City Dallas State TX Zip Code 75248

Phone 972-834-7316 Email [redacted]

Applicant's Signature _____ Date _____

STATE OF: Texas
COUNTY OF: DALLAS

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

SUBSCRIBED AND SWORN TO before me, this the 7th day of July, 20 25

JEREMY R. GONZALEZ NOTARY PUBLIC STATE OF TEXAS ID 133828708 EXP. 06-24-2026

_____
NOTARY PUBLIC in and for the State of Texas

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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

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

EA25-01

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

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JUL 07 2025

CERTIFICATE OF INCUMBENCY
OF
GRAPEVINE MILLS RESIDUAL OPERATING COMPANY, L.L.C.

The undersigned hereby certifies as follows:

1. He is the duly elected and acting Chief Administrative Officer of Grapevine Mills Residual Operating Company, L.L.C., a Delaware limited liability company (the "***Company***"). The Company is the managing general partner of Grapevine Mills Residual Limited Partnership, a Delaware limited partnership, which is the owner of the land located in Tarrant County, Grapevine, Texas commonly referred to as Grapevine Mills – Peripheral Land.

2. The following persons have been duly elected to serve as officers of the Company ("***Authorized Officers***") until the election, qualification and taking of office of their successors:

NAME	OFFICE
David Simon	Chairman of the Board, Chief Executive Officer and President
John Rulli	Chief Administrative Officer
Brian J. McDade	Executive Vice President - Chief Financial Officer
Donald G. Frey	Executive Vice President - Treasurer
Steven E. Fivel	Secretary and General Counsel
Kevin M. Kelly	Assistant Secretary and Assistant General Counsel
Adam Reuille	Senior Vice President - Chief Accounting Officer
Gary S. Duncan	Vice President

[*The remainder of this page has been intentionally left blank.*]

CMAS-35 EMAS-01

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CERTIFIED as of July 7, 2025.

John Rulli,
Chief Administrative Officer

CUAS-35
EPA25-01

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JUL 07 2025

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P&Z ITEM #7, 14, 15

July 25, 2025

Erica Marohnic, Director
Planning Services Department
City of Grapevine Texas
200 Main Street
Grapevine, TX 76051

(sent via email)

RE: CU25-35/EA25-01; Proposed Tree Selection

Dear Director Marohnic,

I formerly request consideration for the approval of the proposed oak tree, *Quercus fusiformis* 'Joan Lionetti', for use in the Dig World development. Commonly known as the Texas Live Oak or Escarpment Oak, *Quercus fusiformis* is native to Texas and Oklahoma. Compared to the currently approved *Quercus virginiana (aka Live Oak)*, the *Quercus fusiformis* offers a more compact form, improved cold hardiness, enhanced drought tolerance, and greater resistance to oak wilt.

The 'Joan Lionetti' cultivar features a straight trunk, upright growth habit, and a symmetrical canopy—characteristics that make it particularly well-suited for streetscape applications.

Additionally, I respectfully request that *Quercus fusiformis* be considered for inclusion on the City's approved tree list based on its resiliency, regional suitability, and overall landscape value.

Thank you,

Kathy Nelson, AICP, RLA TX#2027
PARD Planning Manager

ORDINANCE NO. 2025-047

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-35 TO ALLOW FOR A RETAIL DEALER'S ON-PREMISE LICENSE (MALT BEVERAGES ONLY), OUTDOOR SPEAKERS, AND OUTDOOR STORAGE OF HEAVY MACHINERY IN CONJUNCTION WITH AN OUTDOOR COMMERCIAL AMUSEMENT, FOR BLOCK 6, LOT 3, GRAPEVINE MILLS ADDITION (2200 WEST GRAPEVINE MILLS CIRCLE) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU25-35 to amend the previously approved site plan CU05-54 (Ordinance No. 2005-82) to allow for a retail dealer's on-premise license (beer only), outdoor speakers, and outdoor storage of heavy machinery in conjunction with an outdoor commercial amusement in a district zoned "CC", Community Commercial District within the following described property: Block 6, Lot 3, Grapevine Mills Addition (2200 West Grapevine Mills Circle) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of August, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2025-048

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING AN ENTERTAINMENT AND ATTRACTION OVERLAY EA25-01 TO INCLUDE, BUT NOT BE LIMITED TO ALLOW FOR FLEXIBLE SITE DESIGN INCLDUING OFF-SITE PARKING, SECTION 56, OFF-STREET PARKING AND BULK DIMENSIONAL AND SETBACK REQUIRMENTS RELATIVE TO THE "CC", COMMUNITY COMMERCIAL DISTRICT REGULATIONS FOR BLOCK 6, LOT 3, GRAPEVINE MILLS ADDITION (2200 WEST GRAPEVINE MILLS CIRCLE) ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS PLANNED DEVELOPMENT OVERLAY PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a entertainment and attraction overlay in accordance with Section 41 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Entertainment and Attractions Overlay EA25-01 to include, but not be limited to allow for flexible site design relative to the “CC”, Community Commercial District regulations and off-site parking Section 56, Off-Street Parking within the following described property: Block 6, Lot 3, Grapevine Mills Addition (2200 West Grapevine Mills Circle) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

Section 8. 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 19th day of August, 2025.

APPROVED:

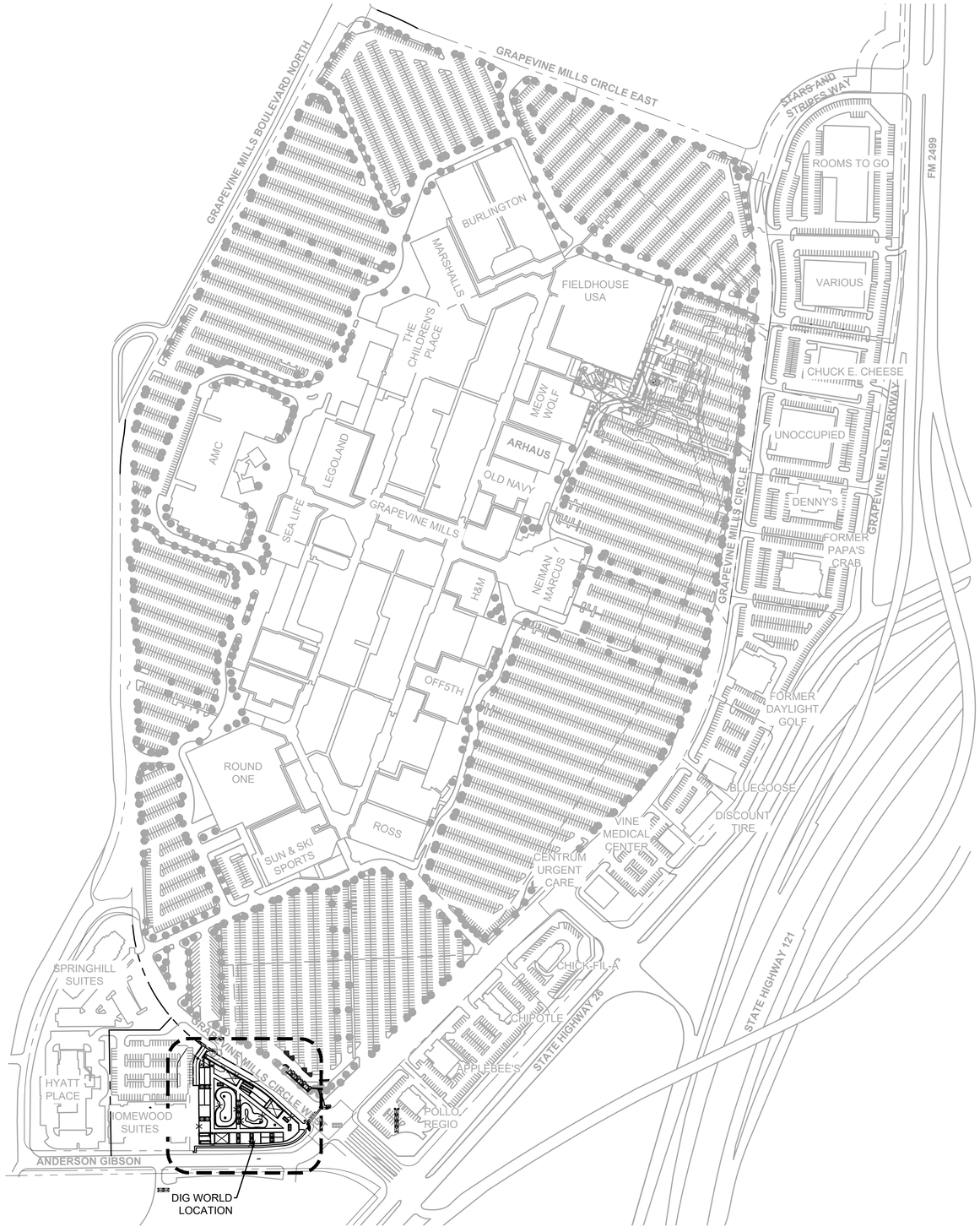
_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

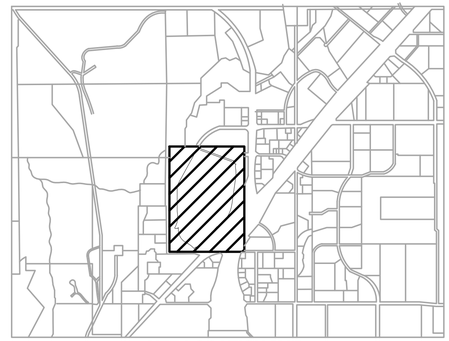
_____
Matthew C.G. Boyle
City Attorney



N

GRAPHIC SCALE 1" = 500'

0 250' 500' 1000'



SITE LOCATION MAP
NOT TO SCALE

CITY OF GRAPEVINE NOTES

1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY, ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
4. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
5. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
6. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
7. PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
8. ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
9. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
10. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

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PURPOSE STATEMENT - THE PURPOSE OF CU25-35 IS TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER ONLY) AND OUTDOOR STORAGE OF HEAVY MACHINERY IN CONJUNCTION WITH AN OUTDOOR COMMERCIAL AMUSEMENT. THE PURPOSE OF EA25-01 IS TO ALLOW FOR DEVIATIONS IN SITE USE.

CASE NAME: DIG WORLD
CASE NUMBER: CU25-35 / EA25-01
LOCATION: 2200 GRAPEVINE MILLS CIRCLE

_____ MAYOR _____ SECRETARY

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: _____
SHEET: ___ OF ___

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

PLANNING SERVICES DEPARTMENT

SITE PLAN
FOR
DIG WORLD
LOT 3, BLOCK 6, GRAPEVINE MILLS ADDITION
AB. NO. 1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.327 ACRES / 101,369 SQFT
ZONE: "C-C" COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 03, 2025

No.	Description	Date

MASTER SITE PLAN

DIG WORLD

2200 W GRAPEVINE MILLS CIRCLE

GRAPEVINE TEXAS

JACOB & HEFNER ASSOCIATES
15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248
Firm Registration No. F-21080
Phone: (972) 834-7316
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STATE OF TEXAS
STEPHANIE E. LAUGHLIN
95763
LICENSED PROFESSIONAL ENGINEER

7/31/2025

H440

SHEET

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ZONING HISTORY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CU97-65 (ORD. NO. 97-147) - CONDITIONAL USE REQUEST (PRIMACARE) TO AMEND THE SITE LAYOUT (PHASE 1).

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

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

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

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

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

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

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

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

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

SITE DATA TABLE

LOT SIZE	LOT SIZE SF	BUILDING COVERAGE	DENSITY %	BUILDING HEIGHT	PAVED AREA SF	OPEN SPACE SF - (%)	TOTAL BLDG, PATIO & PAVED AREA SF	PARKING REQUIRED	PARKING PROVIDED
APPLEBEE'S - LOT 3, BLOCK 5	62,485	7,189	11.51	22'-8"	39,870	15,405- (24.66)	47,060	79	101
CENTRUM FORMERLY CARENOW - LOT 2, BLOCK 4	23,598	3,855	18.30	25'-0"	13,014	6,729 - (28.50)	18,889	25	25
CHICK-FIL-A - LOT 1, BLOCK 5	53,768	3,882	7.11	25'-0"	31,337	18,810-(34.8)	35,159	37	47
CHIPOTLE MEXICAN GRILL - LOT 2, BLOCK 5	38,898	3,457	8.89	24'-0"	21,977	13,144-(33.80)	25,754	29	42
CHUCK E. CHEESE'S - LOT 5, BLOCK 2	88,601	6,600	13.51	20'-2'	62,274	14,358-(16.21)	74,223	146	147
DENNY'S - LOT 3, BLOCK 2	77,755	8,429	12.10	30'-0"	49,481	14,045-(24.50)	58,690	126	126
DISCOUNT TIRE - LOT 1, BLOCK 4	37,346	7,700	20.62	50'-0"	20,170	9,478-(24.40)	57,570	19	27
VACANT FORMERLY PAPA'S CRAB - LOT 4, BLOCK 2	85,135	10,345	12.15	77'-0"	58,413	15,275-(17.90)	69,858	126	147
GRAPEVINE MILLS MALL - LOT 1R3	5,746,673	1,868,952					1 5,364,600	7489	1 8312
HOMEWOOD SUITES - LOT 2, BLOCK 6	119,608	14,603	14.01	69'-8"	45,101	46,772-(39.19)	68,063	128	128
HYATT PLACE - LOT 1,BLOCK 6	108,488	5,903	11.01	21'-11"	58,322	36,615-(33.80)	71,873	126	130
VINE MEDICAL CENTER FORMERLY FED-EX/ KINKOS - LOT 4, BLOCK 4	47,899	3,880	7.08	64'-1"	20,522	25,571 - (53.38)	27,122	42	38
VACANT FORMERLY DAYLIGHT GOLF - LOT 1R	104,239	14,604	14.01	31'-0"	67,248	22,387 - (21.48)	81,85	176	176
VARIOUS BUSINESSES - LT. A-R1, BK 2	125,191	28,742	24.18		56,104	17,735- (16.00)	92,546	139	139
ROOMS TO GO - LOT 2, BLOCK 2	184,171	39,870	21.85	25'-8"	90,000	54,301- (29.50)	128,870	205	228
BLUE GOOSE - LOT 3, BLOCK 4	53,676	5,903	11.01	21'-11"	33,071	12,054 - (22.50)	38,980	66	88
SPRINGHILL SUITES - TRACT AR	101,243	22,962	19.24		51,287	33,085 - (32.68)	68,159	114	114
POLLO REGIO - LOT 4, BLOCK 5	54,791	16,872	16.66		33,827	17,084 - (31.18)	37,707	45	54
1 DIG WORLD - LOT 3, BLOCK 6	101,369	1,840	1.90	10'-0"	50,693	48,836 - (48.17)	52,533	105	150
TOTAL	1 7,214,934	1 2,075,529					1 6,337,656	1 9222	10219

SITE DATA TABLE WAS PREPARED USING DATA LISTED ON THE MASTER SITE PLAN FOR GRAPEVINE MILLS MALL PREPARED FOR CASE NUMBER: CU24-51 GRAPEVINE MILLS MALL EV PROJECT APPROVED 01/21/2025. SITE DATA TABLE WAS UPDATES TO REFLECT THIS PROJECT.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CU24-01 APPROVED TO SPLIT THE EXISTING BURLINGTON COAT FACTORY, SUITE 343, IN TO TWO SEPARATE SUITES FOR A NEW RETAIL TENANT, CHANGES IN BUILDING ELEVATIONS FOR A NEW MAIN ENTRY, AND TO REVISE THE PARKING LOT TO INCLUDE SEVEN ADDITIONAL ADA PARKING SPACES, A CROSSWALK, A 5' SIDEWALK AND LOADING DOCK

CU24-06 APPROVED ALLOW THE POSSESSION, STORAGE, RETAIL SALES AND ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH AN EXISTING CAFE INSIDE MEOW WOLF.

CU24-45 APPROVED TO MODIFY EXTERIOR ELEVATIONS AND TO RECONFIGURE PARKING FOR A NET INCREASE OF FIVE SPACES.

CU24-51 APPROVED TO ADD THREE, PUBLIC USE, FREESTANDING LEVEL 3 ELECTRIC VEHICLE (EV) CHARGING STATIONS TO THE EXISTING MALL PARKING LOT.

1 CU25-35 (ORD. NO. 2025-XX) - CONDITIONAL USE REQUEST FOR ON PREMISE ALCOHOLIC BEVERAGE SALES AND STORAGE OF HEAVY MACHINERY.

PURPOSE STATEMENT - THE PURPOSE OF CU25-35 IS TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER ONLY) AND OUTDOOR STORAGE OF HEAVY MACHINERY IN CONJUNCTION WITH AN OUTDOOR COMMERCIAL AMUSEMENT. THE PURPOSE OF EA25-01 IS TO ALLOW FOR DEVIATIONS IN SITE USE.

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CASE NAME: DIG WORLD
CASE NUMBER: CU25-35 / EA25-01
LOCATION: 2200 GRAPEVINE MILLS CIRCLE

MAYOR _____ SECRETARY _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____
SHEET: ___ OF ___

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

PLANNING SERVICES DEPARTMENT

SITE PLAN
FOR
DIG WORLD
LOT 3, BLOCK 6, GRAPEVINE MILLS ADDITION
AB. NO. 1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.327 ACRES / 101,369 SQFT
ZONE: "C-1" COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 03, 2025

No.	Description	Date

MASTER SITE PLAN

DIG WORLD
2200 W GRAPEVINE MILLS CIRCLE
GRAPEVINE TEXAS

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SHEET

2 OF 21

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SITE PLAN DATA SUMMARY TABLE		
ITEM	REQUIRED	PROPOSED
GENERAL SITE DATE		
ZONING (FROM ZONING MAP)	COMMERCIAL-COMMUNITY (C-C)	
LAND USE (FROM ZONING ORDINANCE; INCLUDE ALL APPLICABLE USES)	OUTDOOR COMMERCIAL AMUSEMENT	
TOTAL LOT AREA (SQUARE FEET & ACRES)	30,000 SF	2.33 AC. / 101,369 SF
FIRST FLOOR-BUILDING FOOTPRINT AREA (SQUARE FEET)		1840 SF (1.82%)
TOTAL BUILDING AREA (SQUARE FEET)		1840 SF (1.82%)
BUILDING HEIGHT (FEET/# STORIES)	MAX 50 FEET	10 FEET / 1 STORY
FLOOR AREA RATIO (RATION X.XX.1)		0.02
OPEN STORAGE (SQUARE FEET)	0 SF ALLOWED	0 SF
HOURS OF OPERATION	9:00 AM TO 9:00 PM	
PARKING		
PARKING RATIO (FROM ZONING ORDINANCE) (20+1 STALLS PER 6 SEATS)	105 STALLS	142 STALLS
ACCESSIBLE PARKING (# OF SPACES)	5 STALLS	8 STALLS
PARKING ON 3000 GRAPEVINE MILLS PARKWAY (MINUS DIG WORLD STALLS)	7,489 STALLS	8,312 STALLS
TOTAL PARKING STALLS FOR LOT 3 BLOCK 6	105 STALLS	150 STALLS

SITE PLAN

1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
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10. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

LANDSCAPE PLAN

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

GRAPHIC SCALE 1" = 20'
0 10' 20' 40'

PAVEMENT LEGEND

- PUBLIC SIDEWALK
- PROPOSED TURF
- FIRE LANE ACCESS ROD 8" CONCRETE PAVEMENT
- CITY OF GRAPEVINE DRIVEWAY
- EXISTING SIDEWALK
- PROPOSED LANDSCAPE AREA
- PROPOSED GRAVEL
- PROPOSED SAND
- PROPOSED FENCE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING STORM SEWER MAIN

LOCATION MAP
NOT TO SCALE

PURPOSE STATEMENT - THE PURPOSE OF CU25-35 IS TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER ONLY) AND OUTDOOR STORAGE OF HEAVY MACHINERY IN CONJUNCTION WITH AN OUTDOOR COMMERCIAL AMUSEMENT. THE PURPOSE OF EA25-01 IS TO ALLOW FOR DEVIATIONS IN SITE USE.

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Jacob & Hefner Associates, Inc.
15110 Dallas Parkway, Suite 530
Dallas, Texas, 75248
Contact: Stephanie Laughlin, PE
PH: 972-834-7316
email: SLaughlin@jhainc.com

SURVEYOR:
ARS Engineers, Inc
2112 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin Davison, RPLS
PH: 214-317-0685
email:DDavison@arsengineers.com

OWNER:
Grapevine Mills Residua LP
c/o Simon
PO Box 6120
Indianapolis, Indiana 46206
Contact: Jocelyn Gubler
PH: 317-685-7373
email: jgubler@simon.com

CASE NAME: DIG WORLD
CASE NUMBER: CU25-35 / EA25-01
LOCATION: 2200 GRAPEVINE MILLS CIRCLE

MAYOR _____ SECRETARY _____

PLANNING AND ZONING COMMISSION
CHAIRMAN _____

DATE: _____
SHEET: ___ OF ___

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

PLANNING SERVICES DEPARTMENT

SITE PLAN
FOR
DIG WORLD
LOT 3, BLOCK 6, GRAPEVINE MILLS ADDITION
AB. NO. 1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.327 ACRES / 101,369 SQFT
ZONE: "C-C" COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 03, 2025

No.	Description	Date

SITE PLAN

DIG WORLD
2200 W GRAPEVINE MILLS CIRCLE
GRAPEVINE TEXAS

JACOB & HEFNER ASSOCIATES
15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248
Firm Registration No. F-21080
Phone: (972) 834-7316
www.jacobandhefner.com

STATE OF TEXAS
STEPHANIE E. LAUGHLIN
95763
LICENSED PROFESSIONAL ENGINEER
7/31/2025

H440
SHEET
3 OF 21

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File Name: h440-aasp-sht-site plan.dwg, Plot Date: 7/31/2025 5:10 PM, Plot by: Stephanie Laughlin

OCCUPANT LOAD TOTALS	
AREA	OCCUPANTS
PAVILION	110
DIG PIT	311
OPERATION AREA	94
OFFICE	7
TOTAL	522

PROJECT DESCRIPTION

NEW CONSTRUCTION
BUILDING TYPE II - B CONSTRUCTION
MIXED USE OCCUPANCY
SINGE USE
CITY OF GRAPEVINE

CODE

INTERNATIONAL BUILDING CODE - 2021
INTERNATIONAL PLUMBING CODE - 2021
INTERNATIONAL MECHANICAL CODE - 2021
INTERNATIONAL FIRE CODE - 2021
NATIONAL ELECTRIC CODE - 2020

OCCUPANCY LOADS

LOAD FACTORS PER IBC TABLE 1004.1.2 - 522 PEOPLE

EXIT TRAVEL DISTANCE

TABLE 1017.2 MAXIMUM TRAVEL DISTANCE, WITHOUT SPRINKLER SYSTEM
MAXIMUM ALLOWED - 200'
PROVIDED - 75'

MINIMUM NUMBER OF EXITS

TABLE 1006.3.3 MINIMUM NUMBER OF EXITS:
MINIMUM REQUIRED - 3
NUMBER PROVIDED - 3

EGRESS WIDTH

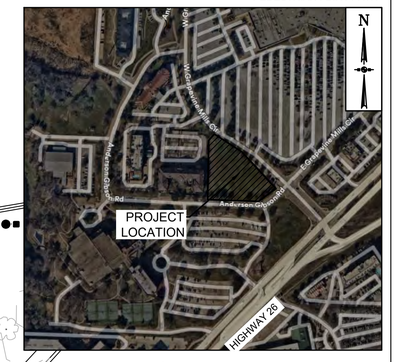
TABLE 1005.3.2
0.3 INCHES PER OCCUPANT FOR STAIRS
0.2 INCHES PER OCCUPANT FOR EGRESS CORRIDORS AND EXIT DOORS
MINIMUM CORRIDOR WIDTH REQUIRED - 0.2" X 518 = 104 INCHES IN WIDTH REQ.
424 INCHES PROVIDED

N

GRAPHIC SCALE 1" = 20'
0 10' 20' 40'

PAVEMENT LEGEND

- DIG PIT
- OPERATION AREA
- PAVILION AREA
- PROPOSED FENCE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING STORM SEWER MAIN
- PEDESTRIAN FLOW PATH



LOCATION MAP

EXISTING 5' SIDEWALK
10' LANDSCAPE BUFFER
PROPOSED DRIVEWAY
BARRIER FREE RAMP WITH DETECTIBLE WARNING
R=535.50'
D=20°01'30"
T=94.54'
L=83.50'
CH=166.21'
CB=S 50°12'33" E
S 34°38'23" W 85.65'
EXISTING 5' SIDEWALK
PROPOSED 10' WIDE SIDEWALK
EXIT CAPACITY = 156"
22' FIRE LANE & SERVICE ROAD
S 60°13'16" E - 149.10'
PROPOSED UTILITY EASEMENT
EXISTING FIRE HYDRANT
PROPOSED 8' FENCE POWDER COATED CHAIN LINK FENCE SEE DETAIL 06, SHEET 14 OF 20 (TYP.)
GRASS AREA
EXISTING STREET SIGN
DIG PIT 2348 SF (EXERCISE AREA) 50 SF PER OCCUPANT = 47 OCCUPANTS
OFFICE AND STORAGE AREA 160 SF (BUSINESS AREA) 150 SF PER OCCUPANT = 1 OCCUPANTS
PAVILION AREA 1500 SF 50 SF PER OCCUPANT 30 OCCUPANTS
PROPOSED RESTROOMS
R=469.00'
D=12°27'42"
T=51.21'
L=102.01'
CH=101.81'
CB=S 53°59'27" E
OPERATION AREA 450 SF 50 SF PER OCCUPANT 9 OCCUPANTS
ASPHALT TRACK
OPERATION AREA 825 SF 50 SF PER OCCUPANT 17 OCCUPANTS
DIG PIT 1180 SF (EXERCISE AREA) 50 SF PER OCCUPANT = 24 OCCUPANTS
PROPOSED 4' POWDER COATED CHAIN LINK FENCE SEE DETAIL 05, SHEET 14 OF 20 (TYP.)
DIG PIT 2360 SF (EXERCISE AREA) 50 SF PER OCCUPANT = 47 OCCUPANTS
PROPOSED 4' POWDER COATED CHAIN LINK FENCE SEE DETAIL 05, SHEET 14 OF 20 (TYP.)
S 00°21'15" W - 357.90'
BLOCK 6
GRAPEVINE MILLS ADDITION LOT 2R
2214 Grapevine Mills Circle E Grapevine, Texas 76051
DIG PIT 1720 SF (EXERCISE AREA) 50 SF PER OCCUPANT = 34 OCCUPANTS
BLOCK 6
LOT 3
2200 W Grapevine Mills Circle Grapevine, Texas 76051
OPERATION AREA 825 SF 50 SF PER OCCUPANT 17 OCCUPANTS
PROPOSED 4' POWDER COATED CHAIN LINK FENCE SEE DETAIL 05 SHEET 14 OF 20 (TYP.)
PAVILION AREA 2100 SF 50 SF PER OCCUPANT 42 OCCUPANTS
10' LANDSCAPE EASEMENT VOL 12147, PG 503
S 47°45'58" E - 140.48'
OPERATION AREA 450 SF 50 SF PER OCCUPANT 9 OCCUPANTS
ASPHALT TRACK
DIG PIT 1760 SF (EXERCISE AREA) 50 SF PER OCCUPANT = 35 OCCUPANTS
TICKETING OFFICE 160 SF (BUSINESS AREA) 150 SF PER OCCUPANT = 1 OCCUPANTS
TICKETING OFFICE 160 SF (BUSINESS AREA) 150 SF PER OCCUPANT = 1 OCCUPANTS
10' LANDSCAPE BUFFER
OFFICE AND STORAGE AREA 360 SF (BUSINESS AREA) 150 SF PER OCCUPANT = 2 OCCUPANTS
OFFICE AND STORAGE AREA 360 SF (BUSINESS AREA) 150 SF PER OCCUPANT = 2 OCCUPANTS
PAVILION AREA 1900 SF 50 SF PER OCCUPANT 38 OCCUPANTS
DIG PIT 1080 SF (EXERCISE AREA) 50 SF PER OCCUPANT = 22 OCCUPANTS
DIG PIT 1480 SF (EXERCISE AREA) 50 SF PER OCCUPANT = 30 OCCUPANTS
DIG PIT 1080 SF (EXERCISE AREA) 50 SF PER OCCUPANT = 22 OCCUPANTS
DIG PIT 1320 SF (EXERCISE AREA) 50 SF PER OCCUPANT = 26 OCCUPANTS
DIG PIT 1200 SF (EXERCISE AREA) 50 SF PER OCCUPANT = 24 OCCUPANTS
OPERATION AREA 375 SF 50 SF PER OCCUPANT 8 OCCUPANTS
OPERATION AREA 375 SF 50 SF PER OCCUPANT 8 OCCUPANTS
OPERATION AREA 440 SF 50 SF PER OCCUPANT 9 OCCUPANTS
PROPOSED 6' SIDEWALK
S 89°38'45" W 237.46'
S 85°42'33" W 68.44'
EXISTING PROPERTY LINE
PROPOSED 8' POWDER COATED CHAIN LINK FENCE AROUND ENTIRE PROPERTY SEE DETAIL06, SHEET 14 OF 20 (TYP.)
R=116.50'
D=43°28'10"
T=48.44'
L=88.39'
CH=86.28'
25' BUILDING LINE CAB A, PG 5503
20' LANDSCAPE EASEMENT VOL 12147, PG 503
PROPOSED 8' FENCE POWDER COATED CHAIN LINK FENCE SEE DETAIL 06, SHEET 14 OF 20 (TYP.)
ANDERSON GIBSON ROAD
(60' Right-of-Way)
REFER TO PARKING EXHIBIT FOR ADDITIONAL DETAIL
GRAPEVINE MILLS MALL LIMITED PARTNERSHIP Instr. No. D214193255 O.P.R.T.C.T.
GRAPEVINE MILLS ADDITION BLOCK 1, LOT 1R3 Instr. No. D207195454 M.R.T.C.T.
W GRAPEVINE MILLS CIRCLE
(Variable Width Right-of-Way)
PROPOSED CURB RAMP WITH DETECTIBLE WARNING
EXISTING SIDEWALK
EXISTING SIGN
PROPOSED SIDEWALK
11.47'
PROPOSED 10' SIDEWALK
MAIN ENTRANCE / EXIT 518 OCCUPANTS
0.2" PER OCCUPANT = 104" REQUIRED EGRESS FOR ENTIRE PROJECT
PROVIDED - 268" TOTAL MEANS OF EGRESS
L=47.13'
R=30.00'
T=30.01'
CB=S 46°02'E
CD=42.43'
10.57'
S 42°14'24" W 26.14'
EXISTING SIGN

LANDSCAPE ARCHITECT:
Cross Timbers Studio
PO Box 688
Grandview, TX 76050
Contact: Clifton Hall, ASLA
PH: 972-896-1900
email: chall@crosstimbersstudio.com

LESSEE:
Dig World
4653 Nall Road
Farmers Branch, Texas 75244
Contact: Alex Carroll
PH: 214-686-0939
Email: Alex@digworldnation.com

DEVELOPER:
Acacia Capital
Contact: Jamison Berryhill
PH: 432-770-5533
email: JBerryhill@acaciacapitalre.com

OWNER:
Grapevine Mills Residua LP
c/o Simon
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Contact: Jocelyn Gubler
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email: jgubler@simon.com

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SURVEYOR:
ARS Engineers, Inc
2112 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin Davison, RPLS
PH: 214-317-0685
email:DDavison@arsengineers.com

PURPOSE STATEMENT - THE PURPOSE OF CU25-35 IS TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER ONLY) AND OUTDOOR STORAGE OF HEAVY MACHINERY IN CONJUNCTION WITH AN OUTDOOR COMMERCIAL AMUSEMENT. THE PURPOSE OF EA25-01 IS TO ALLOW FOR DEVIATIONS IN SITE USE.

CASE NAME: DIG WORLD
CASE NUMBER: CU25-35 / EA25-01
LOCATION: 2200 GRAPEVINE MILLS CIRCLE

MAYOR _____ SECRETARY _____

PLANNING AND ZONING COMMISSION
CHAIRMAN _____

DATE: _____
SHEET: ___ OF ___

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

PLANNING SERVICES DEPARTMENT

SITE PLAN
FOR
DIG WORLD
LOT 3, BLOCK 6, GRAPEVINE MILLS ADDITION
AB. NO. 1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.327 ACRES / 101,369 SQFT
ZONE: "C-C" COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 03, 2025

No.	Description	Date

SAFETY PLAN

DIG WORLD
2200 W GRAPEVINE MILLS CIRCLE
GRAPEVINE TEXAS

JACOB & HEFNER ASSOCIATES
15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248
Firm Registration No. F-21086
Phone: (972) 834-7316
www.jacobandhefner.com

STATE OF TEXAS
STEPHANIE E. LAUGHLIN
95763
LICENSED PROFESSIONAL ENGINEER

7/31/2025

H440

SHEET
4 OF 21

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File Name: h440-oasp-sht-safety plan.dwg, Plot Date: 7/31/2025 5:09 PM, Plot by: Stephanie Laughlin

PROPERTY DESCRIPTION

BEING all of Lot 3, Block 6, of LOT 2R and LOT 3, Block 6, GRAPEVINE MILLS ADDITION, an Addition to the City of Grapevine, Tarrant County, Texas, recorded in Cabinet A, Slide 8868, Map Records, Tarrant County, Texas.

PURPOSE STATEMENT - THE PURPOSE OF CU25-35 IS TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) AND OUTDOOR STORAGE OF HEAVY MACHINERY IN CONJUNCTION WITH AN OUTDOOR COMMERCIAL AMUSEMENT. THE PURPOSE OF EA25-01 IS TO ALLOW FOR DEVIATIONS IN SITE USE.

CASE NAME: DIG WORLD
CASE NUMBER: CU25-35 / EA25-01
LOCATION: 2200 GRAPEVINE MILLS CIRCLE

MAYOR _____ SECRETARY _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: 07/24/2025
SHEET: 5 OF 23

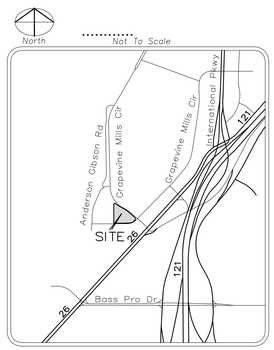
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

PLANNING SERVICES DEPARTMENT

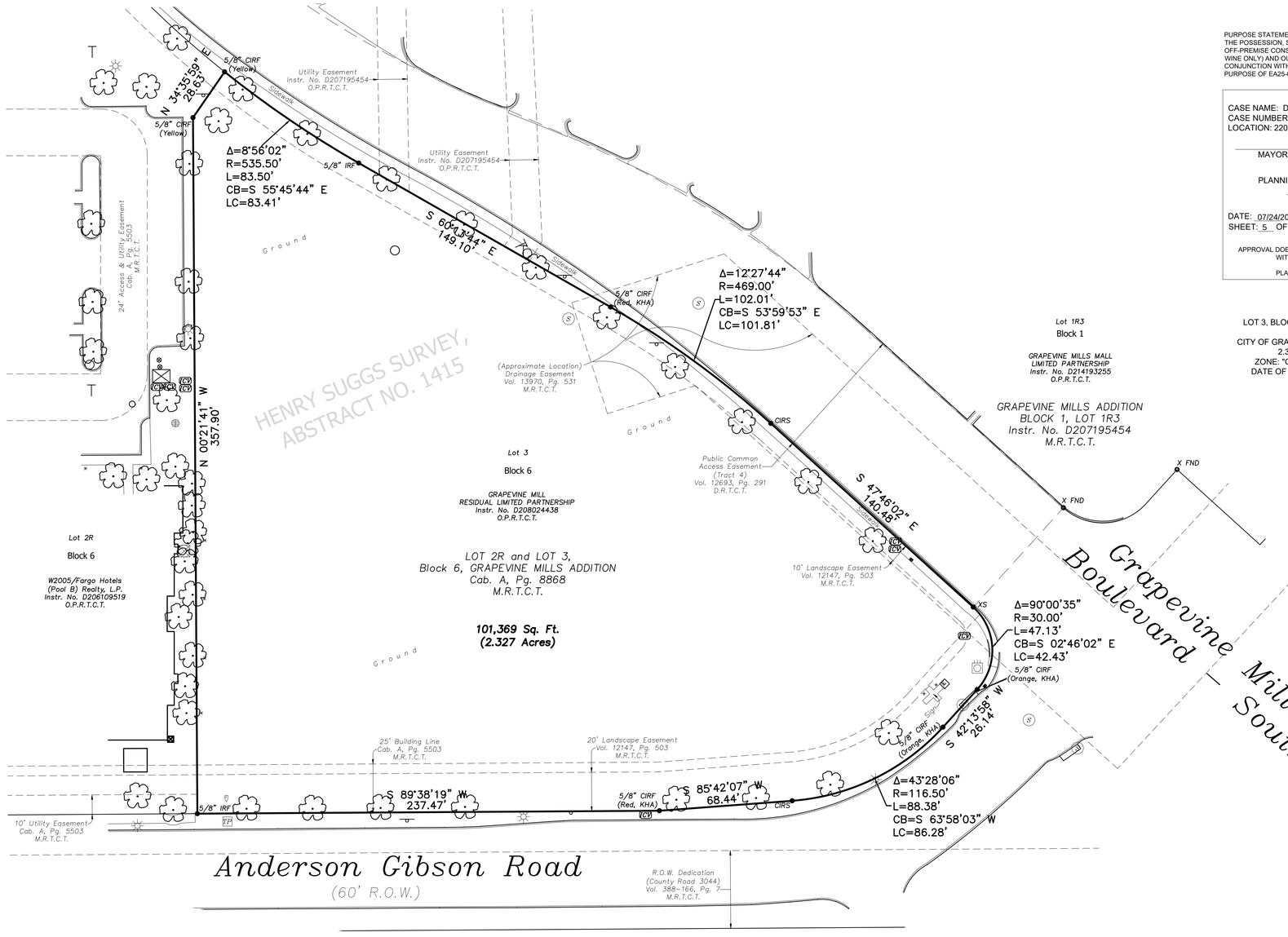
SITE PLAN
FOR
DIG WORLD
LOT 3, BLOCK 6, GRAPEVINE MILLS ADDITION
AB. NO. 1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.327 ACRES / 101,369 SQFT
ZONE: "C-C" COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 03, 2025

N
W E
S

0 30 60 feet
SCALE: 1" = 30'



—LEGEND—
- property corner
- water valve
- water vault
- water meter
- irrigation control valve
- fire hydrant
- wastewater manhole
- cleanout
- tree
- traffic signal light
- telephone pedestal
- sign
- lamp post
- electric vault
- storm manhole
- drain
- gas meter
- electric pullbox
- fiber-optic marker
- ground light
- A/C



NOTES:

CIRF = Capped Iron Rod Found

IRF = Iron Rod Found

X FND = "X" Cut Found

CIRS = 5/8" iron rod with Yellow plastic cap stamped, "ARS ENGINEERS #101.319-00" set

XS = "X" Cut Set

Cab., Pg. = Cabinet, Page

M.R.T.C.T. = Map Records, Tarrant County, Texas

Vol., Pg. = Volume, Page

D.R.T.C.T. = Deed Records, Tarrant County, Texas

Instr. No. = Instrument Number

O.P.R.T.C.T. = Official Public Records, Tarrant County, Texas

Sq. Ft. = Square Feet

R.O.W. = Right-of-Way

Basis of Bearings: All bearings are based on the Texas Coordinate System, North American Datum of 1983 (NAD83) (2011 Adjustment) 2010.0 Epoch, North Central Zone (4202). All coordinates and distances shown are surface, unless otherwise noted, and may be converted to grid by dividing by a surface scale adjustment factor of 1.00012. Units of measurement are U.S. Survey Feet.

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48439C0110 K, dated September 25, 2009. Property is in Zone X.

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SURVEYOR'S CERTIFICATION

THAT I, Dustin D. Davison, do hereby certify that this survey was made on the ground by me or under my personal supervision and the plat hereon is a true, correct, and accurate representation of the property as determined by survey. The lines, dimensions and corners of said property being as indicated by the plat. There are no visible or apparent easements, encroachments, conflicts or protrusions except as shown hereon.

STATE OF TEXAS
REGISTERED
DUSTIN D. DAVISON
6451
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY
RELEASED 12/31/24 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Dustin D. Davison, R.P.L.S.
Registration No. 6451

PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

Surveying Firm #10101900
Engineering Firm #F-819
ARS ENGINEERS, INC.
3440 Sojourn Dr., Ste. 330
Carrollton, Texas 75006
PH: (214) 739-3152

ENDURING VALUES

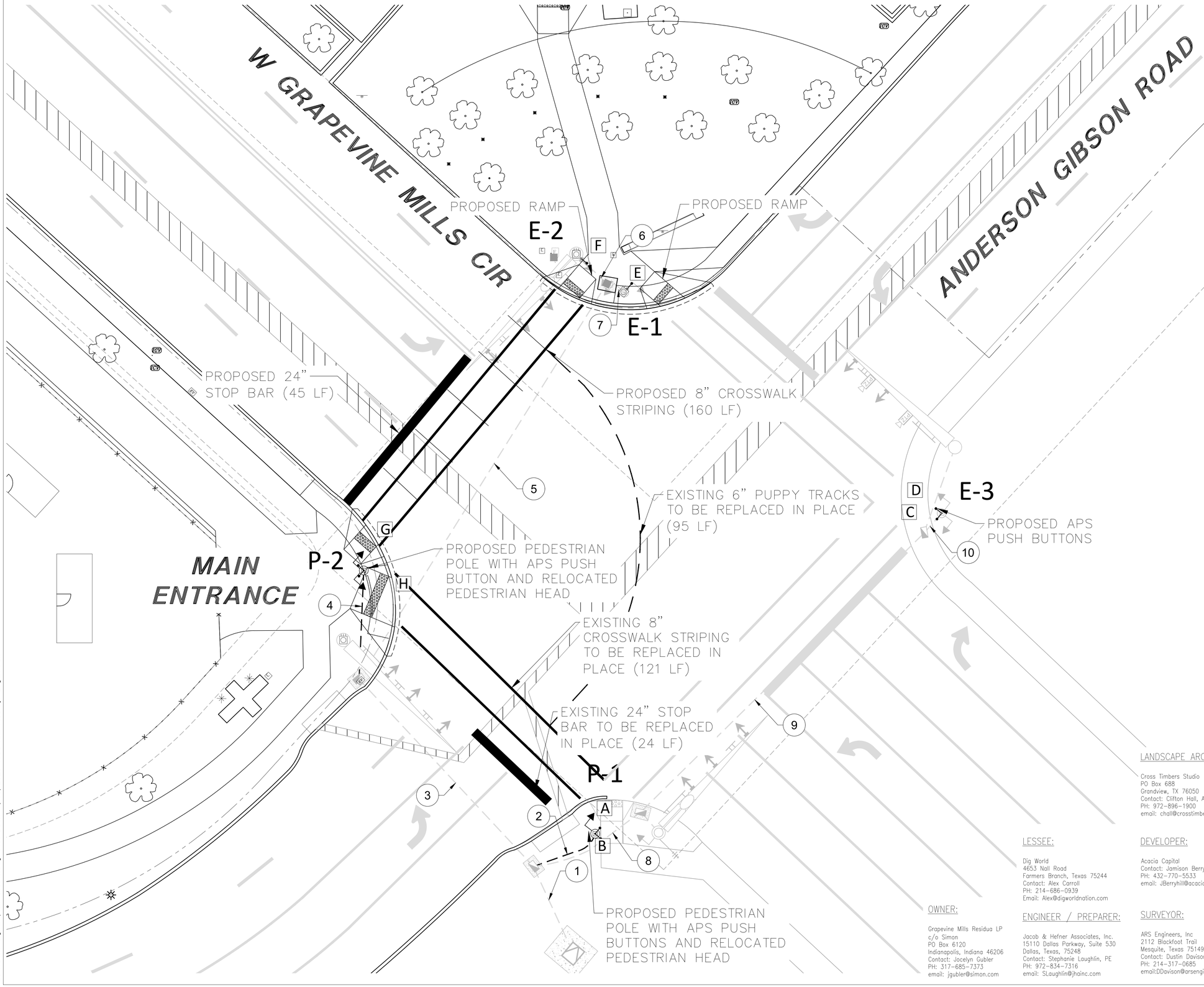
2200 Grapevine Mills Circle
Lot 3, Block 6
LOT 2R and LOT 3, Block 6, GRAPEVINE MILLS ADDITION
City of Grapevine, Tarrant County, Texas

LASTING SOLUTIONS

Scale: 1" = 30'
Date: 12/31/24
Field Tech: A.M.
Office Tech: JT
Project Manager: Davison
Project No.: 24-0265

SHEET 1 OF 1

File name:P-24-0265-2200 W Grapevine Mills Circle-PID/W/24-0265-2200 W Grapevine Mills Circle.dwg
Date: Tuesday, December 31, 2024 Time: 2:30 PM Plotted by: JT Shelton

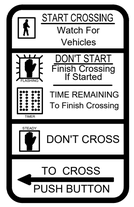


0 5 10 20 30
HORIZONTAL SCALE IN FEET

LEGEND

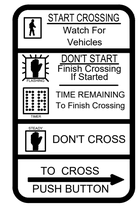
- TRAFFIC SIGNAL POLE
- SIGNAL HEAD AND NUMBER
- DETECTORS
- PREEMPTION
- PTZ CAMERA
- PEDESTRIAN HEAD AND NUMBER
- PEDESTRIAN POLE WITH PUSHBUTTON
- GROUNDBOX WITH/WITHOUT APRON
- CABINET
- SPREAD SPECTRUM RADIO
- LUMINAIRE/STREET LIGHT
- GROUND MOUNT SIGN
- MAST ARM SIGNS
- ELECTRICAL METER
- CONDUIT (TRENCH)
- CONDUIT (BORE)
- FENCELINES
- OVERHEAD ELECTRIC
- WATERLINE
- SANITARY SEWER
- STORM DRAIN
- ROW LINE
- STRUCTURAL POLE
- TRANSFORMER

BLACK - PROPOSED SIGNAL
GREY - REFERENCE INFORMATION



R10-3EL

C E F G



R10-3ER

A B D H

NOTE: PROPOSED DESIGN IS BASED UPON GROUND LEVEL SURVEY. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLING PROPOSED INFRASTRUCTURE.

PURPOSE STATEMENT - THE PURPOSE OF CU25-35 IS TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER ONLY) AND OUTDOOR STORAGE OF HEAVY MACHINERY IN CONJUNCTION WITH AN OUTDOOR COMMERCIAL AMUSEMENT. THE PURPOSE OF EA25-01 IS TO ALLOW FOR DEVIATIONS IN SITE USE.

CASE NAME: DIG WORLD
CASE NUMBER: CU25-35 / EA25-01
LOCATION: 2200 GRAPEVINE MILLS CIRCLE

MAYOR _____ SECRETARY _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____
SHEET: ___ OF ___

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

PLANNING SERVICES DEPARTMENT

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LANDSCAPE ARCHITECT:
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Grandview, TX 76050
Contact: Clifton Hall, ASLA
PH: 972-896-1900
email: chall@crosstimbersstudio.com

DEVELOPER:
Acacia Capital
Contact: Jamison Berryhill
PH: 432-770-5533
email: JBerryhill@acaciacapitalre.com

SURVEYOR:
ARS Engineers, Inc
2112 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin Davison, RPLS
PH: 214-317-0685
email:DDavison@arsengineers.com

SITE PLAN
FOR
DIG WORLD
LOT 3, BLOCK 6, GRAPEVINE MILLS ADDITION
AB. NO. 1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.327 ACRES / 101,369 SQFT
ZONE: "C-C" COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 03, 2025

No.	Description	Date

PROPOSED SIGNAL LAYOUT

DIG WORLD

2200 W GRAPEVINE MILLS CIRCLE

GRAPEVINE TEXAS

Westwood
Westwood Professional Services, Inc.
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
T:817.412.7155 westwoodps.com

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

STATE OF TEXAS
CHARLES L FOX
151614
LICENSED PROFESSIONAL ENGINEER
7/30/2025

H440

SHEET

6 OF 21

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File Name: signal_plan_sheets.dwg, Plot Date: 7/30/2025 7:53 AM, Plot by: Logan Fox

SUMMARY OF PROJECT QUANTITES

BID ITEM	DESCRIPTION	QUANTITY	UNIT
0416 7042	DRILL SHAFT (TRF SIG POLE) (24 IN)	12	LF
0618 7030	CONDT (PVC) (SCH 40) (2")	45	LF
0620 7009	ELEC CONDR (NO.6) BARE	45	LF
0666 7173	RE PM TY II (W) 6" (DOT)	95	LF
0666 7179	RE PM TY II (W) 8" (SLD)	281	LF
0666 7184	RE PM TY II (W) 24" (SLD)	69	LF
0677 7001	ELIM EXT PM & MRKS (4")	26	LF
0677 7002	ELIM EXT PM & MRKS (6")	85	LF
0677 7004	ELIM EXT PM & MRKS (8")	173	LF
0677 7008	ELIM EXT PM & MRKS (24")	45	LF
0680 6011	INSTALL HWY TRF SIG (UPGRADE)	1	EA
0684 7007	TRF SIG CBL (TY A)(12 AWG)(2 CONDR)	1060	LF
0684 7036	TRF SIG CBL (TY A)(14 AWG)(10 CONDR)	185	LF
0687 7001	PED POLE ASSEMBLY	2	EA
0688 7001	PED DETECT PUSH BUTTON (APS)	8	EA
0688 7003	PED DETECTOR CONTROLLER UNIT	1	EA
0690 7009	REMOVAL OF CABLES	200	LF
0690 7024	REMOVAL OF SIGNAL HEAD ASSM	3	EA
0690 7030	REMOVAL OF PEDESTRIAN PUSH BUTTONS	8	EA

*SUBSIDIARY TO ITEM 0687 7001
**USED FOR RELOCATION OF PEDESTRIAN HEADS

CONDUIT AND CONDUCTOR SCHEDULE

CONDUIT RUN	STATUS	2" TRENCH	NO. 6 BARE	12 AWG 2 CNDR. CABLE	14 AWG 10 CNDR. CABLE	LENGTH OF RUN (FEET)
1	EXISTING			8	2	25
2	PROPOSED	1	1	2	1	20
3	EXISTING			4	1	60
4	PROPOSED	1	1	2	1	25
5	EXISTING			2		105
6	EXISTING			1		10
7	EXISTING			1		10
8	EXISTING			2		30
9	EXISTING			2		90
10	EXISTING			2		10
TOTAL		45	45	1020	155	385

NOTE: ONLY PROPOSED CONDUCTORS ARE SHOWN. CONTRACTOR TO VERIFY THAT EXISTING CONDUIT IS NOT OVER CAPACITY PRIOR TO RUNNING PROPOSED CABLES.

CONDUCTORS INSIDE THE POLE SCHEDULE

CONDUIT RUN	POLE STATUS	12 AWG 2 CNDR. CABLE	14 AWG 10 CNDR. CABLE
P-1	PROPOSED	10	10
P-2	PROPOSED	10	20
E-1	EXISTING	5	
E-2	EXISTING	5	
E-3	EXISTING	10	
TOTAL		40	30

NOTE: ONLY PROPOSED CONDUCTORS ARE SHOWN.

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File Name: signal_plan_sheets.dwg, Plot Date: 7/30/2025 7:53 AM, Plot by: Logan Fox

OWNER:
Grapevine Mills Residua LP
c/o Simon
PO Box 6120
Indianapolis, Indiana 46206
Contact: Jocelyn Gubler
PH: 317-685-7373
email: jgubler@simon.com

LESSEE:
Dig World
4653 Nall Road
Farmers Branch, Texas 75244
Contact: Alex Carroll
PH: 214-686-0939
Email: Alex@digworldnation.com

ENGINEER / PREPARER:
Jacob & Hefner Associates, Inc.
15110 Dallas Parkway, Suite 530
Dallas, Texas, 75248
Contact: Stephanie Laughlin, PE
PH: 972-834-7316
email: SLaughlin@jhainc.com

LANDSCAPE ARCHITECT:
Cross Timbers Studio
PO Box 688
Grandview, TX 76050
Contact: Clifton Hall, ASLA
PH: 972-896-1900
email: chall@crosstimbersstudio.com

DEVELOPER:
Acacia Capital
Contact: Jamison Berryhill
PH: 432-770-5533
email: JBerryhill@acaciacapitalre.com

SURVEYOR:
ARS Engineers, Inc
2112 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin Davison, RPLS
PH: 214-317-0685
email:DDavison@arsengineers.com

PURPOSE STATEMENT - THE PURPOSE OF CU25-35 IS TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER ONLY) AND OUTDOOR STORAGE OF HEAVY MACHINERY IN CONJUNCTION WITH AN OUTDOOR COMMERCIAL AMUSEMENT. THE PURPOSE OF EA25-01 IS TO ALLOW FOR DEVIATIONS IN SITE USE.

CASE NAME: DIG WORLD
CASE NUMBER: CU25-35 / EA25-01
LOCATION: 2200 GRAPEVINE MILLS CIRCLE

MAYOR _____ SECRETARY _____

PLANNING AND ZONING COMMISSION
CHAIRMAN _____

DATE: _____
SHEET: ___ OF ___

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

PLANNING SERVICES DEPARTMENT

SITE PLAN
FOR
DIG WORLD
LOT 3, BLOCK 6, GRAPEVINE MILLS ADDITION
AB. NO. 1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.327 ACRES / 101,369 SQFT
ZONE: "C-C" COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 03, 2025

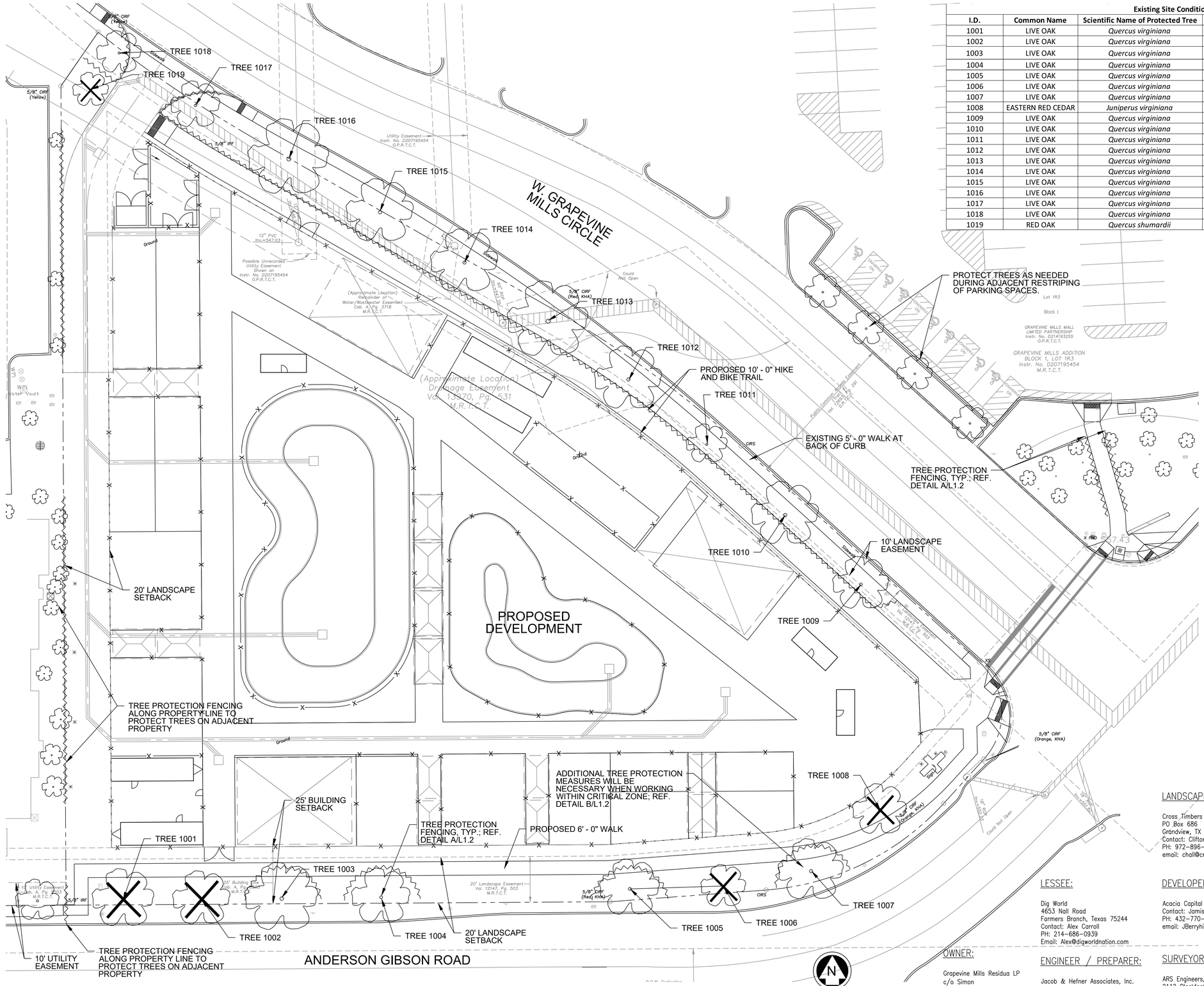
PROPOSED SIGNAL DESIGN CHARTS
DIG WORLD
2200 W GRAPEVINE MILLS CIRCLE
GRAPEVINE TEXAS

No.	Description	Date

Westwood
Westwood Professional Services, Inc.
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
T:817.412.7155 westwoodps.com
TBPELS. ENGINEERING FIRM NO. 11756
TBPELS. SURVEYING FIRM NO. 10074301

STATE OF TEXAS
CHARLES L FOX
151614
LICENSED PROFESSIONAL ENGINEER
7/30/2025

H440
SHEET
7 OF 21



Existing Site Conditions Tree Table

I.D.	Common Name	Scientific Name of Protected Tree	DBH (INCHES)	Notes	Tree Credits
1001	LIVE OAK	*Quercus virginiana*	17	To be Removed/Dead	
1002	LIVE OAK	*Quercus virginiana*	16	To be Removed/Dead	
1003	LIVE OAK	*Quercus virginiana*	24	To Remain-Selective Pruning	2
1004	LIVE OAK	*Quercus virginiana*	19	To Remain-Selective Pruning	2
1005	LIVE OAK	*Quercus virginiana*	18	To Remain-Selective Pruning	2
1006	LIVE OAK	*Quercus virginiana*	16	To be Removed/Dead	
1007	LIVE OAK	*Quercus virginiana*	15.5	To Remain-Selective Pruning	2
1008	EASTERN RED CEDAR	*Juniperus virginiana*	18	To be Removed	
1009	LIVE OAK	*Quercus virginiana*	17.5	To Remain-Selective Pruning	2
1010	LIVE OAK	*Quercus virginiana*	19	To Remain-Selective Pruning	2
1011	LIVE OAK	*Quercus virginiana*	15	To Remain-Selective Pruning	2
1012	LIVE OAK	*Quercus virginiana*	19.5	To Remain-Selective Pruning	2
1013	LIVE OAK	*Quercus virginiana*	22.5	To Remain-Selective Pruning	2
1014	LIVE OAK	*Quercus virginiana*	17	To Remain-Selective Pruning	2
1015	LIVE OAK	*Quercus virginiana*	20.5	To Remain-Selective Pruning	2
1016	LIVE OAK	*Quercus virginiana*	18.5	To Remain-Selective Pruning	2
1017	LIVE OAK	*Quercus virginiana*	14	To Remain-Selective Pruning	2
1018	LIVE OAK	*Quercus virginiana*	17	To Remain-Selective Pruning	2
1019	RED OAK	*Quercus shumardii*	10	To be Removed; u.n.o.	

EXISTING SITE TREE CREDITS

1. SECTION 53.G.7: ALL EXISTING TREES TO REMAIN IN PLACE CREDITED AS 2 TREES TO MEET THE PERIMETER SITE REQUIREMENTS AT THE DISCRETION OF THE DIRECTOR.

EXISTING TREES TO REMAIN =14
SITE TREE CREDITS (14 x 2) = 28

LEGEND

- TREE PROTECTION FENCING
- TREE TO REMAIN
- TREE TO BE REMOVED

GENERAL NOTES

1. ALL TREES PROPOSED TO BE REMOVED, ONCE REMOVED SHALL BE PROPERLY DISPOSED OF OFFSITE.
2. ALL TREE PROTECTION REQUIREMENTS SHALL ADHERE TO CITY OF GRAPEVINE STANDARDS AND SHALL BE IN PLACE PRIOR TO THE START OF ANY AND ALL CONSTRUCTION ACTIVITIES.
3. ALL TREE PROTECTION FENCING SHALL BE REMOVED AND PROPERLY DISPOSED OF OFFSITE AT THE CONCLUSION OF ALL CONSTRUCTION ACTIVITIES ON SITE.
4. CONTRACTOR SHALL PROTECT TREES FROM DAMAGE THAT ARE LOCATED ON ADJACENT PROPERTIES DURING CONSTRUCTION.
5. CONTRACTOR SHALL USE CAUTION DURING REMOVAL OF LANDSCAPE AND IRRIGATION WHERE UTILITIES EXIST.
6. CONTRACTOR SHALL FIELD LOCATE AND REMOVE COMPONENTS OF EXISTING IRRIGATION AND CAP LINES WHEN APPLICABLE. TEMPORARY IRRIGATION TO ESTABLISHMENT WILL BE ELECTED FOR PROPOSED IMPROVEMENTS.
7. SELECTIVE PRUNING WILL BE REQUIRED FOR EXISTING TREES TO REMAIN ON SITE WHERE LOCATED ADJACENT TO PROPOSED WALK AND/OR HIKE AND BIKE TRAIL. REF. DETAIL E/L1.2

PURPOSE STATEMENT - THE PURPOSE OF CU25-35 IS TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER ONLY) AND OUTDOOR STORAGE OF HEAVY MACHINERY IN CONJUNCTION WITH AN OUTDOOR COMMERCIAL AMUSEMENT. THE PURPOSE OF EA25-01 IS TO ALLOW FOR DEVIATIONS IN SITE USE.

CASE NAME: DIG WORLD
CASE NUMBER: CU25-35 / EA25-01
LOCATION: 2200 GRAPEVINE MILLS CIRCLE

MAYOR _____ SECRETARY

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____
SHEET: ___ OF ___

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

PLANNING SERVICES DEPARTMENT

OWNER:
Grapevine Mills Residua LP
c/o Simon
PO Box 6120
Indianapolis, Indiana 46206
Contact: Jocelyn Gubler
PH: 317-685-7373
email: jgubler@simon.com

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LANDSCAPE ARCHITECT:
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PH: 972-896-1900
email: chall@crosstimbersstudio.com

DEVELOPER:
Acacia Capital
Contact: Jamison Berryhill
PH: 432-770-5533
email: JBerryhill@acaciacapitalre.com

ENGINEER / PREPARER:
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15110 Dallas Parkway, Suite 530
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Contact: Stephanie Laughlin, PE
PH: 972-834-7316
email: SLaughlin@jhainc.com

SURVEYOR:
ARS Engineers, Inc
2112 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin Davison, RPLS
PH: 214-317-0685
email:DDavison@arsengineers.com

SITE PLAN
FOR
DIG WORLD
LOT 3, BLOCK 6, GRAPEVINE MILLS ADDITION
AB. NO. 1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.327 ACRES / 101,369 SQFT
ZONE: "C-C" COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 03, 2025

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File Name: h440-landscape base.dwg, Plot Date: 8/1/2025 4:06 PM, Plot by: Clifton Hall

No.	Description	Date

TREE SURVEY & PROTECTION PLAN

DIG WORLD
2200 W GRAPEVINE MILLS CIRCLE
GRAPEVINE TEXAS

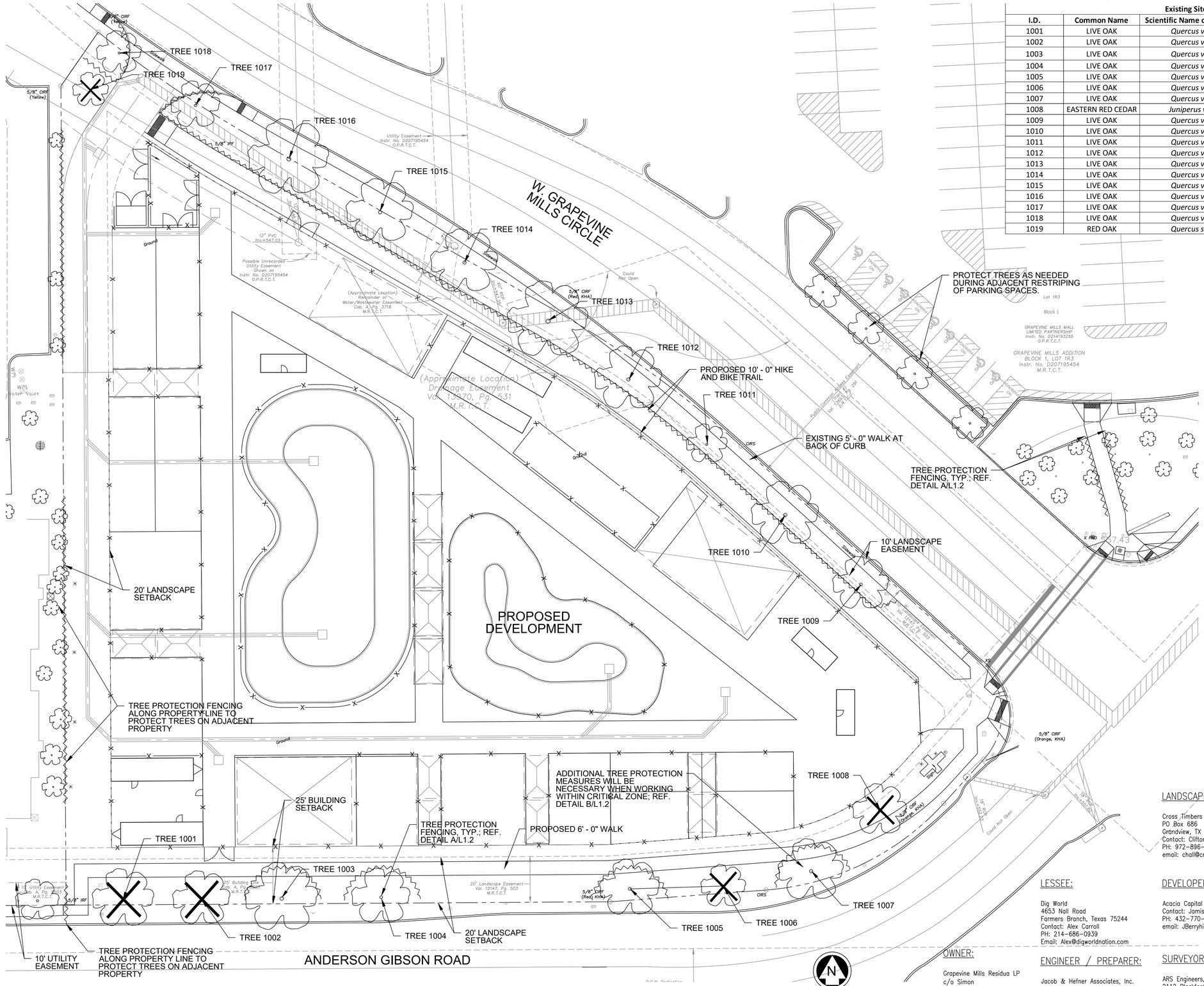
JACOB & HEFNER ASSOCIATES
15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248
Firm Registration No. F-21086
Phone: (972) 834-7316
www.jacobandhefner.com

REGISTERED LANDSCAPE ARCHITECT
CLIFTON D. HALL
2806
STATE OF TEXAS
07/24/2025

H440

SHEET

8 OF 21



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1019	RED OAK	*Quercus shumardii*	10	To be Removed; u.n.o.

EXISTING SITE TREE CREDITS

1. ALL EXISTING TREES TO REMAIN IN PLACE CREDITED AS 2 TREES TO MEET THE PERIMETER SITE REQUIREMENTS AT THE DISCRETION OF THE DIRECTOR.

EXISTING TREES TO REMAIN =14
SITE TREE CREDITS (14 x 2) = 28

LEGEND

TREE PROTECTION FENCING

TREE TO REMAIN

TREE TO BE REMOVED

GENERAL NOTES

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PURPOSE STATEMENT - THE PURPOSE OF CU25-35 IS TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER ONLY) AND OUTDOOR STORAGE OF HEAVY MACHINERY IN CONJUNCTION WITH AN OUTDOOR COMMERCIAL AMUSEMENT. THE PURPOSE OF EA25-01 IS TO ALLOW FOR DEVIATIONS IN SITE USE.

CASE NAME: DIG WORLD
CASE NUMBER: CU25-35 / EA25-01
LOCATION: 2200 GRAPEVINE MILLS CIRCLE

MAYOR _____ SECRETARY

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____
SHEET: ___ OF ___

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

PLANNING SERVICES DEPARTMENT

SCALE: 1" = 20'

OWNER:
Grapevine Mills Residua LP
c/o Simon
PO Box 6120
Indianapolis, Indiana 46206
Contact: Jocelyn Gubler
PH: 317-685-7373
email: jgubler@simon.com

LESSEE:
Dig World
4653 Nall Road
Farmers Branch, Texas 75244
Contact: Alex Carroll
PH: 214-686-0939
Email: Alex@digworldnation.com

LANDSCAPE ARCHITECT:
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Contact: Clifton Hall, ASLA
PH: 972-896-1900
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DEVELOPER:
Acacia Capital
Contact: Jamison Berryhill
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SURVEYOR:
ARS Engineers, Inc
2112 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin Davison, RPLS
PH: 214-317-0685
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SITE PLAN
FOR
DIG WORLD
LOT 3, BLOCK 6, GRAPEVINE MILLS ADDITION
AB. NO. 1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.327 ACRES / 101,369 SQFT
ZONE: "C-C" COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 03, 2025

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File Name: h440-landscape base.dwg, Plot Date: 7/30/2025 8:14 AM, Plot by: Clifton Hall

TREE SURVEY & PROTECTION PLAN

DIG WORLD
2200 W GRAPEVINE MILLS CIRCLE
GRAPEVINE TEXAS

No.	Description	Date

JACOB & HEFNER ASSOCIATES
15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248
Firm Registration No. F-21086
Phone: (972) 834-7316
www.jacobandhefner.com

REGISTERED LANDSCAPE ARCHITECT
CLIFTON D. HALL
2806
STATE OF TEXAS
07/24/2025

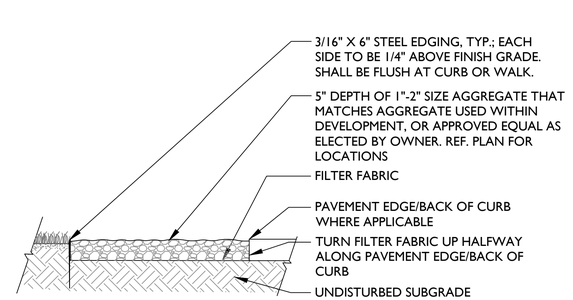
H440

SHEET
9 OF 21

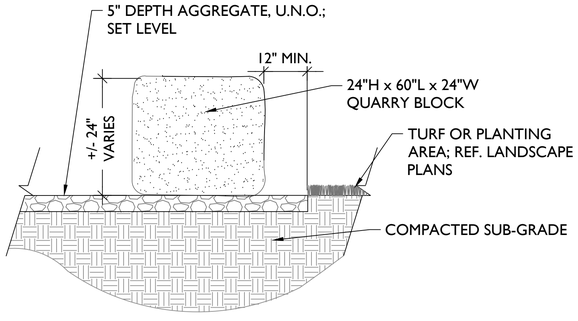
LANDSCAPE SCHEDULE

SYM.	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE / COMMENTS
LARGE AND ORNAMENTAL TREES				
	7 EA	LIVE OAK 'JOAN LIONETTI'	*Quercus fusiformis 'Joan Lionetti'*	100 gal.; 8'-10' ht. x 6' sp., 3" caliper min.
SHRUBS				
	22 EA	DWARF BURFORD HOLLY	*Ilex cornuta 'Burfordii Nana'*	7 gal.; 24" ht. at install x 8"-10" sp., full, spacing as shown
TURF AND AGGREGATE				
	+/- 7,316 SF	TURF - MATCH EXISTING ON SITE		hydroseed, full with temporary irrigation to establishment
	+/- 544 SF	DECORATIVE GRAVEL		5" depth, 1"-2" aggregate, match used aggregate in development

*ALL QUANTITIES ARE ESTIMATED AND SHOULD BE VERIFIED BY CONTRACTOR. QUANTITIES ARE BASED ON DESIGNED PLAN.



G DECORATIVE GRAVEL
SECTION NOT TO SCALE



F QUARRY BLOCK
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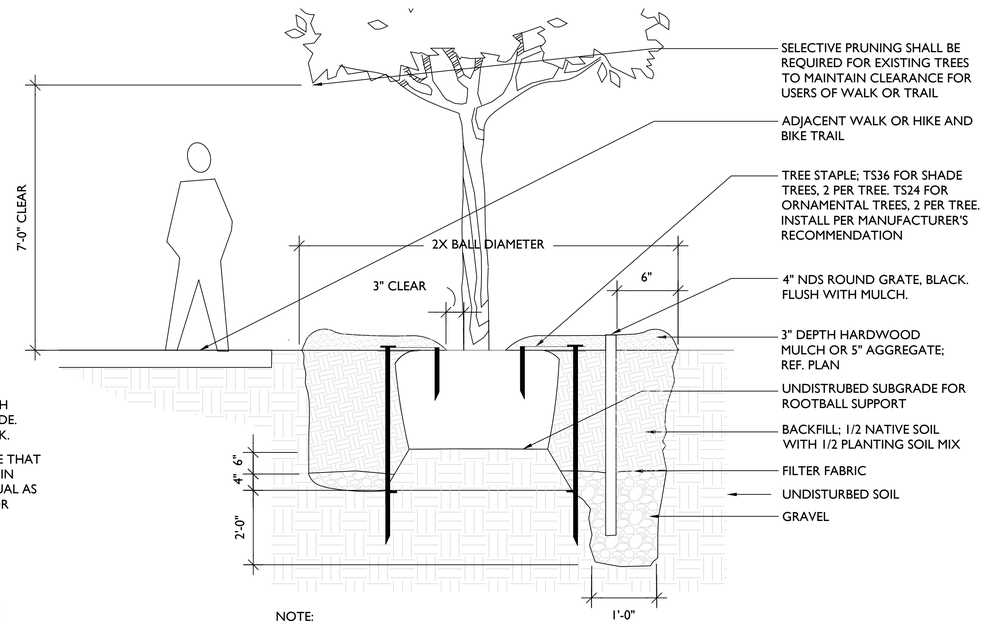
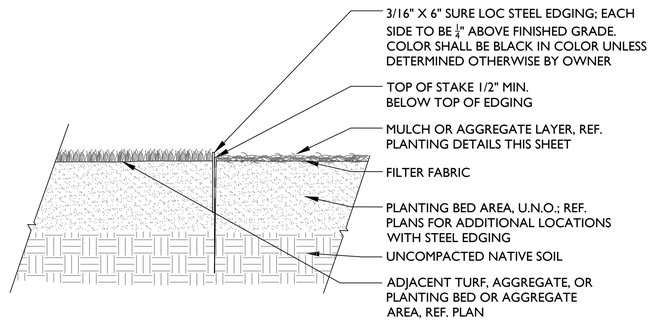


NOTE:
I. FOR TEMPORARY IRRIGATION TO ESTABLISHMENT MEASURES, PROVED A TREE DIAPER FOR EACH NEWLY INSTALLED TREE. INSTALL AND SIZE PER MANUFACTURER'S RECOMMENDATION.

E CANOPY TREE PLANTING AND STAKING
SECTION NOT TO SCALE



D STEELEDGING
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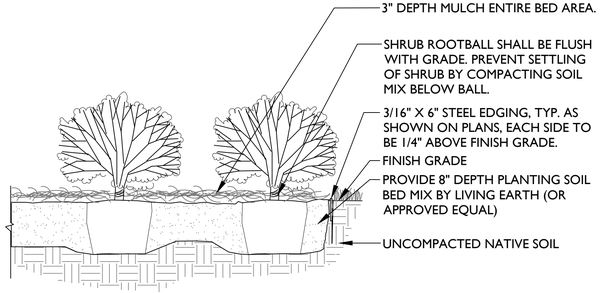
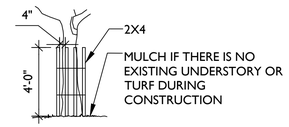
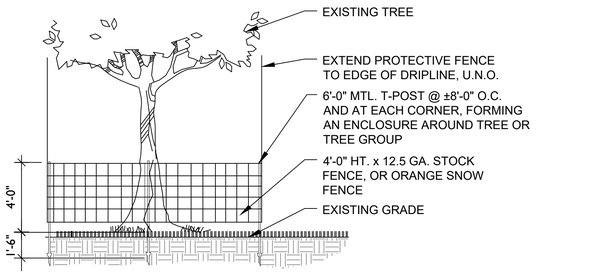


C SHRUB PLANTING
SECTION NOT TO SCALE



NOTE:
1. WRAP TREE TRUNK WITH 2"X4" STUDS AND ROPE OR BAND IN PLACE AS NEEDED TO PROTECT TREES IN WORK AREAS.
2. THIS TREE PROTECTION SHALL BE SELECTED AND IN PLACE IN THE EVENT THAT THE STANDARD TREE PROTECTION DETAIL, THIS SHEET, IS NOT ABLE TO BE PROVIDED DUE TO RESTRICTIONS ON SITE PRIOR TO CONSTRUCTION. IT IS ALSO TO BE INCLUDED IF FENCE IS LESS THAN 5' FROM TRUNK.

B ADDITIONAL TREE PROTECTION MEASURES
SECTION NOT TO SCALE



NOTE:
1. SELECTIVE PRUNING SHALL BE REQUIRED FOR ALL TREES ON SITE. WHEN ADJACENT TO AN EXISTING OR PROPOSED WALK OR HIKE AND BIKE TRAIL, CONTRACTOR SHALL PROVIDE AN 8' CLEARANCE FROM FINISHED GRADE TO BASE OF CANOPY. REF. CANOPY TREE DETAIL THIS SHEET

A TREE PROTECTION FENCING
SECTION NOT TO SCALE

PURPOSE STATEMENT - THE PURPOSE OF CU25-35 IS TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER ONLY) AND OUTDOOR STORAGE OF HEAVY MACHINERY IN CONJUNCTION WITH AN OUTDOOR COMMERCIAL AMUSEMENT. THE PURPOSE OF EA25-01 IS TO ALLOW FOR DEVIATIONS IN SITE USE.

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email:DDavison@arsengineers.com

CASE NAME: DIG WORLD
CASE NUMBER: CU25-35 / EA25-01
LOCATION: 2200 GRAPEVINE MILLS CIRCLE

MAYOR SECRETARY

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: 07/24/2025
SHEET: 13 OF 23

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

PLANNING SERVICES DEPARTMENT

SITE PLAN
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LOT 3, BLOCK 6, GRAPEVINE MILLS ADDITION
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No.	Description	Date

LANDSCAPE SCHEDULE & DETAILS

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REGISTERED LANDSCAPE ARCHITECT CLIFTON D. HALL 2806 STATE OF TEXAS
07/24/2025

H440

SHEET
10 OF 21

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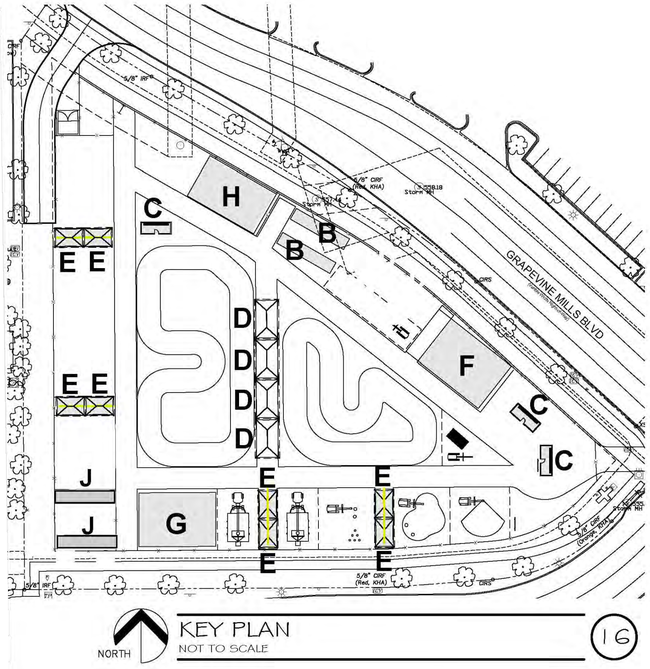
File Name: h440-landscape base.dwg, Plot Date: 7/24/2025 9:38 AM, Plot by: Clifton Hall

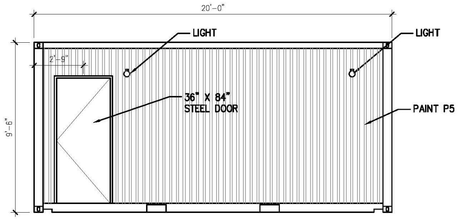


NORTH

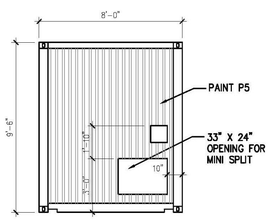
KEY PLAN
NOT TO SCALE

16

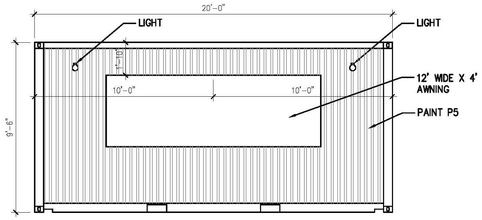
TYPE C - CONCESSIONS BOX



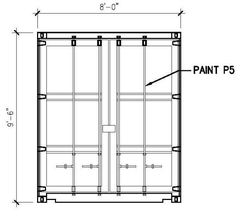
TYPE C
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
15



TYPE C
WEST ELEVATION
SCALE: 1/4" = 1'-0"
14



TYPE C
NORTH ELEVATION
SCALE: 1/4" = 1'-0"
13

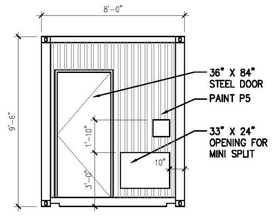


TYPE C
EAST ELEVATION
SCALE: 1/4" = 1'-0"
12

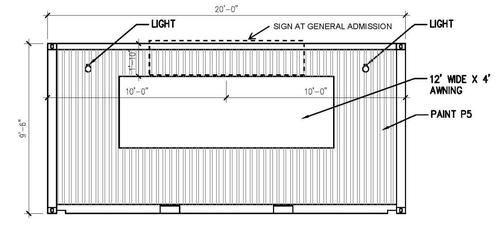
FINISH LEGEND

- P1 — PAINT
  SHERWIN WILLIAMS
  SW6256 SERIOUS GREY
- P2 — PAINT
  ABSOLUTE BLACK
- P3 — PAINT
  BUMPER BLACK
  HTTPS://WWW.POLIGON.COM/FABRIC/FABRIC-OPTIONS#FRAME-COLORS
  FRAME COLOR
- P4 — PAINT
  SW7071 GRAY SCREEN
- P5 — PAINT
  SW6925 ENVY
- P6 — BLACK POWDER/VINYL COATED
- S1 — FABRIC
  YELLOW
  HTTPS://WWW.POLIGON.COM/FABRIC/FABRIC-OPTIONS
  SHADE FABRIC COLOR

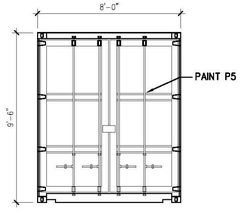
TYPE C - GENERAL ADMISSIONS & RETAIL BOXES



TYPE C
WEST ELEV AT RETAIL
SOUTH ELEV AT RETAIL
SCALE: 1/4" = 1'-0"
11

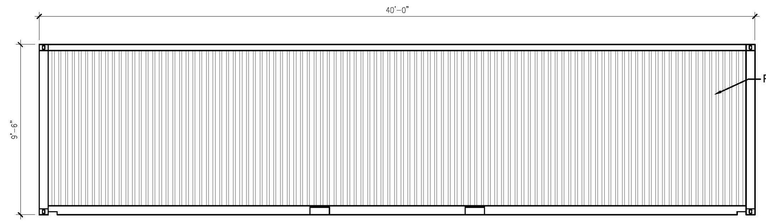


TYPE C
NORTH AND SOUTH ELEVATION AT RETAIL
EAST ELEVATION AT ADMISSIONS
SCALE: 1/4" = 1'-0"
10

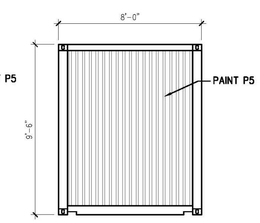


TYPE C
EAST ELEV AT RETAIL
NORTH ELEV AT ADMISSION
SCALE: 1/4" = 1'-0"
09

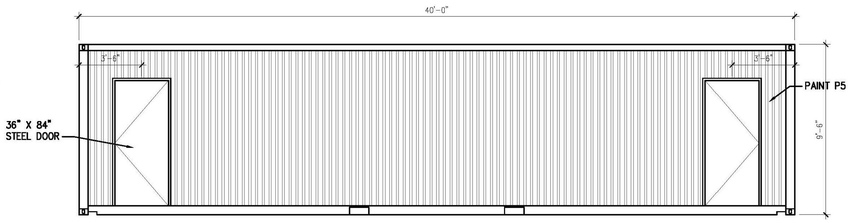
TYPE B - TOILET ROOMS



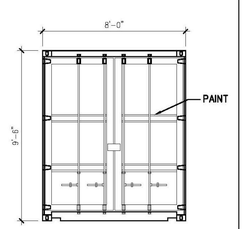
TYPE B
SOUTH ELEVATION ON SOUTH BUILDING
NORTH ELEVATION ON NORTH BUILDING
08



TYPE B
EAST ELEVATION
SCALE: 1/4" = 1'-0"
07



TYPE B
NORTH ELEVATION ON SOUTH BUILDING
SOUTH ELEVATION ON NORTH BUILDING
06



TYPE B
WEST ELEVATION
SCALE: 1/4" = 1'-0"
05

REGISTERED ARCHITECT
GREGORY B. FRANKA
11518
STATE OF TEXAS

Gregory Franka 07/23/2025

OWNER:

Grapevine Mills Residua LP
c/o Simon
PO Box 6120
Indianapolis, Indiana 46206
Contact: Jocelyn Gubler
PH: 317-685-7373
email: jgubler@simon.com

LESSEE:

Dig World
4653 Nall Road
Farmers Branch, Texas 75244
Contact: Alex Carroll
PH: 214-686-0939
Email: Alex@digworldnation.com

ENGINEER / PREPARER:

Jacob & Hefner Associates, Inc.
15110 Dallas Parkway, Suite 530
Dallas, Texas, 75248
Contact: Stephanie Laughlin, PE
PH: 972-834-7316
email: SLaughlin@jhainc.com

SURVEYOR:

ARS Engineers, Inc
2112 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin Davison, RPLS
PH: 214-317-0685
email:DDavison@arsengineers.com

LANDSCAPE ARCHITECT:

Cross Timbers Studio
PO Box 688
Grandview, TX 76050
Contact: Clifton Hall, ASLA
PH: 972-896-1900
email: chall@crosstimbersstudio.com

DEVELOPER:

Acacia Capital
Contact: Jamison Berryhill
PH: 432-770-5533
email: JBerryhill@acaciacapitalre.com

PURPOSE STATEMENT - THE PURPOSE OF CU25-35 IS TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER ONLY) AND OUTDOOR STORAGE OF HEAVY MACHINERY IN CONJUNCTION WITH AN OUTDOOR COMMERCIAL AMUSEMENT. THE PURPOSE OF EA25-01 IS TO ALLOW FOR DEVIATIONS IN SITE USE.

CASE NAME: DIG WORLD
CASE NUMBER: CU25-35 / EA25-01
LOCATION: 2200 GRAPEVINE MILLS CIRCLE

MAYOR _____ SECRETARY _____

PLANNING AND ZONING COMMISSION
CHAIRMAN _____

DATE: 07/24/2025
SHEET: 14 OF 23

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

PLANNING SERVICES DEPARTMENT

SITE PLAN
FOR
DIG WORLD
LOT 3, BLOCK 6, GRAPEVINE MILLS ADDITION
AB. NO. 1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.327 ACRES / 101,369 SQFT
ZONE: "C-C" COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 03, 2025

BUILDING ELEVATIONS

DIG WORLD
2200 W GRAPEVINE MILLS CIRCLE
GRAPEVINE TEXAS

No.	Description	Date

JACOB & HEFNER ASSOCIATES
15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248
Firm Registration No. F-21086
Phone: (972) 834-7316
www.JacobandHefner.com

H440

SHEET
11 OF 21

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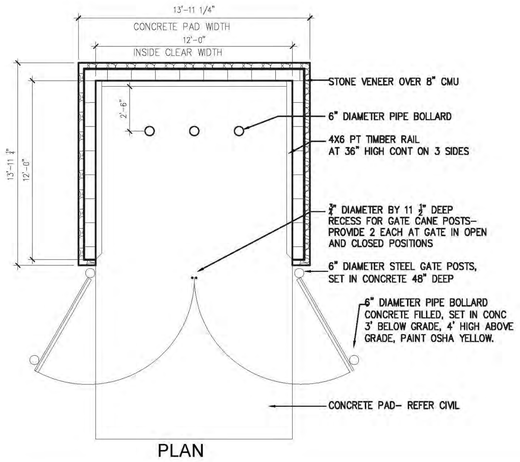
File Name: h440-osp-sht-building.dwg, Plot Date: 7/23/2025 11:51 AM, Plot by: Stephanie Laughlin

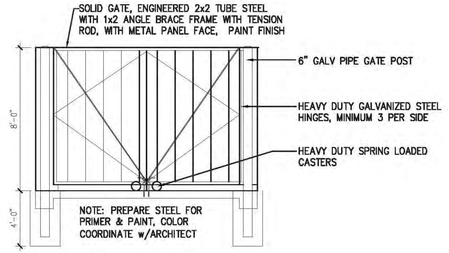
FINISH LEGEND

- P1 — PAINT
  SHERWIN WILLIAMS
  SW6256 SERIOUS GREY
- P2 — PAINT
  ABSOLUTE BLACK
- P3 — PAINT
  BUMPER BLACK
  HTTPS://WWW.POLIGON.COM/FABRIC/FABRIC-OPTIONS#FRAME-COLORS
  FRAME COLOR
- P4 — PAINT
  SW7071 GRAY SCREEN
- P5 — PAINT
  SW6925 ENVY
- P6 — BLACK POWDER/VINYL COATED
- S1 — FABRIC
  YELLOW
  HTTPS://WWW.POLIGON.COM/FABRIC/FABRIC-OPTIONS
  SHADE FABRIC COLOR

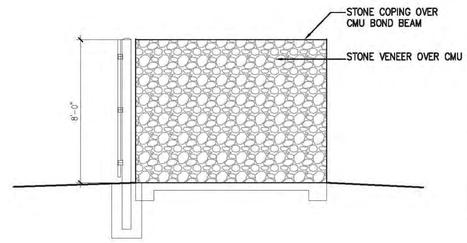


PLAN

DUMPSTER
SCALE: 1/4" = 1'-0" — 05

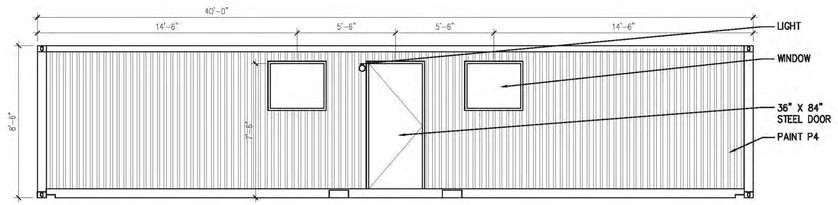


NORTH ELEVATION
SCALE: 1/4" = 1'-0" — 07

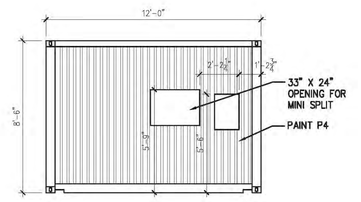


SOUTH ELEVATION
SCALE: 1/4" = 1'-0" — 06

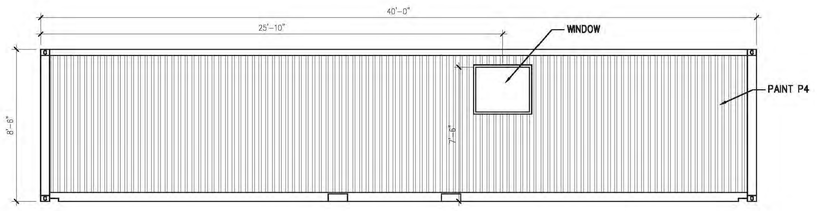
TYPE J - OFFICE



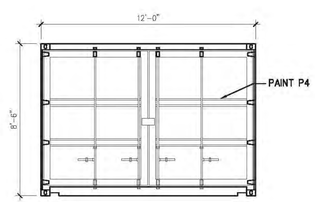
SOUTH ELEVATION AT NORTH BLDG, NORTH ELEVATION AT SOUTH BUILDING
SCALE: 1/4" = 1'-0" — 04



EAST ELEV AT NORTH BLDG
WEST ELEV AT SOUTH BLDG
SCALE: 1/4" = 1'-0" — 03



NORTH ELEVATION AT NORTH BLDG, SOUTH ELEVATION AT SOUTH BLDG
SCALE: 1/4" = 1'-0" — 02



WEST ELEVATION AT NORTH BLDG
EAST ELEVATION AT SOUTH BLDG
SCALE: 1/4" = 1'-0" — 01

PURPOSE STATEMENT - THE PURPOSE OF CU25-35 IS TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER ONLY) AND OUTDOOR STORAGE OF HEAVY MACHINERY IN CONJUNCTION WITH AN OUTDOOR COMMERCIAL AMUSEMENT. THE PURPOSE OF EA25-01 IS TO ALLOW FOR DEVIATIONS IN SITE USE.

CASE NAME: DIG WORLD
CASE NUMBER: CU25-35 / EA25-01
LOCATION: 2200 GRAPEVINE MILLS CIRCLE

MAYOR _____ SECRETARY _____

PLANNING AND ZONING COMMISSION
CHAIRMAN _____

DATE: 07/24/2025
SHEET: 15 OF 23

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

PLANNING SERVICES DEPARTMENT

OWNER:
Grapevine Mills Residua LP
c/o Simon
PO Box 6120
Indianapolis, Indiana 46206
Contact: Jocelyn Gubler
PH: 317-685-7373
email: jgubler@simon.com

LESSEE:
Dig World
4653 Nall Road
Farmers Branch, Texas 75244
Contact: Alex Carroll
PH: 214-686-0939
Email: Alex@digworldnation.com

ENGINEER / PREPARER:
Jacob & Hefner Associates, Inc.
15110 Dallas Parkway, Suite 530
Dallas, Texas, 75248
Contact: Stephanie Laughlin, PE
PH: 972-834-7316
email: SLaughlin@jhainc.com

DEVELOPER:
Acacia Capital
Contact: Jamison Berryhill
PH: 432-770-5533
email: JBerryhill@acaciacapitalre.com

SURVEYOR:
ARS Engineers, Inc
2112 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin Davison, RPLS
PH: 214-317-0685
email:DDavison@arsengineers.com

LANDSCAPE ARCHITECT:
Cross Timbers Studio
PO Box 688
Grandview, TX 76050
Contact: Clifton Hall, ASLA
PH: 972-896-1900
email: chall@crosstimbersstudio.com

SITE PLAN
FOR
DIG WORLD
LOT 3, BLOCK 6, GRAPEVINE MILLS ADDITION
AB. NO. 1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.327 ACRES / 101,369 SQFT
ZONE: "C-C" COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 03, 2025

REGISTERED ARCHITECT
GREGORY B. FRAKES
15115
STATE OF TEXAS
Gregory Frakes 01/23/2025

No.	Description	Date

BUILDING ELEVATIONS

DIG WORLD
2200 W GRAPEVINE MILLS CIRCLE
GRAPEVINE TEXAS

JACOB & HEFNER ASSOCIATES
15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248
Firm Registration No. F-21096
Phone: (972) 834-7316
www.jacobandhefner.com

H440

SHEET
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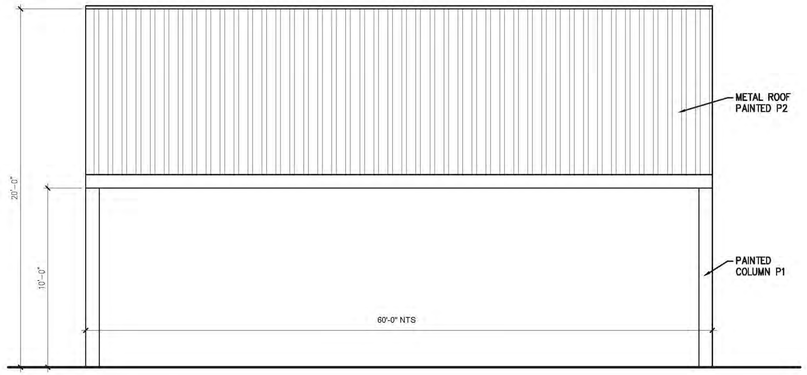
File Name: h440-osp-sht-building.dwg, Plot Date: 7/23/2025 11:42 AM, Plot by: Stephanie Laughlin

TYPE F - METAL STRUCTURE

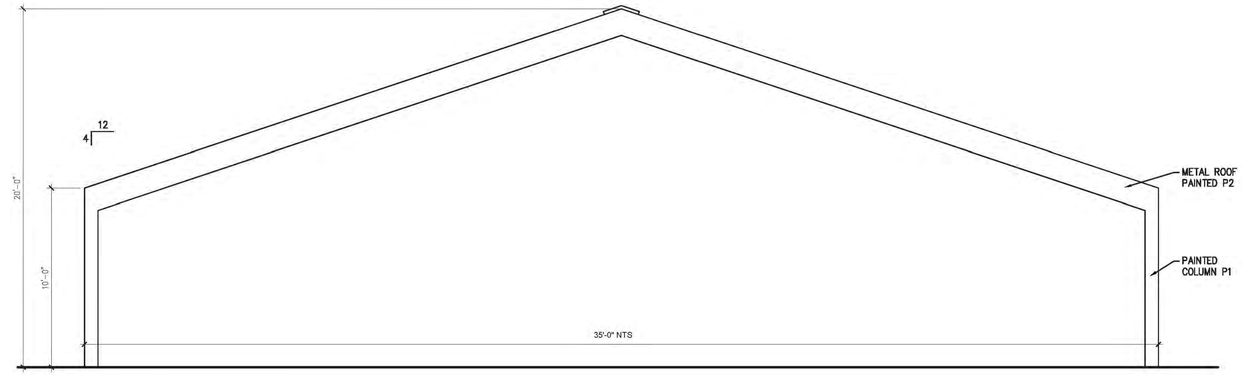


TYPE F

NORTH AND SOUTH ELEVATIONS

SCALE: 1/4" = 1'-0"

06



TYPE F

EAST AND WEST ELEVATIONS

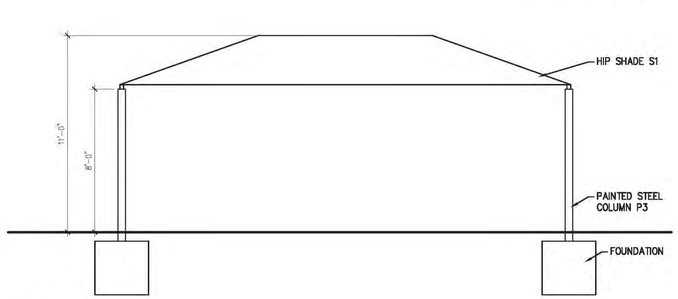
SCALE: 1/4" = 1'-0"

05

FINISH LEGEND

P1	PAINT SHERWIN WILLIAMS SW6256 SERIOUS GREY
P2	PAINT ABSOLUTE BLACK
P3	PAINT BUMPER BLACK HTTPS://WWW.POLIGON.COM/FABRIC/FABRIC-OPTIONS/FRAME-COLORS FRAME COLOR
P4	PAINT SW7071 GRAY SCREEN
P5	PAINT SW6925 ENVY
P6	BLACK POWDER/VINYL COATED
S1	FABRIC YELLOW HTTPS://WWW.POLIGON.COM/FABRIC/FABRIC-OPTIONS SHADE FABRIC COLOR

TYPE E - SHADE STRUCTURE

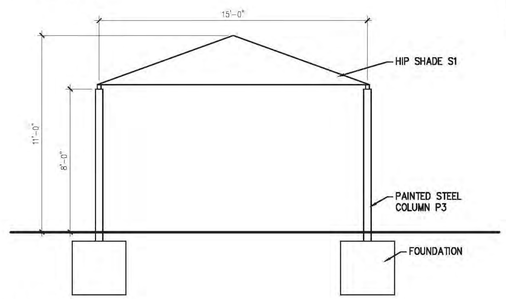


TYPE E

EAST AND WEST ELEVATIONS AT SOUTH BLDGS
NORTH AND SOUTH ELEVATIONS AT WEST BLDGS

SCALE: 1/4" = 1'-0"

04



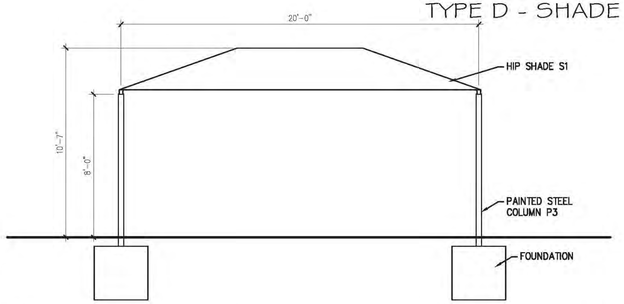
TYPE E

NORTH AND SOUTH ELEVATIONS AT SOUTH BLDGS
EAST AND WEST ELEVATIONS AT WEST BLDGS

SCALE: 1/4" = 1'-0"

03

TYPE D - SHADE STRUCTURE

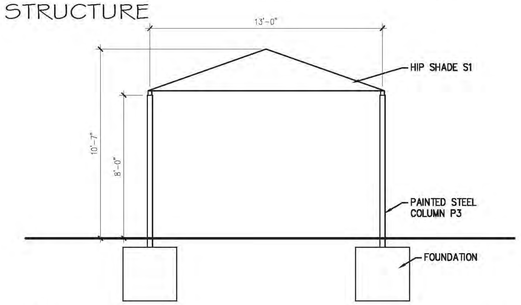


TYPE D

EAST AND WEST ELEVATIONS AT CENTER BLDGS
NORTH AND SOUTH ELEVATIONS AT NORTH BLDGS

SCALE: 1/4" = 1'-0"

02



TYPE D

NORTH AND SOUTH ELEVATIONS AT CENTER BLDGS
EAST AND WEST ELEVATIONS AT NORTH BLDGS

SCALE: 1/4" = 1'-0"

01

PURPOSE STATEMENT - THE PURPOSE OF CU25-35 IS TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER ONLY) AND OUTDOOR STORAGE OF HEAVY MACHINERY IN CONJUNCTION WITH AN OUTDOOR COMMERCIAL AMUSEMENT. THE PURPOSE OF EA25-01 IS TO ALLOW FOR DEVIATIONS IN SITE USE.

CASE NAME: DIG WORLD
CASE NUMBER: CU25-35 / EA25-01
LOCATION: 2200 GRAPEVINE MILLS CIRCLE

MAYOR _____ SECRETARY _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: 07/24/2025
SHEET: 16 OF 23

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

PLANNING SERVICES DEPARTMENT

SITE PLAN
FOR
DIG WORLD
LOT 3, BLOCK 6, GRAPEVINE MILLS ADDITION
AB. NO. 1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.327 ACRES / 101,369 SQFT
ZONE: "C-C" COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 03, 2025

REGISTERED ARCHITECT
GREGORY B. FRANKA
11515
STATE OF TEXAS

Gregory Franka 07/23/2025

No.	Description	Date

SHADE STRUCTURE ELEVATIONS

DIG WORLD
2200 W GRAPEVINE MILLS CIRCLE
GRAPEVINE TEXAS

JACOB & HEFNER ASSOCIATES
15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248
Firm Registration No. F-21086
Phone: (972) 934-7316
www.jacobandhefner.com

H440

SHEET

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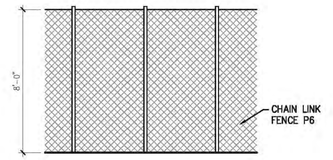
File Name: h440-oosp-sht-building.dwg, Plot Date: 7/23/2025 11:39 AM, Plot by: Stephanie Laughlin

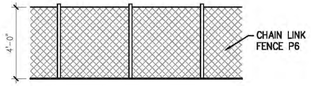
FINISH LEGEND

- P1 — PAINT
  SHERWIN WILLIAMS
  SW6256 SERIOUS GREY
- P2 — PAINT
  ABSOLUTE BLACK
- P3 — PAINT
  BUMPER BLACK
  HTTPS://WWW.POLIGON.COM/FABRIC/FABRIC-OPTIONS/FRAME-COLORS
  FRAME COLOR
- P4 — PAINT
  SW7071 GRAY SCREEN
- P5 — PAINT
  SW6925 ENVY
- P6 — BLACK POWDER/VINYL COATED
- S1 — FABRIC
  YELLOW
  HTTPS://WWW.POLIGON.COM/FABRIC/FABRIC-OPTIONS
  SHADE FABRIC COLOR

CHAIN LINK FENCES

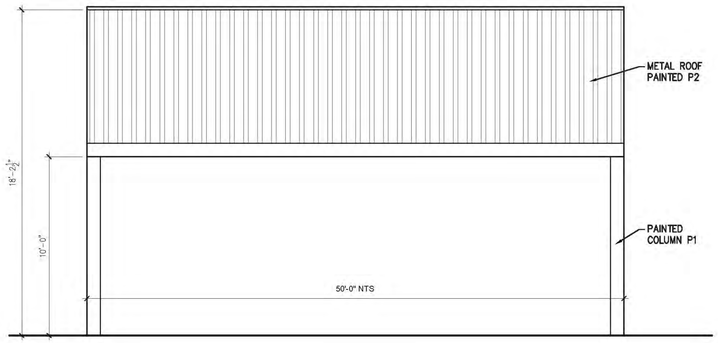


8' HIGH
CHAIN LINK FENCE 06
SCALE: 1/4" = 1'-0"

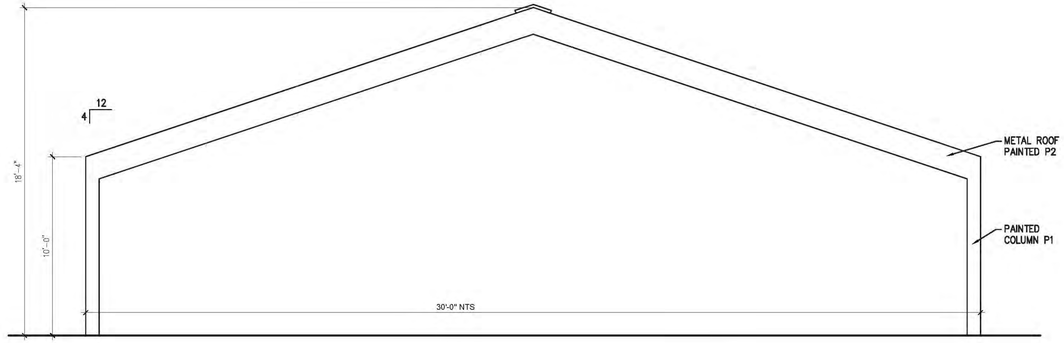


4' HIGH
CHAIN LINK FENCE 05
SCALE: 1/4" = 1'-0"

TYPE H- METAL STRUCTURE



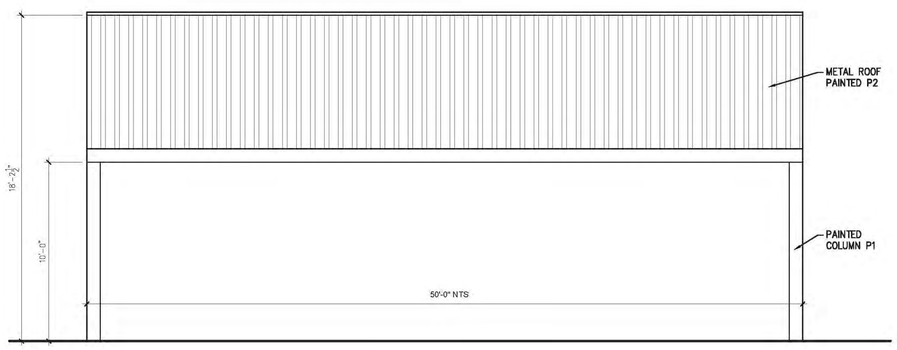
TYPE H
NORTH AND SOUTH ELEVATIONS 04
SCALE: 1/4" = 1'-0"



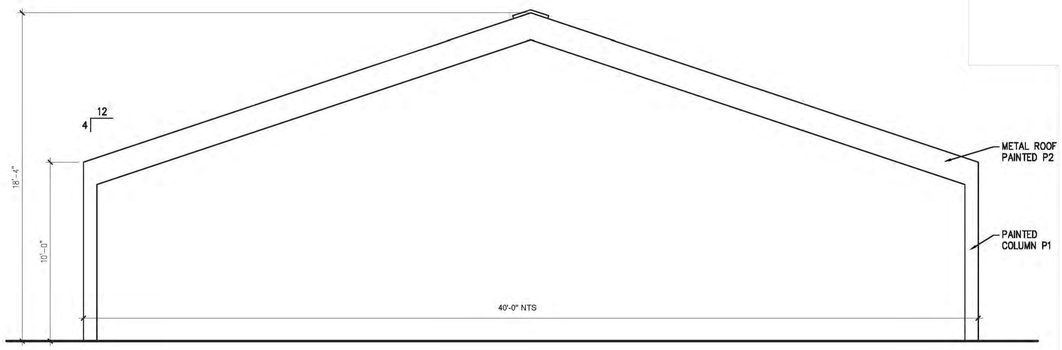
TYPE H
EAST AND WEST ELEVATIONS 03
SCALE: 1/4" = 1'-0"

TYPE G - METAL STRUCTURE

THE PURPOSE OF CU-25-35 IS TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, AND ON-AND-OFF PREMISES CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) AND OUTOOR STORAGE OF HEAVY MACHINERY IN CONJUNCTION WITH AN OUTDOOR COMMERCIAL AMUSEMENT.
THE PURPOSE OF EA-25-01 IS TO ALLOW FOR DEVIATIONS IN THE SITE USE



TYPE G
NORTH AND SOUTH ELEVATIONS 02
SCALE: 1/4" = 1'-0"



TYPE G
EAST AND WEST ELEVATIONS 01
SCALE: 1/4" = 1'-0"

PURPOSE STATEMENT - THE PURPOSE OF CU25-35 IS TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, AND ON AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER ONLY) AND OUTDOOR STORAGE OF HEAVY MACHINERY IN CONJUNCTION WITH AN OUTDOOR COMMERCIAL AMUSEMENT. THE PURPOSE OF EA25-01 IS TO ALLOW FOR DEVIATIONS IN SITE USE.

CASE NAME: DIG WORLD
CASE NUMBER: CU25-35 / EA25-01
LOCATION: 2200 GRAPEVINE MILLS CIRCLE

MAYOR _____ SECRETARY _____

PLANNING AND ZONING COMMISSION
CHAIRMAN _____

DATE: 07/24/2025
SHEET: 17 OF 23

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

PLANNING SERVICES DEPARTMENT

SITE PLAN
FOR
DIG WORLD
LOT 3, BLOCK 6, GRAPEVINE MILLS ADDITION
AB, NO. 1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.327 ACRES / 101,369 SQFT
ZONE: "C-C" COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 03, 2025

REGISTERED ARCHITECT
GREGORY P. FRINIA
11515
STATE OF TEXAS
Gregory Frinia 07/23/2025

No.	Description	Date

SHADE STRUCTURE ELEVATIONS

DIG WORLD
2200 W GRAPEVINE MILLS CIRCLE
GRAPEVINE TEXAS

JACOB & HEFNER ASSOCIATES
15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248
Firm Registration No. F-21086
Phone: (972) 854-7310
www.jacobandhefner.com

H440
SHEET
14 OF 21

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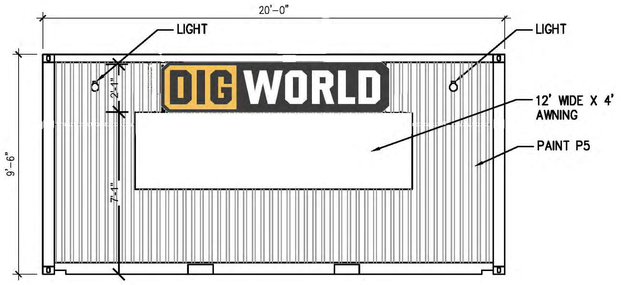
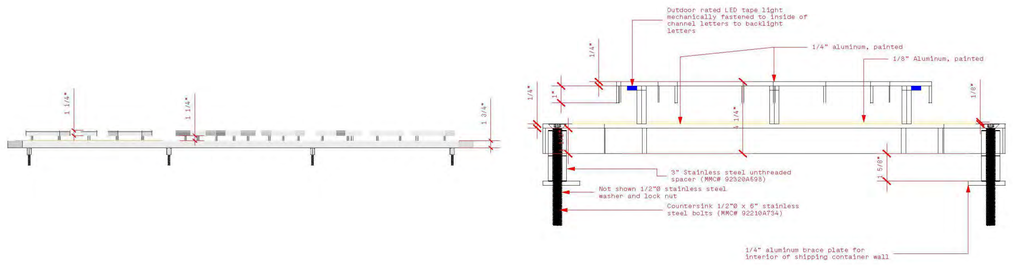
File Name: h440-osp-sht-building.dwg, Plot Date: 7/23/2025 11:33 AM, Plot by: Stephanie Laughlin



02 EAST ELEVATION - FRONT

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



01 SIGN DETAILS

NO SCALE

OWNER:

Grapevine Mills Residua LP
c/o Simon
PO Box 6120
Indianapolis, Indiana 46206
Contact: Jocelyn Gubler
PH: 317-685-7373
email: jgubler@simon.com

LESSEE:

Dig World
4653 Nall Road
Farmers Branch, Texas 75244
Contact: Alex Carroll
PH: 214-686-0939
Email: Alex@digworldnation.com

ENGINEER / PREPARER:

Jacob & Hefner Associates, Inc.
15110 Dallas Parkway, Suite 530
Dallas, Texas, 75248
Contact: Stephanie Laughlin, PE
PH: 972-834-7316
email: SLaughlin@jhainc.com

LANDSCAPE ARCHITECT:

Cross Timbers Studio
PO Box 688
Grandview, TX 76050
Contact: Clifton Hall, ASLA
PH: 972-896-1900
email: chall@crosstimbersstudio.com

DEVELOPER:

Acacia Capital
Contact: Jamison Berryhill
PH: 432-770-5533
email: JBerryhill@acaciacapitalre.com

SURVEYOR:

ARS Engineers, Inc
2112 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin Davison, RPLS
PH: 214-317-0685
email:DDavison@arsengineers.com

PURPOSE STATEMENT - THE PURPOSE OF CU25-35 IS TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER ONLY) AND OUTDOOR STORAGE OF HEAVY MACHINERY IN CONJUNCTION WITH AN OUTDOOR COMMERCIAL AMUSEMENT. THE PURPOSE OF EA25-01 IS TO ALLOW FOR DEVIATIONS IN SITE USE.

CASE NAME: DIG WORLD
CASE NUMBER: CU25-35 / EA25-01
LOCATION: 2200 GRAPEVINE MILLS CIRCLE

MAYOR SECRETARY

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: 07/24/2025
SHEET: 18 OF 23

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PLANNING SERVICES DEPARTMENT

SITE PLAN
FOR
DIG WORLD
LOT 3, BLOCK 6, GRAPEVINE MILLS ADDITION
AB, NO. 1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.327 ACRES / 101,369 SQFT
ZONE: "C-C" COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 03, 2025

REGISTERED ARCHITECT
GREGORY R. FRANK
11515
STATE OF TEXAS
Gregory Frank 07/23/2025

No.	Description	Date

SIGNAGE

DIG WORLD

2200 W GRAPEVINE MILLS CIRCLE

GRAPEVINE TEXAS

JACOB & HEFNER ASSOCIATES
15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248
Firm Registration No. F-21086
Phone: (972) 834-7316
www.jacobandhefner.com

H440

SHEET

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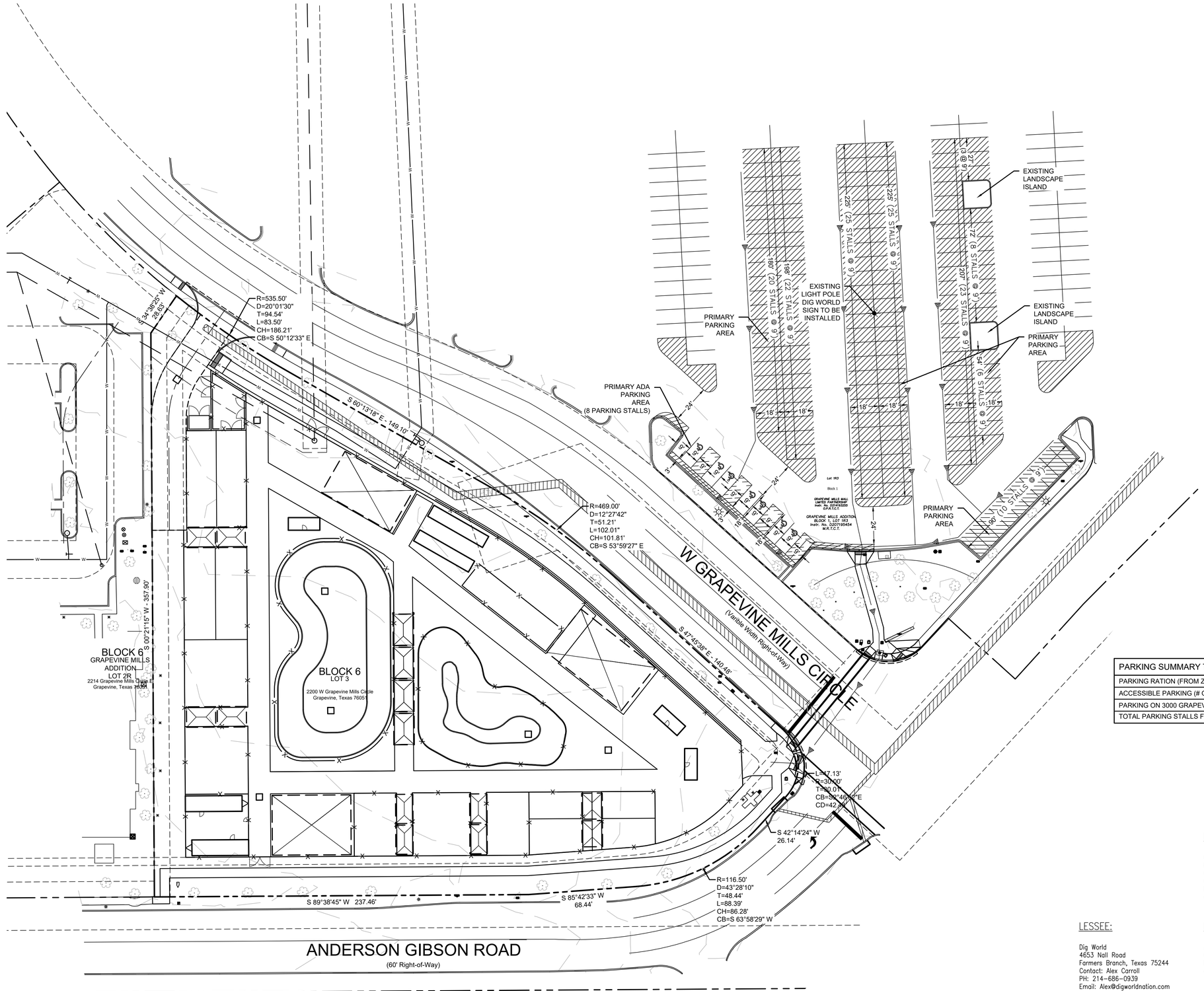

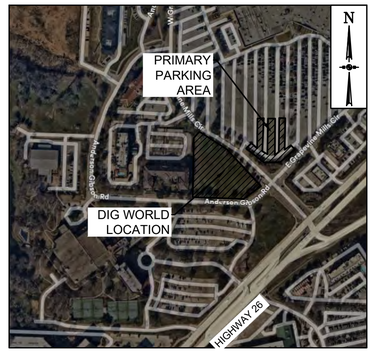

LOCATION MAP

NOT TO SCALE

LEGEND

PRIMARY PARKING AREA
150 PARKING SPACES

WALKING PATH

PARKING SUMMARY TABLE	REQUIRED	PROVIDED
PARKING RATION (FROM ZONING ORDINANCE) (20+1 STALLS PER 6 SEATS)	105 STALLS	142 STALLS
ACCESSIBLE PARKING (# OF SPACES)	5 STALLS	8 STALLS
PARKING ON 3000 GRAPEVINE MILLS PARKWAY (MINUS DIG WORLD STALLS)	7,489 STALLS	8,312 STALLS
TOTAL PARKING STALLS FOR LOT 3 BLOCK 6	105 STALLS	150 STALLS

PURPOSE STATEMENT - THE PURPOSE OF CU25-35 IS TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER ONLY) AND OUTDOOR STORAGE OF HEAVY MACHINERY IN CONJUNCTION WITH AN OUTDOOR COMMERCIAL AMUSEMENT. THE PURPOSE OF EA25-01 IS TO ALLOW FOR DEVIATIONS IN SITE USE.

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DEVELOPER:

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Contact: Jamison Berryhill
PH: 432-770-5533
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Mesquite, Texas 75149
Contact: Dustin Davison, RPLS
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email:DDavison@arsengineers.com

CASE NAME: DIG WORLD
CASE NUMBER: CU25-35 / EA25-01
LOCATION: 2200 GRAPEVINE MILLS CIRCLE

MAYOR SECRETARY

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____
SHEET: ___ OF ___

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FOR
DIG WORLD
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AB. NO. 1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.327 ACRES / 101,369 SQFT
ZONE: "C-C" COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 03, 2025

No.	Description	Date

PRIMARY PARKING AREA

DIG WORLD
2200 W GRAPEVINE MILLS CIRCLE
GRAPEVINE TEXAS

JACOB & HEFNER ASSOCIATES
15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248
Firm Registration No. F-21086
Phone: (972) 834-7316
www.jacobandhefner.com

STATE OF TEXAS
STEPHANIE E. LAUGHLIN
95763
LICENSED PROFESSIONAL ENGINEER

7/31/2025

H440

SHEET
16 OF 21

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D-Series Size 2
LED Area Luminaire

d-series

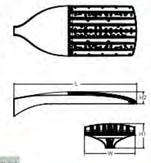
Catalog Number:
Notes:
Type:

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

Specifications

EPA: 1.06 ft² (0.10 m²)
Length: 40.59" (1031.7 mm)
Width: 16.76" (425.6 mm)
Height H1: 8.11" (205.9 mm)
Height H2: 3.96" (95.1 mm)
Weight: 46 lbs (20.9 kg)



design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature	Color Rendering Index	Distribution		Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics** P10[1] P13[1] P11[1] P14[1] P12[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front throw T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[1] T4M Type IV medium T4LG Type IV low glare[1] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[1] BLC4 Type IV backlight control[1] LCCO Left corner cutoff RCCO Right corner cutoff	MVOLT (120V-277V)[2] HVOLT (347V-480V)[2,3] XVOLT (277V-480V)[2,3] 120[4,5] 208[4,5] 240[4,5] 277[4,5] 347[4,5] 480[4,5]	**Shipped included** SPA Square pole mounting (4@ drilling) RPA Round pole mounting (4@ drilling) SPA5 Square pole mounting (5@ drilling)[6] RPA5 Round pole mounting (5@ drilling)[6] SPABN Square narrow pole mounting (4@ drilling) WBA Wall Bracket[7] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options		Finish
Shipped installed NLTAIR2 PIRHN nLight AIR generation 2-enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 25-fc[8,9,10] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[8,9,10] PER NEMA twist-lock receptacle only (controls ordered separately)[11] PER5 Five-pin receptacle only (controls ordered separately)[11,12]	PER7[11] Seven-pin receptacle only (controls ordered separately)[11] FAO Field adjustable output[13,14] BL30 Bi-level switched dimming, 30%[13,15] BL50 Bi-level switched dimming, 50%[13,15] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[13] DS Dual switching[16,17]	**Shipped installed** SPD20KV 20KV surge protection HS Houseside shield (black finish standard)[18] L90 Left rotated optics[1] R90 Right rotated optics[1] CCE Coastal Construction[19] WA 120° Lambert's cosine[20] BAA Buy America's Act and/or Build America's Buy America: Qualified SF Single fuse (120, 277, 347V)[3] DF Double fuse (208, 240, 480V)[3] XG Vibration rated for XL[21] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBTD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) •
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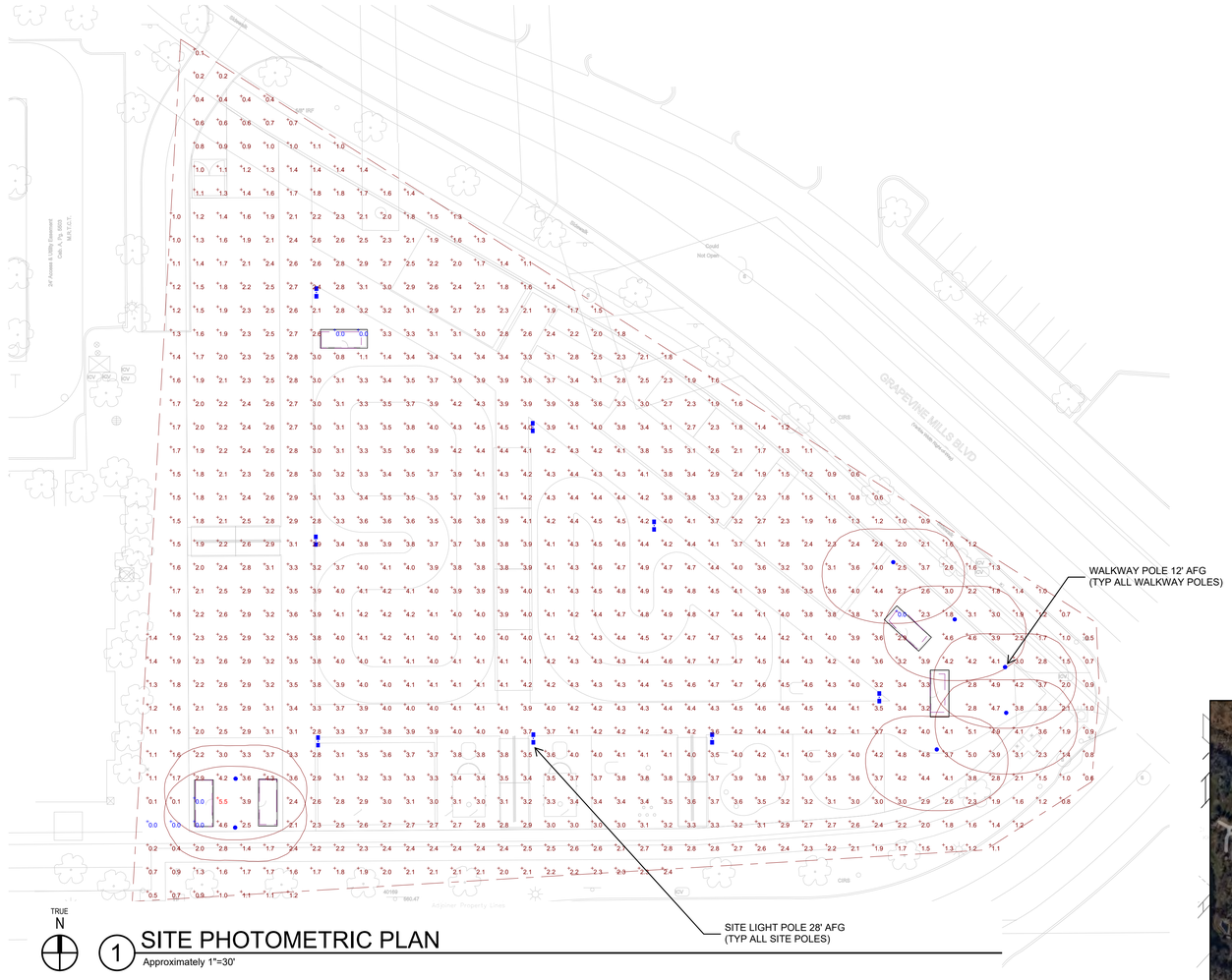
DSX2-LED
Rev. 11/15/24
Page 1 of 10



1 SITE PHOTOMETRIC PLAN

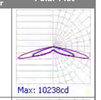
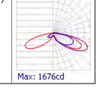
Approximately 1"=30'

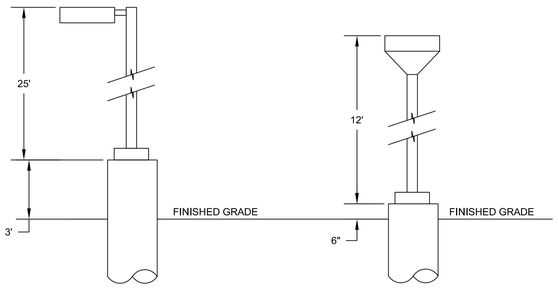
GRAPHIC SCALE 1" = 30'
0 15' 30' 60'

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	3.0 fc	5.5 fc	0.0 fc	N/A	N/A

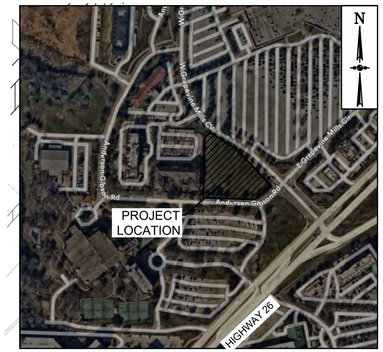
Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		8	Lithonia Lighting	DSX2 LED P1 40K 80CRI T5M	D-Series Size 2 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 5 Medium	1	18663	1	269	 Max: 10238cd
	B		7	Lithonia Lighting	RADPT P2 40K PATH HS	RADEAN Post-Top with P2 4000K Pathway distribution with house-side shield	1	3679	1	38.0107	 Max: 1676cd



SITE LIGHT POLE ELEVATION

WALKWAY POLE ELEVATION



LOCATION MAP

NOT TO SCALE

OWNER:

Grapevine Mills Residua LP
c/o Simon
PO Box 6120
Indianapolis, Indiana 46206
Contact: Jocelyn Gubler
PH: 317-685-7373
email: jgubler@simon.com

LESSEE:

Dig World
4653 Nall Road
Farmers Branch, Texas 75244
Contact: Alex Carroll
PH: 214-686-0939
Email: Alex@digworldnation.com

ENGINEER / PREPARER:

Meza Engineering, Inc.
4141 Lindberg Drive
Addison Texas 75001
Contact: William A Lee. P.E.
PH:214-632-7766
email:wlee@mezaengineering.com

LANDSCAPE ARCHITECT:

Cross Timbers Studio
PO Box 688
Grandview, TX 76050
Contact: Clifton Hall, ASLA
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Contact: Jamison Berryhill
PH: 432-770-5533
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Mesquite, Texas 75149
Contact: Dustin Davison, RPLS
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email:DDavison@arsengineers.com

CASE NAME: DIG WORLD
CASE NUMBER: CU25-35 / EA25-01
LOCATION: 2200 GRAPEVINE MILLS CIRCLE

MAYOR _____ SECRETARY _____

PLANNING AND ZONING COMMISSION
CHAIRMAN _____

DATE: 07/24/2025
SHEET: 20 OF 23

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

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AB. NO. 1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.327 ACRES / 101,369 SQFT
ZONE: "C-C" COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 03, 2025

No.	Description	Date

SITE PHOTOMETRIC PLAN

DIG WORLD

2200 W GRAPEVINE MILLS CIRCLE
GRAPEVINE TEXAS

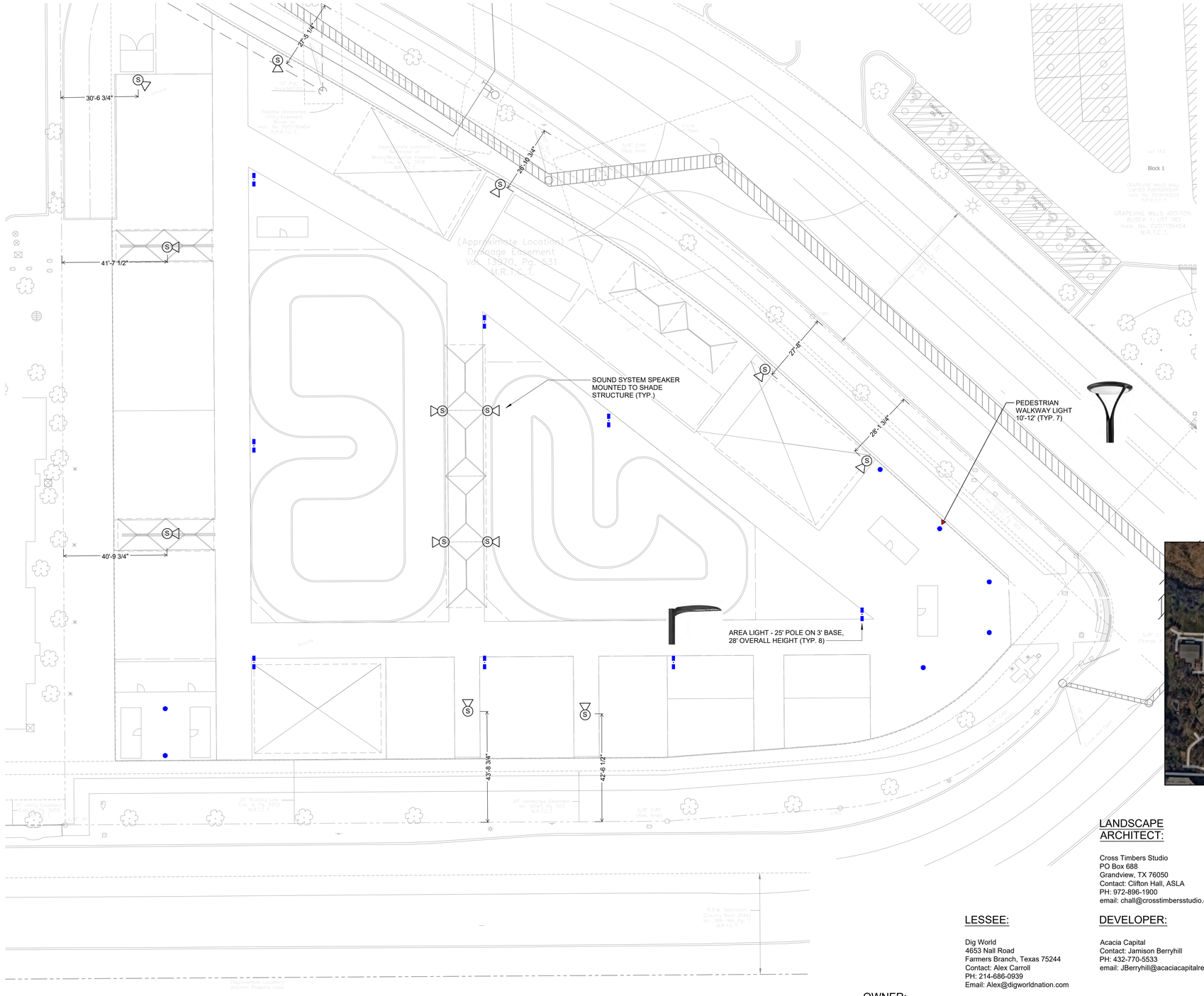
4141 Lindbergh Drive
Addison, Texas 75001
Project:24024.000
ph: 214.428.7744
www.mezaengineering.com
Texas Registered Engineering Firm F-345
MEZA ENGINEERING, INC.

STATE OF TEXAS
WILLIAM A LEE
80638
LICENSED
PROFESSIONAL ENGINEER
7/23/25

SITE PHOTOMETRIC PLAN

SLP-01

17 OF 21


27'-5 1/4"
30'-6 3/4"
26'-10 3/4"
41'-7 1/2"
27'-6"
28'-1 3/4"
40'-9 3/4"
SOUND SYSTEM SPEAKER MOUNTED TO SHADE STRUCTURE (TYP.)
PEDESTRIAN WALKWAY LIGHT 10'-12' (TYP. 7)
AREA LIGHT - 25' POLE ON 3' BASE, 28' OVERALL HEIGHT (TYP. 8)
43'-8 3/4"
42'-6 1/2"
(Approximate Location)
Drainage Easement
Vol. 13970, Pg. 631
M.R.T.C.T.
Block 1
GRAPEVINE MILLS ADDITION
BLOCK 1, LOT 1R2
Instr. No. D207195454
M.R.T.C.T.
Lot 1R2
Block 1
GRAPEVINE MILLS MALL
SHOPS PARKWAY
Instr. No. D214175235
O.R.E.C.T.
GRAPEVINE MILLS ADDITION
BLOCK 1, LOT 1R2
Instr. No. D207195454
M.R.T.C.T.
Grapevine Mills Residua LP

GRADING NOTES

1) ALL SPOT ELEVATIONS ARE THE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS.
2) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
3) CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
4) ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE.
5) SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
6) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
7) THE SLOPE THROUGHOUT ALL HANDICAP PARKING STALLS SHALL NOT EXCEED 1.5% IN ALL DIRECTIONS.
8) DRIVEWAY SLOPES SHALL BE BETWEEN 2% AND 4%. IF THE DRIVEWAY LAYOUT OR LOCATION IS ALTERED, THE SLOPE SHALL BE CHECKED FOR SLOPE LIMITS.
9) PROPOSED RETAINING WALLS SHALL BE DESIGNED BY AN TEXAS LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE STRUCTURAL DESIGN.
10) RETAINING WALL TYPE AND COLOR SHALL BE APPROVED BY THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
11) REFER TO ARCHITECTURAL PLANS FOR RAILING AND STAIRS DETAILS.

GRADING LEGEND

- XXX.XX = PROPOSED SPOT GRADE
- TC=XXX.XX / G=XXX.XX = PROPOSED TOP OF CURB / = PROPOSED GUTTER
- ±XXX.XX(ME) = MATCH EXISTING ELEVATION

N

GRAPHIC SCALE 1" = 20'

0 10' 20' 40'

556.95 ME
TC 556.74 ME
G 556.24 ME
R=535.50'
D=20°01'30"
T=94.54'
L=83.50'
CH=186.21'
CB=S 50°12'33" E
S 34°38'25" W
28.63'
558.00 ME
TC 557.32
G 556.82
TC 557.51 ME
G 557.01 ME
TC 557.10
G 556.60
TC 557.16
G 556.66
TC 557.57
G 557.07
558.55 ME
TC 557.47
G 556.97
558.90 ME
TC 558.03
G 557.53
TC 558.03
G 557.53
TC 559.13
G 558.63
TC 558.83
G 558.33
559.84 ME
560.00 ME
560.50 ME
S 00°21'15" W - 357.90'
560.50 ME
560.42 ME
560.50 ME
560.74 ME
561.00 ME
561.37 ME
561.56
561.62
561.53
560.97
560.90
561.47
561.04
560.97
559.91
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558.54
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S 47°45'58" E - 140.48'
S 89°38'45" W 237.46'
S 85°42'33" W
68.44'
S 42°14'24" W
26.14'
R=469.00'
D=12°27'42"
T=51.21'
L=102.01'
CH=101.81'
CB=S 53°59'27" E
R=116.50'
D=43°28'10"
T=48.44'
L=88.39'
CH=86.28'
CB=S 63°58'29" W
L=47.13'
R=30.00'
D=90.01'
CB=S 46°02'58" E
CD=42.43'
GRAPEVINE MILLS CIRCLE
(Variable Width Right-of-Way)
ANDERSON GIBSON ROAD
(60' Right-of-Way)
GRAPEVINE MILLS
BLOCK 1, LOT 1
Instr. No. D207195454
M.R.T.C.T.
Entrance Only
Entrance Only
Entrance Only
Entrance Only

BLOCK 6
GRAPEVINE MILLS ADDITION
LOT 2R
2214 Grapevine Mills Circle E
Grapevine, Texas 76051

BLOCK 6
LOT 3
2200 W Grapevine Mills Circle
Grapevine, Texas 76051

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File Name: h440-oasp-sht-grading plan.dwg, Plot Date: 7/31/2025 5:08 PM, Plot by: Stephanie Laughlin

OWNER:

Grapevine Mills Residua LP
c/o Simon
PO Box 6120
Indianapolis, Indiana 46206
Contact: Jocelyn Gubler
PH: 317-685-7373
email: jgubler@simon.com

LESSEE:

Dig World
4653 Nall Road
Farmers Branch, Texas 75244
Contact: Alex Carroll
PH: 214-686-0939
Email: Alex@digworldnation.com

ENGINEER / PREPARER:

Jacob & Hefner Associates, Inc.
15110 Dallas Parkway, Suite 530
Dallas, Texas, 75248
Contact: Stephanie Laughlin, PE
PH: 972-834-7316
email: SLaughlin@jhainc.com

LANDSCAPE ARCHITECT:

Cross Timbers Studio
PO Box 688
Grandview, TX 76050
Contact: Clifton Hall, ASLA
PH: 972-896-1900
email: chall@crosstimbersstudio.com

DEVELOPER:

Acacia Capital
Contact: Jamison Berryhill
PH: 432-770-5533
email: JBerryhill@acaciacapitalre.com

SURVEYOR:

ARS Engineers, Inc
2112 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin Davison, RPLS
PH: 214-317-0685
email:DDavison@arsengineers.com

PURPOSE STATEMENT - THE PURPOSE OF CU25-35 IS TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER ONLY) AND OUTDOOR STORAGE OF HEAVY MACHINERY IN CONJUNCTION WITH AN OUTDOOR COMMERCIAL AMUSEMENT. THE PURPOSE OF EA25-01 IS TO ALLOW FOR DEVIATIONS IN SITE USE.

CASE NAME: DIG WORLD
CASE NUMBER: CU25-35 / EA25-01
LOCATION: 2200 GRAPEVINE MILLS CIRCLE

_____ MAYOR
_____ SECRETARY

PLANNING AND ZONING COMMISSION
_____ CHAIRMAN

DATE: _____
SHEET: ___ OF ___

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

PLANNING SERVICES DEPARTMENT

SITE PLAN
FOR
DIG WORLD
LOT 3, BLOCK 6, GRAPEVINE MILLS ADDITION
AB. NO. 1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.327 ACRES / 101,369 SQFT
ZONE: "C-C" COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 03, 2025

GRADING PLAN

DIG WORLD
2200 W GRAPEVINE MILLS CIRCLE
GRAPEVINE TEXAS

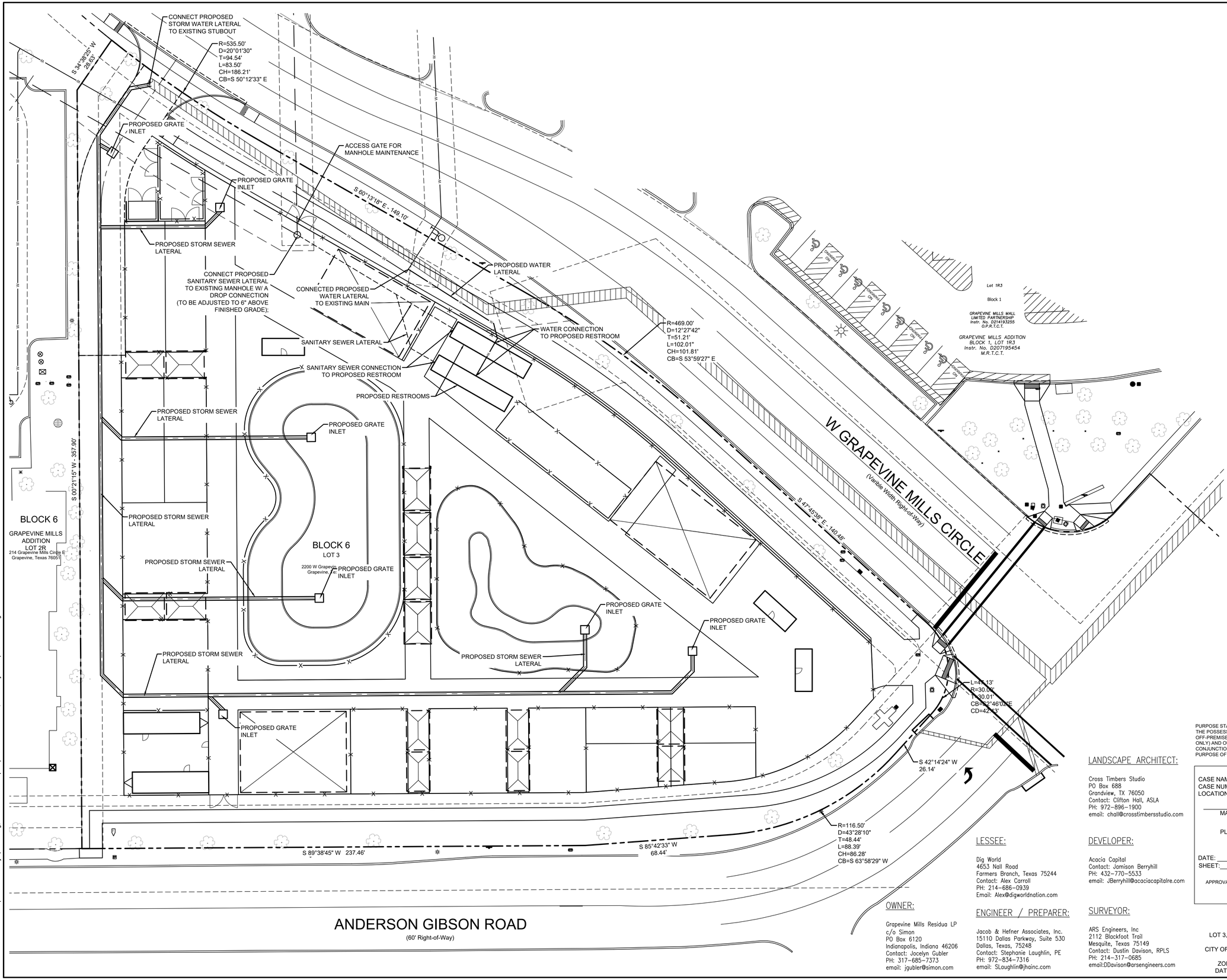
No.	Description	Date

JACOB & HEFNER ASSOCIATES
15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248
Firm Registration No. F-21080
Phone: (972) 834-7316
www.jacobandhefner.com

STEPHANIE E. LAUGHLIN
95763
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
7/31/2025

H440

SHEET
19 OF 21



UTILITY PLAN

DIG WORLD

2200 W GRAPEVINE MILLS CIRCLE

GRAPEVINE TEXAS

No.	Description	Date

JACOB & HEFNER ASSOCIATES

15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248
Firm Registration No. F-21000
Phone: (972) 834-7316
www.jacobandhefner.com

STEPHANIE E. LAUGHLIN 95763 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

7/31/2025

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_____ MAYOR

_____ SECRETARY

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: _____
SHEET: ___ OF ___

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

PLANNING SERVICES DEPARTMENT

OWNER:

Grapevine Mills Residua LP
c/o Simon
PO Box 6120
Indianapolis, Indiana 46206
Contact: Jocelyn Gubler
PH: 317-685-7373
email: jgubler@simon.com

LESSEE:

Dig World
4653 Nall Road
Farmers Branch, Texas 75244
Contact: Alex Carroll
PH: 214-686-0939
Email: Alex@digworldnation.com

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15110 Dallas Parkway, Suite 530
Dallas, Texas, 75248
Contact: Stephanie Laughlin, PE
PH: 972-834-7316
email: SLaughlin@jhainc.com

LANDSCAPE ARCHITECT:

Cross Timbers Studio
PO Box 688
Grandview, TX 76050
Contact: Clifton Hall, ASLA
PH: 972-896-1900
email: chall@crosstimbersstudio.com

DEVELOPER:

Acacia Capital
Contact: Jamison Berryhill
PH: 432-770-5533
email: JBerryhill@acaciacapitalre.com

SURVEYOR:

ARS Engineers, Inc
2112 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin Davison, RPLS
PH: 214-317-0685
email:DDavison@arsengineers.com

SITE PLAN
FOR
DIG WORLD
LOT 3, BLOCK 6, GRAPEVINE MILLS ADDITION
AB. NO. 1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.327 ACRES / 101,369 SQFT
ZONE: "C-C" COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 03, 2025

H440

SHEET

20 OF 21

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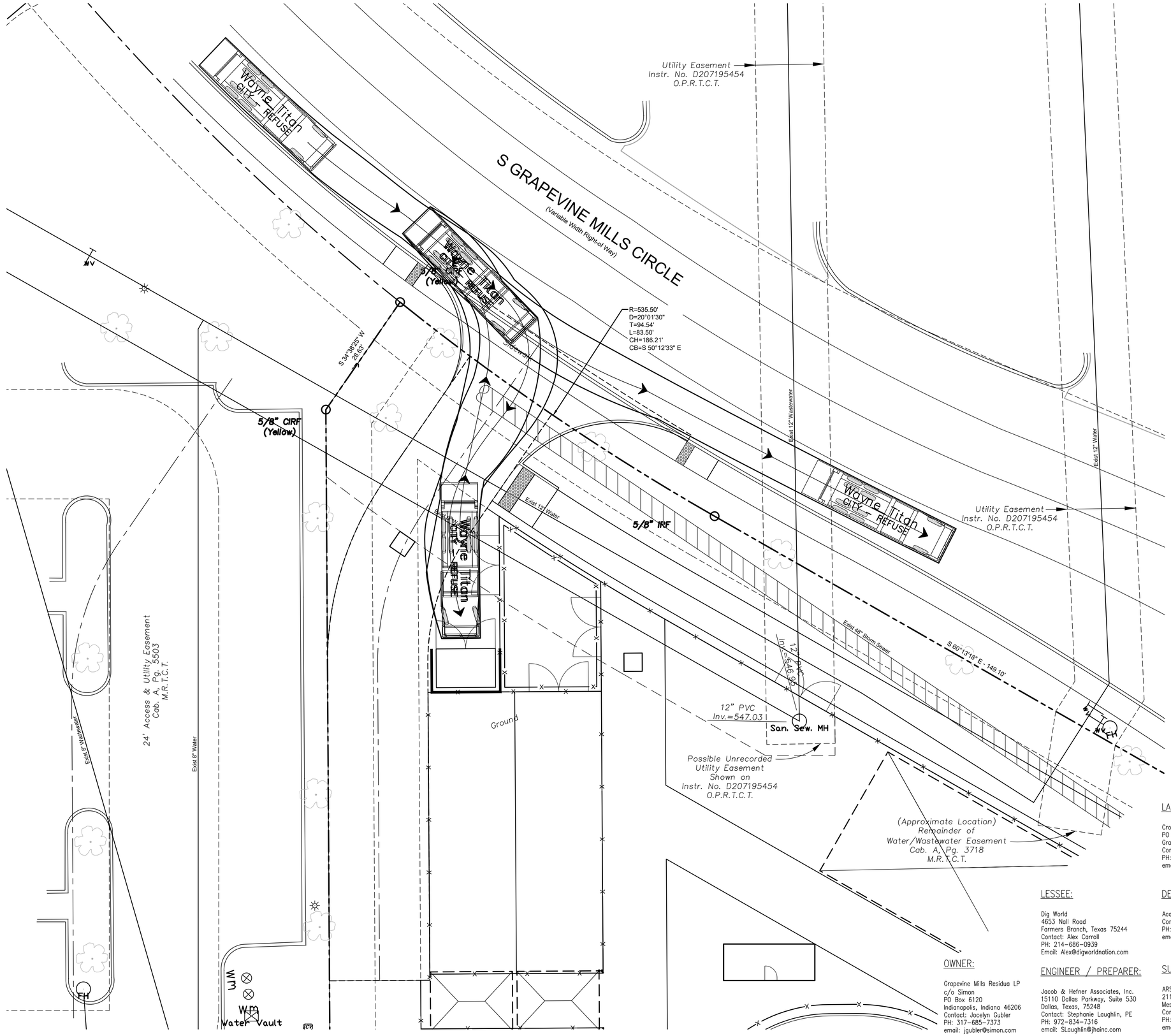
File Name: h440-oasp-sht-utility plan.dwg, Plot Date: 7/31/2025 5:08 PM, Plot by: Stephanie Laughlin



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GRAPHIC SCALE 1" = 10'

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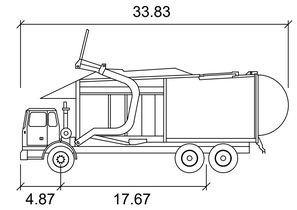

Wayne Titan

	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

NOTE:

TRASH PICKUP WILL NOT OCCUR DURING PEAK MORNING OR AFTERNOON HOURS.

TRUCK TURNING TEMPLATE

DIG WORLD

2200 W GRAPEVINE MILLS CIRCLE

GRAPEVINE TEXAS

No.	Description	Date

JACOB & HEFNER ASSOCIATES

15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248
Firm Registration No. F-21080
Phone: (972) 854-7316
www.jacobandhefner.com

STATE OF TEXAS
STEPHANIE E. LAUGHLIN
95763
LICENSED
PROFESSIONAL ENGINEER

7/31/2025

H440

SHEET

21 OF 21

LANDSCAPE ARCHITECT:

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CASE NUMBER: CU25-35 / EA25-01
LOCATION: 2200 GRAPEVINE MILLS CIRCLE

MAYOR _____ SECRETARY _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____
SHEET: ___ OF ___

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

PLANNING SERVICES DEPARTMENT

SITE PLAN
FOR
DIG WORLD
LOT 3, BLOCK 6, GRAPEVINE MILLS ADDITION
AB. NO. 1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.327 ACRES / 101,369 SQFT
ZONE: "C-C" COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 03, 2025

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File Name: h440-exh-vehicle tracking.dwg, Plot Date: 7/31/2025 5:07 PM, Plot by: Stephanie Laughlin

GRAPEVINE LOCATION

2200 W Grapevine Mills, Grapevine, TX

GRAPEVINE LOCATION

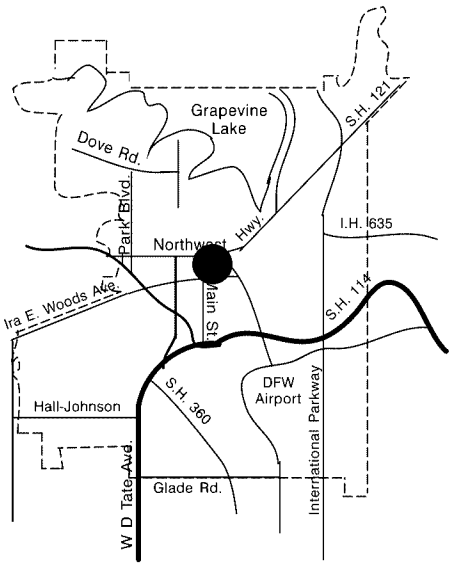
2200 W Grapevine Mills, Grapevine, TX

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

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

MEETING DATE: AUGUST 19, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF ZONE CHANGE APPLICATION Z25-03, CONDITIONAL USE APPLICATION CU25-32 AND PLANNED DEVELOPMENT OVERLAY PD25-03; HOTEL VIN RESERVE



APPLICANT: Paul Coury, Coury Hospitality

PROPERTY LOCATION AND SIZE:

The subject property is addressed as 321 East Dallas Road and is proposed to be platted as Block 1, Lot 1A, Dallas Road Addition. The property is proposed to contain 2.80 acres and has approximately 353 feet of frontage along East Dallas Road.

REQUESTED ZONE CHANGE, CONDITIONAL USE, PLANNED DEVELOPMENT OVERLAY, AND COMMENTS:

The applicant is requesting to rezone (Z25-03) 2.80 acres from "LI", Light Industrial District to "CC", Community Commercial District. The applicant is also requesting a conditional use permit (CU25-32) to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a 120 room, 6-story, boutique hotel, to exceed maximum height requirements, outdoor speakers, and four electric vehicle (EV) charging stations. A planned development overlay (PD25-03) is also requested to deviate from, but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking.

The applicant intends to demolish the former Sunbelt Rentals building and outside storage yard to develop a 6-story, 120-room boutique hotel, Hotel Vin Reserve, part of

the Marriot Autograph Collection of hotels.

The site will feature a building with three frontages surrounding an internal courtyard. The main entrance of the 6-story hotel will front East Dallas Road and is proposed to be 74 feet tall. The maximum building height in the "CC", Community Commercial District is 50 feet. The hotel will offer a restaurant and bar, fitness center, and spa. The portion of the building adjacent to the existing Hotel Vin parking garage to the west will be 17 feet tall and will house the majority of the hotel's mechanical rooms, kitchen, and office space. The portion of the building adjacent to the TexRail line, along the northern property line, will house a 1,470 square foot pre-function space and 4,700 square foot event hall. The internal courtyard features a pool, event lawn, cabanas, and an outdoor bar. The applicant is requesting outdoor dining and outdoor speakers within the courtyard which faces east.

The applicant is requesting the following deviations as part of the planned development overlay:

- Section 56. *Off-Street Parking Requirements* - Reduction in required parking
    - The required parking for this use is 150 spaces (1.25 spaces per room). 133 spaces are provided, not including four proposed EV parking spaces.
- Section 53. *Landscape Regulations* – Elimination of planter islands in the two parking rows adjacent to the northern property line
    - Planter islands are required every 12 spaces in any row of parking. The applicant is proposing to eliminate six planter islands in an effort to increase available parking spaces. All other areas of the parking lot comply with these standards.
- Code of Ordinances, Chapter 20, Section 20-44. *Driveway Design and Placement Standards* – Reduction in required driveway spacing along East Dallas Road
    - Required driveway spacing is 300 feet. The applicant is proposing to decrease this distance. The reduction in required driveway spacing meets the intent of the Dallas Road aesthetic, as laid out in Section 41B. *Transit District Overlay*
- Section 25. *Community Commercial District Regulations* – Increase in maximum building height
    - The maximum allowable height in "CC", Community Commercial District is 50 feet. The applicant is proposing a maximum height of 73 feet, 9 inches tall.
- Section 25. *Community Commercial District Regulations* – Reduction in the required front yard setback
    - The required front yard is 25 feet, to be utilized as landscaped area. Adjacent to the southwestern corner of the property, along East Dallas Road, sufficient setback and landscaping is provided. However, in order to comply with the Dallas Road aesthetic and provide an additional ten parking spaces, the applicant proposes reducing the front yard setback along the remainder of the East Dallas Road frontage. Any available impervious area along the frontage is landscaped and the parking lot has sufficient landscape screening from the right-of-way.
- Section 25. *Community Commercial District Regulations* – Reduction in required

open space.
    - The required open space is 20%. The applicant is proposing 16.9% open space on the site.
- Section 25. *Community Commercial District Regulations* – Reduction in required side yard setback.
    - Required side yard setback is 20 feet. The applicant is proposing a 16.28 foot setback along portions of the western property line, adjacent to the existing parking garage.
- Section 53. *Landscape Regulations* – Reduction in the required landscape buffer along adjacent to the eastern property line
    - There is a required 10-foot landscape buffer between off-street parking and adjacent properties. The applicant is requesting to reduce the buffer by 4 feet. The proposed 6-foot buffer area will feature trees, shrubs, and additional landscaping.
- Section 53. *Landscape Regulations* – Elimination of the required landscape buffer adjacent to the northern property line.
    - There is a required 10-foot landscape buffer between off-street parking and adjacent properties. The applicant is requesting to reduce the buffer adjacent to the northern property line to 1 foot. A 4-foot, composite wood, fence is proposed to limit pedestrian access from the parking lot to the railroad.

The applicant is also requesting to plant a tree species, Slender Silhouette Sweetgum, that is not listed on the required tree list to be planted in the front (southern) half of the lot. Provided is a letter from the City's Parks and Recreation Department in support of the requested alternative.

Two dual-port, Level 2, EV charging stations are proposed adjacent to the eastern property line. Each charger can charge two vehicles at a time, for a total of four allocated parking spaces. All other EV use-specific standards are met.

One monument sign is proposed, measuring 20 feet in length and 4 feet in height, to be located along East Dallas Road.

There is one point of vehicular access heading westbound on East Dallas Road to the parking lot and a one-way, semi-circular driveway at the main entrance of the hotel. There will be two points of connection to the existing Hotel Vin and the TexRail station: the northern drive aisle will connect the two sites and a proposed access point will connect through the existing parking garage.

PRESENT ZONING AND USE:

The property is currently developed as a 12,000 sq.ft. office building and paved outdoor equipment rental space, zoned "LI", Light Industrial District.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject and surrounding property was rezoned from "L-I", Limited Industrial District to "LI", Light Industrial District during the 1984 City-wide Rezoning.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"GU", Governmental Use District – TexRail railroad
SOUTH:	"LI", Light Industrial District – Collision center and autobody shop
EAST:	"LI", Light Industrial District – King Street mobile home park
WEST:	"GU", Governmental Use District – Hotel Vin and parking garage

AIRPORT IMPACT:

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

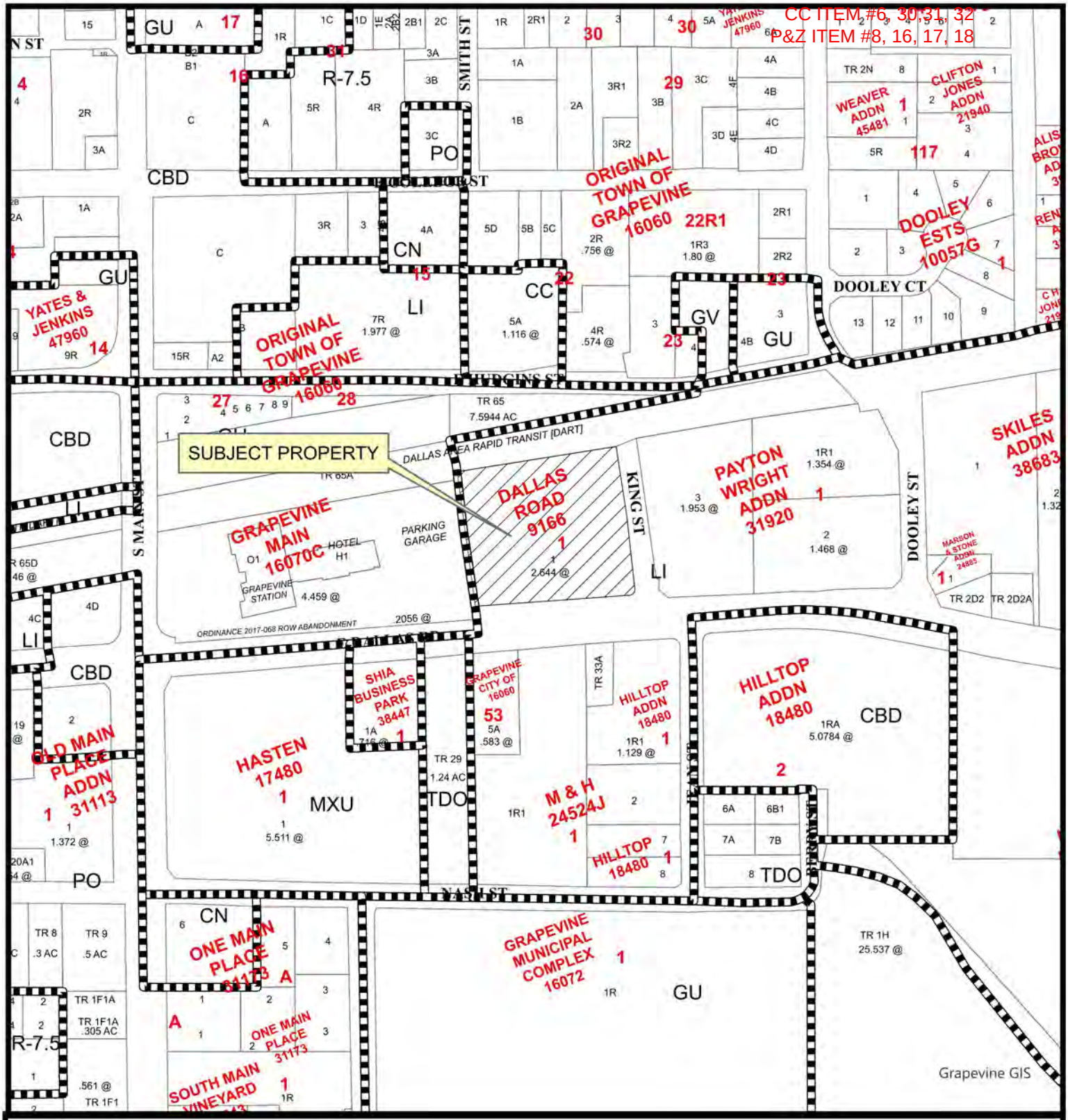
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates East Dallas Road as a Type C Minor Arterial with a minimum 80-foot right-of-way developed as four lanes with a turn lane.

/lf



0 140 280 420 560 Feet

Z25-03/ CU25-32/ PD25-03; Hotel Vin Reserve
321 East Dallas Road

Date Prepared: 7/31/2025

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

CC ITEM #6, 30,31, 32
P&Z ITEM #8, 16, 17, 18

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

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
DALLAS ROAD ADDITION, BLOCK 1, LOT 1

Gross area of parcel (to nearest tenth of acre)
2.80 ACRES

Street frontage & distance to nearest cross street
382' FRONTAGE ON E. DALLAS ROAD - 721' EAST OF S. MAIN ST.

Describe the Proposed Use
BOUTIQUE HOTEL WITH RESTAURANT & BAR

Proposed Zoning
COMMUNITY COMMERCIAL

Existing Zoning
LIGHT INDUSTRIAL (LI) + TRANSIT DISTRICT

Future Land Use Designation
COMMERCIAL/MIXED-USE (C/MU)

Subject Property Address
321 E. DALLAS ROAD

Property Owner Information, Authorization and Acknowledgements

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

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

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

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

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

Owner Name PMM Hotel partners 2017

Company Hotel Vin

Address 1785 TX-26 #150

City grapevine State TX Zip Code 76051

Phone (918) - 640-2722 Email [redacted]

RECEIVED
AUG 08 2025
Z25-03

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

Project Representation (check one):

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

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

Property Owner's Signature Paul M. Coury Date 8/7/25

STATE OF: TX
COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 7th day of August, 20 25

NOTARY PUBLIC in and for the State of Texas

Michelann C Tachibana
My Commission Expires
11/18/2026
Notary ID125142166

Z25-03
RECEIVED
AUG 08 2025

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

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

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

I hereby certify that I am the property owner of the property located at (street address) 321 E. DALLAS ROAD and platted/legally described as DALLAS RD Addition, Block 1, Lot 1 (Subdivision Name, Block and Lot) and further acknowledge that my request for a zone change for the above property may result in the creation of non-conforming use(s) or structure(s). I also certify that I have provided the City of Grapevine Planning Services Department with appropriate application materials including a current list of property occupants, tenants, lessees, resident names, and their postal addresses in an acceptable format for the purpose of a mailed meeting notice for the purposes of meeting the requirements of Subsection 211.007 of the Texas Local Government Code. The information provided on this attestation and acknowledgement form is true and correct. I have selected the zone change application type of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature Paul M. Craig Date 8/7/25

STATE OF: Tx
COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 7th day of August, 20 25

NOTARY PUBLIC in and for the State of Texas

Michelann C Tachibana
My Commission Expires
11/18/2026
Notary ID125142166

Z25-03
RECEIVED
AUG 08 2025

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

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

□ Engineer ☑ Purchaser □ Tenant □ Preparer □ Other (specify) _____
Name Paul Coury Company Coury Hospitality
Address 1785 TX-26 #150
City Grapevine State TX Zip Code 76051
Phone (918)-640-2727 Email [redacted]
Applicant's Signature Paul M. Coury Date 8/7/25

STATE OF: Tx
COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 7th day of August, 2025

Michelann C Tachibana
My Commission Expires
11/18/2026
Notary ID125142166

NOTARY PUBLIC in and for the State of Texas

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

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

Entity Name or File Number: PMM Hotel partners 2017

Provide a most recent public information report that includes:

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

7975-03

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

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CC ITEM #6, 30,31, 32
P&Z ITEM #8, 16, 17, 18

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
DALLAS ROAD ADDITION, BLOCK 1, LOT 1

Gross area of parcel (to nearest tenth of acre)
2.6 ACRES EXCLUDING KING STREET ROW

Street frontage & distance to nearest cross street
328' FRONTAGE ON EAST DALLAS ROAD- 721' EAST OF MAIN ST

Describe the Proposed Use
BOUTIQUE HOTEL WITH RESTAURANT AND BAR

Proposed Zoning
HIGHWAY COMMERCIAL

Existing Zoning
LIGHT INDUSTRIAL LI + TRANSIT DISTRICT

Future Land Use Designation
COMMERCIAL/MIXED USE

Subject Property Address
321 E. DALLAS ROAD

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

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

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

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

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

Owner Name PMM Hotel Partners 2017 Owner Phone Number (918)-640-2727

Company Hotel Vin

Address 1785 TX-26 #150

City Grapevine State TX Zip Code 76051

Email [redacted]

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CUAS-32

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name Paul Coury Company Coury Hospitality

Address 1785 TX-26 #150

City Grapevine State TX Zip Code 76051

Phone (918)-640-2727 Email [redacted]

Applicant's Signature Paul Coury Date 6/17

STATE OF: TEXAS
COUNTY OF: TARRANT

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

SUBSCRIBED AND SWORN TO before me, this the 17 day of June, 20 25

Michelann C Tachibana
My Commission Expires
11/18/2026
Notary ID 125142166

NOTARY PUBLIC in and for the State of Texas

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

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

Entity Name or File Number: PMM Hotel Partners 2017

Provide a most recent public information report that includes:

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

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

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CU25-32

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☒ I will represent the application myself; OR

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

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

Property Owner's Signature Paul Coury Date 06/17

STATE OF: TEXAS
COUNTY OF: TARRANT

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

SUBSCRIBED AND SWORN TO before me, this the 17 day of June, 20 25

NOTARY PUBLIC in and for the State of Texas

Michelann C Tachibana
My Commission Expires
11/18/2026
Notary ID 125142166

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

PLATTING VERIFICATION:

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

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

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

Address of subject property 321 E Dallas Road

Legal description of subject property
LOT 1, BLOCK 1, DALLAS ROAD ADDITION

Justin R Dulna — 7-8-2025

Public Works Department — Date

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Z25-03

Conditional Use Permit Narrative

Hotel VIN Expansion - 321 E. Dallas Road

As a result of the remarkable success and popularity of the Hotel VIN, Coury Hospitality and their partners acquired the adjacent property to the east in order to build a companion hotel. The former use of this property by Sunbelt Rentals included the storage and display of construction vehicles and equipment, which did not represent the highest best use of this property, considering its location on Dallas Road adjacent to the Hotel VIN, across the street from urban residential use and near the Main Street corridor. This Conditional Use Permit request consists of the following uses:

- Boutique Hotel
- Food & Beverage with Alcohol Sales
- EV Charging

The proposed 6-story Marriott Autograph Collection boutique hotel is an ideal use for this parcel, considering the adjacent land uses and proximity to downtown. It will provide luxury accommodations and associated hotel amenities which will both serve existing hotel demand and attract additional visitors to Grapevine who will patronize local restaurants and businesses.

The boutique hotel will include a modest restaurant and bar on the ground level serving alcohol. There is a small covered outdoor bar planned for the private pool courtyard to offer alcohol to guests using the pool. This bar will also be use during private events and weddings held in this private courtyard. Designated indoor storage areas for alcohol supporting bar operations are noted on the floor plans.

Consistent with current Marriott design standards, a dual EV charging station serving two vehicles/parking spaces will be provided in the parking lot. These two parking spaces are not included in the proposed parking capacity tabulation for the project. An additional empty conduit is planned to a future second dual EV charging station to allow for growth in demand for EV spaces.

The proposed boutique hotel use, along with the accompanying alcohol sales and EV charging, represent a substantial improvement to this property and an improvement to the Dallas Road streetscape. We would expect this redevelopment would enhance the value of all properties in close proximity. It will also support the growth of Grapevine as a regional tourism destination, offering a high-caliber hospitality experience consistent with the standard set by the existing Hotel VIN.

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321 E. DALLAS ROAD - AS-SURVEYED LEGAL DESCRIPTION WITH METES & BOUNDS

Being all of Lot 1, Block 1, Dallas Road Addition, an addition to the City of Grapevine, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 1296, Plat Records Tarrant County Texas. Said lot containing 2.6442 acres and being more particularly described by metes and bounds as follows:

Beginning at a set 1/2-inch iron rod with cap stamped "DEE RPLS 6904" at the Northwest corner of this tract.

Thence North 80 degrees 00 minutes 00 seconds East, with the southern right of way of St. Louis & Southwestern Railroad, now owned by Regional Rail ROW Co., a distance of 360.00 feet to a set 1/2-inch iron rod with cap stamped "DEE RPLS 6904".

Thence South 10 degrees 00 minutes 00 seconds East, with the West right of way of King Street (variable width public right of way), a distance of 90.00 feet to a found 1/2-inch iron rod with no cap.

Thence South 07 degrees 28 minutes 00 seconds East, continuing with the West right of way of King Street, a distance of 226.39 feet to found 1/2-inch iron rod being at the start of a curve to the left whose radius is 18.00 feet.

Thence with said curve to the right, transitioning between the West right of way of King Street and the North right of way of E. Dallas Road (90 foot public right of way), a distance of 29.20 feet, with a chord that bears South 38 degrees 59 minutes 29 seconds West, a distance 26.10 feet, to a found 5/8-inch iron rod with yellow cap on the North right of way of E. Dallas Road.

Thence South 85 degrees 26 minutes 57 seconds West, with the north right of way of E. Dallas Road, a distance of 343.57 feet to a set 1/2-inch iron rod with cap stamped "DEE RPLS 6904" on the East line of the Lipscomb & Daniel Subdivision.

Thence North 07 degrees 46 minutes 04 seconds West, with the East line of said Lipscomb & Daniel Subdivision, a distance of 300.90 feet to the point of beginning. This lot containing 2.6442 acres more or less.

JUL 07 2025

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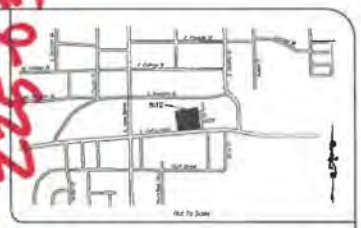
CC ITEM #6, 30,31, 32
P&Z ITEM #8, 16, 17, 18

CU25-37
PD25-03
Z25-03

JL 07 2025



Not To Scale

0 15' 30' 60'
1" = 30'

LEGAL DESCRIPTION

GENERAL NOTES

1. Bold classified pavilions by my graphical plotting only, located within an area having a Zone Designation X (Unshaded) by FEMA, on Flood Insurance Rate Map No. 40139C0115H, dated September 26th, 2008
2. The Privately Not cited appears to E. Dallas Road and Ring Street, both being a dedicated public street.
3. There is no observed evidence of current earth moving work, building construction or building additions.
4. There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
5. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
6. A assumed bearing of South 89° 39' 52" West as the South line of the subject property per Texas State Plane Grid North Corrdes was used as the basis of bearing for this survey.
7. This survey was completed without the benefit of a Title Commitment; there may be matters benefiting or burdening the subject property unknown to the surveyor.
8. All unit of measurements are U.S Survey feet (Ground).

UTILITY NOTE

TOPOGRAPHIC SURVEY

I, Trey Dye, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that the ground survey was performed at the 95% percent confidence level to meet Federal Geographic Data Committee Standards; and that survey was performed to meet the requirements for a horizontal/elevation/vertical survey. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1, Condition 2, Topographic Survey. The original field was completed on Jan 21st, 2024; that the survey was completed on August 6, 2024; that significant shown on Section Vertical may not meet the stated standard; and all coordinates are based on Texas State Plane Grid North Zone of 1983 (93) and Realization all elevations are based on NAVD 88.

August 9, 2024

LEGEND

POWER POLE	GAS METER
LIGHT POLE	GAS VALVE
HOT WATER	GAS MARKER
ELECTRIC METER	TEL PEDESTAL
ELECTRIC HOLE	FIRE HYD
ELEC. TRANSFORMER	WELL
ELEC. MANHOLE	PLUG POLE
ELEC. PEDESTAL	FIRE HARNESS
ELEC. PULL BOX	WATER METER
GUY LEGEND	WATER WATER
SANITARY SEWER MANHOLE	FIRED HARNESS
SANITARY SEWER CLEANOUT	DOWN ANGLE
STORM SEWER MANHOLE	UNIDENTIFIED
TELEPHONE RISER	GRAVEL SIGNAL
TELEPHONE MANHOLE	UNDERGROUND BOX
TELEPHONE BOOTH	TRAFFIC SIGNAL PULL BOX
TELEPHONE PULL BOX	PEDESTRIAN CROSSING SIGNAL
FIBER OPTIC MARKER	WATER TANK
FIBER OPTIC PULL BOX	LED SIGN
CABLE TV RISER/PED.	SIGN
CABLE MARKER	DIRECTIONAL SIGNAL
CABLE TV BOX	ELECTRIC SIGNAL
IRRIGATION CONTROL VALVE	ACU FOR TPH MOTOR
SPRINKLER HEAD	ACU PAD MAY REMAIN
SPRINKLER RISER	POLE/SIGN MOUNT
WELL	HEIGHT OF SIGN MARKER
WELL HEAD	FOUND MONUMENT/OBJECT
FIRE DEPARTMENT CONNECT	BENCHMARK
PROPANE TANK	

BOUNDARY LINE	OVERHEAD UTILITY LINE
CENTER LINE	WOOD FENCE
EASEMENT LINE	CHAIN LINK FENCE
ELECTRIC LINE	PROPERTY LINE
OVERHEAD UTILITY LINE	LOT LINE
BARBED WIRE FENCE	UNDERGROUND UTILITY LINE
	SECTION LINE

TOPOGRAPHIC SURVEY
OF
321 E. DALLAS ROAD
Prepared By

GOLDEN
LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
TBPELS #10194751 / Exp. Date =12/31/2024
Telephone: (405) 849-5558 Email: trey@goldenls.com

Sheet 1 Of 1

THE INTERESTS EVIDENCED BY THIS AGREEMENT (I) HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR ANY APPLICABLE SECURITIES LAWS OF THE UNITED STATES OF AMERICA OR OF ANY STATE THEREOF, (II) HAVE BEEN ACQUIRED FOR INVESTMENT, AND (III) MAY NOT BE SOLD, TRANSFERRED OR OTHERWISE DISPOSED OF, OR OFFERED FOR SALE UNLESS REGISTRATION STATEMENTS UNDER THE AFOREMENTIONED LAWS WITH RESPECT TO SUCH INTERESTS ARE THEN IN EFFECT OR EXEMPTIONS FROM THE REGISTRATION REQUIREMENTS OF SUCH LAWS ARE THEN APPLICABLE TO SUCH OFFER OR SALE, TRANSFER OR OTHER DISPOSITION AND UNLESS THE PROVISIONS OF THIS AGREEMENT ARE SATISFIED.

LIMITED PARTNERSHIP AGREEMENT OF PMM HOTEL PARTNERS 2017 LP

THIS LIMITED PARTNERSHIP AGREEMENT (the "Agreement") is entered into effective as of June 19, 2017 among the General Partner and the parties executing this Agreement (collectively, together with all other Partners subsequently admitted to the Partnership, the "Partners") in order to form a limited partnership (the "Partnership") under the Texas Business Organizations Code (the "TBOC").

A. The Partners desire to form a limited partnership for the purposes set forth in this Agreement.

B. The Partners desire to more fully set forth their agreements regarding the Partnership.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements in this Agreement contained and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

ARTICLE I
THE PARTNERSHIP: GENERAL

Section 1.01 Formation of Partnership; Term. Effective on the filing of the certificate of formation for the Partnership with the Secretary of State of the State of Texas, the Partners formed the Partnership. The rights and liabilities of the Partners are governed by the TBOC; provided, however, to the extent a provision of this Agreement conflicts with a provision of the TBOC, then the provision in this Agreement will govern, unless the TBOC provides such provision of the TBOC is non-waivable, in which event such provision of the TBOC will govern. The term of the Partnership will be perpetual, unless the Partnership is sooner terminated in accordance with the provisions of this Agreement.

Section 1.02 Name. The name of the Partnership will be PMM Hotel Partners 2017 LP. The business of the Partnership may be conducted under the Partnership's name or any other name or names being utilized as of the date of execution of this Agreement or which are deemed necessary or advisable by the General Partner. Legal title to all property of the Partnership will be at all times held in the name of the Partnership.

Section 1.03 Purposes of the Partnership. The purposes of the Partnership will be (a) to develop, own, operate and dispose of the Project, (b) to do any and all other acts and things which may be necessary, incidental, or convenient to carry on the business of the Partnership as contemplated under this Agreement, as determined by the General Partner; and (c) the transaction of any and all other lawful business for which a limited partnership may be organized under the TBOC.

Section 1.04 Registered Office, Registered Agent and Principal Office. The registered office, registered agent and principal office of the Partnership will be determined by the General Partner.

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ARTICLE II
CERTAIN DEFINITIONS

The following definitions will for all purposes, unless otherwise clearly indicated to the contrary, apply to the terms used in this Agreement:

"Additional Contribution" means, as to each Partner, the capital contributed to the Partnership by such Partner other than its Initial Capital Contribution.

"Additional Partner" means any Person that has been admitted to the Partnership as a Partner pursuant to this Agreement by virtue of such Person receiving its Interest in the Partnership from the Partnership and not from another Partner or an assignee.

"Affiliate" means any Person controlling, under common control with, or controlled by the Person in question and any Immediate Family Member of the specified Person.

"Approval of the Required Interest" means the written approval of the Required Interest.

"Business Plan" means the then current business plan for the Partnership and the Property approved by the Required Interest.

"Buyout Event" means, for any Partner, the occurrence of any of the following events:

(a) the Partner's withdrawal from the Partnership without the approvals required in this Agreement;

(b) the Transfer by the Partner of all or any part of its Interest without the approvals required in this Agreement, including a Change of Control as to any Partner without the approvals required in this Agreement;

(c) a general assignment for the benefit of creditors by the Partner;

(d) the appointment of a receiver, trustee, or custodian for all or any substantial part of the property and assets of the Partner;

(e) a case in bankruptcy or any other proceeding under any other insolvency law is commenced against the Partner (as the debtor) and is consented to by the Partner or remains undismissed for sixty (60) days, or the Partner consents to or admits the material allegations against it in any such case or proceeding;

(f) the Partner will suffer any writ of attachment or execution or any similar process to be issued or levied against it or all or substantially all of its property which is not released, stayed, bonded or vacated within sixty (60) days after its issue or levy;

(g) the Partner will suffer any writ of attachment or execution or any similar process to be issued or levied against the interests of the Partner in the Partnership (including the charging by a court of any portion of Partner's Interest in the Partnership with payment of any unsatisfied judgment) which is not released, stayed, bonded or vacated within ninety (90) days after its issue or levy;

(h) the Partner, if not an individual, will commence to dissolve or wind-up and liquidate the assets of its business; or

(i) the Partner, if an individual, dies or is declared legally incompetent to administer his affairs, or, if the Partner is not an individual, the Person who controls the Partner dies or is declared legally incompetent to administer his affairs.

"Capital Account" means the account established and maintained by the Partnership for each Partner pursuant to Section 4.04 of this Agreement.

"Capital Contribution" means, as to each Partner, the Partner's Initial Capital Contribution and each Additional Contribution by such Partner to the Partnership.

"Change of Control" means any event or circumstance that results in an entity no longer being controlled by the Persons controlling the entity in question prior to such event or circumstance.

"City" means the City of Grapevine, Texas.

"City Agreement" means each agreement between the Partnership and the City pertaining to the Project which is listed on Exhibit C to this Agreement.

"City Project" means the mixed use project and the parking garage to be constructed and located adjacent to the Project.

"Closing" means the date that the Partnership acquires the Property.

"Code" means the Internal Revenue Code of 1986, as amended from time to time (or any corresponding provisions of succeeding law).

"Control" when used with respect to any specified Person, means the power to direct the management and policies of such Person, directly or indirectly, whether through the ownership of voting securities, by contract or otherwise; and the terms "controlling" and "controlled" have meanings correlative to the foregoing.

"Coury Limited Partner" means Paul M. Coury 1988 Living Trust, its successors or assigns who are a Limited Partner of the Partnership and are an Affiliate of Paul M. Coury.

"Deadlock" means the failure of the Partners comprising the Required Interest to agree upon a Major Decision within thirty (30) days of its initial proposal by the General Partner.

"Franchise Agreement" means the franchise agreement for the Project between the Purchaser and [Marriott Corporation].

"General Partner" means PMM Hotel Partners 2017 GP LLC, its successors or assigns who are a general partner of the Partnership and any other Person who is admitted as a general partner of the Partnership.

"Grapevine Station" means the Project and the City Project.

"Gross Cash Receipts" means all receipts from the conduct of the business of the Partnership, with the exception of Capital Contributions and advances made by the Partners and the items described in Section 4.01(b) of this Agreement.

"Gross Operating Expenses" means (a) all expenditures of any kind made by the Partnership, including taxes, insurance, escrow payments, repair and maintenance expenses, expenditures made for capital repairs, improvements and replacements, accountants' and attorneys' fees, real estate commissions, amortization payments of principal (other than any balloon payment on mortgage loans) and interest, and all other fees and

charges paid with respect to all indebtedness of the Partnership (whether secured or not), (b) reserves to pay anticipated expenses, including taxes, insurance, capital repairs, improvements and replacements, (c) a cash contingency reserve in such amounts as the General Partner will, in its sole discretion, deem necessary and (d) such other expenses and/or costs, debts and obligations incident to the ownership of the Property which will become due and payable within the succeeding calendar year and for which the cash to make such payment(s) may not, in the opinion of the General Partner, be generated by operations during such calendar year.

"Guarantor" means each Person who provides a Guaranty.

"Guaranty" means any guarantee, indemnity or other agreement to be liable for the payment or performance of any debt, liability, agreement, or other obligation of the Partnership, including, without limitation, any Guaranty executed in connection with the Franchise Agreement.

"Immediate Family Member" means, with respect to any natural Person, his or her child or grandchild or a trust, partnership or other entity for the sole benefit of such natural Person, his or her child or grandchild.

"Initial Capital Contribution" for each Partner means the capital contribution to the Partnership made by such Partner as provided in Section 3.02 of this Agreement.

"Interest" means, for any Partner, the Partnership Interest of such Partner and all other rights, titles and interests of such Partner, legal or equitable, in the Partnership.

"Limited Partner" means the Partners executing this Agreement other than the General Partner and any other Person who is admitted as a limited partner of the Partnership.

"Major Decisions" means the items described on Exhibit D to this Agreement.

"Manhattan Limited Partner" means Manhattan Group Finance Company LLC, a Florida limited liability company, its successors or assigns who are a Limited Partner of the Partnership and are an Affiliate of Manhattan Construction Group.

"Net Cash Flow" means for each fiscal year of the Partnership the Gross Cash Receipts of the Partnership for such fiscal year, less the Gross Operating Expenses of the Partnership for such fiscal year.

"Officer" means any Person serving as an officer of the Partnership or committee member of the Partnership, as may be appointed from time to time in writing by the General Partner, subject to the terms and conditions of such appointment and any delegations of authority with respect to such appointment.

"Partnership Interest" means, for each Partner, the "Partnership Interest" set forth opposite such Partner's name in Exhibit A to this Agreement, as the same may be increased or decreased from time to time in accordance with the provisions of this Agreement. Whenever reference is in this Agreement made to the respective "Partnership Interests" of the Partners, or the "Partnership Interest" of any Partner, such interests or interest will be as set forth in Exhibit A.

"Person" means any individual, corporation, partnership, limited liability company, joint venture, association, joint stock company, trust (including any beneficiary of any of the foregoing), unincorporated organization, or governmental or any agency or political subdivision.

"Profits" and "Losses" means, for each fiscal year or other period, an amount equal to the Partnership's taxable income or loss for such year or period, determined in accordance with the Code and the Regulations.

"Project" means the approximately 121 room hotel to be constructed and located on the Property, which is expected to be a Marriott Autograph Hotel.

"Property" means the real property described on Exhibit B to this Agreement.

"Regulations" means the income tax regulations promulgated under the Code, as such regulations may be amended from time to time (including corresponding provisions of succeeding regulations)

"Rental Revenues" means the gross rent received by the Partnership other than any rent paid under a ground lease, which will be deemed to mean a lease of land only for an initial term of 20 or more years.

"Required Interest" means the Manhattan Limited Partner and the Coury Limited Partner.

"Transfer" means to sell, transfer, assign, mortgage, pledge, encumber or otherwise dispose of or permit or suffer any disposition of.

"Unreturned Capital Contribution" means, as to each Partner and as of the end of any period, an amount equal to such Partner's Capital Contributions, reduced (but not below zero) by the amount of all previous distributions to such Partner pursuant to Sections 4.01(b)(iv) and Section 4.01(b)(v) of this Agreement.

ARTICLE III
PARTNERSHIP INTERESTS AND CAPITAL CONTRIBUTIONS

Section 3.01 Partnership Interests.

(a) Subject to the terms and conditions of this Agreement, each Partner will be a Partner of the Partnership and will own the Partnership Interest in the Partnership set forth on Exhibit A to this Agreement. There will be no certificates for the Partnership Interests. Other than as expressly set forth in this Article III, the Partners have not made or agreed to make any other Capital Contributions to the Partnership. A Partner is not liable for any debt, liability or other obligation of the Partnership.

(b) Each of the Limited Partners agrees that it will not withdraw or retire from the Partnership without the prior Approval of the Required Interest, which may be granted or withheld in each Partner's sole discretion. Any withdrawal or retirement so approved will be under the terms and conditions approved by the Required Interest (not including the Limited Partner who requests to withdraw). A purported withdrawal or retirement by a Limited Partner without the approvals required under this Agreement or otherwise in breach of this Agreement will be null and void and of no effect, but will constitute a Buyout Event with respect to such Limited Partner. Any Partner who withdraws from the Partnership in breach of this Agreement will be deemed to have irrevocably delegated to the General Partner the power and authority to approve or disapprove, as the General Partner may determine, any decision or action under this Agreement requiring the consent or the approval of such Partner.

Section 3.02 Initial Capital Contributions.

At the Closing, the Partners shall each contribute to the capital of the Partnership the following Initial Capital Contributions.

Partner	***Initial Capital Contribution***
Paul M. Coury 1988 Living Trust	$1,280,000.00
Manhattan Group Finance Company LLC	$1,280,000.00
Brooks Hospitality Consulting Corp.	$ 640,000.00

Section 3.03 Additional Contributions.

(a) From time to time and in each instance with the Approval of the Required Interest, the General Partner may require the Limited Partners to make Additional Contributions to the capital of the Partnership by delivering written notice (a "Contribution Notice") of such Additional Contributions to the Limited Partners, which Contribution Notice shall include the aggregate required Additional Contribution and a contribution date (the "Contribution Date) which shall not be less than fifteen (15) days following the date of such notice. Thereafter, each Limited Partner shall be obligated to contribute to the Partnership its pro rata share of such required Additional Contribution (based on the Additional Contribution percentage set forth on Exhibit A to this Agreement) on or before the Contribution Date. If any Limited Partner (the "Non-Contributing Partner") fails to contribute to the Partnership all or any portion of its required Additional Contribution (the "Delinquent Contribution") by the Contribution Date, then the other Limited Partners who elect to do so (collectively, the "Contributing Partner") shall have the right, but not the obligation, to proceed in accordance with the terms and conditions set forth in the remainder of this Section 3.03. If more than one Limited Partner elects to be the Contributing Partner for a Delinquent Contribution, then (i) each Limited Partner who is a Contributing Partner will advance a pro rata share of the applicable Delinquent Contribution in accordance with their respective Partnership Interest percentages, and (ii) each Limited Partner who is a Contributing Partner will have the right, in its sole discretion and with respect to its pro rata share of the applicable Delinquent Contribution alone, to exercise the remedies set forth in this Section 3.03.

(b) The Contributing Partner may advance to the Partnership, in cash, within twenty (20) days following the Contribution Date, an amount equal to the Delinquent Contribution, and such advance by the Contributing Partner shall be treated as a non-recourse loan by the Contributing Partner to the Non-Contributing Partner (each, a "Partner Loan"), each bearing interest at a rate equal to the lesser of (i) 10% per annum or (ii) the maximum, nonusurious rate then permitted by applicable law for such loans. Each Partner Loan shall be due and payable upon the earlier of (A) six (6) months from the date such Partner Loan is advanced or (B) the dissolution of the Partnership. Until any and all Partner Loans are repaid in full, the Non-Contributing Partner shall draw no further distributions from the Partnership, and all cash or property otherwise distributable with respect to the Non-Contributing Partner's interest in the Partnership shall be distributed to the Contributing Partner, in repayment of the outstanding balance of the Partner Loan, with such funds being applied first to reduce any and all interest accrued on such Partner Loan and then to reduce the principal amount thereof. Any amounts so applied shall be treated, for all purposes under this Agreement, as having actually been distributed to the Non-Contributing Partner and applied by the Non-Contributing Partner to repay the outstanding Partner Loan. In order to secure the repayment of any and all Partner Loans made on behalf of the Non-Contributing Partner, the Non-Contributing Partner grants a security interest in favor of the Contributing Partner in and to the Non-Contributing Partner's interest in the Partnership, and irrevocably appoints such Contributing Partner as the Non-Contributing Partner's attorney-in-fact, with full power to prepare, execute, acknowledge and deliver, as applicable, all documents, instruments and/or agreements memorializing and/or securing such Partner Loan(s) including, without limitation, such Uniform Commercial Code financing and continuation statements, pledge and/or security agreements, mortgages and other security instruments as may-be reasonably appropriate to perfect and continue the security interest in favor of such Contributing Partner. If, upon the maturity of a Partner Loan (taking into account any agreed upon extensions thereof), any principal thereof and/or accrued interest thereon remains outstanding, the Contributing Partner shall elect one of the following options: (X) to renew such Partner Loan (or portion thereof) pursuant to the terms and provisions of this paragraph for an additional term of six months; (Y) to contribute all or any portion of such outstanding principal of and accrued, unpaid interest on such Partner Loan (or portion thereof) to the capital of the Partnership and dilute the Percentage Interest of the Non-Contributing Partner in accordance with the provisions of the following

paragraph; or (Z) to foreclose upon the security interest in the Non-Contributing Partner's Interest granted to the Contributing Partner above. The Contributing Partner may elect any of the options set forth in the immediately preceding sentence by giving written notice of such election to the Non-Contributing Partner within thirty (30) days following such maturity date of the Partner Loan. Failure of the Contributing Partner to timely give such written notice to the Non-Contributing Partner shall be deemed to constitute an election to renew such Partner Loan for an additional term of six (6) months on the terms set forth herein.

(c) Upon the maturity of a Partner Loan that is not fully repaid on or before the maturity date thereof, the Contributing Partner also may contribute to the capital of the Partnership, in accordance with the provisions of subparagraph (b) above, all or any portion of the outstanding principal of and/or accrued, unpaid interest on such Partner Loan (or portion thereof) and (i) the amount of such outstanding principal and/or interest so contributed shall be deemed repaid and satisfied, (ii) the amount of such outstanding principal and interest shall be deemed to have been distributed to the Non-Contributing Partner and debited from the Capital Account of the Non-Contributing Partner, and (iii) the Capital Account of the Contributing Partner shall be increased by the amount of such outstanding principal and/or interest so contributed by each.

(d) Upon the contribution of any Delinquent Contribution (or the contribution of the principal and/or interest of any Partner Loan by the Contributing Partner pursuant hereto), the Percentage Interest of the Non-Contributing Partner shall be decreased by the Dilution Percentage. The "Dilution Percentage" shall equal the amount expressed in percentage points (rounded to the nearest one-hundredth of a percentage point) calculated based upon the following formula:

> Dilution Percentage = **125%** multiplied by an amount equal to (a) the Delinquent Contribution contributed by the Contributing Partner divided by (b) the aggregate amount of the balances of all of the Partners' respective capital accounts (including the aggregate Additional Contribution in question)

The Percentage Interest of the Contributing Partner shall be increased by the amount of the reduction in the Percentage Interest of the Non-Contributing Partner.

The application of the provisions of this subparagraph (d) is illustrated by the following example: Assume that (i) the capital accounts of the Partners were equal to $2,000,000, (ii) an Additional Contribution of $500,000 was required to be contributed by the Partners to the capital of the Partnership, (iii) the Non-Contributing Partner whose Percentage Interest is 20% failed to contribute its share of such contribution of $100,000 (i.e., 20% x $500,000), and (iv) pursuant to this subparagraph (d), the Contributing Partner whose Percentage Interest is 50% made the Delinquent Contribution of $100,000 to the capital of the Partnership on behalf of such Non-Contributing Partner.

The Dilution Percentage applicable to the Non-Contributing Partner would be equal to five percentage points (5%) as calculated in accordance with the following formula:

$$5\% = 125\% \times (\$100{,}000/\$2{,}500{,}000)$$

The Percentage Interest of the Non-Contributing Partner therefore would be reduced by five percentage points (5%) from 20% to 15%, and the Percentage Interest of the Contributing Partner would be increased by a like amount of percentage points from 50% to 55%. Any and all adjustments to the Non-Contributing Partner's Percentage Interest shall be rounded to the nearest .01% and, except as provided otherwise herein, the Contributing Partner shall not succeed to all or any portion of the capital account of the Non-Contributing Partner as the result of any such adjustment. In addition, the Non-Contributing Partner's Percentage Interests shall in no event be reduced below .01% by operation of this paragraph.

(e) The remedies set forth in this Section 3.03 shall be the exclusive remedies for the failure of any Partner to make any Additional Contribution, and no Partner shall be personally liable for any obligation to make Additional Contributions to the Partnership under this Agreement in excess of such Partner's Percentage Interest in the Partnership.

Section 3.04 Indebtedness. If the General Partner, in its sole discretion, determines that funds are necessary or advisable to carry out the purposes of the Partnership, the General Partner will have the right to (a) borrow or cause the Partnership to borrow funds up to but not in excess of $50,000.00, on such terms and at such rates as the General Partner will determine; (b) permit any Partner (whether or not in a pro rata manner among any other Partners) to loan funds up to but not in excess of $50,000.00 to the Partnership; and (c) lend funds to the Partnership up to but not in excess of $50,000.00. Any such loans by a Partner to the Partnership may, in the General Partner's sole discretion, be secured by all or any of the assets of the Partnership, and the payment of such loans may, in the General Partner's sole discretion, be satisfied by the Partnership prior to the making of any distributions to the Partners. Loans up to but not in excess of $50,000.00 by any Partner to the Partnership will be on terms, including the rate of interest, determined by the General Partner, in its sole discretion, will not be considered contributions of capital to the Partnership, and will not increase the Capital Account of the lending Partner. Further, the repayment of a loan by a Partner to the Partnership will not be deemed a withdrawal from the capital of the Partnership. Any loans in excess of $50,000.00 are a Major Decision and subject to the prior approval of the Required Interest.

Section 3.05 Indemnity of Guarantor for Guaranty. The Partnership indemnifies and agrees to defend and hold each Guarantor harmless against all losses, costs, liabilities, expenses, claims and damages (including without limitation costs of suit and reasonable attorneys' fees) that such Guarantor may incur or suffer in connection with any Guaranty. Upon request by a Guarantor, from time to time, the Partnership will advance expenses associated with the foregoing or reimburse such Guarantor for any such expenses that have been paid by Guarantor.

Section 3.06 First Lien Loan. It is anticipated that the Partnership will borrow approximately $18,730,000.00 from MidFirst Bank (the "First Lien Loan") in connection with the Project. The First Lien Loan will be secured by a first lien deed of trust on the Property and encumbrances on other assets of the Partnership. The First Lien Loan will be the terms and conditions described in the terms sheet attached as Exhibit E to this Agreement. The General Partner is authorized to negotiate, execute and deliver all documents, certificates and applications that may be required or that it deems necessary or advisable in connection with or relating to the First Lien Loan.

ARTICLE IV
PROFITS, LOSSES AND DISTRIBUTIONS

Section 4.01 Allocations and Distributions of Net Cash Flow and Other Items.

(a) Each distribution of Net Cash Flow will be allocated and distributed among the Partners proportionately in accordance with the provisions of Section 4.01(b) below. Distributions to the Partners will be made at such times during each year and in such amounts as the General Partner will determine, in its sole discretion; provided, (i) unless otherwise agreed by the Required Interest, distributions of Net Cash Flow will be made within 30 days after the end of each calendar quarter, to the extent of available Partnership funds and after withholding any necessary reserves and amounts required to be withheld by lenders to the Partnership or by agreements which the Partnership or the Property are subject to, and (ii) if the Required Interest directs the General Partner to make a distribution, the General Partner will promptly do so.

(b) The net proceeds (whether cash, promissory notes, property, or otherwise) from the sale, exchange, condemnation, eminent domain taking, casualty or other disposition of capital assets of the Partnership,

including the net cash proceeds of any financing or refinancing of capital assets of the Partnership, will be allocated and distributed as follows:

(i) To the payment of debts and liabilities of the Partnership to any third party (including the prepayment of same, in whole or in part);

(ii) Then, to the payment of the debts and liabilities of the Partnership to any Partner (including the prepayment of same, in whole or in part);

(iii) Then, to the setting up of any reserves which the General Partner deems necessary or advisable for contingent or unforeseen liabilities or obligations of the Partnership arising out of or in connection with the business of the Partnership;

(iv) Then, to the Partners, pari passu, in proportion to their respective Additional Contributions, until the Partners making Additional Contributions have received an amount equal to their Additional Contributions;

(v) Then, to the Partners, pari passu, in proportion to their respective remaining Unreturned Capital Contributions, until the Partners have received an amount equal to their respective remaining Unreturned Capital Contributions; and

(vi) Then, the balance, if any, among the Partners, pari passu, in proportion to their respective Partnership Interests.

Section 4.02 Allocation of Profits and Losses.

(a) All Profits of the Partnership (including any gain realized in connection with a capital transaction or in connection with a winding up and termination of the Partnership) for each fiscal year of the Partnership, or any portion thereof, as determined for federal income tax purposes, will be allocated among the Partners in the following order of priority:

(i) first, to the extent Losses have been allocated pursuant to Section 4.02(b)(ii) of this Agreement, in the ratio and to the extent of such Loss allocations;

(ii) then, to the extent Losses have been allocation pursuant to Section 4.02(b)(i) of this Agreement, in the ratio and to the extent of such Loss allocated; and

(iii) then, any remaining Profits will be allocated to the Partners, pro rata, based on their respective Partnership Interests.

(b) All Losses of the Partnership for each fiscal year of the Partnership, as determined for federal income tax purposes, realized from its general business activities, or in connection with a capital transaction, or in connection with a winding up and termination of the Partnership, will be allocated among the Partners in the following order of priority:

(i) first, in proportionate amounts based on a comparison of the Capital Account balances of the Partners at the end of the fiscal year of the Partnership in order that losses allocated to the Partners will proportionately reduce their Capital Account balances until each Partner's Capital Account balance is equal to zero; and

(ii) then, any remaining Losses will be allocated to the Partners, pro rata, based on their respective Partnership Interests in the Partnership.

(c) The Profits or Losses of the Partnership for each year will be determined for Federal income tax purposes as soon as possible after the end of each fiscal year of the Partnership in accordance with the accounting method heretofore adopted by the Partnership. The Profits and Losses of the Partnership, and each item of income or loss or investment tax credit included in the same, for each fiscal year of the Partnership will be allocated between the Partners as provided in this Section.

(d) Any allocation to a Partner of a pro rata share of the Profits or Losses of the Partnership under this Section will be deemed to be an allocation to such Partner of the same pro rata share of each item of income, gain, loss, expense, deduction, credit or tax preference applicable to the period during which such Profits or Losses were realized.

Section 4.03 Other Allocations Rules.

(a) All tax credits will be allocated among the Partners in accordance with applicable law.

(b) For purposes of determining the profits, losses or any other items allocable to any period, profits, losses and any such other items will be determined on a daily, monthly, or other basis, as determined by the General Partner using any permissible method under Code Section 706 and the Regulations thereunder.

(c) The Partners are aware of the income tax consequences, of the allocations made by this Article IV and agree to be bound by the provisions of this Article IV in reporting their shares of the Partnership's income, profits and losses for income tax purposes.

Section 4.04 Capital Accounts. The Partnership will establish and maintain for each Partner a Capital Account (herein so called) which will be established and maintained in accordance with applicable provisions of the Section 704(b) of the Code and the Regulations, which generally provide that each Partner's Capital Account will be credited with contributions to the Partnership, will be credited or charged, as the case may be, with each Partner's distributive share of the Partnership's Profits and Losses and will be charged with the amount of any distributions made pursuant hereto. Loans by any Partner to the Partnership will not be considered contributions to the capital of the Partnership and will not increase the Capital Account of the lending Partner. No Partner will have any obligation whatsoever to contribute all or any portion of any negative balance standing in such Partner's Capital Account to the Partnership, to any other Partner or to any other Person.

ARTICLE V
MANAGEMENT OF THE PARTNERSHIP

Section 5.01 Management; Officers.

(a) Subject to the provisions of this Agreement, the Partnership will have one (1) General Partner, and the General Partner will serve as such during the term of the Partnership. No additional General Partners will be appointed for the Partnership unless appointed in writing by the Required Interest. The General Partner will have the sole and exclusive management and control of the business and affairs of the Partnership and the power and authority to take such actions as it from time to time may deem necessary, appropriate or convenient in connection with the management and conduct of the business and affairs of the Partnership. The Partners appoint the General Partner as the "tax matters partner" pursuant to the Code.

(b) The General Partner may, in its sole discretion and from time to time, appoint Officers. Any Officers will serve as such subject to the terms and conditions of their appointment and any delegations of authority with respect to such appointment. Officers are not liable for any debt, liability or other obligation of the Partnership.

Section 5.02 Duties of the General Partner.

(a) The General Partner will conduct the business of the Partnership in a good and businesslike manner, in accordance with the provisions of this Agreement. The General Partner will devote such of its time, attention and business capacity to the affairs of the Partnership as it deems necessary or advisable, in its sole discretion, to carry on the business of the Partnership. The General Partner's duties to the Partnership and to the other Partners are limited to (i) the duties and obligations expressly set forth in this Agreement, and (ii) a duty of loyalty and a duty of care, as provided in the TBOC. The General Partner will not have a fiduciary duty to the Partnership or to the other Partners, except to the extent imposed by Sections 152.204 through 152.206 of the TBOC.

(b) The General Partner will conduct the business of the Partnership in a good and businesslike manner, in accordance with the Business Plan and the other terms and conditions of this Agreement. The current Business Plan for the Partnership may be attached hereto as Exhibit D. If the current Business Plan for the Partnership is not attached hereto as Exhibit D, then the current Business Plan of the Partnership will be the first Business Plan subsequently approved by the Required Interest. Any changes to or variances from the current Business Plan and any future Business Plan will be subject to the approval of the Required Interest. At least thirty (30) days prior to the end of each fiscal year, the General Partner will prepare (or cause to be prepared) and submit for approval by the Required Interest, a complete and detailed revision and update of the Business Plan in the form of the then-current Business Plan (or such other form as the Partners may reasonably require) setting forth the projected income, expenses, capital expenditures and financing needs relating to the operation and management of the Partnership and the Property during the following fiscal year. The Partners will notify the General Partner of their approval or disapproval of any proposed Business Plan within thirty (30) days of their receipt of such proposed Business Plan. Upon the approval of a proposed Business Plan by the Required Interest, such proposed Business Plan will become the Business Plan for the period for which it is approved. If a Partner disapproves of all or any portion of a proposed Business Plan, the Partner's notice to the General Partner of the Partner's disapproval will include an explanation of the Partner's basis of such disapproval. If the Required Interest does not approve a proposed Business Plan submitted by the General Partner, the Business Plan will include the approved portions thereof and, with respect to items not approved, (i) the Business Plan will not include any capital expenditures not approved by the Required Interest, and (ii) the Business Plan, if any, for the prior period with respect to operating expense items (but not capital expenditures) will be deemed to continue in effect for the current period with line items for non-discretionary or non-negotiable expenses, such as real estate taxes and utilities, modified to reflect actual amounts for the period in question.

Section 5.03 Power to Execute Documents. The General Partner will have the power, without the joinder of any Partner, to execute any and all documents and instruments as may be necessary or expedient to carry out and effectuate the purposes of the Partnership, including the entering into any contract to sell any property of the Partnership. Accordingly, subject to the provisions of this Agreement, any document or instrument executed pursuant to any authority granted in this Agreement, when executed by the General Partner, will be, as to third parties, conclusive evidence that the execution of such document or instrument is the act of the Partnership.

Section 5.04 Major Decisions. Each Major Decision must have the prior Approval of the Required Interest. Accordingly, and no Partner, including the General Partner, has the right or power to make any Major Decision on behalf of the Partnership unless and until the same has first been approved in writing by the Required Interest. If a Business Plan has been approved by the Required Interest, then each Major Decision included in such Business Plan is approved by the Required Interest.

Section 5.05 Proposed Sales of the Property. Either the Manhattan Limited Partner or the Coury Limited Partner may propose a bona fide sale of all of the Property to a third party by written notice to the other (the "Notice of Sale"), which Notice of Sale shall include a copy of a proposed contract of sale. If the other party does not approve the proposed sale, the other party must do one of the following:

(i) submit a higher offer from a third party to purchase the Property, i.e. an offer for a sales price greater than the proposed sales price, but otherwise on substantially equivalent or more favorable terms, in which event the procedures under this Section 5.05 shall reapply,

(ii) purchase the Property at the same price and on the same terms and conditions as first proposed in the Notice of Sale (i.e. a right of refusal), and if the other party fails to consummate such sale in accordance therewith, then the other party shall be deemed to have elected to proceed under subsection (iii) below, or

(iii) approve the proposed sale, in which case the Partnership shall proceed with the proposed sale (failure to elect (i) or (ii) above within fifteen (15) days after receipt of the Notice of Sale shall be deemed an election to proceed under this subsection (iii)).

Section 5.06 Compensation of General Partner and its Affiliates.

(a) The General Partner will be entitled to reimbursement for any reasonable third party expenses paid by it arising out of the conduct of the business of the Partnership. If approved in writing by the Required Interest, the Partnership will also pay to the General Partner (or its Affiliates, as designated by the General Partner) an overhead reimbursement fee, in an amount agreed upon by the Required Interest as commercially reasonable, as reimbursement for rent, payroll and other administrative expenses incurred by the General Partner or its Affiliates.

(b) The Partnership will pay a development fee (the "Development Fee") equal to (i) $525,000.00 plus (ii) up to $325,000.00 of unused contingency funds to Coury Hospitality, Inc., an Affiliate of Paul Coury. 67% of the Development Fee will be paid to Coury Hospitality, Inc. and 33% of the Development Fee will be paid to Mark Brooks.

(c) If for any period of time the Partnership does not have sufficient funds to pay any expenses or fees due to the General Partner or its Affiliate (as determined by the General Partner, in its sole discretion), then such expenses or fees will be deferred until such time as the Partnership does have sufficient funds to pay same.

(d) It is understood and agreed that the City will pay to Coury Hospitality, Inc. and Mark Brooks a development fee (the "City Development Free") equal to 5% of the hard costs of the City Project, in connection with development services provided to the City for the City Project. 67% of the City Development Fee will be paid to Coury Hospitality, Inc. and 33% of the Development Fee will be paid to Mark Brooks.

Section 5.07 Contracts with Affiliates of the General Partner. The General Partner may enter into any contract (written or oral) with and make any payment of Partnership funds to any Affiliate of the General Partner, any Partner, any Officer or any other Person so long as such contract or payment is not commercially unreasonable and is on terms not more materially favorable to such Affiliate than those which could reasonably be expected to be offered by an unrelated third party.

Section 5.08 Standard of Care.

(a) A General Partner will exercise ordinary business judgment in managing the affairs of the Partnership. Absent fraud by a General Partner, willful misconduct by a General Partner, material breach of this Agreement by a General Partner, or breach by a General Partner of any fiduciary duty imposed on the General Partner by Sections 152.204 through 152.206 of the TBOC, such General Partner will not be liable or obligated to the Partners or any other Person for any mistake of fact or judgment made in operating the business of the Partnership. A General Partner does not, in any way, guarantee the return of the Partners' capital or a profit from the operations of the Partnership; neither will a General Partner be responsible to any Partner because of a loss of that Partner's investment or a loss in operations, unless it has been occasioned by the fraud, willful

misconduct or material breach of this Agreement by that General Partner. **A GENERAL PARTNER WILL NOT BE LIABLE FOR ANY LOSS, DAMAGE, EXPENSE OR LIABILITY CAUSED BY OR ATTRIBUTABLE TO THE ORDINARY OR SIMPLE NEGLIGENCE, AS OPPOSED TO GROSS NEGLIGENCE, OF THE GENERAL PARTNER, AND A GENERAL PARTNER WILL NOT HAVE LIABILITY UNLESS THE ACTION OF THE GENERAL PARTNER CONSTITUTES FRAUD, WILLFUL MISCONDUCT OR MATERIAL BREACH OF THIS AGREEMENT.** A General Partner will not be required to take (and is authorized not to take) any action (including without limitation, the filing of a bankruptcy petition with respect to the Partnership) which would impose or create liability for any Guarantor, any Partner, any principal or Affiliate of a Partner or any Officer under any guaranty, note, deed of trust, loan agreement, indemnity agreement, hold harmless agreement, or other agreement.

(b) Each Officer will exercise ordinary business judgment in managing the affairs of the Partnership. Absent fraud, willful misconduct or material breach of this Agreement by an Officer, such Officer will not be liable or obligated to the Partners or any other Person for any mistake of fact or judgment made in operating the business of the Partnership. An Officer does not, in any way, guarantee the return of the Partners' capital or a profit from the operations of the Partnership; neither will an Officer be responsible to any Partner because of a loss of that Partner's investment or a loss in operations, unless it has been occasioned by the fraud, willful misconduct or material breach of this Agreement by that Officer. **AN OFFICER will NOT BE LIABLE FOR ANY LOSS, DAMAGE, EXPENSE OR LIABILITY CAUSED BY OR ATTRIBUTABLE TO THE ORDINARY OR SIMPLE NEGLIGENCE, AS OPPOSED TO GROSS NEGLIGENCE, OF THAT OFFICER, AND AN OFFICER will NOT HAVE LIABILITY UNLESS THE ACTION OF THE OFFICER CONSTITUTES FRAUD, WILLFUL MISCONDUCT OR MATERIAL BREACH OF THIS AGREEMENT.** An Officer will not be required to take (and is authorized not to take) any action (including without limitation, the filing of a bankruptcy petition with respect to the Partnership) which would impose or create liability for any Guarantor, any Partner, any principal or Affiliate of a Partner or any Officer under any guaranty, note, deed of trust, loan agreement, indemnity agreement, hold harmless agreement, or other agreement.

(c) A Limited Partner's duties to the Partnership and to the other Partner are limited to (i) the duties and obligations expressly set forth in this Agreement, and (ii) a duty of loyalty and a duty of care, as provided in the TBOC. A Limited Partner will not have a fiduciary duty to the Partnership or to the other Partners and will not have a duty of a general partner by reason of being a Limited Partner in the Partnership.

Section 5.09 Reliance. The General Partner and each Officer may rely and will be protected in acting or refraining from acting upon any resolution, certificate, statement, instrument, opinion, report, notice, request, consent, order, bond, debenture, or other paper or document believed by the General Partner or any Officer to be genuine and to have been signed or presented by the proper party or parties. The General Partner and each Officer may consult with legal counsel, accountants, appraisers, management consultants, investment bankers, and other consultants and advisors selected by the General Partner, and any written opinion of any such person as to matters which the General Partner or any Officer reasonably believes to be within such person's professional or expert competence will be full and complete authorization and protection in respect of any action taken or suffered or omitted by the General Partner or any Officer in good faith and in accordance with such opinion.

ARTICLE VI
OTHER ACTIVITIES OF PARTNERS

The Partners expressly acknowledge that the opportunities of the Partnership will be limited to the Property and will not extend to any other property, investment or activity. Any Partner may engage in or possess interests in other business ventures of every kind and description for its own account, including, but not by way of limitation, the ownership or management of other personal or real property which may be in competition with or otherwise affect the Property or the Partnership, and in so doing it will incur no liability to the Partnership or

to any other Partner as a result of engaging in any other business venture. Neither the Partnership nor any of the Partners will have any rights by virtue of this Agreement in and to such independent business ventures or to the income or profits derived therefrom. Further, to the extent any Partner would have any rights or claims arising under this Agreement or out of such Partner's status as such against any other Partner as a result of the independent business ventures of any other Partner or its Affiliates, whether arising by statute, common law or in equity, the same are waived.

ARTICLE VII
TRANSFER OF INTERESTS; OWNERSHIP OF INTERESTS

Section 7.01 Restriction on Transfer.

(a) Except as described in Section 7.01(b) of this Agreement, a Partner may not, voluntarily or involuntarily, Transfer all or any part of its Interest without the prior Approval of the Required Interest, which may be granted or withheld in each Partner's sole discretion. A Change of Control of any Partner will be deemed a Transfer of such Partner's Interest in the Partnership for purposes of this Section.

(b) A Partner may Transfer all or any part of its Interest without the prior Approval of the Required Interest if such Transfer is (i) made to an Affiliate of such Partner or (ii) made to his children, or a trust, partnership or other entity for any of their benefit, if the Partner is an individual. In addition, Section 7.01(a) will not apply to a conveyance pursuant to Section 7.06 of this Agreement.

Section 7.02 Certain Rights of First Refusal. Other than Transfers described in Section 7.01(b) of this Agreement, no Partner will have the power to Transfer all or any part of its Interest without first having complied with Section 7.01(a) of this Agreement and then having offered (the "Offer") to Transfer the Interest desired to be Transferred by such Partner (hereinafter referred to as the "Transferring Partner") to the other Partners in accordance with this Section. The Offer by a Transferring Partner to the other Partners: (i) will be in writing; (ii) will state what disposition the Transferring Partner desires to make of such Partner's Interest; (iii) will state the Person or Persons with whom or to whom the transaction contemplated by such Transferring Partner is to be made; (iv) will state the terms and conditions of the proposed transactions; and (v) will offer to the other Partners for a period of thirty (30) days from the date of such notice, to Transfer to such other Partners pro rata in accordance with their respective Partnership Interests, the Interest to be Transferred by the Transferring Partner, upon the identical terms and conditions, including the same price, as the proposed Offer. The third party with whom the transaction contemplated by such Transferring Partner is to be made will be a bona fide independent third party. If any or all of the other Partners accept the Offer of the Transferring Partner to Transfer the entire Interest, the closing of such Transfer will occur within sixty (60) days after their acceptance of the Transferring Partner's Offer. If the Offer of the Transferring Partner is not accepted with respect to the entire Interest or, if accepted, is not closed within such sixty (60) day period through no fault of the Transferring Partner, then the Transferring Partner may consummate the proposed transaction with such third party upon the terms and conditions specified in the Offer. If the Transferring Partner does not consummate the originally proposed transaction within ninety (90) days of the time the Transferring Partner is notified in writing that none of the other Partners will close the transaction under the terms and the time period discussed previously in this Section, then all the restrictions of this Agreement will apply to the Transferring Partner as though no written notice and Offer had been given.

Section 7.03 Assumption by Additional Partners. Any Person to whom an Interest is Transferred pursuant to the terms of this Article VII or any other provision of this Agreement will take such Interest subject to all the terms and conditions of this Agreement and will not be considered to be a Partner until (a) any approvals of the Transfer required under this Article VII have been obtained and (b) said Person will have accepted and assumed the terms and conditions of this Agreement by a written agreement to that effect delivered to the other Partners, at which time such assignee or Transferee will be admitted as a Partner. At such time as the Transferee is admitted as a Partner, the Transferee Partner will be liable for and assumes all obligations

(whether accrued or not) of the assignor to the Partnership, including, any obligations of the assignor to make Capital Contributions to the Partnership, regardless of whether the Transferee Partner had knowledge of same or whether the same could be ascertained from this Agreement.

Section 7.04 Amendment of Agreement and/or Certificate. If a Transfer of an Interest will take place pursuant to the provisions of this Article VII, then unless the Partnership is terminated by such Transfer, the continuing Partners will promptly thereafter execute an amendment to this Agreement and, to the extent necessary to reflect a change in the information required by the applicable laws of the State of Texas, will cause to be filed with the proper authority an amended certificate of formation and such other certificates of fictitious or assumed names of the Partnership as may be deemed necessary or desirable by the General Partner.

Section 7.05 Effect of Attempted Disposition in Violation of this Agreement. Any attempted Transfer, by operation of law or otherwise, of any Interest without the approvals required under this Agreement or otherwise in breach of this Agreement will be null and void and of no effect whatever. Further, the Transferee under any attempted Transfer without the approvals required under this Agreement or otherwise in breach of this Agreement will not have any right to receive information from the Partnership or any right to inspect the books and/or records of the Partnership.

Section 7.06 Purchase Option upon Buyout Event.

(a) Upon the occurrence of a Buyout Event as to any Partner (for purposes of this Section only, said Partner, its successor in interest, will be referred to as the "Buyout Event Partner", which will include, if applicable, its successor in interest), any other Partner which is not an Affiliate of the Buyout Event Partner will have the option, but not the obligation, to purchase from the Buyout Event Partner the Interest of the Buyout Event Partner in the Partnership at the price and on the terms and conditions set forth in this Section. The Partner desiring to exercise such option (the "Buyout Event Purchasing Partner") will exercise the option by delivering notice (the "Buyout Event Notice") to the Buyout Event Partner within sixty (60) days following the Buyout Event Purchasing Partner's receipt of actual knowledge of the occurrence of the Buyout Event giving rise to the purchase option.

(b) The purchase price for the Buyout Event Partner's Interest will be equal to the fair market value of the Buyout Event Partner's Interest. If the Buyout Event Partner and the Buyout Event Purchasing Partner cannot agree upon the fair market value of the Buyout Event Partner's Interest within thirty (30) days after delivery of the Buyout Event Notice, then the Buyout Event Purchasing Partner and the Buyout Event Partner will each name an appraiser within fifteen (15) days after the expiration of such 30-day period. If either the Buyout Event Purchasing Partner or the Buyout Event Partner fails to name an appraiser within the specified time, the other may select the second appraiser. Within twenty (20) days after the expiration of such 15-day period, the two (2) appraisers so selected will determine the fair market value of the Buyout Event Partner's Interest, taking into consideration the Buyout Event Partner's Capital Account balance, any priority of distributions afforded the Buyout Event Partner, the fair market value of the Property, any outstanding indebtedness, liabilities, liens, obligations relating to the Partnership and the Partnership's assets, and all other relevant factors in determining fair market value. The fair market value of the Property will be determined based on a discounted cash flow analysis, using a fair and reasonable discount rate, and will include a deduction for selling expenses for the Property. The determination of the fair market value the Buyout Event Partner's Interest by the two (2) appraisers so selected, as provided above, will be final and binding on all parties. If the two (2) appraisers so selected are unable to agree on the fair market value of the Buyout Event Partner's Interest, the two (2) appraisers so selected will within ten days after said 20-day period select a third appraiser who will determine the fair market value of the Buyout Event Partner's Interest. The determination of the third appraiser as to the fair market value of the Buyout Event Partner's Interest will be final and binding on all parties; provided, if such third appraiser's determination of determination of fair market value is higher than the higher or lower than the lower of the appraisals of the two original appraisers, then the fair market value of the Buyout Event Partner's Interest will be the average of the two of the three appraisers closest in fair market value. The

Buyout Event Purchasing Partner and the Buyout Event Partner will pay the fee and expenses of the respective appraiser selected (or intended to be selected) by each of them, and if a third appraiser is required the additional fees and expenses incurred in connection therewith will be borne equally between the Buyout Event Partner and the Buyout Event Purchasing Partner. Any appraisal selected pursuant to this Section (i) will have an MAI designation from the American Institute of Real Estate Appraisers and (ii) will have at least five years' experience appraising property similar to the property then owned by the Partnership. Each appraiser making a determination of the fair market value of the Buyout Event Partner's Interest will prepare a report for such determination and will deliver copies of such report to the General Partner, the Buyout Event Partner, and the Buyout Event Purchasing Partner, promptly after preparation of such report.

(c) Unless the Buyout Event Partner agrees otherwise, the purchase price, determined in the manner in this Agreement provided, will be paid in full in cash to the Buyout Event Partner not later than one-hundred eighty (180) days after the final determination of the fair market value of the Buyout Event Partner's Interest. Simultaneously with payment of the purchase price, the Buyout Event Partner will execute and deliver such deeds, conveyances, and other instruments as may be reasonably required by the Buyout Event Purchasing Partner to evidence and render fully effective the transfer of the Buyout Event Partner's Interest to the Buyout Event Purchasing Partner, it being understood that the transfer of the Buyout Event Partner's Interest will be subject to any indebtedness of the Partnership, but such transfer in and of itself will not cause the transferee to be personally liable with respect to any indebtedness. The sale and purchase of the Interest of a Buyout Event Partner will also include the sale and purchase of such Buyout Event Partner's interest, if any, in the General Partner, and the Partners will execute such documents as may be reasonably necessary to convey such interest.

(d) Prior to the closing of a sale and purchase pursuant to this Section 7.06, (i) the Buyout Event Purchasing Partner will cause the Buyout Event Partner, its Affiliates and principals to be unconditionally released from any Guarantees by the Buyout Event Partner or its Affiliates of loans or other obligations of the Partnership, in form and substance acceptable to the Buyout Event Partner, in its sole discretion, and (ii) if any loan agreement or other material agreement pertaining to Partnership requires the consent of any third party, including any lender, or imposes any other restrictions upon any transfer pursuant to this Section, the Buyout Event Purchasing Partner will obtain such consent and comply with such restrictions (in form acceptable to the Buyout Event Partner and the Buyout Event Purchasing Partner). Neither the Buyout Event Partner nor the Buyout Event Purchasing Partner will be obligated to proceed with applicable sale and purchase until the foregoing conditions are met. Conditioned upon the closing of the sale of the Buyout Event Partner's Interest pursuant to this Section, the Partnership indemnifies and agrees to defend and hold harmless the Buyout Event Partner against all liabilities of the Partnership that arise from and after the closing of such sale.

(e) From and after the time that the Buyout Event Purchasing Partner delivers the Buyout Event Notice to the date of closing of a sale and purchase pursuant to this Section, the Partners will continue to have all rights and obligations as are set forth in this Agreement as if the election to proceed under this Section had not occurred; provided, however, (i) that to the extent that the Buyout Event Partner funds any monies to the Partnership after determination of the fair market value of the Buyout Event Partner's Interest, such amounts will be added to the amounts to be paid to the Buyout Event Partner at the closing and (ii) any distributions after determination of the fair market value of the Buyout Event Partner's Interest otherwise payable to the Buyout Event Partner will be paid to the Buyout Event Purchasing Partner at the closing.

Section 7.07 Representations Regarding Ownership

(a) The Coury Limited Partner represents and warrants to the other Partners that (i) the initial General Partner is and shall at all times be an entity organized and in good standing under the laws of the State of Texas, (ii) the initial General Partner is and shall at all times be under the control of Paul Coury or, and (iii) Paul Coury does and shall at all times own, directly or indirectly, not less than 51% of the beneficial ownership interests in the initial General Partner.

(b) The Coury Limited Partner represents and warrants to the other Partners that (i) the Coury Limited Partner is and shall at all times be an entity organized and in good standing under the laws of the State of Texas, (ii) the Coury Limited Partner is and shall at all times be under the control of Paul Coury or his Immediate Family Member(s), and (iii) Paul Coury or his Immediate Family Member(s) do and shall at all times own, directly or indirectly, not less than 51% of the beneficial ownership interests in the Coury Limited Partner.

(c) The Manhattan Limited Partner represents and warrants to the other Partners that (i) the Manhattan Limited Partner is and shall at all times be a general partnership organized and in good standing under the laws of the State of Florida and authorized to do business in the State of Texas, (ii) the Manhattan Limited Partner is and shall at all times be under the control of Francis Rooney, and (iii) Francis Rooney or his Immediate Family Member(s) do and shall at all times own, directly or indirectly, all of the beneficial ownership interests in the Manhattan Limited Partner.

ARTICLE VIII
REMOVAL OF GENERAL PARTNER

Section 8.01 Resignation or Withdrawal of a General Partner. Without the prior Approval of the Required Interest, a General Partner may not (a) resign or withdraw as General Partner of the Partnership or (b) appoint any Person as a substitute General Partner.

Section 8.02 Removal of General Partner.

(a) A General Partner may not be removed except for cause, and then, only with the prior Approval of the Required Interest; provided, if the General Partner is an entity controlled by Paul Coury and such General Partner commits fraud, willful misconduct, material breach of this Agreement which is not cured within 30 days after delivery of written notice of such breach from the Manhattan Limited Partner, or breach of any fiduciary duty imposed on the General Partner by Sections 152.204 through 152.206 of the TBOC, then the Manhattan Limited Partner may remove such General Partner and may appoint a successor General Partner.

(b) For as long as the Coury Limited Partner is a Limited Partner, if the General Partner is at any time not an entity controlled by Paul Coury, then such General Partner will automatically be removed as a General Partner of the Partnership and will be replaced by a General Partner, selected by the Coury Limited Partner which is an entity controlled by Paul Coury; provided, if the General Partner is an entity controlled by Paul Coury and is removed because such General Partner has committed fraud, willful misconduct, material breach of this Agreement which is not cured within 30 days after delivery of written notice of such breach from the Manhattan Limited Partner, or breach of any fiduciary duty imposed on the General Partner by Sections 152.204 through 152.206 of the TBOC, then the successor General Partner is not required to be an entity controlled by Paul Coury.

Section 8.03 Successor General Partner. Upon the resignation, withdrawal, or removal of a General Partner, a successor General Partner will be appointed by the Required Interest, which will be an entity controlled by Paul Coury, until such time as no Limited Partner is an Affiliate of and entity controlled by Paul Coury.

Section 8.04 Release of Guaranty. If a General Partner is removed or replaced and such General Partner or an Affiliate of such General Partner is a Guarantor, then the removal or replacement of such General Partner will not be effective until the Guarantor is unconditionally released from any Guarantees provided by the Guarantor. Further, if any loan agreement or other material agreement pertaining to Partnership (including, without limitation, the Franchise Agreement) requires the consent of any third party to or imposes any other restrictions upon the removal or replacement of such General Partner and corresponding release of a Guarantor (which may include a replacement Guarantor), the removal or replacement of the General Partner will not be effective until such consent is obtained and such other restrictions are satisfied.

ARTICLE IX
WINDING UP AND LIQUIDATION

Section 9.01 Winding up of the Partnership. The Partnership will be wound up on the earlier of the expiration of the term of the Partnership or the happening of any of the following events:

(a) When substantially all of the assets of the Partnership will have been disposed of whether by foreclosure or otherwise; or

(b) Upon the election in writing of the Required Interest to wind up the Partnership.

Section 9.02 Winding Up and Liquidation.

(a) The winding up of the Partnership business and the distribution of Partnership property and assets will be carried out with due diligence and in a timely manner and consistent with the provisions of this Section and applicable requirements of law.

(b) The General Partner will be responsible for taking all actions relating to the winding up and distribution of assets of the Partnership unless the General Partner fail to so act, in which event the Required Interest will appoint a Person to assume such responsibilities (referred to in this Agreement as the "Liquidator"). The Liquidator will file all certificates or notices of the winding up of the Partnership as required by law. Upon the complete liquidation and distribution of the Partnership property and assets, the Partners will cease to be Partners of the Partnership, and the Liquidator will execute, acknowledge and cause to be filed all certificates and notices which may be required by law to terminate the Partnership.

(c) The Liquidator will proceed without any unnecessary delay to sell and otherwise liquidate the Partnership property; provided, however, that if the Liquidator will determine that an immediate sale of part or all of the Partnership property would cause undue loss to the Partners, the Liquidator may, in order to avoid such loss, defer the liquidation of the Partnership property for a reasonable time. The proceeds from the sale and liquidation of the Partnership property and assets will be distributed as provided in Section 9.03 of this Agreement.

(d) Upon the winding up of the Partnership pursuant to Section 9.01, the Liquidator will cause the accountants of the Partnership to prepare within thirty (30) days of such winding up, and the Liquidator will immediately furnish to each Partner, a statement setting forth the assets and liabilities of the Partnership as of the date of its winding up. Promptly following the complete liquidation and distribution of the Partnership property and assets, the Partnership accountants will prepare, and the Liquidator will furnish to each Partner, a statement showing the manner in which the Partnership property and assets were liquidated and distributed.

(e) If a disposition of any property of the Partnership has been made on terms that produce a note or contract receivable to the Partnership, the dollar value attributable to each interest in such note or contract receivable will be, as to any distributee thereof, such distributee's pro rata portion of the face amount thereof, and liquidating distributions will be made in a fashion such that each Partner is distributed a ratable share of

cash items and a ratable share of receivables according to such Partner's respective total rights to liquidating distributions.

Section 9.03 Distribution of Proceeds from Winding up of the Partnership. The net proceeds resulting from the winding up of the Partnership under this Article will be distributed and applied in accordance with the provisions of Section 4.01(b).

ARTICLE X
BOOKS AND RECORDS, ACCOUNTING AND OTHER FISCAL MATTERS

Section 10.01 Books and Records. The Partnership will maintain such books and records as the General Partner deems necessary or advisable. The books and records of the Partnership will be maintained in conformity with the method of accounting adopted by the General Partner. The books and records of the Partnership will be available for examination by any Partner; provided, (a) a Partner who desires to examine the books or records of the Partnership must provide at least three (3) business days prior written notice to the General Partner, (b) the books and records of the Partnership may only be reviewed during normal business hours at the location where the books and records of the Partnership are routinely kept, or, in the discretion of the General Partner, at the offices of the General Partner, (c) an attorney or accountant representing a Partner may accompany a Partner in its examination of the books or records of the Partnership and may jointly examine the books and records of the Partnership only if such Person executes a confidentiality agreement, in form and substance determined by the General Partner, and (d) the General Partner may impose reasonable limitations on any Partner's examination of the books or records of the Partnership.

Section 10.02 Bank Accounts. The bank accounts of the Partnership will be maintained with such banking or thrift institutions as the General Partner will determine, and withdrawals will be made only in the regular course of Partnership business or as otherwise authorized in this Agreement.

Section 10.03 Fiscal Year. The Partnership's books and records and all required income tax returns will be kept or made on the basis of the calendar year.

Section 10.04 Tax Returns. The Partners appoint the General Partner as the "tax matters partner" pursuant to the Code. The General Partner, at the expense of the Partnership, will cause tax returns to be filed on behalf of the Partnership, on a timely basis but subject to extensions, as the General Partner may determine, reflecting income and expense for United States income tax purposes, or for any jurisdiction where the Partnership conducts operations and which requires income tax returns, presenting the transactions of the Partnership in conformity with this Agreement.

Section 10.05 Reporting. The General Partner will furnish to each Partner the following reports: (a) no later than forty five (45) days after the end of each quarter of the Partnership's fiscal year, the General Partner will deliver to each Partner the unaudited income statement of the Partnership, the unaudited balance sheet of the Partnership, and the current rent roll for the Property; and (b) no later than one hundred twenty (120) days after the end of each fiscal year of the Partnership, the General Partner will deliver to each Partner the unaudited income statement of the Partnership for the previous fiscal year, the unaudited balance sheet of the Partnership as of the last day of the previous fiscal year, the tax return of the Partnership for the previous fiscal year, and each Partner's K-1 for the previous fiscal year.

Section 10.06 Confidentiality.

(a) Unless otherwise approved in writing by the Required Interest and except as set forth in the following paragraph, each Partner agrees to keep confidential, and not to make any use of (other than for purposes reasonably related to its Interest or for purposes of filing such Partner's tax returns or for other routine matters required by Law) or to disclose to any Person, any information or matter relating to (i) the Partnership and its affairs or (ii) any other Partner (collectively, "Confidential Information"). For the avoidance of doubt, Confidential Information shall include, without limitation, (w) the fact that any Partner has made an investment in the Partnership, (x) any information related to the assets, liabilities, equity, income, finances and investments of any Partner, (y) any information provided by the Partnership to the Partners or by any Partner to the Partnership or to another Partner in connection with the business of the Partnership, and (z) the terms and

conditions of this Agreement. For the avoidance of doubt, each Partner shall be responsible for any breach of this Section by any of its employees, contractors, agents or representatives.

(b) Any Partner may make such disclosure to the extent that (i) the information being disclosed is publicly known (other than as a result of a violation by the disclosing Partner of this Section) or readily ascertainable by proper, lawful means at the time of any proposed disclosure by such disclosing Partner, (ii) the information subsequently becomes publicly known through no act or omission of such disclosing Partner, (iii) the information otherwise was in a Partner's possession prior to receipt from the other Partner of the Partnership and came into such Partner's possession from a source who was not reasonably known by such Partner to be prohibited from transmitting the information to such Partner by a contractual obligation to the other Partner, or becomes legally known to such disclosing Partner other than through a third party with a contractual, legal, fiduciary or other obligation to keep such information confidential, (iv) such disclosure is required by Law, (v) such disclosure is in connection with any litigation or other proceeding between any Partner and any other Partner or the Partnership, or (vi) such disclosure is reasonably necessary for a Partner or Affiliate to perform its obligations under this Agreement or under any other agreements pertaining to the Partnership or any of its Subsidiaries;. In addition, (A) the Partners may discuss, without any limitation, the Partnership and its activities amongst themselves and their shareholders, partners, members, trustees, directors, officers, employees, agents, representatives, counsel, accountants, consultants, lenders or other providers of financing to such Partner and other professionals and permitted assignees under this Agreement, and (B) each Partner may disclose to any and all Persons, without limitation of any kind, the tax treatment and tax structure of its investment in the Partnership and of any transactions entered into by the Partnership, and all materials of any kind (including opinions or other tax analyses) that are provided to the Partner relating to such tax treatment and tax structure.

ARTICLE XI
MISCELLANEOUS

Section 11.01 Limitation as to Agency. Nothing in this Agreement contained will be construed to constitute any Person as the agent of another Person, except as expressly provided in this Agreement.

Section 11.02 Notices. All notices or other communications required or permitted to be given pursuant to this Agreement will be in writing and will be considered as properly given (a) on the second day after being mailed from within the United States by first class United States mail, certified mail, return receipt requested, postage prepaid, and addressed to any Partner at the address set forth under such Partner's signature on the signature pages of this Agreement, (b) on the first day after being deposited for next business day delivery, on a prepaid basis, with any nationally recognized deliver courier services (i.e., Federal Express, DHL, etc.) and addressed to any Partner at the address set forth under such Partner's signature on the signature pages of this Agreement, (c) when actually delivered if given in any other manner, including personal delivery or (d) by facsimile transmission or by email transmission, if contemporaneously sent by another delivery method listed in (a) through (c) of this Section 11.02. Any Partner may change its address by giving notice in writing, stating its new address, to the other Partners. Commencing on the thirtieth (30^{th}) day after the giving of such notice, such newly designated address will be such Person's address for the purpose of all notices or other communications required or permitted to be given pursuant to this Agreement.

Section 11.03 Process for Requesting Approvals. If the General Partner seeks the approval of the Partners for any action to be taken by the General Partner which needs approval of any of the Partners under this Agreement (including any decisions requiring the Approval of the Required Interest), the General Partner will give notice to the Partners of the action proposed, the purpose served by such action, and the benefit expected to result therefrom (the "Consent Request"). Such Consent Request will specifically request the Partners' approval to the action proposed. Each Partner will either: (i) approve the action proposed; (ii) approve the action proposed on stated conditions; or (iii) disapprove the action proposed. In exercising their approval rights with respect to the General Partner's actions pursuant to this Section, the Partners will act in good faith and with reasonable

diligence. Each Partner will communicate its decision regarding the proposed action by notice to the General Partner as soon as reasonably possible but in no event later than fifteen (15) days of its receipt of the General Partner's notice (the "Response Period"). Any Partner that approves the action proposed on stated conditions or disapproves the action proposed will detail the reason or reasons for such conditional approval or disapproval. A Partner will be deemed to have given its consent or approval if the following conditions are met: (i) the written Consent Request was forwarded to the Partner in the manner specified in this Section; (ii) the Partner fails to respond to the Consent Request prior to expiration of the Response Period; (iii) the General Partner submits a second written notice of request for consent (the "Second Notice"); (iv) the Second Notice conspicuously states the following in bold caps "**NOTICE REQUIRING TIMELY RESPONSE**"; (v) the Second Notice will include: (A) an explicit statement that the Second Notice is a "Second Notice" as provided in this Section, (B) a copy of the initial Consent Request and a clear description of the subject matter of such request, and (C) an explicit statement that the failure to respond to said request will trigger the provisions of this Section for deemed approval; and (vi) five (5) business days will have elapsed from the actual receipt of the Second Notice by the Partner receiving the Second Notice and said Partner fails to respond to the same.

Section 11.04 Amendment. No amendment, modification or alteration of the terms of this Agreement will be binding unless the same be in writing, dated subsequent to the date of this Agreement and duly executed by all of the Partners.

Section 11.05 Application of Texas Law; Severability. This Agreement, and the application or interpretation thereof, will be governed exclusively by its terms and by the internal laws of the State of Texas, and all obligations of the parties created hereunder are performable in Dallas County, Texas. Each provision of this Agreement is intended to be severable. If any term or provision of this Agreement is illegal or invalid for any reason whatsoever, such illegality or invalidity will not affect the validity of the remainder of this Agreement.

Section 11.06 Execution in Counterparts. This Agreement may be executed in any number of counterparts with the effect as if all parties hereto had all signed the same document. All counterparts will be construed together and will constitute one agreement.

Section 11.07 Assignability. Subject to the limits on transferability contained in this Agreement, each and all of the covenants, terms, provisions and agreements in this Agreement contained will be binding upon and inure to the benefit of the successors and assigns of the respective parties hereto.

Section 11.08 Paragraph Headings. The headings in this Agreement are inserted for convenience and identification only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this Agreement or any provision of this Agreement.

Section 11.09 Number and Gender. Whenever the singular number is used in this Agreement and when required by the context, the same will include the plural, and the masculine gender will include the feminine and neuter genders.

Section 11.10 Attorneys' Fees. In the event of any litigation in relation to this Agreement, the unsuccessful party, whether determined by judgment or agreement of the parties, will, in addition to all other sums that either party may be called on to pay, be required to reimburse the prevailing party for all reasonable attorneys, fees and expenses.

Section 11.11 Remedies.

(a) In addition to the rights and remedies expressly provided herein, the parties hereto shall be entitled to whatever other legal or equitable remedies are otherwise available to them; provided, however, all such rights and remedies are subject and subordinate to the other terms and conditions of this Agreement

(b) Without limitation on the foregoing, the obligations of any Partner or the Partnership may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting interference and commanding compliance. Restraining orders and injunctions will be obtainable on proof of the existence of interference or threatened interference or the existence of a violation or the threatened violation of an agreement or covenant, without the necessity of proof of inadequacy of legal remedies or irreparable harm, and will be obtainable only by the parties to or those benefited by this Agreement. The act of obtaining an injunction or restraining order will not be deemed to be an election of remedies or a waiver of any other rights or remedies available at law or in equity. No party shall allege in any such proceeding that an adequate legal remedy exists or that such restrained or enjoined action or action sought to be enforced will not cause irreparable harm to the party seeking the restraining order, injunction or commanding compliance.

(c) If any Partner obtains a judgment against any other Partner resulting from any default or other claim arising under this Agreement or otherwise in connection with the Partnership, that judgment shall be satisfied only out of such Partner's Interest in the Partnership, and no other real, personal or mixed property of such Partner (or any of the Partners which comprise such Partner, if any) wherever situated, shall be subject to levy to satisfy such judgment.

(D) NONE OF THE SHAREHOLDERS, DIRECTORS, OFFICERS, PARTNERS, MEMBERS, MANAGERS, TRUSTEES, BENEFICIARIES, EMPLOYEES, OR AGENTS OF ANY PARTNER NOR ANY OTHER PERSON AS PRINCIPAL OF ANY PARTNER WHETHER DISCLOSED OR UNDISCLOSED (EACH, AN "EXCULPATED PARTY") SHALL HAVE ANY PERSONAL OBLIGATION OR LIABILITY HEREUNDER OR WITH RESPECT TO THE PARTNERSHIP. NO PARTNER SHALL SEEK TO ASSERT ANY CLAIM OR ENFORCE ANY OF ITS RIGHTS HEREUNDER OR WITH RESPECT TO THE PARTNERSHIP AGAINST ANY EXCULPATED PARTY, AND ALL SUCH CLAIMS ARE WAIVED BY THE PARTNERS. IT IS UNDERSTOOD AND AGREED THAT THE PROVISIONS OF THIS SECTION RELEASE AN EXCULPATED PARTY FOR LIABILITY CAUSED BY OR ATTRIBUTABLE TO FROM HIS OWN NEGLIGENCE.

(e) No Partner shall have the right to partition any property of the Partnership during the term of this Agreement, nor shall any Partner make application to any court of authority having jurisdiction in the matter or commence or prosecute any action or proceeding for such partition and the sale thereof, and upon any breach of the provisions of this Section by any Partner, the other Partners, in addition to all of the rights and remedies in law and in equity that they may have, shall be entitled to a decree or order restraining and enjoining such application, action or proceeding.

Section 11.12 Integration. This Agreement, including exhibits hereto, constitutes the entire agreement among the Parties pertaining to the subject matter of this Agreement and supersedes all prior and contemporaneous agreements and understandings of the parties in connection therewith. No covenant, representation or condition not expressed in this Agreement will be binding upon the parties hereto or will be effective to interpret, change or restrict the provisions of this Agreement. No change, termination or attempted waiver of any of the provisions of this Agreement will be binding unless in writing signed by all Partners.

Section 11.13 Indemnification of the General Partner. To the extent of its assets legally available for that purpose, the Partnership indemnifies and agrees to defend and hold harmless the General Partner, its officers, directors, shareholders, partners, managers, members, and employees, and their respective officers, directors, shareholders, partners, managers, members, and employees (collectively, the "Indemnified Persons") against all losses, costs, liabilities, expenses, claims and damages (including without limitation costs of suit and attorneys' fees) any of them may incur or suffer by reason of anything any Indemnified Person does or refrains from doing for, or in connection with the business or affairs of, the Partnership **(INCLUDING ANY LOSS, DAMAGE, EXPENSE OR LIABILITY CAUSED BY OR ATTRIBUTABLE TO THE ORDINARY OR SIMPLE NEGLIGENCE, AS OPPOSED TO GROSS NEGLIGENCE, OF THE INDEMNIFIED**

PERSON), except to the extent that the loss, cost, liability, expense, claim or damage results primarily from the Indemnified Person's fraud, willful misconduct or breach of this Agreement.

Section 11.14 Separate Counsel for Partners. Every Partner is advised that he is entitled to be represented by legal counsel of his choice with respect to this Agreement. Each Partner acknowledges that he has sought advice from legal counsel in this regard or has chosen not to do so. Each Partner will at all times continue to engage and consult with their own separate legal counsel, if any, in connection with this Agreement. The firm of Cherry Petersen Landry Albert LLP (the "Firm"), which has prepared this Agreement, represents and has represented the General Partner and the Coury Limited Partner, solely with respect to this Agreement, and each Partner acknowledges and agrees that the Firm has not represented any Partner other than the General Partner and the Coury Limited Partner, with respect to this Agreement. Further, each Partner waives the attorney-client privilege to the extent, but only to the extent, that the privilege might otherwise require the Firm to withhold from any other Partners information disclosed by the Partner to the Firm, and each Partner acknowledges and agrees that the Firm may withdraw from the representation of any Partner or the Partnership at any time.

Section 11.15 Effect of Bankruptcy, Death or Incapacity of a Partner. The bankruptcy, death, dissolution, liquidation, termination or incapacity of a Partner will not cause the termination or winding up of the Partnership and the business of the Partnership will continue. Upon any such occurrence, the trustee, receiver, executor, administrator, committee, guardian or conservator of such Partner will have all the rights of such Partner for the purpose of settling or managing its estate or property, subject to satisfying conditions precedent to the admission of such assignee as a substitute Partner. The transfer by such trustee, receiver, executor, administrator, committee, guardian or conservator of any Partnership Interest will be subject to all of the restrictions, hereunder to which such transfer would have been subject if such transfer had been made by such bankrupt, deceased, dissolved, liquidated, terminated or incompetent Partner.

Section 11.16 Authority. Each of the Partners represents and warrants for the benefit of the Partnership and each other Partner that: (a) it has full power and authority to enter into this Agreement and perform its obligations hereunder; (b) this Agreement and all transactions contemplated by this Agreement to be performed by it have been duly authorized by all necessary action of its members, partners, directors or stockholders; (c) this Agreement and all transactions contemplated by this Agreement will not result in a material breach or violation of, or a material default under, (i) any agreement by which it is governed or by which it or any of its properties is bound or (ii) any statute, regulation, order or other law to which it is subject; (d) this Agreement is the legal, valid and binding obligations of the representing Partner enforceable against the representing Partner in accordance with the terms hereof and thereof, except as the enforcement thereof may be limited by bankruptcy, insolvency, reorganization, liquidation, receivership, moratorium or other similar laws related to or affecting the enforcement of creditors' rights generally or by general principles of equity, regardless of whether such enforceability is considered in a proceeding in equity or at law; and (e) no consent, waiver, approval or authorization of or notice to any other Person is required to be made, obtained or given by the representing Partner in connection with the execution and delivery of this Agreement except for any which have been previously obtained by the representing Partner.

Section 11.17 No Third Party Beneficiaries. Nothing contained in this Agreement will be construed to create any rights or benefits in any Person, other than the Partners, and their respective legal representatives and permitted transferees, successors and assigns, subject to the limitations on transfer contained in this Agreement.

Section 11.18 Partnership Statement. Each Partner shall from time to time upon not less ten (10) days' prior written notice from any other Partner, execute, acknowledge and deliver to the other Partner, a statement in writing, certifying (a) that the Partner is not in default under any provision of this Section, or, if in default, the nature of such default in reasonable detail; and (b) such other factual matters as may be reasonably requested by the requesting Partner.

ARTICLE XII
SECURITIES LAWS

Each Partner represents and warrants to, and covenants and agrees with, each other Partner, as follows:

(a) Such Partner has acquired his, her, its or their Interest for investment, solely for his, her, its or their own account, with the intention of holding such interest for investment, and without any intention of participating directly or indirectly in any redistribution or resale of any portion of such interest in violation of the Securities Act of 1933, as amended (the "Securities Act"), or any other applicable securities law of the United States of America or any state thereof.

(b) Such Partner is aware that his, her, its or their Interest has not been registered under the Securities Act in reliance upon exemptions contained in such Securities Act and that his, her, its or their Interest has not been registered under the securities laws of any state in reliance upon the exceptions contained in such securities laws. The representations and warranties contained in this Section are being relied upon by the Partnership and by the Partners as the basis for exemption of the issuance of the Partner's Interest from registration requirements of the Securities Act and all other applicable securities laws of the United States of America or any state thereof. The Partnership will not, and has no obligation to, register the Partnership or any interests in the Partnership under the Securities Act or any state securities law, and the Partnership will have no obligation to recognize any sale, transfer, or assignment of any Interest to any person unless the provisions of this Agreement have been fully satisfied and the sale, transfer or assignment is otherwise permitted hereunder.

(c) Such Partner, prior to executing this Agreement and any other document or instrument evidencing or relating to becoming a Partner hereunder, has received a copy of this Agreement and such other documents, and has examined or caused same to be examined by his representative or attorney, is familiar with this Agreement and such other documents and with the business and affairs of the Partnership, and, that except as otherwise specifically provided in this Agreement, does not desire any further information or data relating to the Partnership or to the other Partners.

(d) The acquisition of an Interest is a speculative investment involving a high degree of risk and such Partner has a net worth sufficient to bear the economic risk of his, her, its or their investment in the Partnership and to justify his, her, its or their investing in a highly speculative Partnership of this type.

(e) A legend reflecting the restrictions imposed upon the transfer of any Interest under this Agreement, under the Securities Act and under applicable securities laws of the United States of America and any state thereof in the same or similar form as that placed on the first page of this Agreement, will be placed on any documents or instruments pertaining to the Partnership or any interest therein, including, without limitation, any amendments to this Agreement, any document purporting to assign an Interest, or any certificate or other document evidencing ownership of an Interest.

[SIGNATURES ON FOLLOWING PAGE]

Executed effective as of the date set forth above.

GENERAL PARTNER:
PMM HOTEL PARTNERS 2017 GP LLC,
a Texas limited liability company

By: Paul Coury
Name: Paul Coury
Title: Manager

Address: 1134 S Yale Ave #400
Tulsa OK 74136

LIMITED PARTNERS:
PAUL M. COURY 1988 LIVING TRUST,
a _____

By: Paul Coury
Name: Paul Coury
Title: Trustor

Address: 1134 S Yale Ave #400
Tulsa OK 74136

MANHATTAN GROUP FINANCE COMPANY LLC,
a Florida limited liability company

By: _____
Name: John P Moore
Title: President

Address:
6300 N. Central Expressway
Dallas, Texas 75206

BROOKS HOSPITALITY CONSULTING CORP.,
a Texas Corporation

By: _____
Name: Mark Brooks
Title: Principal

Address:
6000 Valentino Court
Colleyville, TX 76034

EXHIBIT A

PARTNER	PARTNERSHIP INTEREST
PMM HOTEL PARTNERS 2017 GP LLC, General Partner	0%
Paul M. Coury 1988 Living Trust, Limited Partner	40%
Manhattan Group Finance Company LLC, Limited Partner	40%
Brooks Hospitality Consulting Corp., Limited Partner	20%
Total	100%

PARTNER	ADDITIONAL CONTRIBUTION PERCENTAGE
PMM HOTEL PARTNERS 2017 GP LLC, General Partner	0%
Paul M. Coury 1988 Living Trust, Limited Partner	40%
Manhattan Group Finance Company LLC, Limited Partner	40%
Brooks Hospitality Consulting Corp., Limited Partner	20%
Total	100%

EXHIBIT B

PROPERTY

An approximately 15,000 square foot tract of land, contained within an approximately 4.8 acre tract of land located at the Northeast corner of South Main Street and East Dallas Road in Grapevine, Texas and upon which the Project will be developed.

EXHIBIT C

CITY AGREEMENTS

1. Economic Development Agreement dated October 21, 2016
2. Development Services Agreement dated December 7, 2016
3. Profits Interest Agreement dated _____, 2017

EXHIBIT D

MAJOR DECISIONS

The term "Major Decision" as used in this Agreement means any decision with respect to the following matters:

(a) any Business Plan and any amendment to any material amendment Business Plan;

(b) any condominium declaration affecting the Property, any agreement pertaining to any condominium declaration affecting the Project, and any amendment or any such declaration or agreement;

(c) any material amendments to a City Agreement

(d) any material amendments to the Franchise Agreement;

(e) any Additional Contribution;

(f) admitting any Person as an Additional Partner except as otherwise expressly provided in this Agreement; or

(g) entering or amending into any construction contract, development agreement, employment contact, consulting contract, or other material agreement;

(h) acquisition, lease or other disposition of any real property, any interest in any partnership, limited liability company, corporation or other entity, or any material personal property (or the agreement to do any of the foregoing);

(i) entering into any agreement for the purchase, sale, option, right of first refusal, exchange, assignment, lease, transfer, conveyance, or other acquisition or disposition of any real property or any material personal property;

(j) obtaining, increasing, modifying, consolidating, extending, prepaying, replacing, guaranteeing, discharging, or extinguishing any loan or other material financial obligation (other than debts in the ordinary course of business that do not exceed $50,000.00 in the aggregate), whether unsecured or secured, and any material decision with respect thereto, including the making of any draw or disbursement request;

(k) granting any encumbrances, including deeds of trust, mortgages, pledges, option, negative pledge, covenants, conditions, restrictions, easements, and security interests in any real property or any material personal property;

(l) entering into any material indemnity agreement, agreement to defend or hold harmless, or similar agreement;

(m) except as provided in this Agreement, entering into any contract or transaction with a Partner or an Affiliate of a Partner, and with respect to any duly approved contract or transaction between the Partnership and a Partner or any Affiliate of a Partner, (i) terminating or materially amending such contract or transaction, (ii) settling or compromising any material claim by or against the Partnership, or (iii) waiving any material rights of the Partnership against the other party.

(n) extension of credit (other than trade credit in the ordinary course of business not to exceed $50,000 in the aggregate at any given time), making any loan, or becoming a surety, guarantor, endorser or obligor on the debt of any other Person;

(o) knowingly take any action which would cause the Partnership (with or without notice or the passage of time) to be in default under any agreement or obligation or under any applicable law to a material extent;

(p) enter into or agree to any merger, consolidation, or reorganization with any other Person;

(q) any material change in the nature of the Partnership business;

(r) to make an assignment for the benefit of creditors or file a voluntary petition on behalf of the Partnership or an Affiliate under the United States Bankruptcy Code or any state insolvency law;

(s) the method of accounting of the Partnership;

(t) filing on behalf of the Partnership any federal or state income tax or information returns, elections or choices of methods of reporting income or loss for federal or state income tax purposes;

(u) establishing reserves;

(v) confessing a judgment;

(w) the submission of any dispute involving the Partnership to arbitration or the decision to institute any lawsuit on behalf of the Partnership;

(x) releasing, compromising, assigning or transferring any claims, rights or benefits unless such claim, right or benefit has a value of less than $50,000.00 and the same is released, compromised, assigned or transferred in the ordinary course of business;

(y) entering into any material amendment, modification, revision, supplement, rescission or termination with respect to the foregoing items.

EXHIBIT E

BUSINESS PLAN

Table 1

	Construction	20,100,000
	FFE (121x$15000)	1,815,000
	FFE (rest,bar,com)	1,000,000
	Design Fee	850,000
	Branding/Marketing	75,000
	Legal	100,000
	Developer Fee	525,000
	Loan Fee	55,000
	Const. Interest	650,000
	Pre-opening OSE	500,000
	Pre-opening exp	300,000
	Loss Breakeven	400,000
	Misc. contingency	400,000
	Total	20,720,000
	City equity	3,200,000
	Partners equity	3,200,000
	Base loan request	20,320,000
	Interim loan	1,600,000
	Total loan request	21,920,000

Operating Proforma
Grapevine - 113 Rooms

EXHIBIT F

TERMS SHEET FOR FIRST LIEN LOAN

MIDFIRST BANK

June 15. 2017

Mr. Paul Coury
Coury Collection, LLC
7134 S. Yale, Suite 300
Tulsa, OK 74136

Re: Autograph Hotel
Grapevine, TX

Dear Paul:

Thank you for the opportunity to provide you with the following major business terms, which have been approved by MidFirst Bank. Please review and let me know if you have any questions or comments.

Lender:	MidFirst Bank, a federally chartered savings association ("MFB")
Borrower:	Coury Collection, LLC or entity to be named.
Guarantor(s):	Joint and several guarantees from Paul M Coury, Paul Coury Trust and Manhattan Construction Group, Inc. In regard to Manhattan Construction Group, Inc. this guaranty reduces to 150% of the pro-rata ownership at Certificate of Occupancy and receipt of the additional $1.600,000 equity from the City of Grapevine.. then further reduces to 120% of the pro-rata ownership upon achievement of a 10% Debt Yield based on a trailing 12 month NOI.
Property:	A 121 room hotel (Marriott-Autograph Hotel) that will be developed/constructed at the site located at Main Street and E. Dallas Road in Grapevine, Texas.
Proposed Note:	The lesser of (i) $22,120,300.00 or (ii) 70% of an approved appraised value (it should be noted that $1,600,000 of this amount is to cover the funds that are to be received from the City of Grapevine at Certificate of Occupancy related to the Economic 380 Development Agreement with the City of Grapevine and an additional equity to be contributed from other sources to be determined by the Borrower of $1,100,000 by the received prior to the conversion to the amortizing period).

Loan Term:	Five years. The first twenty-four months of this term. MidFirst will require monthly payments of interest. Then commencing in the twenty-fifth month, the Borrower will convert to a monthly payments of principal and interest.
Amortization Term:	Twenty-five years. During the amortization term of the note. the payments will be paid monthly.
Interest Rate:	A floating rate of interest based on the One Month LIBOR plus 325 bps. then upon the achievement of a 10% Debt Yield based on a trailing 12 month Net Operating Income, the interest rate will be lowered to One Month LIBOR plus 300 bps. During the mini-perm. Borrower will have the option to convert to the then applicable SWAP rate plus 275 bps.
Loan Fee:	¼ of one percent of the Commitment Amount or $55,300. In addition, Borrower will be responsible for all third party costs. which will include an appraisal, environmental report, legal fees and title costs.
Collateral:	A title-insured Mortgage on the Property, and a perfected first security interest in all leases, rents, income and profits, and all other personal property, rights and interest owned by the Borrower and related or appurtenant to the Property. MidFirst will require assignment of all construction related contracts, as well. In addition, MidFirst will approve the final budget. MidFirst will engage a third party inspector to monitor the draws for the construction and to review the construction budget. The fees associated with this third party inspector will be paid by the Borrower. An Assignment from the City of Grapevine in regard to the receipt of the remaining $1,600,000 equity contribution from the City of Grapevine. It is our understanding these funds will be received upon the issuance of the Certificate of Occupancy, which would then be applied to the principal balance of the subject balance.
Loan Covenant:	Borrower will be required to maintain a Debt Service Coverage Ratio ("DSCR") based on the property NOI for the trailing 12 months, which includes a management fee of 4% of revenues, actual Franchise Fees for the twelve month period and actual required FF&E reserve for the twelve month period per the Marriott Franchise Agreement. Any funds received from the City

	of Grapevine in regard to the hotel occupancy tax will be included in the annual calculation of in which the year they are received. The first test will be the first quarter of the fourth year of the loan and will be tested quarterly thereafter. An event of default (after cure period) will occur if the DSCR falls below the 1.20:1. DSCR on MidFirst Debt to be calculated utilizing the then current principal balance of the loan, a 25-year amortization and an interest rate of 5.75%. Net Operating income will include the required replacement reserve deposit as defined below. Borrower will be required to establish a "Replacement Reserve" account with MidFirst Bank. Upon conversion to the amortization term, a monthly deposit of 1% of the gross revenue will be required, increasing to 2% in Year 2 of this period, then to 3% in Year 3. and then 4% of the gross revenue through the life of the loan. The Borrower will have access to these to cover the typical FF&E needs of the hotel to maintain its marketability.
Escrows:	Monthly escrow of property tax and insurance will not be required.
Maturity Date:	Five years.
Prepayment Premium:	There will be no prepayment premium during the construction term and or during the mini-perm. However, should the Borrower exercise the option to fixed the rate, there will be a reducing percentage of the outstanding balance (i.e. should there be three years remaining the reducing percentage would be 2%/1%/0% for those three years.
Reporting Requirements:	Quarterly financial statements on Borrower to be received within 45 days of the quarter end and within sixty days of the annual financial statements. They are to begin the first full quarter after CO. Annual tax returns on Borrower to be received with 30 days of filing. STAR reports are to be provided on a semi-annual basis within 60 days of the due period. Annual financials for each Guarantor to be received within 90 days of year end. Annual tax returns on each Guarantor to be received within 30 days of filing. Borrower will be required to maintain the operating depository, escrow, reserve accounts for the subject property with Lender.

Conditions: As customary with a transaction of this type, including but not limited to:

- Lender's Title Insurance satisfactory to MFB
- ALTA survey satisfactory to MFB
- Environmental reports satisfactory to MFB
- Final Plans and Specs
- Final Construction Contract and Architectural Contract
- An approved appraisal report
- Copy of the Management Agreement and Franchise Agreement with Marriott Hotels

Breakout of Sources and Uses:

Sources		Uses	
MFB Perm Loan	$19,420,300	Hard Costs	$20,100,000
Land Contribution	$ 2,500,000	FF&E	$ 2,815,000
City of Grapevine	$ 3,200,000	Land	$ 2,500,000
Borrower Cash Equity	$ 3,200,000	Developer Fee	$ 475,000
City of Grapevine		Interest Carry	$ 650,000
Common Area Equity	$ 3,000,000	Soft Costs/Other	$ 2,280,300
Additional Equity	$ 1,100,000	City of Grapevine	
		Common Area	$ 3,000,000
		Contingency	$ 600,000
Total	$32,420,300	Total	$32,420,300

The Borrower's equity and City of Grapevine's contribution will be exhausted prior to any bank funding, except for the $1,600,000 of the City of Grapevine's portion will be received a CO and the additional equity of $1,100,000.

Your response must be received by the undersigned on or before July 15, 2017. Also, this commitment will expire on August 30, 2017. Please contact me directly at 767-7118 with any questions you may have regarding this commitment. On behalf of everyone at MidFirst Bank, we appreciate this opportunity.

Respectively yours,

Paul L. Lienhard
Senior Vice President
MidFirst Bank

Notice: To help the government fight the funding of terrorism and money laundering activities, Federal law requires all banks to obtain, verify and record information that identifies each person who opens an account.
What that means for you:
If not already on record when you open an account, we will ask for your name, address, date of birth and other information that will allow us to identify you. We may also ask to see your driver's license or other identifying documents.

CC ITEM #6, 30,31, 32
P&Z ITEM #8, 16, 17, 18

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
DALLAS ROAD ADDITION, BLOCK 1, LOT 1

Gross area of parcel (to nearest tenth of acre)
2.6 ACRES (EXCLUDING KING STREET ROW)

Street frontage & distance to nearest cross street
382' FRONTAGE ON E. DALLAS ROAD - 721' EAST OF S. MAIN ST.

Describe the Proposed Use
BOUTIQUE HOTEL WITH RESTAURANT & BAR

Proposed Zoning
HIGHWAY COMMERCIAL

Existing Zoning
LIGHT INDUSTRIAL (LI) + TRANSIT DISTRICT

Future Land Use Designation
COMMERCIAL/MIXED-USE (C/MU)

Subject Property Address
321 E. DALLAS ROAD

Property Owner Information, Authorization and Acknowledgements

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

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

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

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

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

Owner Name pMM Hotel partners 2017

Company Hotel vin

Address 1785 TX-26 #150

City Grapevine State TX Zip Code

Phone (918)-640-2727 Email [redacted]

RECEIVED
JUL 07 2025
PD25-03

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☒ I will represent the application myself; OR

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

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

Property Owner's Signature Paul Coury Date 06-27

STATE OF: Tx
COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 27th day of June, 20 25

_____
NOTARY PUBLIC in and for the State of Texas

Michelann C Tachibana
My Commission Expires
11/18/2026
Notary ID125142166

PDAS-03
RECEIVED
JUL 07 2025

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name Paul Coury Company Coury Hospitality

Address 1785 TX-26 #150

City Grapevine State TX Zip Code 76051

Phone (918)-640-2727 Email [redacted]

Applicant's Signature Paul Coury Date 06-27

STATE OF: Tx

COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 27th day of June, 2025

Michelann C Tachibana
My Commission Expires
11/18/2026
Notary ID125142166

NOTARY PUBLIC in and for the State of Texas

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

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

Entity Name or File Number: PMM Hotel Partners 2017

Provide a most recent public information report that includes:

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

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

RECEIVED
JUL 07 2025
PD25-03

Planned Development Overlay Narrative

Hotel VIN Reserve - 321 E. Dallas Road

As a result of the remarkable success and popularity of the Hotel VIN, Coury Hospitality and their partners acquired the adjacent property to the east in order to build a companion hotel. The former use of this property by Sunbelt Rentals included the storage and display of construction vehicles and equipment, which did not represent the highest best use of this property, considering its location on Dallas Road adjacent to the Hotel VIN, across the street from urban residential use and near the Main Street corridor. This Planned Development request consists of the following deviations/variances from the current City ordinance:

1. **Increase allowable building height from 50 feet to 76'-6"** (Section 25.I.1)
   The additional height is needed to accommodate the needed 120-room capacity. This height is consistent with the existing 6-story Hotel VIN to the west and compatible with the 3-4 story multi-family residential development on the south side of Dallas Road in the area. A building of this scale will enhance and strengthen the urban streetscape along this corridor.

2. **Reduce required parking from 150 spaces to approximately 133** (Section 56.C)
   Every effort has been made to maximize the parking capacity on site, but the available land will not accommodate 1.25 spaces per hotel room. It should be noted that the rise of ride sharing services such as Uber has significantly reduced hotel parking requirements to well below 1 space per room. This hotel's proximity to the airport and the walkability of downtown Grapevine will drive a high proportion of ride sharing guest usage.

3. **Reduce perimeter landscaping at parking from 15' to 8'.** (Section 53.H.2.a)
   In order to maximize on-site parking and accommodate all Grapevine FD fire lane requirements the landscape buffer is reduced.

4. **Reduce front yard landscape buffer from 25' to variable depth** (Section 25.G.3)
   The front yard landscape buffer varies from 54' to 8'. In order to accommodate the front entry drive with all Grapevine FD fire lane requirements, maximize on-site parking and locate the building as close as possible to the street, the front yard landscape buffer along Dallas Road must vary along the frontage. At the SW corner, the landscape buffer will exceed 25', but in all other locations it will be less than the 25' required. These variations are appropriate for this urban location and contribute to a walkable streetscape.

5. **Reduce east landscape buffer from 20' to approximately 6'** (Section 53.H.2.b)
   In order to accommodate all Grapevine FD fire lane requirements and maximize on-site parking, the landscape buffer along King Street must be reduced. It is planned for King Street to be vacated and converted to a private drive as a part of this project. Since King Street separates this property from the adjacent property (currently a trailer park), this reduced landscape buffer will not negatively impact the adjacent property.

6. **Eliminate north landscape buffer and tree requirement to allow parking within 1' of property line** (Section 53.H.2.b)
   In order to fit the project on the property, maximize on-site parking and make the required connection to the existing Hotel VIN fire lane at the NW corner of the property, the parking along the north is located very near the north property line, which abuts the railroad right-of-way. Because the abutting land belongs to the railroad, parking in close proximity to the property line does not have any negative effect.

7. **Eliminate requirement for parking spaces along north side of building to be no further than 12 spaces from a landscaped island** (Section 53.H.1.b)
   In order to maximize on-site parking and because the parking spaces in question directly abut a landscaped area (railroad right-of-way), the parking spaces along the north property line do not include any intervening landscape island/peninsulas. Because the abutting land belongs to the railroad and this parking area is not visible from Dallas Road, this accommodation will not have a negative visual effect.

8. **Reduce required minimum open space from 30% to 16.9%** (Section 25.D.1)
   In order to fit the hotel and maximize the parking onsite there is not enough space to include more open space. The extra density is appropriate for this urban location and will contribute to a walkable streetscape.

9. **Reduce required minimum side yard from 20' to 16.28'.** (Section 25.G.4)
   In order to fit the hotel and maximize the parking onsite there is not enough space to include more open space. The extra density is appropriate for this urban location and will contribute to a walkable streetscape.

The proposed boutique hotel use, including the ordinance deviations/variances described, represents a substantial improvement to this property and an improvement to the Dallas Road streetscape. We would expect this redevelopment would enhance the value of all properties in close proximity. It will also support the growth of Grapevine as a regional tourism destination, offering a high-caliber hospitality experience consistent with the standard set by the existing Hotel VIN.

CC ITEM #6, 30,31, 32
P&Z ITEM #8, 16, 17, 18

August 6, 2025

Subject: Request to Amend Rezoning Request for August 19, 2025 for Joint Meeting Agenda

Dear Erica,

I respectfully submit this letter to formally request an amendment to the rezoning request associated for 321 E Dallas Road (Z25-03) scheduled for consideration at the joint Planning and Zoning Commission and City Council meeting on August 19, 2025.

The original request identifies the request as rezone from "LI", Light Industrial to "HC", Highway Commercial. After further review and consideration, we would like to amend the request to reflect a revised less intense zoning district, from "LI", Light Industrial to "CC", Community Commercial.

This revised designation more accurately aligns with the intended future use of the property and reflects the desired compatibility with adjacent uses and the City's adopted comprehensive master plan. We believe this change will support a more appropriate transition within the surrounding context and provide additional opportunities for neighborhood-serving commercial development.

We appreciate your time and consideration of this amendment and respectfully ask that the updated reasoning be reflected in the materials prepared for the August 19 joint meeting.

Please let me know if any further documentation or clarification is needed in support of this request.

Sincerely,

Paul M. Coury
[Your Full Name]
Managing Member
[Title]
PMM 2017, LLC

July 25, 2025

Erica Marohnic, Director
Planning Services Department
City of Grapevine Texas
200 Main Street
Grapevine, TX 76051

(sent via email)

RE: CU25-32/PD25-03; Proposed Tree Selection

Dear Director Marohnic,

I formally request consideration for the approval of the proposed sweetgum tree, *Liquidambar styraciflua* 'Slender Silhouette', for use in the Hotel Vin Reserve development. Commonly known as sweetgum, *Liquidambar styraciflua* is native to East Texas and is valued for its cold hardiness, adaptability, and ornamental appeal. It is a large, deciduous tree with star-shaped leaves that turn brilliant shades of yellow, orange, and red in the fall. The species is also known for its distinctive one-inch, spiked, ball-shaped fruit.

The 'Slender Silhouette' cultivar features a narrow, columnar form reaching up to 50 feet tall with a spread of only five feet making it an excellent choice for tight spaces, vertical accents, or as a tall screen. While it does produce fruit, the quantity is less compared to the species, resulting in less maintenance.

The proposed planting location in the front planting beds of the hotel is well suited for this cultivar and continues the landscape theme established by Hotel Vin.

Thank you,

Kathy Nelson, AICP, RLA TX#2027
PARD Planning Manager

08/05/2025 | 7:44:11 AM CDT

Oncor Electric Delivery Company, LLC
Attn:Leon Jimenez
Ft.Worth, TX 76106

Chad Helmberger
Kimley-Horn
6160 Warren Parkway Ste 210
Frisco, TX 75034

Re: 215 E Dallas Rd, Grapevine,TX 76051 and EV Stations

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

If you have questions or need additional information, please feel free to contact me.

Sincerely,

DocuSigned by:
Leon Jimenez
0EE016A61C314A9...

Leon Jimenez
Utility Designer
leon.jimenez@oncor.com

Docusign Envelope ID: C9B9EA0F-3F56-4A27-9FDB-BE0CCF760C43

ORDINANCE NO. 2025-049

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z25-03 PLATTED AS BLOCK 1, LOT 1A, DALLAS ROAD ADDITION, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (321 EAST DALLAS ROAD) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM “LI”, LIGHT INDUSTRIAL DISTRICT TO "CC”, COMMUNITY COMMERCIAL DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

ORDINANCE NO. 2025-052

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z25-04 PLATTED AS LOTS 2R-1 AND 2R-2, RUTH WALL ADDITION, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (834 EAST NORTHWEST HIGHWAY) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "HC", HIGHWAY COMMERCIAL DISTRICT TO "R-7.5", SINGLE-FAMILY DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

effect on the promotion of health and the general welfare, effect on light and air, the effect on the transportation, water sewerage, schools, parks and other facilities; and

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

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

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

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

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

Section 1. That the City of Grapevine Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, be, and the same is hereby amended and changed by Zoning Application Z25-04 to rezone the following described property to-wit: being a 0.344 acre tract platted as Lots 2R-1 and 2R-2, Ruth Wall Addition, Tarrant County, Texas (834 East Northwest Highway), more fully and

completely described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned “HC”, Highway Commercial District is hereby changed to “R-7.5”, Single-Family District, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

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

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of August, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2025-053

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-36 TO DEVELOP A 2,978 SQ. FT. RESTAURANT WITH A DRIVE-THROUGH AND A MONUMENT SIGN WITH CHANGEABLE COPY IN EXCESS OF 30% (834 EAST NORTHWEST HIGHWAY) IN A DISTRICT ZONED "HC", HIGHWAY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU25-36 to develop a 2,978 sq. ft. restaurant with a drive-through and a monument sign with changeable copy in excess of 30% (B-K Sizzle), in a district zoned "HC", Highway Commercial District within the following described property: Lot 2R, Ruth Wall Addition (834 East Northwest Highway) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of August, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

effect on the promotion of health and the general welfare, effect on light and air, the effect on the transportation, water sewerage, schools, parks and other facilities; and

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

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

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

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

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

Section 1. That the City of Grapevine Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, be, and the same is hereby amended and changed by Zoning Application Z25-03 to rezone the following described property to-wit: being a 2.80 acres tract of land out of the Block 1, Lot 1A, Dallas Road Addition, Tarrant County, Texas (321 East Dallas Road), more fully and completely

described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned “LI”, Light Industrial District is hereby changed to “CC”, Community Commercial District, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

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

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of August, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2025-050

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-32 TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A 120 ROOM, 6-STORY, BOUTIQUE HOTEL, TO EXCEED MAXIMUM HEIGHT REQUIREMENTS; OUTDOOR SPEAKERS, AND FOUR ELECTRIC VEHICLE (EV) CHARGING STATIONS, FOR BLOCK 1, LOT 1A, DALLAS ROAD ADDITION (321 EAST DALLAS ROAD) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL ZONING DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU25-32 to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a 120 room, 6-story, boutique hotel, to exceed maximum height requirements; outdoor speakers; and four electric vehicle (EV) charging stations in a district zoned "CC", Community Commercial District within the following described property: Block 1, Lot 1A, Dallas Road Addition (321 East Dallas Road) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of August, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2025-051

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD25-03 TO DEVIATE FROM, BUT NOT BE LIMITED TO, A REDUCTION IN BUILDING SETBACKS, BUFFER REQUIREMENTS, DRIVEWAY SPACING, AND A REDUCTION IN REQUIRED PARKING FOR BLOCK 1, LOT 1A, DALLAS ROAD ADDITION (321 EAST DALLAS ROAD) 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 PLANNED DEVELOPMENT OVERLAY PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a planned development overlay in accordance with Section 41 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Planned Development Overlay No. PD25-03 to deviate but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking requirements found in Section 25, *"CC", Community Commercial District* and Section 56, *Off-Street Parking Requirements* within the following described property: Block 1, Lot 1A, Dallas Road Addition (321 East Dallas Road) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of August, 2025.

APPROVED:

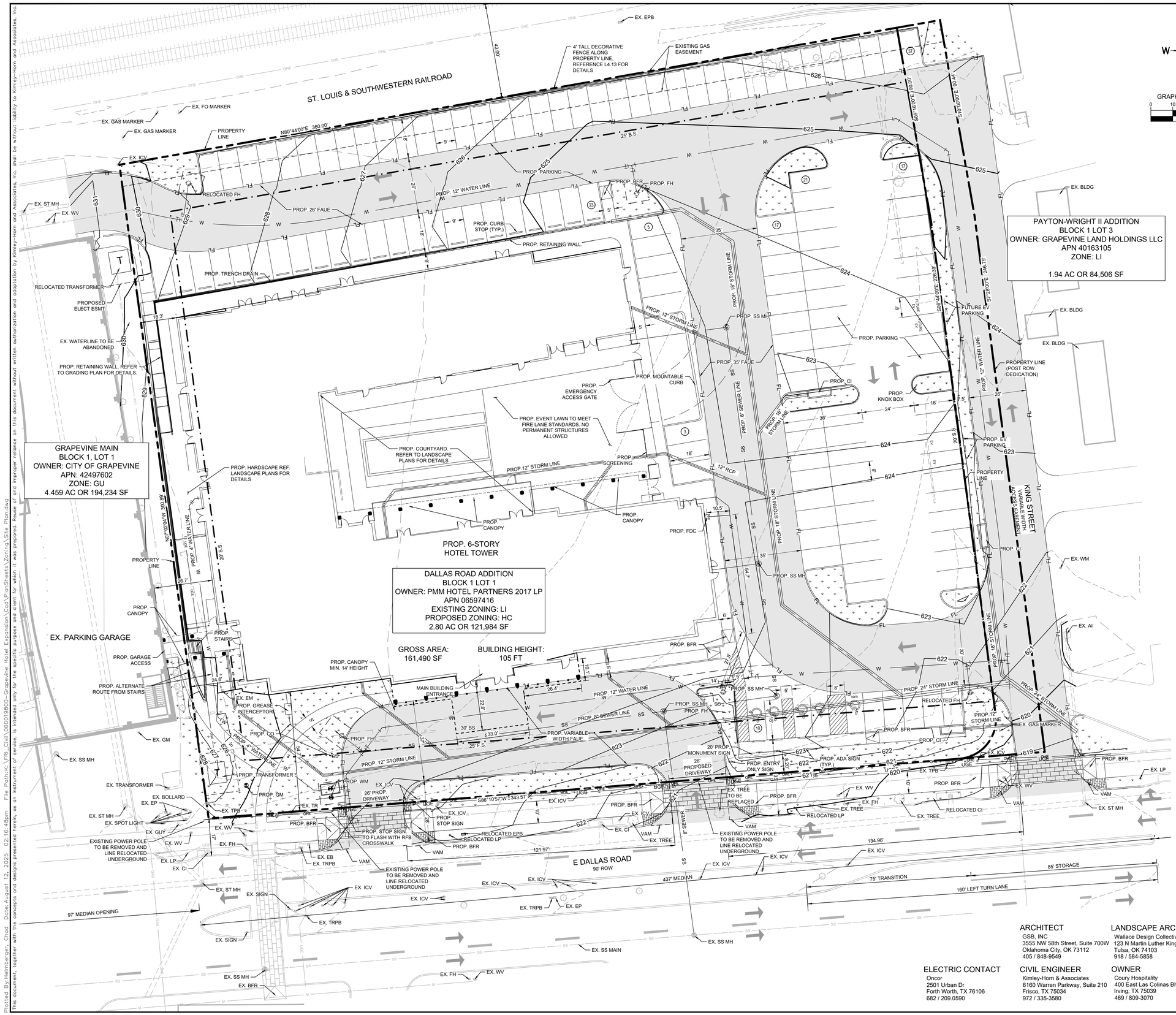
_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney


ST. LOUIS & SOUTHWESTERN RAILROAD
EX. EPB
4' TALL DECORATIVE FENCE ALONG PROPERTY LINE. REFERENCE L4.13 FOR DETAILS
EXISTING GAS EASEMENT
EX. GAS MARKER
EX. FO MARKER
EX. GAS MARKER
PROPERTY LINE
N80°44'00"E 360.00'
EX. ICV
EX. ST MH
EX. WV
RELOCATED FH
PROP. 26' FAUE
PROP. PARKING
PROP. BFR
PROP. FH
PROP. 12" WATER LINE
PROP. CURB STOP (TYP.)
PROP. RETAINING WALL
PROP. TRENCH DRAIN
RELOCATED TRANSFORMER
PROPOSED ELECT ESMT.
EX. WATERLINE TO BE ABANDONED
PROP. RETAINING WALL. REFER TO GRADING PLAN FOR DETAILS.
GRAPEVINE MAIN
BLOCK 1, LOT 1
OWNER: CITY OF GRAPEVINE
APN: 42497602
ZONE: GU
4.459 AC OR 194,234 SF
PROP. HARDSCAPE REF. LANDSCAPE PLANS FOR DETAILS
PROP. 4" WATER LINE
PROPERTY LINE
PROP. CANOPY
EX. PARKING GARAGE
PROP. STAIRS
PROP. GARAGE ACCESS
PROP. ALTERNATE ROUTE FROM STAIRS
PROP. 6-STORY HOTEL TOWER
DALLAS ROAD ADDITION
BLOCK 1 LOT 1
OWNER: PMM HOTEL PARTNERS 2017 LP
APN 06597416
EXISTING ZONING: LI
PROPOSED ZONING: HC
2.80 AC OR 121,984 SF
GROSS AREA: 161,490 SF
BUILDING HEIGHT: 105 FT
PROP. CANOPY MIN. 14' HEIGHT
MAIN BUILDING ENTRANCE
PROP. 12" WATER LINE
PROP. 8" SEWER LINE
PROP. VARIABLE WIDTH FAUE
PROP. 12" STORM LINE
PROP. TRANSFORMER
PROP. GM
EX. GM
EX. SS MH
EX. TRANSFORMER
EX. BOLLARD
EX. EP
EX. ST MH
EX. SPOT LIGHT
EX. GUY
EXISTING POWER POLE TO BE REMOVED AND LINE RELOCATED UNDERGROUND
EX. LP
EX. CI
EX. WV
EX. FH
EX. TPB
EX. TR
EX. ICV
PROP. WM
26' PROP. DRIVEWAY
PROP. STOP SIGN TO FLASH WITH RFB CROSSWALK
PROP. BFR
EX. EB
EX. TRPB
VAM
EXISTING POWER POLE TO BE REMOVED AND LINE RELOCATED UNDERGROUND
PROP. STOP SIGN
PROP. EMERGENCY ACCESS GATE
PROP. MOUNTABLE CURB
PROP. EVENT LAWN TO MEET FIRE LANE STANDARDS. NO PERMANENT STRUCTURES ALLOWED
PROP. COURTYARD. REFER TO LANDSCAPE PLANS FOR DETAILS
PROP. SCREENING
PROP. CANOPY
PROP. 18" STORM LINE
PROP. 8" SEWER LINE
PROP. 12" RCP
PROP. FDC
PROP. SS MH
PROP. 35' FAUE
PROP. CI
PROP. KNOX BOX
PROP. EV PARKING
PROPERTY LINE (POST ROW DEDICATION)
PROP. 12" WATER LINE
KING STREET
VARIABLE WIDTH
PROP. 24' STORM LINE
PROP. 18" STORM LINE
PROP. AI
PROP. 12" STORM LINE
RELOCATED FH
RELOCATED CI
RELOCATED LP
RELOCATED EPB
EX. GAS MARKER
PROP. ADA SIGN (TYP.)
20' PROP. MONUMENT SIGN
26' PROPOSED DRIVEWAY
PROP. ENTRY ONLY SIGN
EX. TREE TO BE REPLACED
EX. TREE
EX. BFR
EX. LP
EX. AI
EX. WM
EX. BLDG
PAYTON-WRIGHT II ADDITION
BLOCK 1 LOT 3
OWNER: GRAPEVINE LAND HOLDINGS LLC
APN 40163105
ZONE: LI
1.94 AC OR 84,506 SF
FUTURE EV PARKING
E DALLAS ROAD
90' ROW
437' MEDIAN
97' MEDIAN OPENING
75' TRANSITION
160' LEFT TURN LANE
85' STORAGE
EX. SS MAIN
EX. SIGN
EX. SS MH
EX. BFR
EX. FH
EX. WV
EX. TRPB
EX. EP
EX. ICV
EX. SS MH
PROP. SS MH
PROP. BFR
PROP. CI
PROP. FH
PROP. 12" WATER LINE
PROP. 8" SEWER LINE
PROP. 12" STORM LINE
PROP. 18" STORM LINE
PROP. 24" STORM LINE
PROP. 12" STORM LINE
RELOCATED FH
EX. GAS MARKER
EX. ICV
EX. TPB
EX. WV
PROP. BFR
EX. FH
EX. TREE
RELOCATED CI
VAM
EX. ST MH
EX. LP
EX. TREE
RELOCATED LP
EX. TREE
EX. CI
VAM
EX. TREE
EXISTING POWER POLE TO BE REMOVED AND LINE RELOCATED UNDERGROUND
EX. ICV
EX. ICV
EX. ICV

SITE PLAN DATA SUMMARY TABLE		
ITEM	REQUIRED	PROPOSED
GENERAL SITE DATA		
ZONING (FROM ZONING MAP) EXISTING	LI	CC
LAND USE (FROM ZONING ORDINANCE; INCLUDE ALL APPLICABLE USES)	AUTO SERVICES	HOTEL
TOTAL LOT AREA (SQUARE FEET AND ACRES)	30,000 SF/ 0.69AC	121,984 SF OR 2.80 AC
FIRST FLOOR-BUILDING FOOTPRINT AREA (SQUARE FEET)	N/A	28,136.6 SF
BUILDING HEIGHT (FEET/#STORIES)	50' MAX	73' 9", 6 STORIES
OPEN STORAGE (SQUARE FEET)	N/A	N/A
PARKING		
PARKING RATIO (FROM ZONING ORDINANCE)	1.25 PER ROOM 150 SPACES	133 SPACES
ACCESSIBLE PARKING (# OF SPACES)	4	5
EV CHARGING PARKING (# OF SPACES)	N/A	4
LANDSCAPE AREA		
LANDSCAPE PERIMETER AREA (SQUARE FEET)	12,658.0 SF	6,105.4 SF
INTERIOR LANDSCAPE AREA-PARKING LOT LANDSCAPING (SQUARE FEET)	5,021.4 SF	5,123.7 SF
ADDITIONAL INTERIOR LANDSCAPE AREA	N/A	N/A
OTHER LANDSCAPE AREA WITHIN THE LOT (SQUARE FEET)	N/A	9,407.6 SF
TOTAL LANDSCAPE AREA	17,679.4 SF	20,636.6 SF
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)	N/A	28,136.6 SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SQUARE FEET)	N/A	73,210.9 SF
OTHER IMPERVIOUS AREA	N/A	N/A
TOTAL OPEN SPACE (SQUARE FEET AND PERCENTAGE)	36,595 SF (30%)	20,636.6 (16.92%)
TOTAL IMPERVIOUS AREA (SQUARE FEET AND PERCENTAGE)	85,389 SF (70%) MAX	101,347.5 (83.08%)

STANDARD NOTES - SITE PLAN

1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
4. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
5. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
6. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
7. PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
8. ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
9. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
10. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

STANDARD NOTES - LANDSCAPE PLAN

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

GENERAL NOTES

1. AGREEMENT IS IN PLACE FOR THE PROPOSED HOTEL TO UTILIZE THE EXISTING TRASH FACILITIES LOCATED IN THE ADJACENT EXISTING PARKING GARAGE.
2. DOG RELIEF AREA WILL OPERATE WITH BOTH A SANITARY AND STORM DRAIN UTILIZING DRAIN COVERS WHEN THE AREA IS TO BE CLEANED TO FOLLOW ALL TCEQ STANDARDS.
3. **THERE WILL BE NO OBSTRUCTIONS IN THE EVENT LAWN (SUCH AS CANOPIES, TENTS, MOUNTED POLES OR ADDITIONAL STRUCTURES) THAT WILL IMPEDE FIRE LANE ACCESS AND USE OF THE EVENT LAWN BY EMERGENCY APPARATUS, AND THE EVENT LAWN WILL BE BUILT TO WITHSTAND THE FIRE APPARATUS 85,000 LBS THAT IS REQUIRED.**

SITE LOCATION MAP
(NOT TO SCALE)

Statement of Purpose

The purpose of Z25-03 is to rezone 2.80 acres from "LI", *Light Industrial District* to "CC", *Community Commercial District.* The purpose of CU25-32 is to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a 120 room, 6-story, boutique hotel to exceed the maximum height, outside dining, and four EV charging stations, and a planned development overlay (PD25-03) to deviate from, but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking, Section 25, "CC", *Community Commercial District, F. Density Requirements* and *J. Landscape Requirements* of the Comprehensive Zoning Ordinance, No. 82-73.

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

_____ MAYOR

_____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: _____

SHEET: 2 OF 36

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

PLANNING SERVICES DEPARTMENT

Site Plan
for
Hotel VIN Reserve
Proposed Block 1, Lot 1A,
DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

No.	REVISIONS	DATE

Kimley»Horn

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6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: (972) 335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
CAROLYN KOCH
127109
LICENSED
PROFESSIONAL ENGINEER
08/12/2025

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
AS SHOWN	LEJ	LEJ	CKH

SITE PLAN - SUPPLEMENTAL INFORMATION

HOTEL VIN RESERVE
CITY OF GRAPEVINE, TEXAS

DATE
08/12/25

PROJECT NO.

SHEET NUMBER
SP-2

Plotted By:Helmberger, Chad Date:August 12, 2025 10:45:13am File Path:K:\FRI_Civil\060019800-Grapevine Hotel Expansion\Cad\PlanSheets\Zoning\Site Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ST. LOUIS & SOUTHWESTERN RAILROAD

EX. BLDG

EX. EPB

EX. GAS MARKER

EX. FO MARKER

EX. GAS MARKER

EX. ICV

EX. ST MH

EX. WV

N80°00'00"E 360.00'

N80°00'00"E 20.00'

S10°00'00"E 90.44'

56'R

30'R

RELOCATED FH

PROP. 26' FAUE

25' BS

PROP. BFR

PROP. CURB STOP (TYP.)

PROP. FH

PROP. TRENCH DRAIN

205'

PROP. RETAINING WALL. REFER TO GRADING PLAN FOR DETAILS.

RELOCATED TRANSFORMER

PROP. RETAINING WALL. REFER TO GRADING PLAN FOR DETAILS.

GRAPEVINE MAIN CONDOMINIUM
OWNER: CITY OF GRAPEVINE
APN: 42497602

N7°46'04"W 300.96'

PROP. DOG RUN

PROP. RETAINING WALL. REFER TO SHEET C-5.0 FOR DETAILS.

EX. PARKING GARAGE

PROP. STAIRS. REFER TO SHEET C-5.0 FOR DETAILS.

PROP. RAMP. REFER TO SHEET C-5.0 FOR DETAILS.

EX. EM

PROP. GREASE INTERCEPTOR

EX. GM

EX. SS MH

EX. TRANSFORMER

EX. ST MH

EX. SPOT LIGHT

EX. GUY

EX. BOLLARD

EX. WV

EX. LP

EX. FH

EX. CI

EX. ST MH

EX. SIGN

EX. SS MH

EX. BFR

PROP. COURTYARD. REFER TO LANDSCAPE PLANS FOR DETAILS

DALLAS ROAD ADDITION BLOCK 1 LOT 1

PROP. 6-STORY HOTEL TOWER

PROP. CO

PROP. TRANSFORMER

PROP. GM

PROP. WM

PROP. TPB

EX. GUY

EX. TR

PROP. BFR

PROP. FH

PROP. VARIABLE WIDTH FAUE

PROP. SS MH

PROP. SS MH

PROP. FH

PROP. MOUNTABLE CURB

PROP. CI

PROP. 35' FAUE

PROP. FDC

PROP. BFR

PROP. BFR

PROP. SCREENWALL REFER TO LANDSCAPE PLANS FOR DETAILS.

PROP. ADA SIGN TO BE MOUNTED TO SCREENWALL (TYP.)

RELOCATED FH

PROP. BFR

PROP. CI

EX. GAS MARKER

EX. ICV

EX. TPB

S85°26'57"W 38.97'

PROP. BFR

EX. WV

RELOCATED LP

EX. CI

EX. LI

EX. CI

EX. ST MH

S85°26'57"W 343.57'

EX. ICV

PROP. BFR

RELOCATED LP

RELOCATED EPB

EX. ICV

EX. CI

RELOCATED EB

RELOCATED TRPB

E DALLAS ROAD
90' ROW

EX. ICV

EX. TRPB

EX. SIGN

EX. ICV

EX. ICV

EX. ICV

EX. TRPB

EX. EP

EX. ICV

EX. ICV

EX. ICV

PROP. SS MH

EX. FH

EX. WV

EX. SS MH

PAYTON-WRIGHT II ADDITION
BLOCK 1 LOT 3
OWNER: GRAPEVINE LAND HOLDINGS LLC

EX. BLDG

EX. BLDG

EX. BLDG

EX. BLDG

FUTURE. EV PARKING

PROP. EV PARKING

S7°28'06"E 246.79'

KING STREET
PROPOSED ACCESS EASEMENT

EX. WM

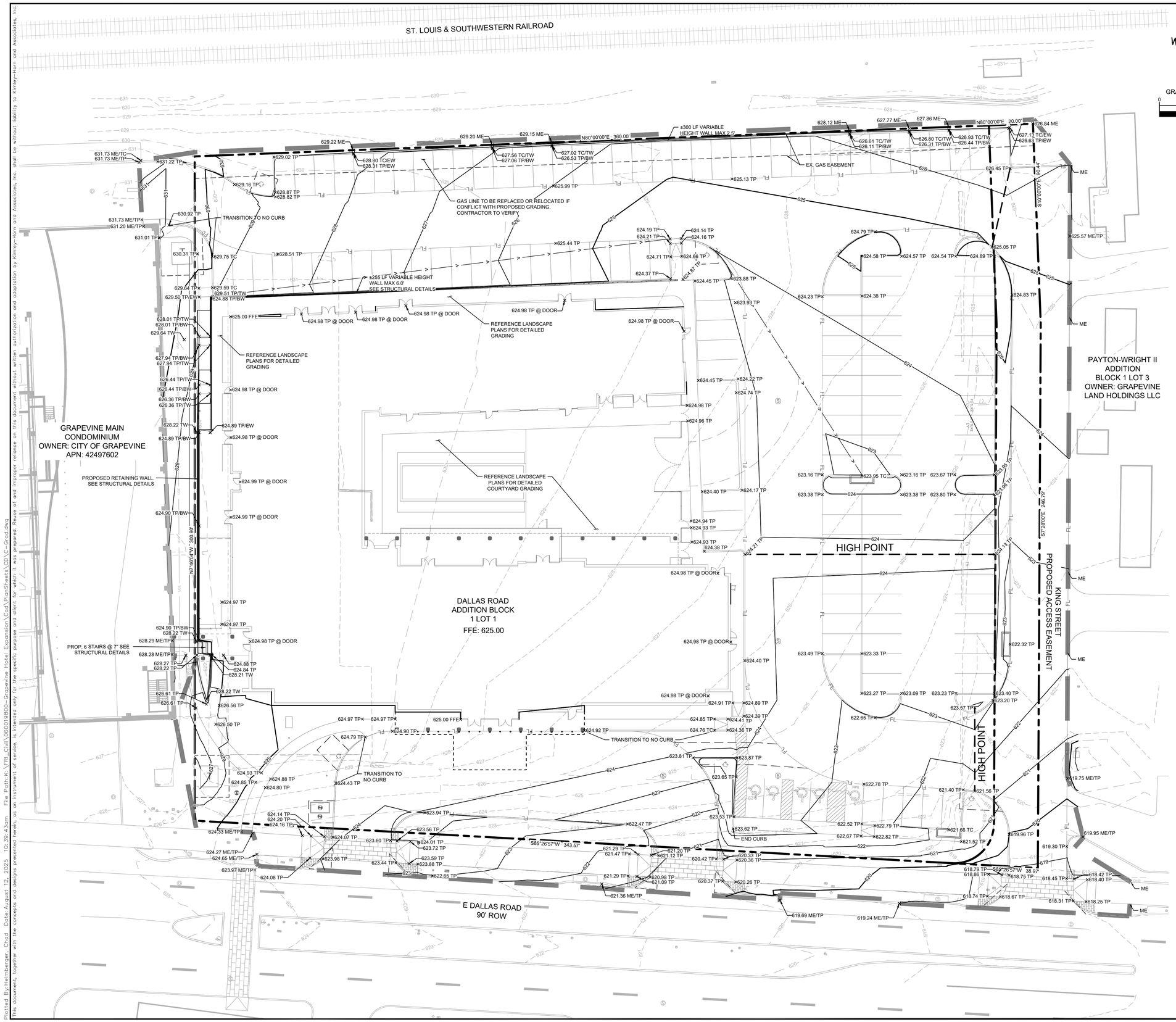
EX. AI

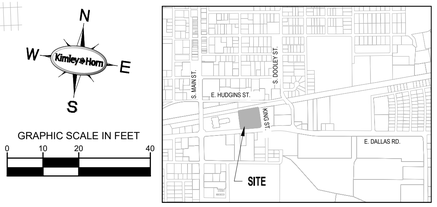
EX. BLDG

EX. BLDG

EX. BLDG

EX. BLDG





SITE LOCATION MAP
(NOT TO SCALE)

LEGEND

	SAWCUT
	PROPERTY LINE
600	EXISTING CONTOUR
600	PROPOSED CONTOUR
<	PROPOSED VALLEY
	PROPOSED RIDGE
X 600.00	SPOT ELEVATION
ME	MATCH EXISTING
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TW	TOP OF WALL
BW	BOTTOM OF WALL
EW	END OF WALL
FG	FINISHED GRADE ELEVATION
FFE	FINISHED FLOOR ELEVATION
TP @ DOOR	TOP OF PAVEMENT AT DOOR

GRADING NOTES

1. TOP OF WALL AND BOTTOM OF WALL GRADE SPOT SHOTS ARE FOR GRADING PURPOSES ONLY. CONTRACTOR TO PROVIDE COMPLETE DESIGN FOR RETAINING WALLS. DESIGN SHALL BE SUBMITTED TO ENGINEER AND OWNER FOR REVIEW.
2. SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR SUBGRADE PREPARATIONS SPECIFICATIONS FOR ALL PROPOSED BUILDINGS.
4. ALL FILL MATERIAL SHALL BE COMPACTED PER GEOTECH RECOMMENDATION. REFER TO PAVING SECTION DETAILS FOR SUBGRADE PREPARATION REQUIREMENTS UNDER ALL PAVED AREAS. (REFER TO GEOTECH REPORT)
5. CONTRACTOR SHALL VERIFY ALL SIDEWALKS HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%. IF THE CONTRACTOR IDENTIFIES SLOPES GREATER, CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO CONSTRUCTION.
6. SPOT ELEVATIONS IDENTIFIED AS "MATCH EXISTING" SHALL BE FIELD VERIFIED. CONTRACTOR SHALL NOTIFY CIVIL ENGINEERING CONSULTANT (CEC) OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH GRADING ACTIVITIES.

BENCHMARKS

BM # 1
CUT X - N:7025260.362, E:2405378.954, ELEV - 625.536
BM # 2
MAG NAIL - N:7025221.762, E:2405339.184, ELEV - 625.831
BM # 3
PK NAIL - N:7025253.292, E:2405793.137, ELEV - 618.229

Statement of Purpose

The purpose of Z25-03 is to rezone 2.80 acres from "LI", *Light Industrial District* to "CC", *Community Commercial District.* The purpose of CU25-32 is to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a 120 room, 6-story, boutique hotel to exceed the maximum height, outside dining, and four EV charging stations, and a planned development overlay (PD25-03) to deviate from, but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking, Section 25, "CC", *Community Commercial District, F. Density Requirements* and *J. Landscape Requirements* of the Comprehensive Zoning Ordinance, No. 82-73.

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 4 OF 36

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

PLANNING SERVICES DEPARTMENT

Site Plan
for
Hotel VIN Reserve
Proposed Block 1, Lot 1A,
DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

No.	REVISIONS	DATE

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

JP No. [illegible]
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: CAREN LYA KOCH
P.E. No. 127729 Date: 08/12/2025

SCALE: AS SHOWN
DESIGNED BY: LEJ
DRAWN BY: LEJ
CHECKED BY: CMH

GRADING PLAN

HOTEL VIN RESERVE
CITY OF GRAPEVINE, TEXAS

DATE: 08/12/25
PROJECT NO.

SHEET NUMBER
C-5.0

Plotted By:Helmberger, Chad Date:August 12, 2025 10:39:43am File Path:K:\FRI_Civil\060019800-Grapevine Hotel Expansion\Cad\PlanSheets\CD\C-Grad.dwg
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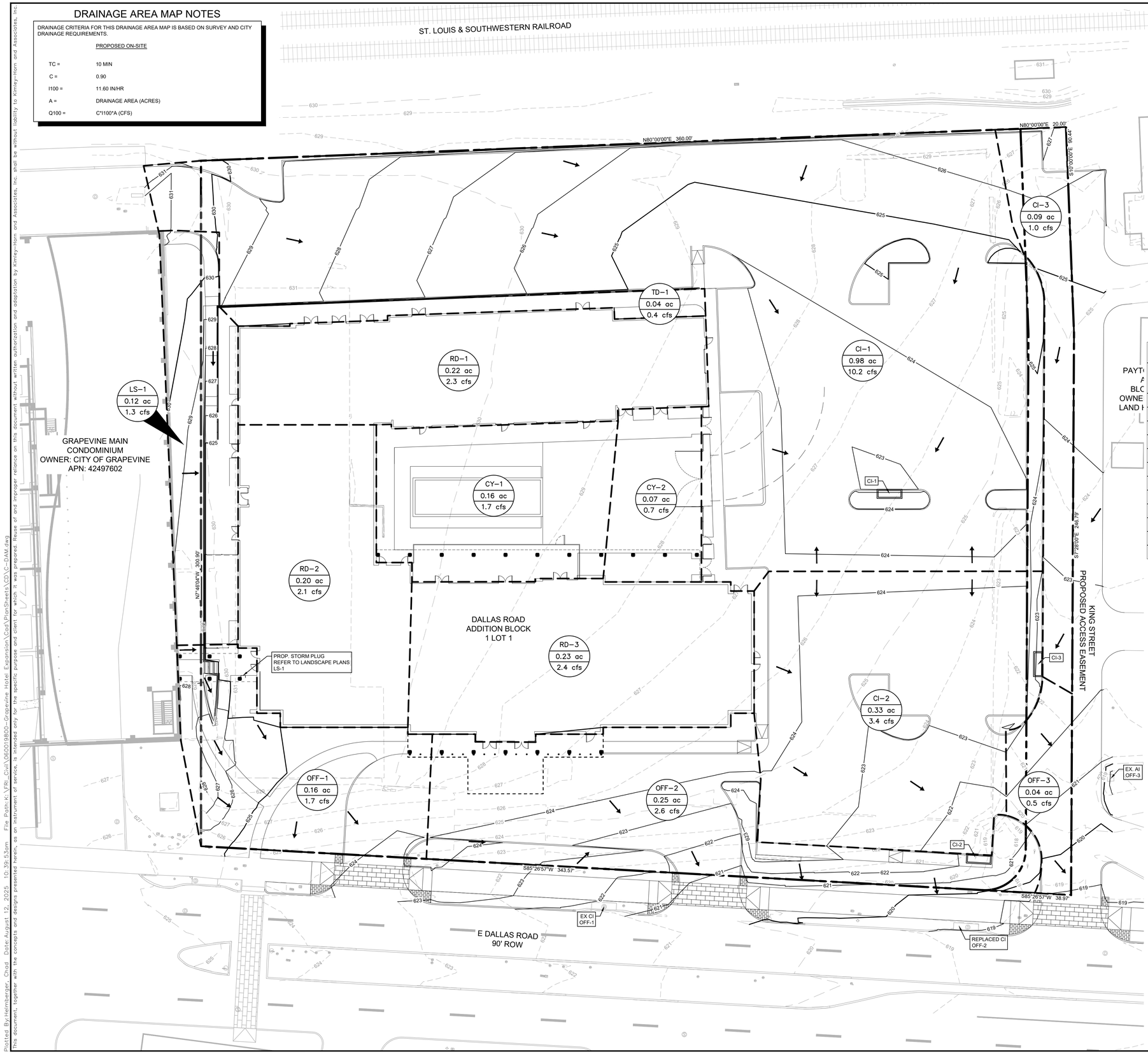
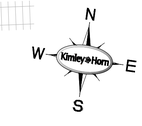
DRAINAGE AREA MAP NOTES

DRAINAGE CRITERIA FOR THIS DRAINAGE AREA MAP IS BASED ON SURVEY AND CITY DRAINAGE REQUIREMENTS.

PROPOSED ON-SITE

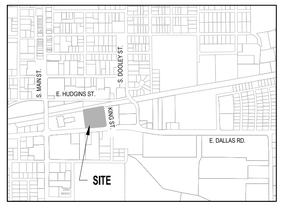
TC =	10 MIN
C =	0.90
I100 =	11.60 IN/HR
A =	DRAINAGE AREA (ACRES)
Q100 =	C*I100*A (CFS)





GRAPHIC SCALE IN FEET

0 10 20 40



SITE LOCATION MAP
(NOT TO SCALE)

LEGEND

BASIN / AREA / FLOW	BASIN NAME / ACRES / 100 YEAR FLOW (CFS)
	PROPERTY LINE
700	EXISTING CONTOUR
700	PROPOSED CONTOUR
	DRAINAGE AREA
	FLOW ARROW

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	RAINFALL INTENSITY "I"100 (in/hr)	TIME OF CONCENTRATION (minutes)	TOTAL FLOW Q100 (cfs)
CI-1	0.98	1.00	0.90	11.60	10.0	10.2
CI-3	0.09	1.00	0.90	11.60	10.0	1.0
CY-1	0.16	1.00	0.90	11.60	10.0	1.7
CY-2	0.07	1.00	0.90	11.60	10.0	0.7
LS-1	0.12	1.00	0.90	11.60	10.0	1.3
OFF-1	0.16	1.00	0.90	11.60	10.0	1.7
OFF-2	0.25	1.00	0.90	11.60	10.0	2.6
OFF-3	0.04	1.00	0.90	11.60	10.0	0.5
RD-1	0.22	1.00	0.90	11.60	10.0	2.3
RD-2	0.20	1.00	0.90	11.60	10.0	2.1
RD-3	0.23	1.00	0.90	11.60	10.0	2.4
TD-1	0.04	1.00	0.90	11.60	10.0	0.4

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JP (No. BELLOWS)
FOR REVIEW ONLY
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Kimley»Horn
Engineer: CAMRON A. KOCH
P.E. No. 127729 Date: 08/12/2025

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
AS SHOWN	LEJ	LEJ	CAK

DRAINAGE AREA MAP

HOTEL VIN RESERVE
CITY OF GRAPEVINE, TEXAS

DATE
08/12/25

PROJECT NO.

SHEET NUMBER
C-6.1

Plotted By:Helmberger, Chad Date:August 12, 2025 10:39:53am File Path:K:\FRI_Civil\060019800-Grapevine Hotel Expansion\Cad\PlanSheets\CD\C-DAM.dwg
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STA. Dwstr.	STA. Upstr.	Upstr. Structure	Dist.	FL Elev. Dwstr.	TP Elev. Dwstr.	FL Elev. Upstr.	TP Elev. Upstr.	Pipe Slope	RCP or RCB	RCP Dia. (in)	# of Barrels	Mng.'s "n"	Intercepted Area "A" (ac)	Runoff Coefficient "C"	Incremental "CA"	Accumulated "CA"	Time @ Upstr. Sta. (min)	Design Freq. (Yr)	Intensity "I" (in/hr)	Q indiv. (ft^3/s)	Q Design (ft^3/s)	Vel. Full ft/s	V_{cap} (ft/s)	Q_{cap} (ft^2/s)	Dn (ft)	Vp (ft/s)	Vph (ft)	Friction Slope (ft/ft)	Friction Loss (ft)	Velocity Head (ft)	Head Loss Coeff.	Minor Losses (ft)	HGL El Dwstr.	HGL El Upstr.	HGL El Upstr.	Throat El.	FLOW TYPE
ST-A																														---				614.10		
1+00.00	1+08.17	45Y	8.17	611.61	613.61	612.10	614.10	6.00%	RCP	24.00	1	0.013	0.40	0.90	0.36	2.20	10	100	11.60	4.18	25.47	8.11	17.69	55.56	--	--	--	0.0126	0.10	1.02	0.50	0.66	614.10	614.20	614.87		FULL FLOW
1+08.17	1+37.69	45Y	29.52	612.10	614.10	613.87	615.87	6.00%	RCP	24.00	1	0.013	0.09	0.90	0.08	1.84	10	100	11.60	0.94	21.30	~~6.78~~	17.69	55.56				~~0.0088~~	~~0.26~~	~~0.71~~	0.50	~~0.39~~	614.87	615.13	----		PARTIAL
1+37.69	1+87.73	45B	50.04	613.87	615.87	616.87	618.87	6.00%	RCP	24.00	1	0.013	0.55	0.90	0.50	1.76	10	100	11.60	5.74	20.36	~~6.48~~	17.69	55.56				~~0.0081~~	~~0.40~~	~~0.65~~	0.35	~~0.21~~	----	----	----		PARTIAL
1+87.73	2+56.65	60Y	68.92	617.37	618.87	618.32	619.82	1.38%	RCP	18.00	1	0.013	0.00	0.90	0.00	1.26	10	100	11.60	0.00	14.62	~~8.27~~	7.00	12.37				~~0.0193~~	~~1.33~~	~~1.06~~	0.35	~~0.69~~	----	----	----		PARTIAL
2+56.65	3+07.19	45B	50.54	618.32	619.82	619.02	620.52	1.38%	RCP	18.00	1	0.013	0.23	0.90	0.21	1.26	10	100	11.60	2.40	14.62	~~8.27~~	7.00	12.37				~~0.0193~~	~~0.97~~	~~1.06~~	0.35	~~0.37~~	----	----	----		PARTIAL
3+07.19	3+35.71	45Y	28.52	619.02	620.52	619.42	620.92	1.38%	RCP	18.00	1	0.013	0.91	0.90	0.82	1.05	10	100	11.60	9.50	12.21	~~6.91~~	7.00	12.37				~~0.0134~~	~~0.38~~	~~0.74~~	0.50	~~0.72~~	----	----	----		PARTIAL
3+35.71	3+71.77	45Y	36.06	619.42	620.92	619.91	621.41	1.38%	RCP	18.00	1	0.013	0.22	0.90	0.20	0.23	10	100	11.60	2.30	2.71	~~1.54~~	7.00	12.37				~~0.0007~~	~~0.02~~	~~0.04~~	0.50	~~0.10~~	----	----	----		PARTIAL
3+71.77	4+23.91	45B	52.14	619.91	621.41	620.63	622.13	1.38%	RCP	18.00	1	0.013	0.00	0.90	0.00	0.04	10	100	11.60	0.00	0.42	~~0.24~~	7.00	12.37				~~0.0000~~	~~0.00~~	~~0.00~~	0.35	~~0.10~~	----	----	----		PARTIAL
4+23.91	4+51.57	45B	27.66	620.63	622.13	621.01	622.51	1.38%	RCP	18.00	1	0.013	0.00	0.90	0.00	0.04	10	100	11.60	0.00	0.42	~~0.24~~	7.00	12.37				~~0.0000~~	~~0.00~~	~~0.00~~	0.35	~~0.10~~	----	----	----		PARTIAL
4+51.57	4+67.11	NA	35.54	621.01	622.51	621.51	623.01	1.38%	RCP	18.00	1	0.013	0.04	0.90	0.04	0.04	10	100	11.60	0.42	0.42	~~0.24~~	7.00	12.37				~~0.0000~~	~~0.00~~	~~0.00~~	1.00	~~0.10~~	----	----	----		PARTIAL
ST-A-1																														---				622.00		
1+00.00	1+57.49	NA	57.49	620.16	621.16	621.00	622.00	1.46%	RCP	12.00	1	0.013	0.22	0.90	0.20	0.20	10	100	11.60	2.30	2.30	2.92	5.50	4.32	--	--	--	0.0041	0.24	0.13	1.00	0.10	622.00	622.24	622.34		FULL FLOW
ST-A-2																														---				621.63		
1+00.00	1+20.51	45B	20.51	619.41	620.91	620.13	621.63	3.50%	RCP	18.00	1	0.013	0.00	0.90	0.00	0.82	10	100	11.60	0.00	9.50	5.38	11.15	19.70	--	--	--	0.0081	0.17	0.45	0.35	0.16	621.63	621.79	621.95		FULL FLOW
1+20.51	1+30.51	INLET	10.00	620.13	621.63	620.48	621.98	3.50%	RCP	18.00	1	0.013	0.91	0.90	0.82	0.82	10	100	11.60	9.50	9.50	5.38	11.15	19.70	--	--	--	0.0081	0.08	0.45	1.25	0.56	621.95	622.03	622.59	62346.00	FULL FLOW
ST-A-3																														---				620.72		
1+00.00	1+50.31	45B	50.31	619.27	620.27	619.72	620.72	0.90%	RCP	12.00	1	0.013	0.00	0.90	0.00	0.21	10	100	11.60	0.00	2.40	3.06	4.32	3.39	--	--	--	0.0045	0.23	0.15	0.35	0.10	620.72	620.95	621.05		FULL FLOW
1+50.31	1+73.53	45Y	23.22	619.72	620.72	619.93	620.93	0.90%	RCP	12.00	1	0.013	0.07	0.90	0.06	0.21	10	100	11.60	0.73	2.40	3.06	4.32	3.39	--	--	--	0.0045	0.10	0.15	0.50	0.11	621.05	621.15	621.27		FULL FLOW
1+73.53	2+64.68	45B	91.15	619.93	620.93	620.75	621.75	0.90%	RCP	12.00	1	0.013	0.00	0.90	0.00	0.14	10	100	11.60	0.00	1.67	~~2.13~~	4.32	3.39				~~0.0022~~	~~0.20~~	~~0.07~~	0.35	~~0.10~~	621.27	621.46	----		PARTIAL
2+64.68	2+87.42	45B	22.74	620.75	621.75	620.96	621.96	0.90%	RCP	12.00	1	0.013	0.00	0.90	0.00	0.14	10	100	11.60	0.00	1.67	~~2.13~~	4.32	3.39				~~0.0022~~	0.05	0.07	0.35	~~0.10~~	----	----	----		PARTIAL
2+87.42	2+92.41	NA	4.99	620.96	621.96	621.00	622.00	0.90%	RCP	12.00	1	0.013	0.16	0.90	0.14	0.14	10	100	11.60	1.67	1.67	~~2.13~~	4.32	3.39				~~0.0022~~	~~0.01~~	~~0.07~~	1.00	~~0.10~~	----	----	----		PARTIAL
ST-A-3.1																														---				621.81		
1+00.00	1+22.32	45B	22.32	619.93	620.93	620.81	621.81	3.92%	RCP	12.00	1	0.013	0.00	0.90	0.00	0.06	10	100	11.60	0.00	0.73	0.93	9.01	7.07	--	--	--	0.0004	0.01	0.01	0.35	0.10	621.81	621.82	621.92		FULL FLOW
1+22.32	1+27.32	NA	5.00	620.81	621.81	621.00	622.00	3.92%	RCP	12.00	1	0.013	0.07	0.90	0.06	0.06	10	100	11.60	0.73	0.73	0.93	9.01	7.07	--	--	--	0.0004	0.00	0.01	1.00	0.10	621.92	621.92	622.02		FULL FLOW
ST-A-4																														---				615.93		
1+00.00	1+05.15	45B	5.15	614.12	615.62	614.43	615.93	5.96%	RCP	18.00	1	0.013	0.00	0.90	0.00	0.08	10	100	11.60	0.00	0.94	0.53	14.55	25.71	--	--	--	0.0001	0.00	0.00	0.35	0.10	615.93	615.93	616.03		FULL FLOW
1+05.15	1+63.56	INLET	58.41	614.43	615.93	617.91	619.41	5.96%	RCP	18.00	1	0.013	0.09	0.90	0.08	0.08	10	100	11.60	0.94	0.94	~~0.53~~	14.55	25.71				~~0.0001~~	~~0.00~~	~~0.00~~	1.25	~~0.10~~	616.03	616.03	----	622.40	PARTIAL
ST-A-5																														---				618.22		
1+00.00	1+44.99	INLET	44.99	612.60	613.60	617.22	618.22	10.26%	RCP	12.00	1	0.013	0.40	0.90	0.36	0.36	10	100	11.60	4.18	4.18	5.32	14.57	11.44	--	--	--	0.0137	0.61	0.44	1.25	0.55	618.22	618.83	619.38	621.03	FULL FLOW
ST-B																														---				619.44		
1+00.00	2+04.95	45Y	104.95	617.37	618.87	617.94	619.44	0.54%	RCP	18.00	1	0.013	0.23	0.90	0.21	0.50	10	100	11.60	2.40	5.74	3.25	4.38	7.74	--	--	--	0.0030	0.31	0.16	0.50	0.10	619.44	619.75	619.85		FULL FLOW
2+04.95	3+08.49	45Y	103.54	618.44	619.44	619.00	620.00	0.54%	RCP	12.00	1	0.013	0.20	0.90	0.18	0.29	10	100	11.60	2.09	3.34	4.25	3.34	2.63	--	--	--	0.0087	0.91	0.28	0.50	0.26	619.85	620.75	621.02		FULL FLOW
3+08.49	3+66.48	45B	57.99	619.00	620.00	619.31	620.31	0.54%	RCP	12.00	1	0.013	0.00	0.90	0.00	0.11	10	100	11.60	0.00	1.25	1.60	3.34	2.63	--	--	--	0.0012	0.07	0.04	0.35	0.10	621.02	621.09	621.19		FULL FLOW
3+66.48	4+17.36	45B	50.88	619.31	620.31	619.58	620.58	0.54%	RCP	12.00	1	0.013	0.00	0.90	0.00	0.11	10	100	11.60	0.00	1.25	1.60	3.34	2.63	--	--	--	0.0012	0.06	0.04	0.35	0.10	621.19	621.25	621.35		FULL FLOW
4+17.36	4+43.99	NA	26.63	619.58	620.58	619.73	620.73	0.54%	RCP	12.00	1	0.013	0.12	0.90	0.11	0.11	10	100	11.60	1.25	1.25	1.60	3.34	2.63	--	--	--	0.0012	0.03	0.04	1.00	0.10	621.35	621.38	621.48		FULL FLOW
ST-B-1																														---				620.91		
1+00.00	1+49.23	45B	49.23	618.99	619.99	619.91	620.91	1.86%	RCP	12.00	1	0.013	0.00	0.90	0.00	0.18	10	100	11.60	0.00	2.09	2.66	6.20	4.87	--	--	--	0.0034	0.17	0.11	0.35	0.10	620.91	621.07	621.17		FULL FLOW
1+49.23	1+54.23	NA	5.00	619.91	620.91	620.00	621.00	1.86%	RCP	12.00	1	0.013	0.20	0.90	0.18	0.18	10	100	11.60	2.09	2.09	2.66	6.20	4.87	--	--	--	0.0034	0.02	0.11	1.00	0.10	621.17	621.19	621.29		FULL FLOW
ST-B-2																														---				620.59		
1+00.00	1+37.27	45B	37.27	618.44	619.44	619.59	620.59	3.08%	RCP	12.00	1	0.013	0.00	0.90	0.00	0.21	10	100	11.60	0.00	2.40	3.06	7.98	6.27	--	--	--	0.0045	0.17	0.15	0.35	0.10	620.59	620.76	620.86		FULL FLOW
1+37.27	1+50.73	NA	13.46	619.59	620.59	620.00	621.00	3.08%	RCP	12.00	1	0.013	0.23	0.90	0.21	0.21	10	100	11.60	2.40	2.40	3.06	7.98	6.27	--	--	--	0.0045	0.06	0.15	1.00	0.10	620.86	620.92	621.02		FULL FLOW

Statement of Purpose

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CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

_____ MAYOR

_____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: _____

SHEET: 6 OF 36

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Site Plan
for
Hotel VIN Reserve
Proposed Block 1, Lot 1A,
DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

No.	REVISIONS	DATE

Kimley»Horn
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PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

Item No. 10 Date 09/23/2025 FOR REVIEW ONLY
Not for construction, permitting, or bidding purposes.
Kimley»Horn
Engineer CARSON YAKOOZA
PE Lic. No. 121209 Date 08/12/2025

SCALE AS SHOWN | DESIGNED BY LEJ | DRAWN BY LEJ | CHECKED BY CRH

STORM CALCULATIONS

HOTEL VIN RESERVE
CITY OF GRAPEVINE, TEXAS

DATE 08/12/25

PROJECT NO.

SHEET NUMBER C-7.4

Plotted By: Helmberger, Chad Date: August 12, 2025 10:40:01am File Path: K:\FRI_Civil\060019800-Grapevine Hotel Expansion\Cad\PlanSheets\CD\C-Storm-Calcs.dwg
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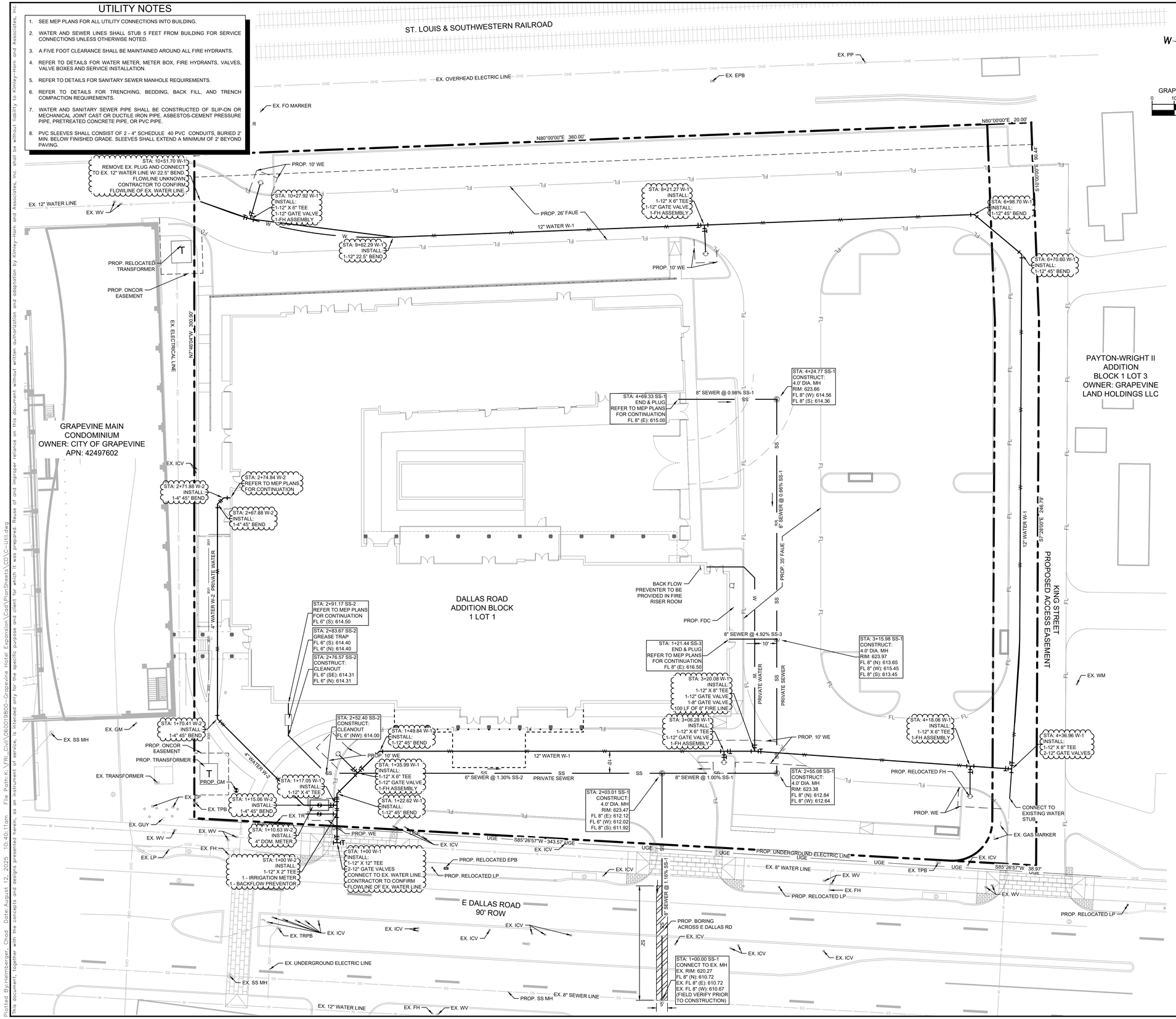
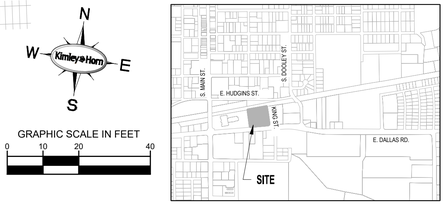
UTILITY NOTES

1. SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
2. WATER AND SEWER LINES SHALL STUB 5 FEET FROM BUILDING FOR SERVICE CONNECTIONS UNLESS OTHERWISE NOTED.
3. A FIVE FOOT CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
4. REFER TO DETAILS FOR WATER METER, METER BOX, FIRE HYDRANTS, VALVES, VALVE BOXES AND SERVICE INSTALLATION.
5. REFER TO DETAILS FOR SANITARY SEWER MANHOLE REQUIREMENTS.
6. REFER TO DETAILS FOR TRENCHING, BEDDING, BACK FILL, AND TRENCH COMPACTION REQUIREMENTS.
7. WATER AND SANITARY SEWER PIPE SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ASBESTOS-CEMENT PRESSURE PIPE, PRETREATED CONCRETE PIPE, OR PVC PIPE.
8. PVC SLEEVES SHALL CONSIST OF 2 - 4" SCHEDULE 40 PVC CONDUITS, BURIED 2' MIN. BELOW FINISHED GRADE. SLEEVES SHALL EXTEND A MINIMUM OF 2' BEYOND PAVING.





SITE LOCATION MAP
(NOT TO SCALE)

LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- W — WATER LINE
- SS — SANITARY SEWER LINE
- UGE — UNDERGROUND ELECTRIC LINE
- OHP — OVERHEAD POWER LINE
- GAS — GAS LINE
- BORING
- LIGHT POLE (LP)
- SPOT LIGHT
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- TEE
- BEND
- WATER METER (WM)
- FIRE DEPARTMENT CONNECTION (FDC)
- IRRIGATION CONTROL VALVE (ICV)
- SANITARY SEWER MANHOLE (SS MH)
- SANITARY SEWER CLEANOUT (SS CO)
- POWER POLE (PP)
- GUY ANCHOR
- TRANSFORMER
- ELECTRIC METER (EM)
- ELECTRIC PEDESTAL (EP)
- ELECTRIC BOX (EB)
- ELECTRIC PULL BOX (EPB)
- TPB — TELEPHONE PULL BOX (TPB)
- TRPB — TRAFFIC SIGNAL PULL BOX (TRPB)
- GAS METER (GM)
- GAS MARKER
- FIBER OPTIC MARKER

Statement of Purpose

The purpose of Z25-03 is to rezone 2.80 acres from "LI", *Light Industrial District* to "CC", *Community Commercial District.* The purpose of CU25-32 is to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a 120 room, 6-story, boutique hotel to exceed the maximum height, outside dining, and four EV charging stations, and a planned development overlay (PD25-03) to deviate from, but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking, Section 25, "CC", *Community Commercial District, F. Density Requirements* and *J. Landscape Requirements* of the Comprehensive Zoning Ordinance, No. 82-73.

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 7 OF 36

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

PLANNING SERVICES DEPARTMENT

Site Plan
for
Hotel VIN Reserve
Proposed Block 1, Lot 1A,
DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
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Date of Preparation: August 12, 2025

No.	REVISIONS	DATE

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TEXAS REGISTERED ENGINEERING FIRM F-928

JP No. [illegible]
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: CAROLYN KOCH
P.E. No. 127728 Date: 08/12/2025

SCALE AS SHOWN
DESIGNED BY LEJ
DRAWN BY LEJ
CHECKED BY CRK

UTILITY PLAN

HOTEL VIN RESERVE
CITY OF GRAPEVINE, TEXAS

DATE 08/12/25
PROJECT NO.
SHEET NUMBER C-8.0

Plotted By:Helmberger, Chad Date:August 12, 2025 10:40:11am File Path:K:\TRI_Civil\060019800--Grapevine Hotel Expansion\Cad\PlanSheets\CD\C-Util.dwg
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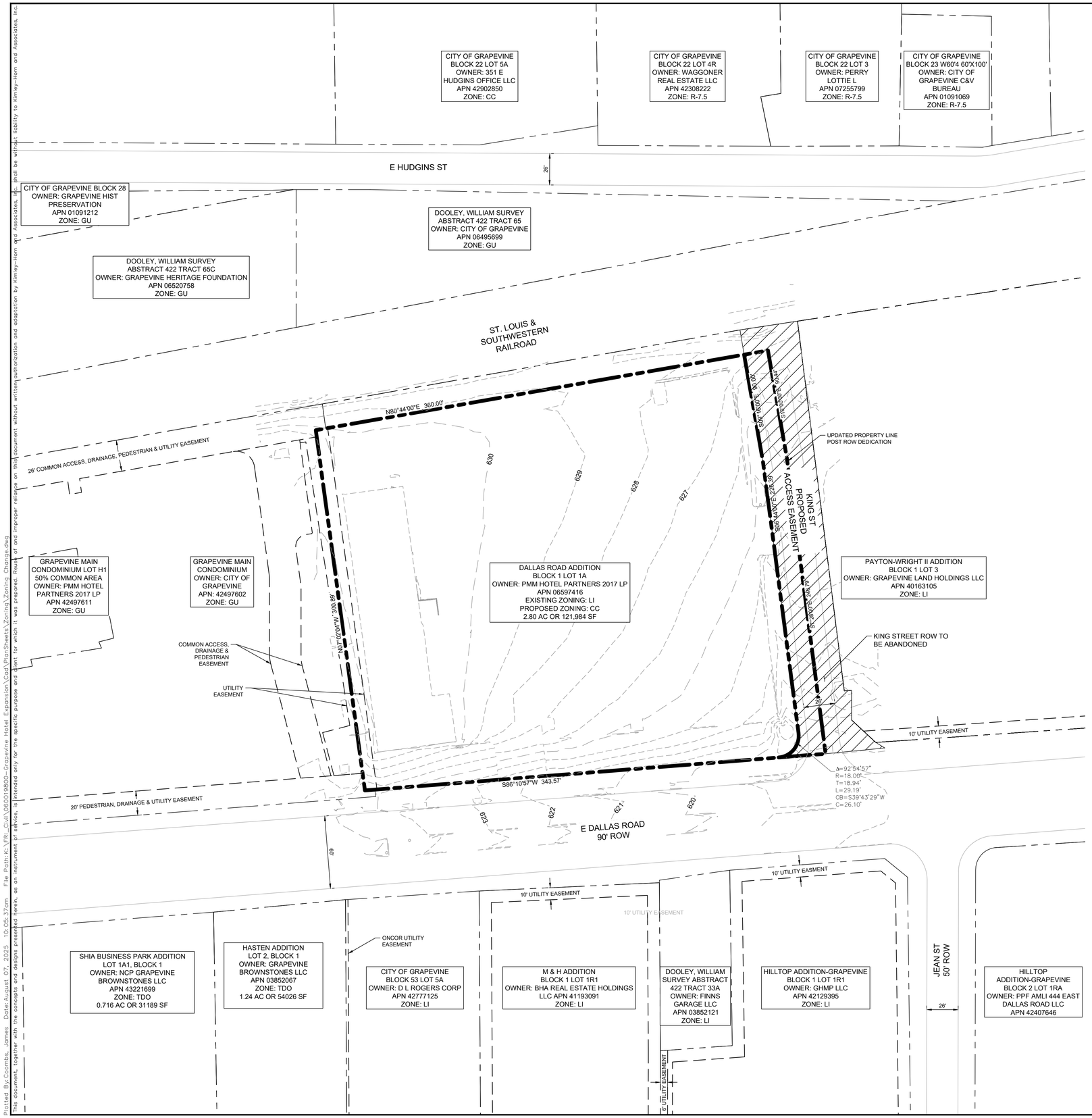

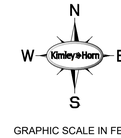

GRAPHIC SCALE IN FEET

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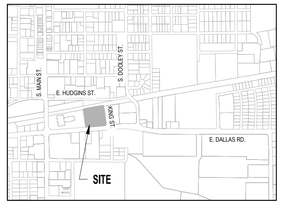

SITE LOCATION MAP

(NOT TO SCALE)

LEGEND

- SITE PROPERTY LINE
- PROPERTY LINE
- EASEMENT
- EXISTING CONTOURS

AS-SURVEYED LEGAL DESCRIPTION

Being all of Lot 1, Block 1, Dallas Road Addition, an addition to the City of Grapevine, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 1296, Plat Records Tarrant County Texas. Said lot containing 2.6442 acres and being more particularly described by metes and bounds as follows:

Beginning at a set 1/2-inch iron rod with cap stamped "DEE RPLS 6904" at the Northwest corner of this tract.

Thence North 80 degrees 00 minutes 00 seconds East, with the southern right of way of St. Louis & Southwestern Railroad, now owned by Regional Rail ROW Co., a distance of 360.00 feet to a set 1/2-inch iron rod with cap stamped "DEE RPLS 6904".

Thence South 10 degrees 00 minutes 00 seconds East, with the West right of way of King Street (variable width public right of way), a distance of 90.00 feet to a found 1/2-inch iron rod with no cap.

Thence South 07 degrees 28 minutes 00 seconds East, continuing with the West right of way of King Street, a distance of 226.39 feet to found 1/2-inch iron rod being at the start of a curve to the left whose radius is 18.00 feet.

Thence with said curve to the right, transitioning between the West right of way of King Street and the North right of way of E. Dallas Road (90 foot public right of way), a distance of 29.20 feet, with a chord that bears South 38 degrees 59 minutes 29 seconds West, a distance 26.10 feet, to a found 5/8-inch iron rod with yellow cap on the North right of way of E. Dallas Road.

Thence South 85 degrees 26 minutes 57 seconds West, with the north right of way of E. Dallas Road, a distance of 343.57 feet to a set 1/2-inch iron rod with cap stamped "DEE RPLS 6904" on the East line of the Lipscomb & Daniel Subdivision.

Thence North 07 degrees 46 minutes 04 seconds West, with the East line of said Lipscomb & Daniel Subdivision, a distance of 300.90 feet to the point of beginning. This lot containing 2.6442 acres more or less.

TOTAL AREA SHOWN

18.78 AC
818092.79 SF

PREPARER:
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FRISCO, TX 75034
PH: (972) 335-3580
CONTACT: CHAD HELMBERGER
CHAD.HELMBERGER@KIMLEY-HORN.COM

CURRENT OWNER:
COURY HOSPITALITY
400 EAST LAS COLINAS BLVD.
SUITE 660
PH: (918) 640-2727
CONTACT: PAUL COURY
PCOURY@COURYH.COM

Statement of Purpose

The purpose of Z25-03 is to rezone 2.80 acres from "LI", *Light Industrial District* to "CC", *Community Commercial District.* The purpose of CU25-32 is to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a 120 room, 6-story, boutique hotel to exceed the maximum height, outside dining, and four EV charging stations, and a planned development overlay (PD25-03) to deviate from, but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking, Section 25, "CC", *Community Commercial District, F. Density Requirements* and *J. Landscape Requirements* of the Comprehensive Zoning Ordinance, No. 82-73.

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 8 OF 36

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

PLANNING SERVICES DEPARTMENT

ZONING EXHIBIT
for
Hotel VIN Reserve
Proposed Block 1, Lot 1A,
DALLAS ROAD ADDITION
William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 07, 2025

No.	REVISIONS	DATE

Kimley»Horn
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PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

RELEASED FOR REVIEW
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: CAMERON SMOOT
P.E. No. 137539 Date: 08/07/2025

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
AS SHOWN	LEJ	LEJ	CWH

ZONING EXHIBIT

HOTEL VIN RESERVE
CITY OF GRAPEVINE, TEXAS

DATE
08/07/25

PROJECT NO.

SHEET NUMBER
EX-1

Plotted By:Coombs, James Date: August 07, 2025 10:05:37am File Path:K:\FRI_Civil\060019800-Grapevine Hotel Expansion\Cad\PlanSheets\Zoning\Zoning Change.dwg
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Plotted By:Helmberger, Chad Date: August 12, 2025 08:00:48am File Path:K:\FRI_Civil\060019800-Grapevine Hotel Expansion\Cad\PlanSheets\Zoning\Concept Plan.dwg

CITY OF GRAPEVINE BLOCK 22 LOT 5A
OWNER: 351 E HUDGINS OFFICE LLC
APN 42902850
ZONE: CC
1.116 AC OR 48612 SF

CITY OF GRAPEVINE BLOCK 22 LOT 4R
OWNER: WAGGONER REAL ESTATE LLC
APN 42308222
ZONE: R-7.5
0.574 AC OR 25002 SF

CITY OF GRAPEVINE BLOCK 22 LOT 3
OWNER: PERRY LOTTIE L
APN 07255799
ZONE: R-7.5
0.464096 AC OR 20000 SF

CITY OF GRAPEVINE BLOCK 23 W60'4 60'X100'
OWNER: CITY OF GRAPEVINE C & V BUREAU
APN 01091069
ZONE: R-7.5
0.1721 AC OR 7500 SF

24' | 25' | 143' | 106' | 69'

E HUDGINS ST

CITY OF GRAPEVINE BLOCK 28
OWNER: GRAPEVINE HIST PRESERVATION
APN 01091212
ZONE: GU
0.242926 AC OR 4500 SF

353'

DOOLEY, WILLIAM
SURVEY ABSTRACT 422
TRACT 65C
OWNER: GRAPEVINE HERITAGE FOUNDATION
APN 06520758
ZONE: GU
1.73337 AC OR 82703 SF

DOOLEY, WILLIAM
SURVEY ABSTRACT 422
TRACT 65
OWNER: CITY OF GRAPEVINE
APN 06495699
ZONE: GU
0.721796 AC OR 32048 SF

ST. LOUIS & SOUTHWESTERN RAILROAD

380'

PROPOSED DRIVE

30' PROPOSED ACCESS POINT

KING STREET ROW TO BE ABANDONED

KING ST PROPOSED ACCESS EASEMENT

PAYTON-WRIGHT II ADDITION
BLOCK 1 LOT 3
OWNER: GRAPEVINE LAND HOLDINGS LLC
APN 40163105
ZONE: LI
1.94 AC OR 84506 SF

GRAPEVINE MAIN CONDOMINIUM LOT H1
50% COMMON AREA
OWNER: PMM HOTEL PARTNERS 2017 LP
APN 42497611
ZONE: GU
4.459 AC OR 194234 SF

GRAPEVINE MAIN
BLOCK 1, LOT 1
OWNER: CITY OF GRAPEVINE
APN: 42497602
ZONE: GU
4.459 AC OR 194234 SF

DALLAS ROAD ADDITION
BLOCK 1 LOT 1A
OWNER: PMM HOTEL PARTNERS 2017 LP
APN 06597416
EXISTING ZONING: LI
PROPOSED ZONING: CC
2.80 AC OR 121,984 SF

301'

PROP. 6-STORY HOTEL TOWER

30' ACCESS POINT

PROPOSED DRIVE

19' EXISTING DRIVEWAY

194'

383'

E DALLAS ROAD
90' ROW

41' | 78' | 32' MEDIAN OPENING | 95' MEDIAN | 97' MEDIAN OPENING | 437' MEDIAN | 75' | 160' | 85' | 81' MEDIAN OPENING | 105' MEDIAN

EXISTING LEFT TURN LANE

69'

159' | 110' | 111' | 149' | 59' | 129'

SHIA BUSINESS PARK ADDITION
LOT 1A1, BLOCK 1
OWNER: NCP GRAPEVINE BROWNSTONES LLC
APN 43221699
ZONE: TDO
0.716 AC OR 31189 SF

HASTEN ADDITION
LOT 2, BLOCK 1
OWNER: GRAPEVINE BROWNSTONES LLC
APN 03852067
ZONE: TDO
1.24 AC OR 54026 SF

CITY OF GRAPEVINE
BLOCK 53 LOT 5A
OWNER: D L ROGERS CORP
APN 42777125
ZONE: LI
0.583 AC OR 256398 SF

M & H ADDITION
BLOCK 1 LOT 1R1
OWNER: BHA REAL ESTATE HOLDINGS LLC
APN 41193091
ZONE: LI
2.5 AC OR 108793 SF

DOOLEY, WILLIAM SURVEY ABSTRACT 422
TRACT 33A
OWNER: FINNS GARAGE LLC
APN 03852121
ZONE: LI
0.190565 AC OR 9337 SF

141' | 145'

HILLTOP ADDITION-GRAPEVINE
BLOCK 1 LOT 1R1
OWNER: GHMP LLC
APN 42129395
ZONE: LI
1.129 AC OR 49179 SF

JEAN ST
50' ROW

26'

HILLTOP ADDITION-GRAPEVINE
BLOCK 2 LOT 1RA
OWNER: PPF AMLI 444 EAST DALLAS ROAD LLC
APN 42407646
5.0784 AC OR 221213 SF

282' | 232'

N
W Kimley»Horn E
S

GRAPHIC SCALE IN FEET
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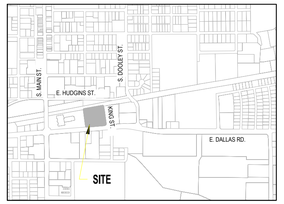

SITE LOCATION MAP
(NOT TO SCALE)

LEGEND

- SITE PROPERTY LINE
- PROPERTY LINE
- EASEMENT
- EXISTING CONTOURS

PREPARER:
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PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 9 OF 36

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PLANNING SERVICES DEPARTMENT

CONCEPT PLAN
for
Hotel VIN Reserve
Proposed Block 1, Lot 1A,
DALLAS ROAD ADDITION
William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
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Kimley»Horn
Engineer: CARON, TYLER D
P.E. No. 137139 Date: 08/12/2025

SCALE: AS SHOWN
DESIGNED BY: LEJ
DRAWN BY: LEJ
CHECKED BY: CKH

CONCEPT PLAN

HOTEL VIN RESERVE
CITY OF GRAPEVINE, TEXAS

DATE: 08/12/25
PROJECT NO.

SHEET NUMBER
EX-2.0

SITE PLAN DATA SUMMARY TABLE		
ITEM	REQUIRED	PROPOSED
GENERAL SITE DATA		
ZONING (FROM ZONING MAP) EXISTING	LI	CC
LAND USE (FROM ZONING ORDINANCE; INCLUDE ALL APPLICABLE USES)	AUTO SERVICES	HOTEL
TOTAL LOT AREA (SQUARE FEET AND ACRES)	30,000 SF/ 0.69AC	121,984 SF OR 2.80 AC
FIRST FLOOR-BUILDING FOOTPRINT AREA (SQUARE FEET)	N/A	28,136.6 SF
BUILDING HEIGHT (FEET/#STORIES)	50' MAX	73' 9", 6 STORIES
OPEN STORAGE (SQUARE FEET)	N/A	N/A
PARKING		
PARKING RATIO (FROM ZONING ORDINANCE)	1.25 PER ROOM 150 SPACES	133 SPACES
ACCESSIBLE PARKING (# OF SPACES)	4	5
EV CHARGING PARKING (# OF SPACES)	N/A	4
LANDSCAPE AREA		
LANDSCAPE PERIMETER AREA (SQUARE FEET)	12,658.0 SF	6,105.4 SF
INTERIOR LANDSCAPE AREA-PARKING LOT LANDSCAPING (SQUARE FEET)	5,021.4 SF	5,123.7 SF
ADDITIONAL INTERIOR LANDSCAPE AREA	N/A	N/A
OTHER LANDSCAPE AREA WITHIN THE LOT (SQUARE FEET)	N/A	9,407.6 SF
TOTAL LANDSCAPE AREA	17,679.4 SF	20,636.6 SF
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)	N/A	28,136.6 SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SQUARE FEET)	N/A	73,210.9 SF
OTHER IMPERVIOUS AREA	N/A	N/A
TOTAL OPEN SPACE (SQUARE FEET AND PERCENTAGE)	36,595 SF (30%)	20,636.6 (16.92%)
TOTAL IMPERVIOUS AREA (SQUARE FEET AND PERCENTAGE)	85,389 SF (70%) MAX	101,347.5 (83.08%)

STANDARD NOTES - SITE PLAN

1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
4. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
5. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
6. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
7. PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
8. ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
9. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
10. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

STANDARD NOTES - LANDSCAPE PLAN

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

GENERAL NOTES

1. AGREEMENT IS IN PLACE FOR THE PROPOSED HOTEL TO UTILIZE THE EXISTING TRASH FACILITIES LOCATED IN THE ADJACENT EXISTING PARKING GARAGE.
2. DOG RELIEF AREA WILL OPERATE WITH BOTH A SANITARY AND STORM DRAIN UTILIZING DRAIN COVERS WHEN THE AREA IS TO BE CLEANED TO FOLLOW ALL TCEQ STANDARDS.
3. **THERE WILL BE NO OBSTRUCTIONS IN THE EVENT LAWN (SUCH AS CANOPIES, TENTS, MOUNTED POLES OR ADDITIONAL STRUCTURES) THAT WILL IMPEDE FIRE LANE ACCESS AND USE OF THE EVENT LAWN BY EMERGENCY APPARATUS, AND THE EVENT LAWN WILL BE BUILT TO WITHSTAND THE FIRE APPARATUS 85,000 LBS THAT IS REQUIRED.**

SITE LOCATION MAP
(NOT TO SCALE)

Statement of Purpose

The purpose of Z25-03 is to rezone 2.80 acres from "LI", *Light Industrial District* to "CC", *Community Commercial District.* The purpose of CU25-32 is to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a 120 room, 6-story, boutique hotel to exceed the maximum height, outside dining, and four EV charging stations, and a planned development overlay (PD25-03) to deviate from, but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking, Section 25, "CC", *Community Commercial District, F. Density Requirements* and *J. Landscape Requirements* of the Comprehensive Zoning Ordinance, No. 82-73.

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 10 OF 36

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

PLANNING SERVICES DEPARTMENT

CONCEPT PLAN
for
Hotel VIN Reserve
Proposed Block 1, Lot 1A,
DALLAS ROAD ADDITION
William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

No.	REVISIONS	DATE

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

DO NOT RELY ON THIS DOCUMENT
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: CAROLYN KOCH
P.E. No. 127139 Date: 08/12/2025

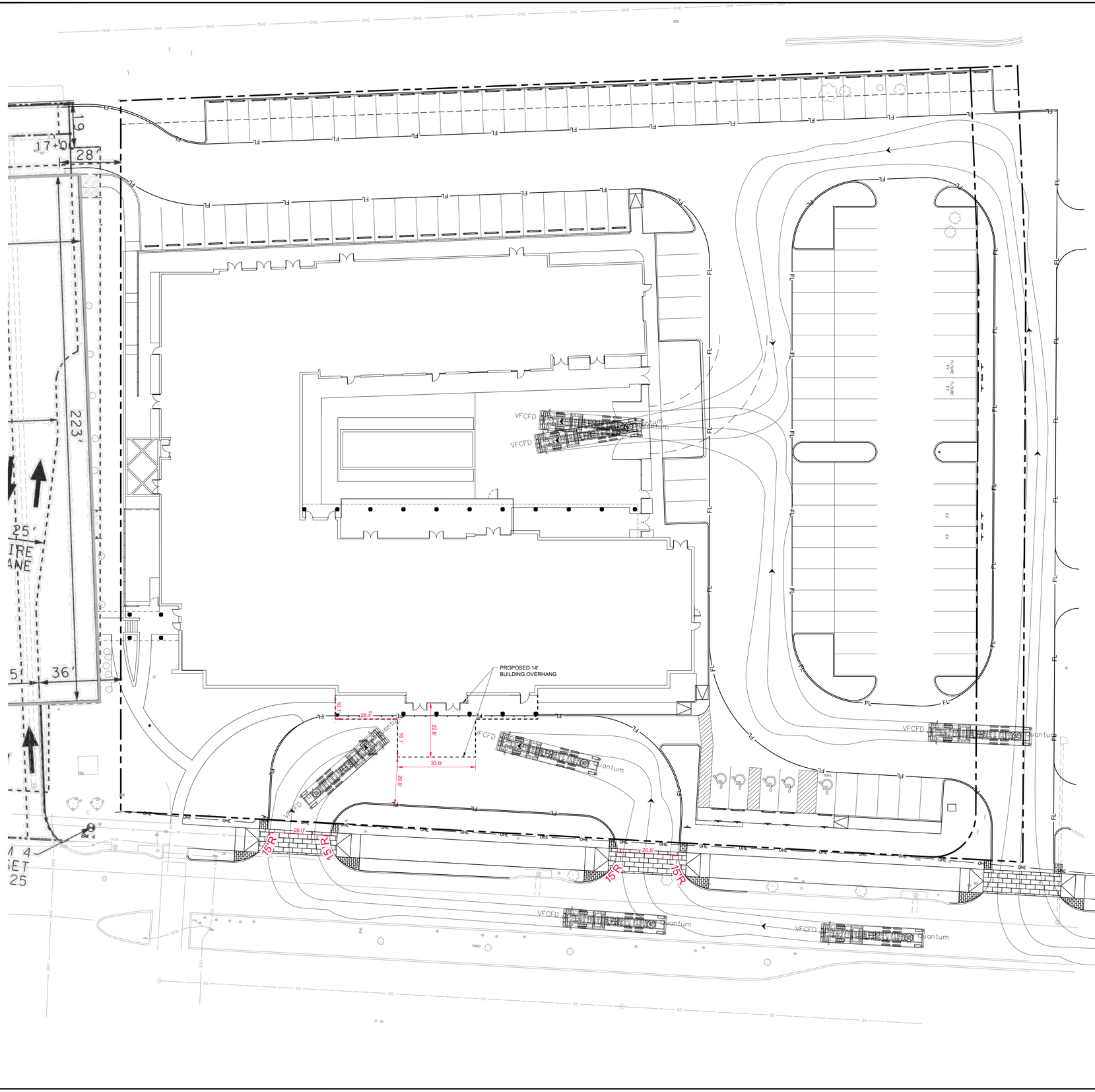
SCALE AS SHOWN
DESIGNED BY LEJ
DRAWN BY LEJ
CHECKED BY CKH

CONCEPT PLAN

HOTEL VIN RESERVE
CITY OF GRAPEVINE, TEXAS

DATE 08/12/25
PROJECT NO.
SHEET NUMBER EX-2.1

Plotted By:Helmberger, Chad Date:August 12, 2025 08:00:52am File Path:K:\FRI_Civil\060019800-Grapevine Hotel Expansion\Cad\PlanSheets\Zoning\Concept Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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(NOT TO SCALE)

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CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 11 OF 36

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

PLANNING SERVICES DEPARTMENT

Site Plan
for
Hotel VIN Reserve
Proposed Block 1, Lot 1A,
DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 07, 2025

No.	REVISIONS	DATE

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

DO NOT USE FOR CONSTRUCTION
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: CAMRON M. KOOCH
P.E. No. 127729 Date: 08/07/2025

SCALE
AS SHOWN

DESIGNED BY
LEJ

DRAWN BY
LEJ

CHECKED BY
CRH

TRUCK TURN EXHIBIT

HOTEL VIN RESERVE
CITY OF GRAPEVINE, TEXAS

DATE
08/07/25

PROJECT NO.

SHEET NUMBER

Plotted By: Coombs, James Date: August 07, 2025 10:08:26am File Path: K:\FRI_Civil\096019800-Grapevine Hotel Expansion\Cad\Exhibits\Plansheets\Truck Turn Fire Exhibit.dwg
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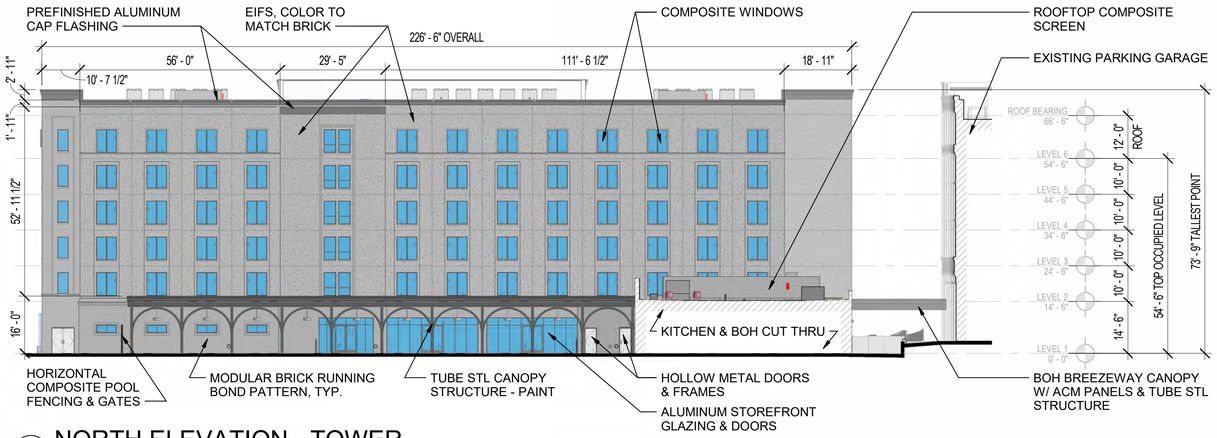
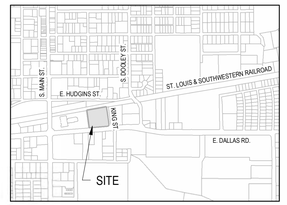


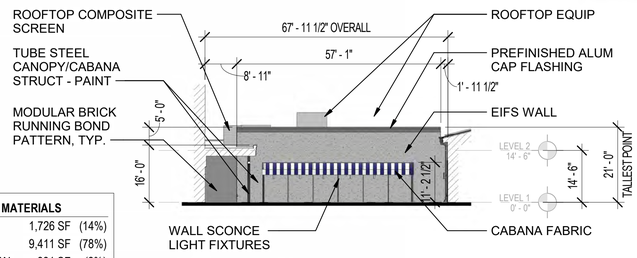
01 ELEV1 NORTH ELEVATION - TOWER
1" = 20'-0"

NORTH FACADE MATERIALS		
MASONRY	1,726 SF	(14%)
EIFS	9,411 SF	(78%)
ALUMINUM / METAL	881 SF	(8%)
TOTAL:	12,018 SF (EXCLUDING DOORS & WINDOWS)	(100%)

NOTES:
1. ALL SIGNAGE SUBJECT TO BUILDING SERVICES DEPARTMENT APPROVAL.
2. MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE W/ THE ZONING ORDINANCE.
3. UTILITY BOXES & CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.

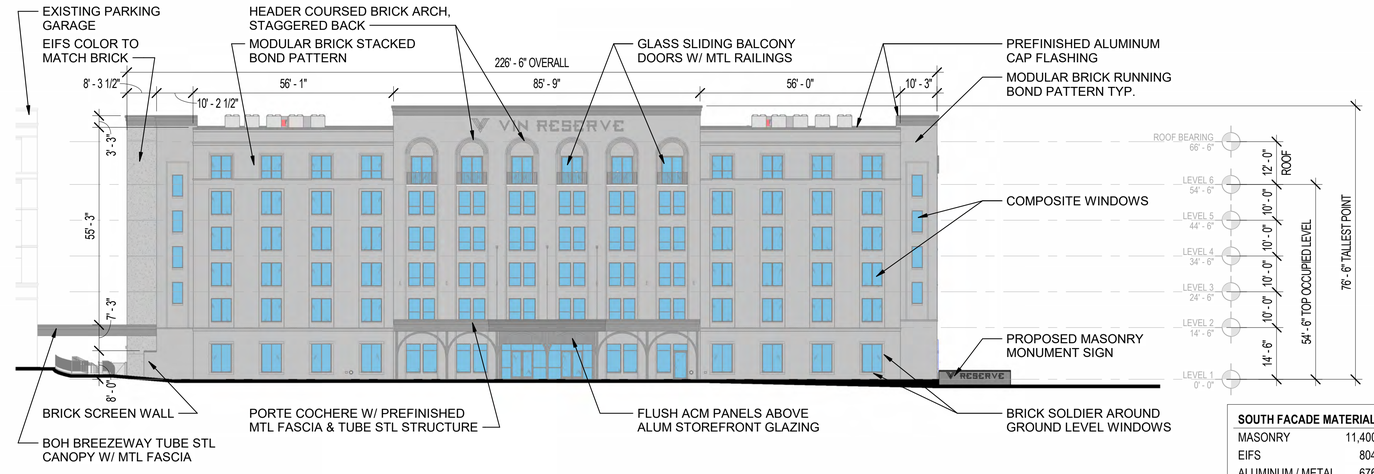


SITE LOCATION MAP
(NOT TO SCALE)
NORTH



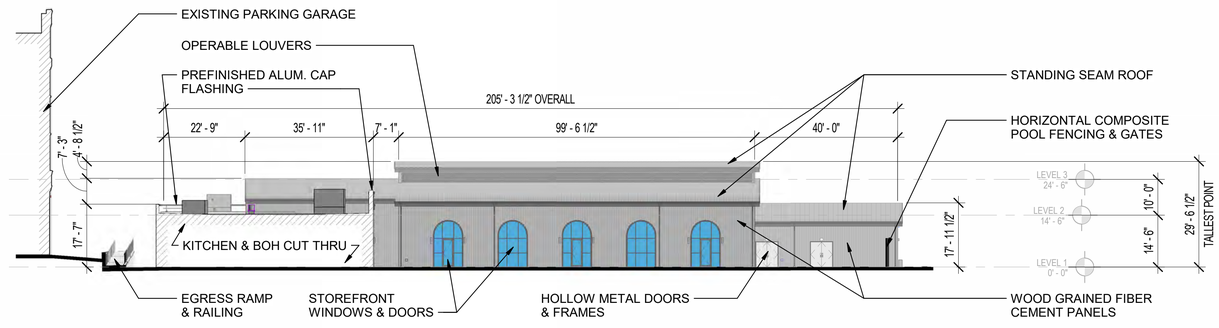
04 ELEV1 EAST ELEVATION - POOL
1" = 20'-0"

EAST FACADE MATERIALS		
MASONRY	114 SF	(8%)
EIFS	1,006 SF	(76%)
ALUMINUM / METAL	48 SF	(4%)
FABRIC	160 SF	(12%)
TOTAL:	1,328 SF (EXCLUDING DOORS & WINDOWS)	(100%)



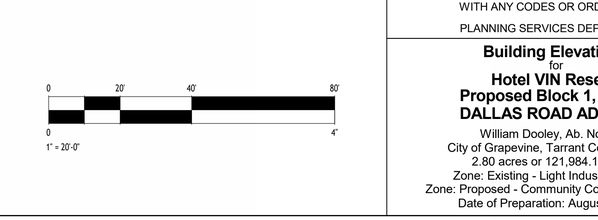
02 ELEV1 SOUTH ELEVATION - TOWER
1" = 20'-0"

SOUTH FACADE MATERIALS		
MASONRY	11,400 SF	(89%)
EIFS	804 SF	(6%)
ALUMINUM / METAL	676 SF	(5%)
TOTAL:	12,880 SF (EXCLUDING DOORS & WINDOWS)	(100%)



03 ELEV1 SOUTH ELEVATION - EVENT SPACE
1" = 20'-0"

SOUTH FACADE MATERIALS		
FIBER CEMENT	1,870 SF	(53%)
ALUMINUM / METAL	1,679 SF	(47%)
TOTAL:	3,549 SF (EXCLUDING DOORS & WINDOWS)	(100%)



VIEW OF BUILDING FROM NORTH SIDE OF RAILROAD TRACKS LOOKING SOUTH;
PERSPECTIVE VIEW INCLUDED TO SHOW THAT ROOFTOP EQUIPMENT IS NOT VISIBLE FROM EYE LEVEL, REFER TO DETAIL 1/ELEV1 FOR REFERENCE ELEVATION.

0 20' 40' 80'
0 4"
1" = 20'-0"

Statement of Purpose:

The purpose of Z25-03 is to rezone 2.80 acres from "LI", *Light Industrial District* to "CC", *Community Commercial District*. The purpose of CU25-32 is to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a 120 room, 6-story, boutique hotel to exceed the maximum height, outside dining, and four EV charging stations, and a planned development overlay (PD25-03) to deviate from, but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking, Section 25, "CC", *Community Commercial District, F. Density Requirements* and *J. Landscape Requirements* of the Comprehensive Zoning Ordinance, No. 82-73.

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 12 OF 36

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Hotel VIN Reserve
Proposed Block 1, Lot 1A, DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

NOT FOR CONSTRUCTION

HOTEL VIN RESERVE

321 E. Dallas Road
Grapevine, Texas

HOTEL VIN RESERVE
321 E. Dallas Road
Grapevine, Texas

ARCHITECT
GSB, INC
3555 NW 58th Street, Suite 700W
Oklahoma City, OK 73112
405 / 848-9549

CIVIL ENGINEER
Kimley-Horn & Associates
6160 Warren Parkway, Suite 210
Frisco, TX 75034
972 / 335-3580

LANDSCAPE ARCHITECT
Wallace Design Collective
123 N Martin Luther King Jr. Blvd.
Tulsa, OK 74103
918 / 584-5858

LIGHTING
MWHarris Lighting Studio
14 Oregon Trail
Medford, NJ 08055
917 / 825-8291

OWNER
Coury Hospitality
400 East Las Colinas Blvd. Suite 660
Irving, TX 75039
469 / 809-3070

gsb Pioneers
3555 NW 58th Street
Suite 700W
Oklahoma City, OK 73112
T: 405.848.9549
F: 405.848.9783
www.gsb-inc.com

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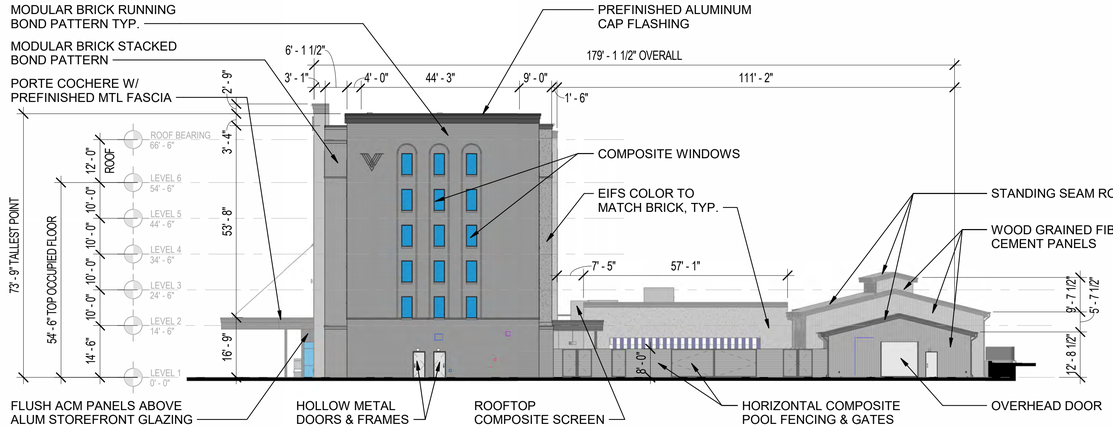
REGISTERED ARCHITECT BRENDA L. GRAY 07/17291 12-31-25 STATE OF TEXAS

GSB PROJECT NO.
241960

DRAWING TITLE
ARCHITECTURAL - EXTERIOR ELEVATIONS

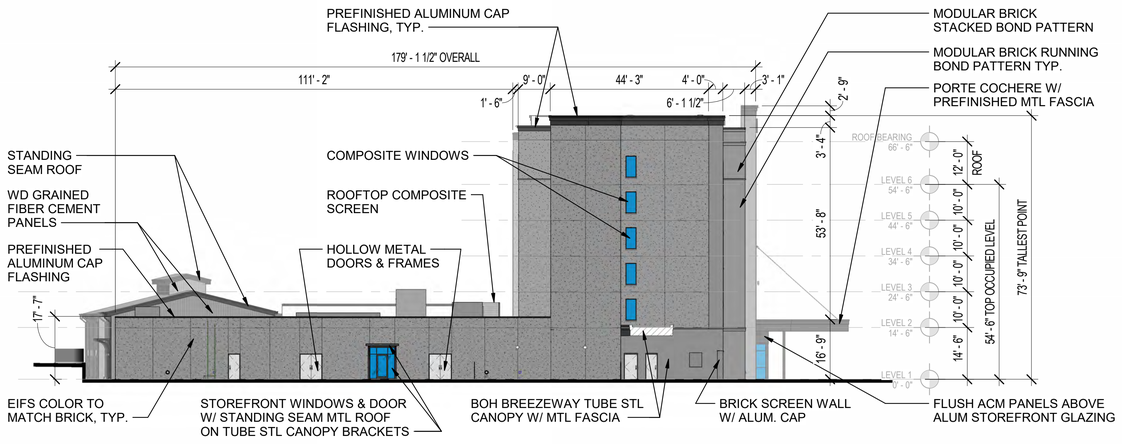
DATE
08/12/2025

DRAWING NO.
ELEV1



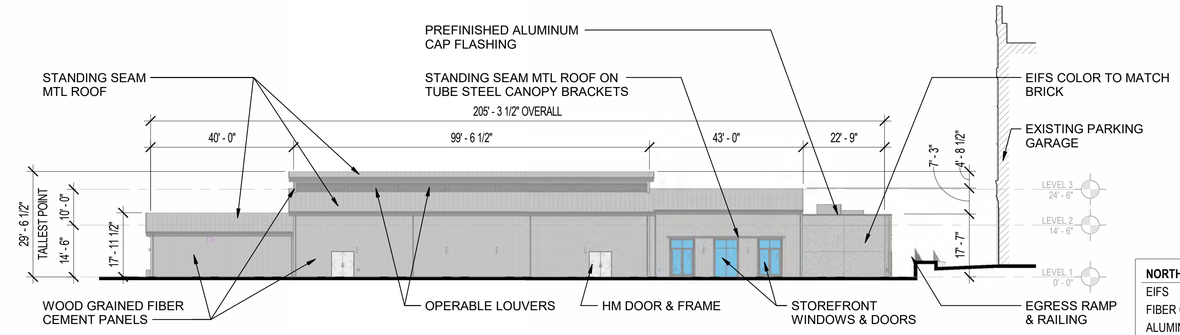
01 ELEV2 **EAST ELEVATION - TOWER & EVENT SPACE**
1" = 20'-0"

EAST FACADE MATERIALS		
MASONRY	4,230 SF	(66%)
EIFS	426 SF	(7%)
ALUMINUM / METAL	327 SF	(5%)
FIBER CEMENT	776 SF	(12%)
COMPOSITE FENCE	616 SF	(10%)
TOTAL:	6,375 SF	(100%)
	(EXCLUDING DOORS & WINDOWS)	



02 ELEV2 **WEST ELEVATION - TOWER & EVENT SPACE**
1" = 20'-0"

WEST FACADE MATERIALS		
MASONRY	1,216 SF	(17%)
EIFS	5,284 SF	(75%)
ALUMINUM / METAL	320 SF	(5%)
FIBER CEMENT	208 SF	(3%)
TOTAL:	7,028 SF	(100%)
	(EXCLUDING DOORS & WINDOWS)	



03 ELEV2 **NORTH ELEVATION - EVENT SPACE**
1" = 20'-0"

NORTH FACADE MATERIALS		
EIFS	396 SF	(8%)
FIBER CEMENT	2,453 SF	(51%)
ALUMINUM / METAL	1,962 SF	(41%)
TOTAL:	4,811 SF	(100%)
	(EXCLUDING DOORS & WINDOWS)	

NOTES:
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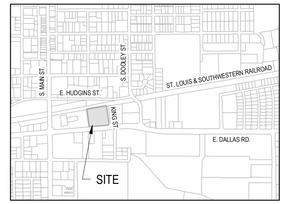

SITE LOCATION MAP
(NOT TO SCALE) NORTH

VIEW FROM EAST END OF COURTYARD LOOKING WEST; PERSPECTIVE VIEW INCLUDED TO SHOW THAT ROOFTOP EQUIPMENT IS NOT VISIBLE FROM EYE LEVEL, REFER TO DETAIL 4/ELEV1 FOR REFERENCE ELEVATION.

VIEW FROM ACROSS E. DALLAS RD. LOOKING NORTH; PERSPECTIVE VIEW INCLUDED TO SHOW THAT ROOFTOP EQUIPMENT IS NOT VISIBLE FROM EYE LEVEL, REFER TO DETAIL 2/ELEV1 FOR REFERENCE ELEVATION.

0 20' 40' 80'
0 4"
1" = 20'-0"

Statement of Purpose:

The purpose of Z25-03 is to rezone 2.80 acres from "LI", *Light Industrial District* to "CC", *Community Commercial District*. The purpose of CU25-32 is to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a 120 room, 6-story, boutique hotel to exceed the maximum height, outside dining, and four EV charging stations, and a planned development overlay (PD25-03) to deviate from, but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking, Section 25, "CC", *Community Commercial District, F. Density Requirements* and *J. Landscape Requirements* of the Comprehensive Zoning Ordinance, No. 82-73.

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 13 OF 36

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Hotel VIN Reserve
Proposed Block 1, Lot 1A, DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

NOT FOR CONSTRUCTION

HOTEL VIN RESERVE

321 E. Dallas Road
Grapevine, Texas

HOTEL VIN RESERVE

321 E. Dallas Road
Grapevine, Texas

ARCHITECT
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Coury Hospitality
400 East Las Colinas Blvd. Suite 660
Irving, TX 75039
469 / 809-3070

gsb inc.
3555 NW 58th Street
Suite 700W
Oklahoma City, OK 73112
T: 405.848.9549
F: 405.848.9783
www.gsb-inc.com

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REGISTERED ARCHITECT BRANDON DOOLEY 24171291 STATE OF TEXAS

GSB PROJECT NO.
241960

DRAWING TITLE
ARCHITECTURAL - EXTERIOR ELEVATIONS

DATE
08/12/2025

DRAWING NO.
ELEV2

NOTES:
1. ALL SIGNAGE SUBJECT TO BUILDING SERVICES DEPARTMENT APPROVAL.
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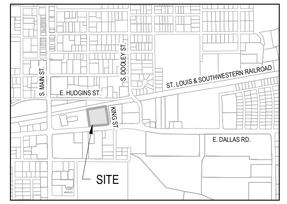
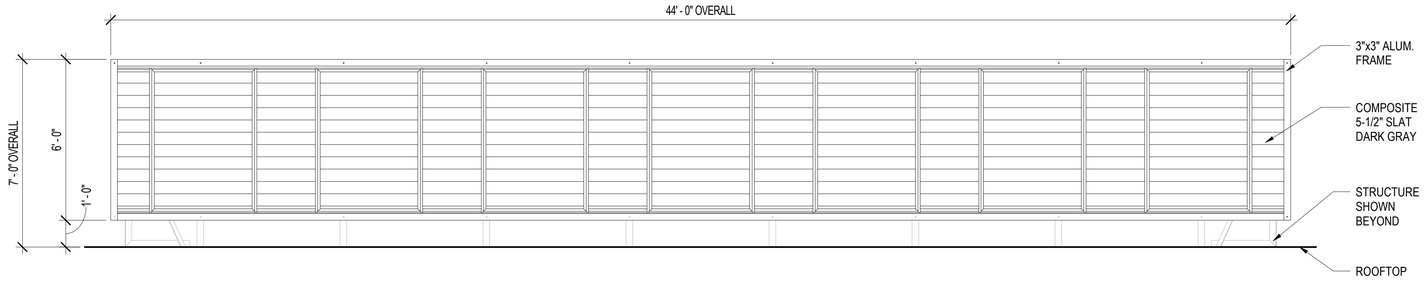
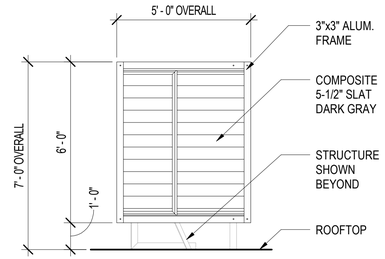


SITE LOCATION MAP
(NOT TO SCALE)
NORTH

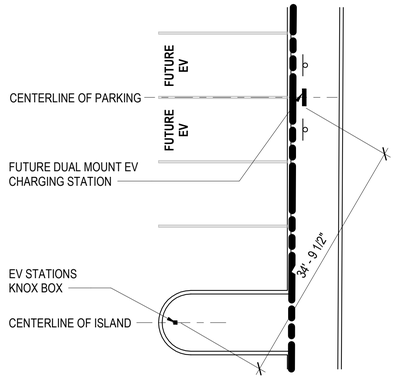


01 ELEV3 SOUTH ELEVATION - ROOF SCREEN
3/8" = 1'-0"

0 2.7' 5.3' 10.7'
0 4"
3/8" = 1'-0"

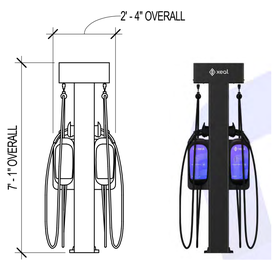


02 ELEV3 EAST ELEVATION - ROOF SCREEN
3/8" = 1'-0"



5 ELEV3 ENLARGED EV PARKING SPACES
1" = 10'-0"

Xeal 80A Level 2 EV Charger
Product Code: B10L-25J1-8



HIGHLIGHTS

- Universal level 2 charger compatible with all EVs. Sleek design and configurable for indoor and outdoor use
- Automate revenue share model, accurate energy metering, dynamic access control, and over-the-air updates
- Apollo Connectivity: remotely control station with no cellular/WiFi dependence and $0 recurring network fees
- Simple 'Tap-to-Charge' for drivers with 100% reliability and seamless charging experience
- Data reporting, monitoring, customized control, and user management via building portal

FEATURES

Power: 80A Continuous Rated
(19.2 kW Max, Optional 64A/48A/32A/24A)

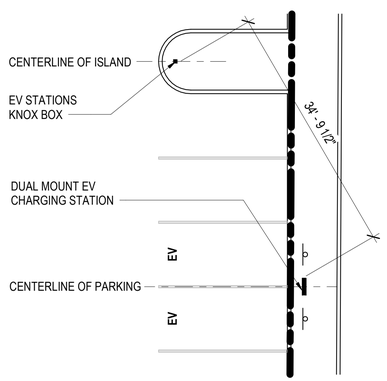
208/240 VAC input

Dimensions: 14.2"L x 9.8"W x 3.9"D
(36.07 x 24.89 x 9.91 cm)

Cable: 25 ft. (7.6m)

Mounting Type:
- Wall Mount
- Pedestal, Single Mount
- Pedestal, Dual Mount

03 ELEV3 FRONT ELEVATION - EV CHARGER
3/8" = 1'-0"



4 ELEV3 ENLARGED EV PARKING SPACES
1" = 10'-0"

0 10' 20' 40'
0 4"
1" = 10'-0"

NOT FOR CONSTRUCTION

HOTEL VIN RESERVE

321 E. Dallas Road
Grapevine, Texas

Statement of Purpose:

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CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 14 OF 36

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Hotel VIN Reserve
Proposed Block 1, Lot 1A,
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William Dooley, Ab. No. 422
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Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

HOTEL VIN RESERVE
321 E. Dallas Road
Grapevine, Texas
Oklahoma City, OK 73112
405 / 848-9549

ARCHITECT
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Oklahoma City, OK 73112
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972 / 335-3580

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LIGHTING
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14 Oregon Trail
Medford, NJ 08055
917 / 825-8291

OWNER
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REGISTERED ARCHITECT
DAVID E. SHELL
21791
STATE OF TEXAS

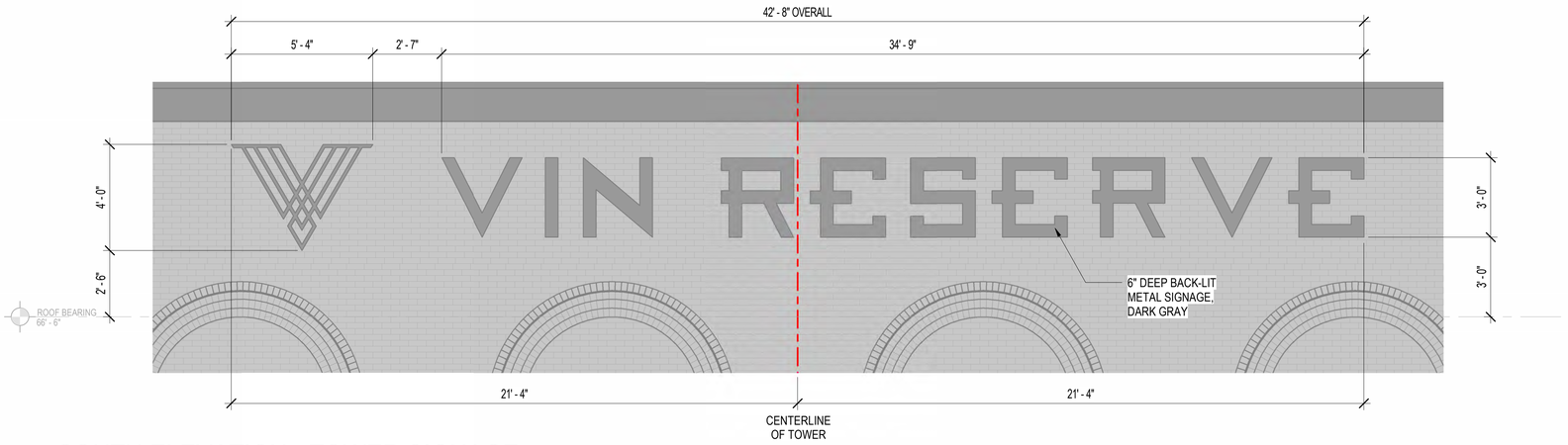
GSB PROJECT NO.
241960

DRAWING TITLE
ARCHITECTURAL - ROOFTOP SCREENS & EV CHARGERS

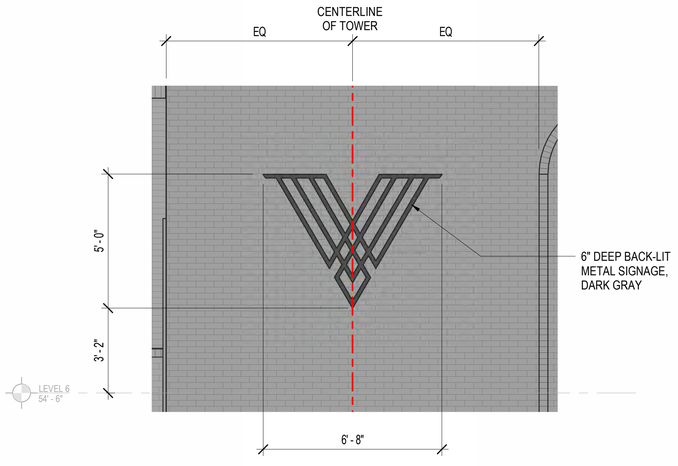
DATE
08/12/2025

DRAWING NO.
ELEV3

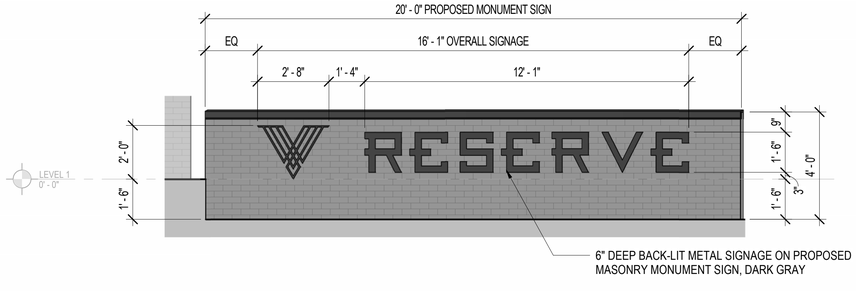
NOTES:
1. ALL SIGNAGE SUBJECT TO BUILDING SERVICES DEPARTMENT APPROVAL.
2. MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE W/ THE ZONING ORDINANCE.
3. UTILITY BOXES & CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.



1 SIGNAGE SOUTH ELEVATION - TOWER SIGNAGE
3/8" = 1'-0"



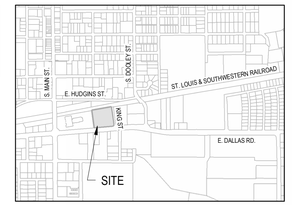
2 SIGNAGE EAST ELEVATION - TOWER SIGNAGE
3/8" = 1'-0"



3 SIGNAGE SOUTH ELEVATION - PROPOSED MASONRY MONUMENT SIGN
3/8" = 1'-0"

4 SIGNAGE SOUTH ELEVATION - TOWER
NOT TO SCALE

5 SIGNAGE EAST ELEVATION - TOWER & EVENT SPACE
NOT TO SCALE



SITE LOCATION MAP
(NOT TO SCALE)
NORTH

NOT FOR CONSTRUCTION

0 2.7' 5.3' 10.7'
0 4"
3/8" = 1'-0"

Statement of Purpose:

The purpose of Z25-03 is to rezone 2.80 acres from "LI", *Light Industrial District* to "CC", *Community Commercial District*. The purpose of CU25-32 is to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a 120 room, 6-story, boutique hotel to exceed the maximum height, outside dining, and four EV charging stations, and a planned development overlay (PD25-03) to deviate from, but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking, Section 25, "CC", *Community Commercial District, F. Density Requirements* and *J. Landscape Requirements* of the Comprehensive Zoning Ordinance, No. 82-73.

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 15 OF 36

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Hotel VIN Reserve
Proposed Block 1, Lot 1A,
DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

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321 E. Dallas Road
Grapevine, Texas

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www.gsb-inc.com

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REGISTERED ARCHITECT
BRANDON S. BOWLES
17291
STATE OF TEXAS

GSB PROJECT NO.
241960

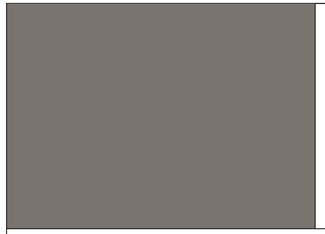
DRAWING TITLE
ARCHITECTURAL - SIGNAGE ELEVATIONS

DATE
08/12/2025

DRAWING NO.
SIGNAGE

CLOUD CERAMICS
MIDNIGHT IRONSPOT
SMOOTH

BRICK VENEER



SW 7019
GAUNTLET GREY

EIFS FACADE

JAMES HARDIE
RIVER ROCK

WOOD GRAINED FIBER CEMENT
WOODTONE PANEL BOARD & BATTEN

LUX SOFFIT PANEL
CYPRESS

PORCH SOFFITS

MBCI
MIDNIGHT BRONZE

METAL ROOFING

DARK BRONZE
ANODIZED ALUMINUM

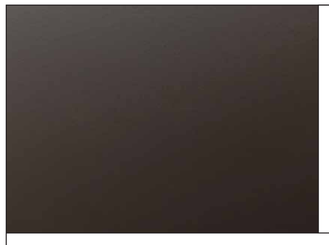
DOORS, WINDOWS,
STOREFRONT, FRAMES

SW7048
URBANE BRONZE

EIFS CORNICES, STEEL COLUMNS,
FASCIA, TRIM, COPINGS

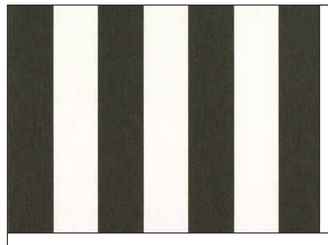
TIMBERTECH
COASTLINE

COURTYARD FENCING BOARDS



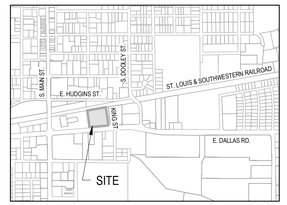
DARK BRONZE

FENCING METAL FRAME



SUNBRELLA
BEAUFORT CLASSIC

CABANA COVER



SITE LOCATION MAP
(NOT TO SCALE)
NORTH

EXTERIOR MATERIAL LEGEND:

SYMBOL	MATERIAL	M.F.R.	MODEL	COLOR	SIZE	NOTES
	BRICK VENEER	CLOUD CERAMICS		MIDNIGHT IRONSPOT SMOOTH	MODULAR	RUNNING BOND
	BRICK VENEER	CLOUD CERAMICS		MIDNIGHT IRONSPOT SMOOTH	MODULAR	STACK BOND
	EIFS FACADE			SW 7019 GAUNTLET GRAY		
	WOOD GRAINED FIBER CEMENT PANELS	JAMES HARDIE	WOODTONE RUSTIC SERIES	RIVER ROCK		
	FENCING / SCREEN	PERIMTEC / TIMBERTECH	MTL FRAME / COMPOSITE INFILL BOARDS	DARK BRONZE / COASTLINE	CUSTOM	EVENT LAWN FENCE, OUTDOOR SHOWER SCREEN, POOL FENCE
	METAL ROOFING	MBCI		MIDNIGHT BRONZE		ROOF OVER EVENT SPACE, FURNITURE STORAGE, & POOL EQUIP.
	PREMANUF. ALUMINUM			DARK BRONZE ANODIZED ALUM.		DOORS, WINDOWS, STOREFRONT, FRAMES
	PAINT	SHERWIN WILLIAMS		SW 7048 URBANE BRONZE		EIFS CORNICES, STEEL COLUMNS, FASCIA, TRIM, COPINGS
	PORCH SOFFITS	LUX ARCH. PRODUCTS	SOFFIT PANELS	CYPRESS		
	CABANA FABRIC	SUNBRELLA	MAYFIELD	BEAUFORT CLASSIC		

Statement of Purpose:

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CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

_____ MAYOR

_____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: _____

SHEET: 16 OF 36

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Hotel VIN Reserve
Proposed Block 1, Lot 1A,
DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

NOT FOR CONSTRUCTION

HOTEL VIN RESERVE

321 E. Dallas Road
Grapevine, Texas

HOTEL VIN RESERVE

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Grapevine, Texas

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REGISTERED ARCHITECT
BRANDON S. BOWLES
07-17-25
17291
STATE OF TEXAS

GSB PROJECT NO.
241960

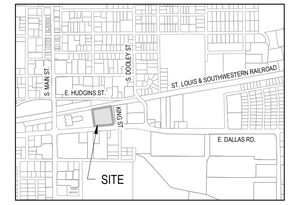
DRAWING TITLE
GENERAL MATERIALS LIST
& SAMPLE PHOTOS

DATE
08/12/2025

DRAWING NO.
SAMPLES

Table 1.
Maximum Permissible Sound Pressure Levels by Receiving Zoning District
L_{eq} Sound Level, dBA, Limits for Continuous Sound Sources

District	Day Time (7:00 a.m. to 10:00 p.m.)	Night Time (10:00 p.m. to 7:00 a.m.)
Residential	59	52



SITE LOCATION MAP
(NOT TO SCALE) NORTH

TV — TV MONITOR

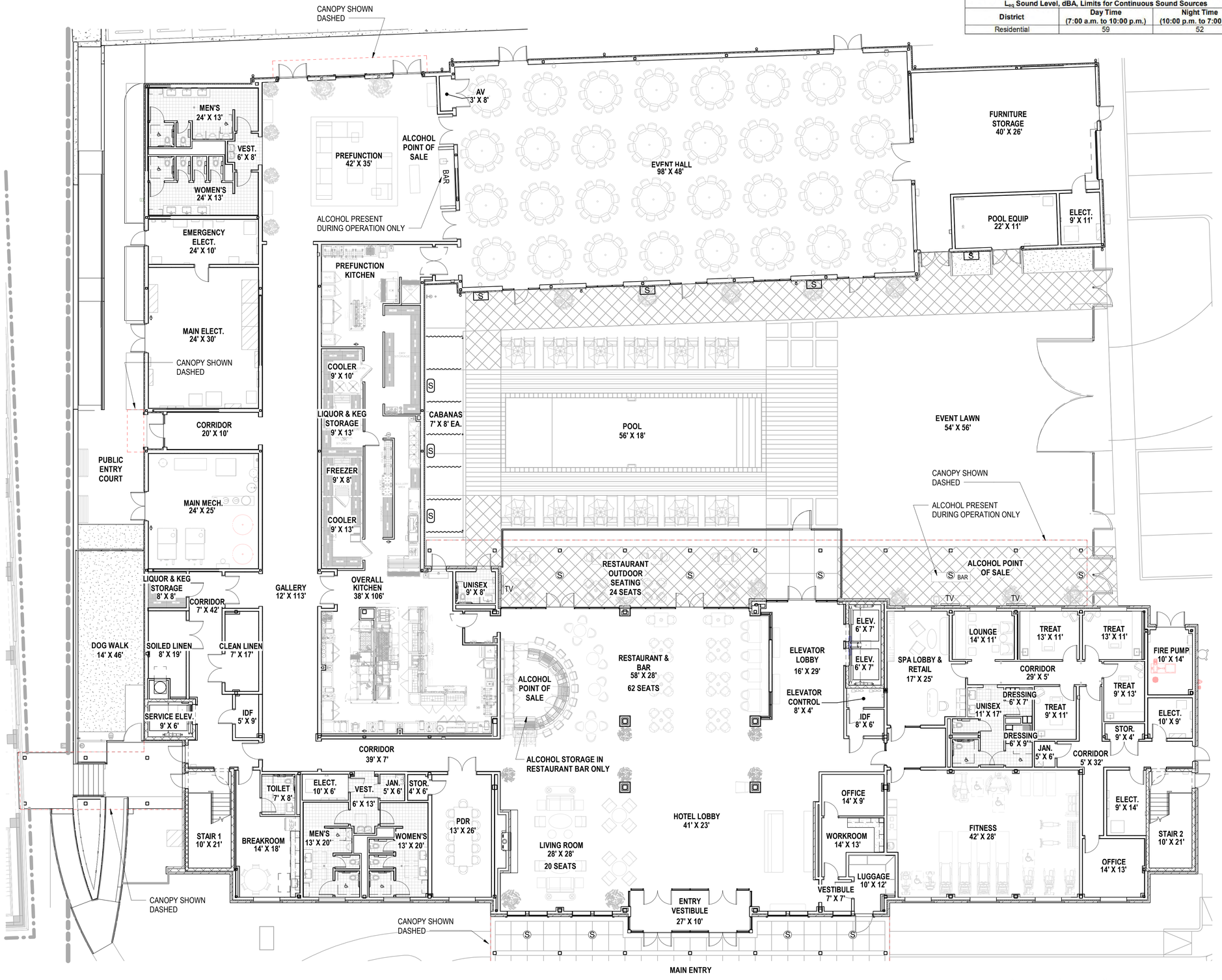
S — WALL-MOUNTED BACKGROUND MUSIC SPEAKER

Ⓢ — RECESSED IN-CEILING BACKGROUND MUSIC SPEAKER

S — CABANA MUSIC SPEAKER FOR GUEST USE

NOTES:

1. SOUND LEVELS AT PROPERTY LINES SHALL BE LESS THAN MAX ALLOWED PER TABLE 1.
2. ALL SPEAKERS TO BE USED FOR LOW-LEVEL BACKGROUND MUSIC ONLY.
3. MAXIMUM VOLUME FOR CABANA SPEAKERS WILL BE SET NOT TO EXCEED LEVELS CALLED OUT IN TABLE 1.



NORTH

1 / PLAN1 OVERALL FIRST FLOOR PLAN
1" = 10'-0"

0 10' 20' 40'
0 4"
1" = 10'-0"

NOT FOR CONSTRUCTION

Statement of Purpose:

The purpose of Z25-03 is to rezone 2.80 acres from "LI", *Light Industrial District* to "CC", *Community Commercial District*. The purpose of CU25-32 is to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a 120 room, 6-story, boutique hotel to exceed the maximum height, outside dining, and four EV charging stations, and a planned development overlay (PD25-03) to deviate from, but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking, Section 25, "CC", *Community Commercial District, F. Density Requirements* and *J. Landscape Requirements* of the Comprehensive Zoning Ordinance, No. 82-73.

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 17 OF 36

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

PLANNING SERVICES DEPARTMENT

Floor Plans
for
Hotel VIN Reserve
Proposed Block 1, Lot 1A, DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

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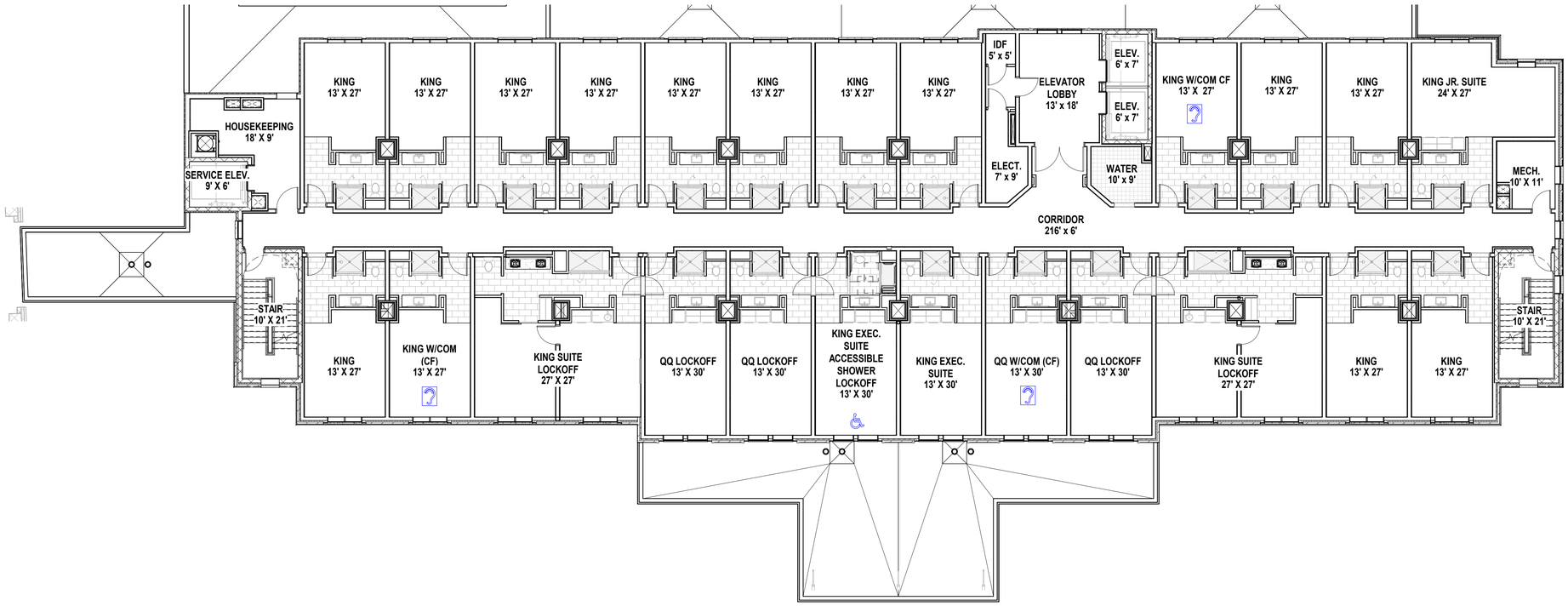
REGISTERED ARCHITECT — 21291 — STATE OF TEXAS

GSB PROJECT NO.
241960

DRAWING TITLE
OVERALL 1ST FLOOR PLAN

DATE
08/12/2025

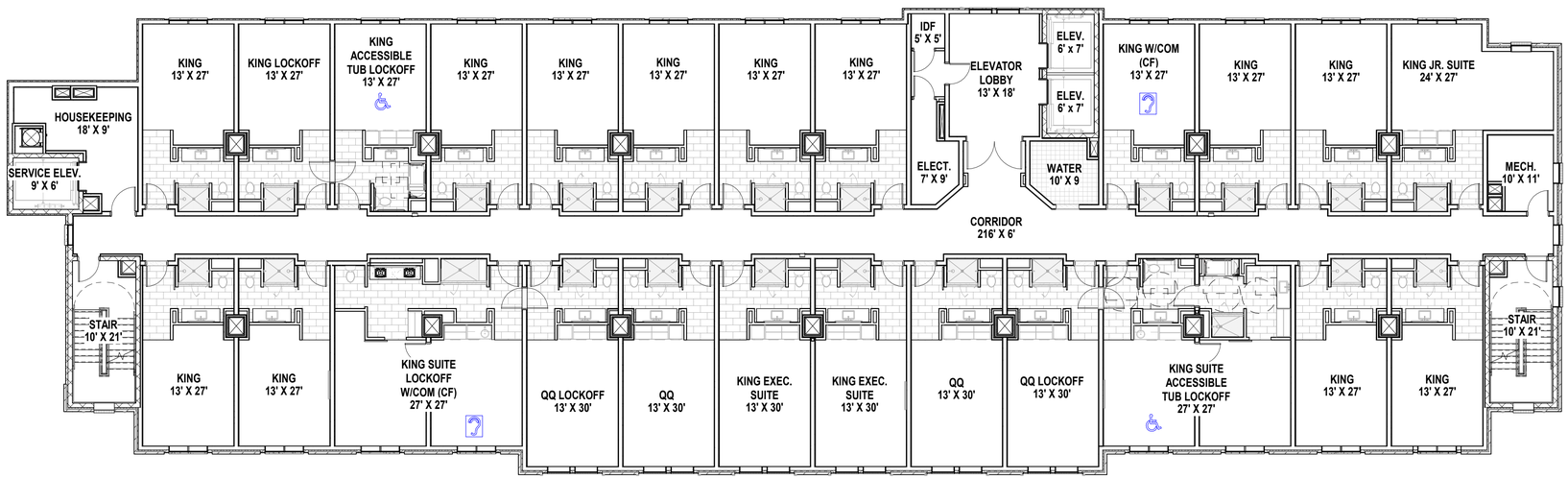
DRAWING NO.
PLAN1



NORTH

1 PLAN2 **2ND FLOOR PLAN**

1" = 10'-0"



NORTH

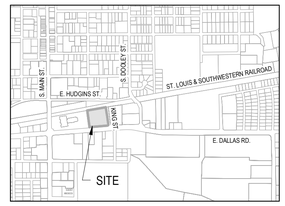
2 PLAN2 **3RD FLOOR PLAN**

1" = 10'-0"

0 10' 20' 40'

0 4"

1" = 10'-0"



SITE LOCATION MAP

(NOT TO SCALE)

NORTH

NOT FOR CONSTRUCTION

Statement of Purpose:

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CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

_____ MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: _____

SHEET: 18 OF 36

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

PLANNING SERVICES DEPARTMENT

Floor Plans
for
Hotel VIN Reserve
Proposed Block 1, Lot 1A, DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

HOTEL VIN RESERVE

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Grapevine, Texas

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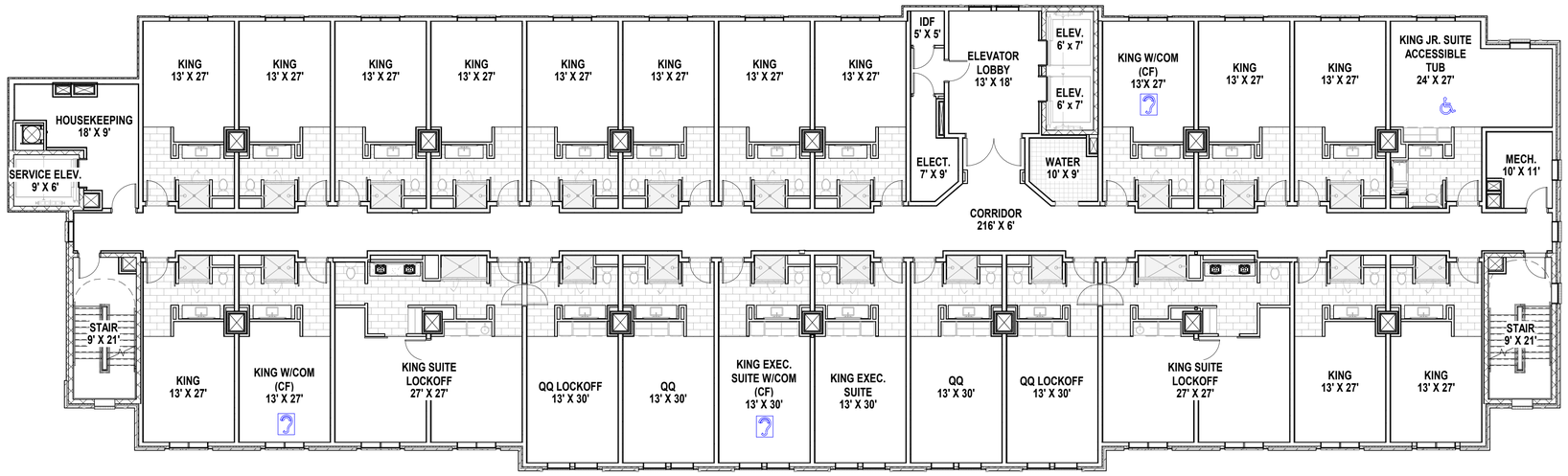
REGISTERED ARCHITECT BRANDON W. BOYD 17291 STATE OF TEXAS

GSB PROJECT NO.
241960

DRAWING TITLE
2ND & 3RD FLOOR PLAN

DATE
08/12/2025

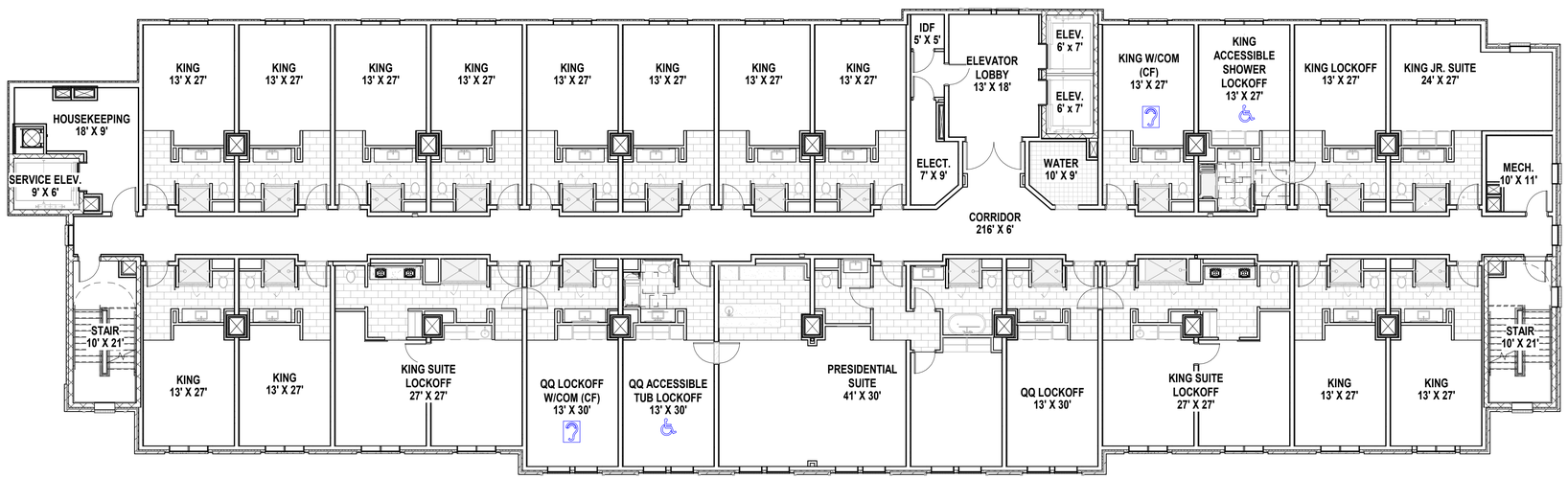
DRAWING NO.
PLAN2



NORTH

1 PLAN3 **4TH FLOOR PLAN**

1" = 10'-0"



NORTH

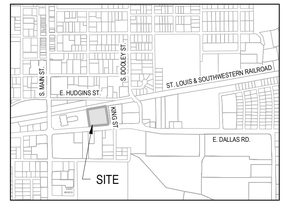
2 PLAN3 **5TH FLOOR PLAN**

1" = 10'-0"

0 10' 20' 40'

0 4"

1" = 10'-0"



SITE LOCATION MAP

(NOT TO SCALE)

NORTH

NOT FOR CONSTRUCTION

Statement of Purpose:

The purpose of Z25-03 is to rezone 2.80 acres from "LI", *Light Industrial District* to "CC", *Community Commercial District*. The purpose of CU25-32 is to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a 120 room, 6-story, boutique hotel to exceed the maximum height, outside dining, and four EV charging stations, and a planned development overlay (PD25-03) to deviate from, but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking, Section 25, "CC", *Community Commercial District, F. Density Requirements* and *J. Landscape Requirements* of the Comprehensive Zoning Ordinance, No. 82-73.

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CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 19 OF 36

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

PLANNING SERVICES DEPARTMENT

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Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

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321 E. Dallas Road
Grapevine, Texas

HOTEL VIN RESERVE

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gsb inc.
3555 NW 58th Street
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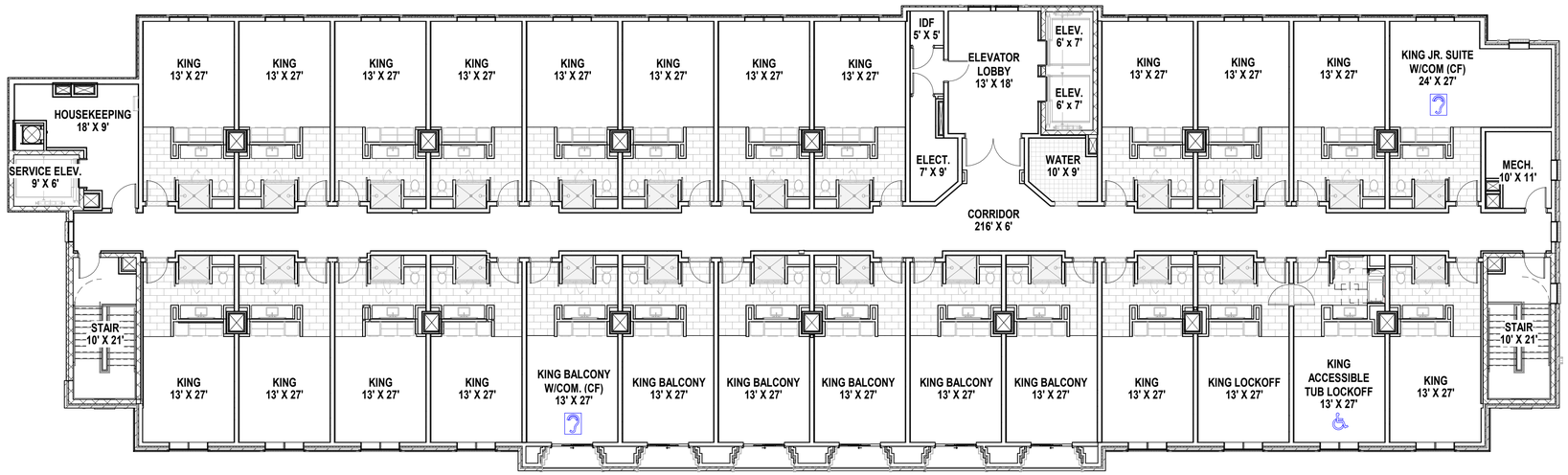
REGISTERED ARCHITECT EDWARD A. DOOLEY 21781 STATE OF TEXAS

GSB PROJECT NO.
241960

DRAWING TITLE
4TH & 5TH FLOOR PLAN

DATE
08/12/2025

DRAWING NO.
PLAN3



NORTH

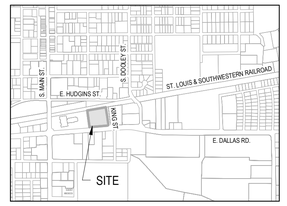
1 PLAN4 6TH FLOOR PLAN

1" = 10'-0"

0 10' 20' 40'

0 4"

1" = 10'-0"



SITE LOCATION MAP

(NOT TO SCALE)

NORTH

NOT FOR CONSTRUCTION

HOTEL VIN RESERVE

321 E. Dallas Road
Grapevine, Texas

Statement of Purpose:

The purpose of Z25-03 is to rezone 2.80 acres from "LI", *Light Industrial District* to "CC", *Community Commercial District*. The purpose of CU25-32 is to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a 120 room, 6-story, boutique hotel to exceed the maximum height, outside dining, and four EV charging stations, and a planned development overlay (PD25-03) to deviate from, but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking, Section 25, "CC", *Community Commercial District, F. Density Requirements* and *J. Landscape Requirements* of the Comprehensive Zoning Ordinance, No. 82-73.

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

_____ MAYOR

_____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: _____

SHEET: 20 OF 36

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

PLANNING SERVICES DEPARTMENT

Floor Plans
for
Hotel VIN Reserve
Proposed Block 1, Lot 1A,
DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

HOTEL VIN RESERVE

321 E. Dallas Road
Grapevine, Texas

ARCHITECT
GSB, INC
3555 NW 58th Street, Suite 700W
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405 / 848-9549

CIVIL ENGINEER
Kimley-Horn & Associates
6160 Warren Parkway, Suite 210
Frisco, TX 75034
972 / 335-3580

LANDSCAPE ARCHITECT
Wallace Design Collective
123 N Martin Luther King Jr. Blvd.
Tulsa, OK 74103
918 / 584-5858

LIGHTING
MWHarris Lighting Studio
14 Oregon Trail
Medford, NJ 08055
917 / 825-8291

OWNER
Coury Hospitality
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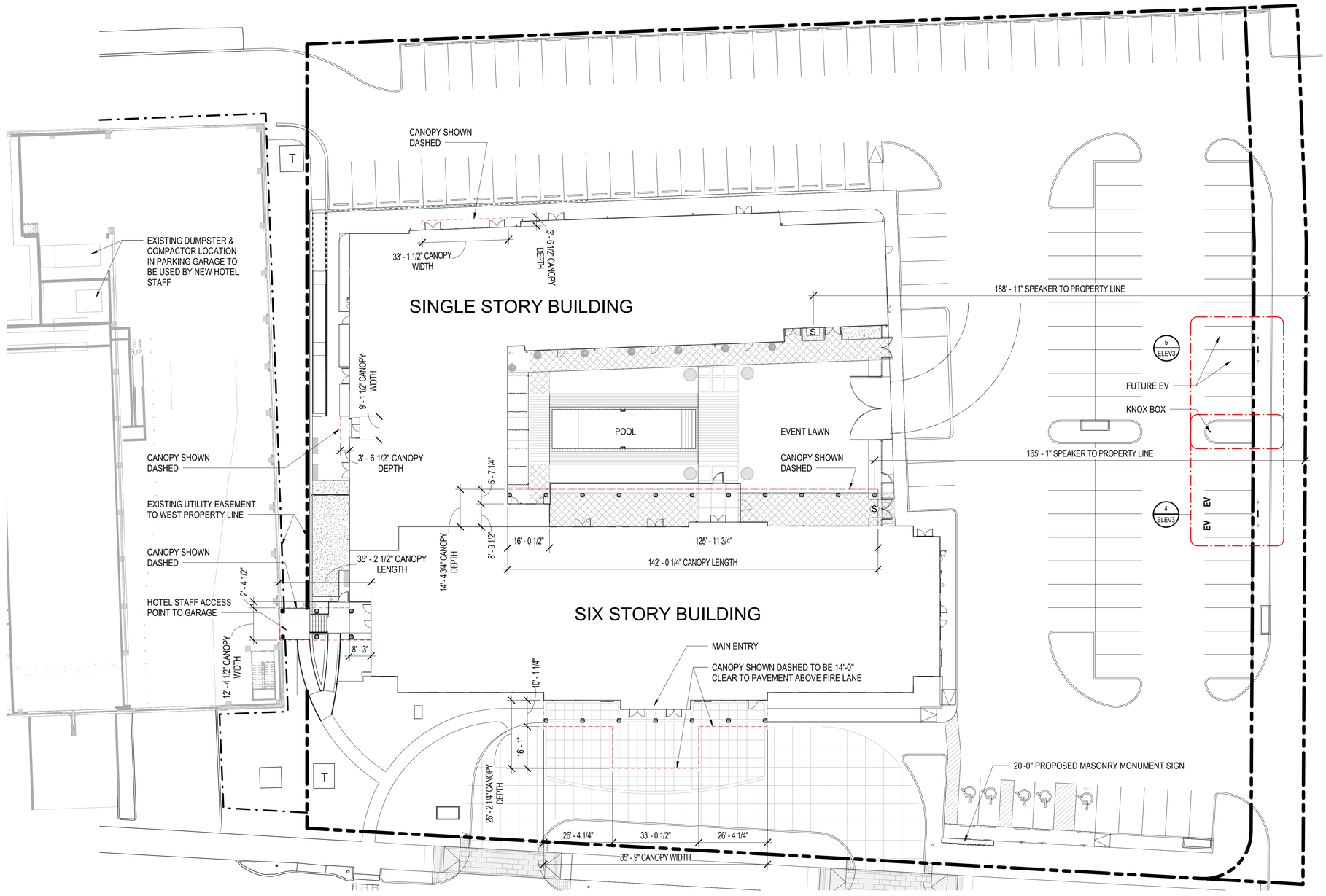
REGISTERED ARCHITECT
EDWARD E. GRIFFIN
21791
STATE OF TEXAS

GSB PROJECT NO.
241960

DRAWING TITLE
6TH FLOOR PLAN

DATE
08/12/2025

DRAWING NO.
PLAN4



1 PLAN5 ARCHITECTURAL SITE PLAN

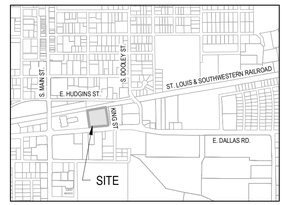
1" = 20'-0"

NORTH

0 20' 40' 80'

0 4'

1" = 20'-0"



SITE LOCATION MAP

(NOT TO SCALE)

NORTH

S WALL-MOUNTED HOUSE MUSIC SPEAKER

Ⓢ RECESSED IN-CEILING HOUSE MUSIC SPEAKER

NOTES:

1. SOUND LEVELS AT PROPERTY LINES SHALL BE LESS THAN MAX ALLOWED PER TABLE 1.
2. ALL SPEAKERS TO BE USED FOR HOUSE MUSIC ONLY.

Statement of Purpose:

The purpose of Z25-03 is to rezone 2.80 acres from "LI", *Light Industrial District* to "CC", *Community Commercial District*. The purpose of CU25-32 is to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a 120 room, 6-story, boutique hotel to exceed the maximum height, outside dining, and four EV charging stations, and a planned development overlay (PD25-03) to deviate from, but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking, Section 25, "CC", *Community Commercial District, F. Density Requirements* and *J. Landscape Requirements* of the Comprehensive Zoning Ordinance, No. 82-73.

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

_____ MAYOR

_____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: _____

SHEET: 21 OF 36

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

PLANNING SERVICES DEPARTMENT

Floor Plans
for
Hotel VIN Reserve
Proposed Block 1, Lot 1A,
DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

NOT FOR CONSTRUCTION

HOTEL VIN RESERVE

321 E. Dallas Road
Grapevine, Texas

HOTEL VIN RESERVE

321 E. Dallas Road
Grapevine, Texas

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LIGHTING
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14 Oregon Trail
Medford, NJ 08055
917 / 825-8291

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www.gsb-inc.com

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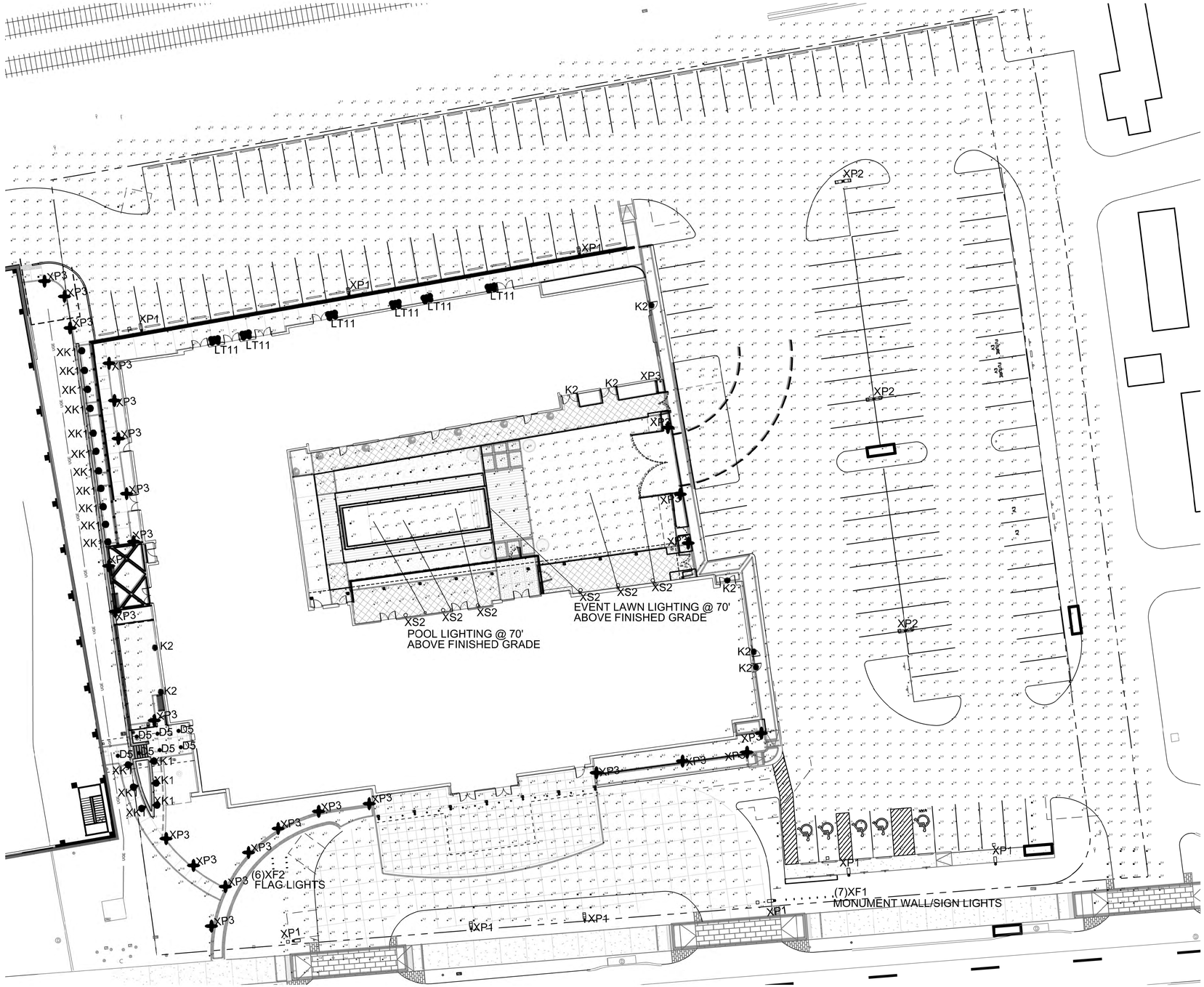
REGISTERED ARCHITECT BRANDON S. BOWLES 17291 STATE OF TEXAS

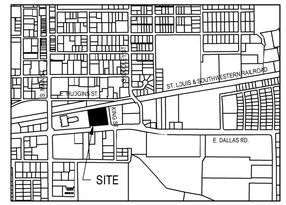
GSB PROJECT NO.
241960

DRAWING TITLE
ARCHITECTURAL SITE PLAN

DATE
08/12/2025

DRAWING NO.
PLAN5





Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
DOG RUN	3.8 fc	17.7 fc	0.4 fc	44.3:1	9.5:1
Entry Drive	1.4 fc	2.1 fc	0.7 fc	3.0:1	2.0:1
Parking and Drive	0.9 fc	6.7 fc	0.0 fc	N/A	N/A
Pedestrian Walways	3.4 fc	25.9 fc	0.3 fc	86.3:1	11.4:1

Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
Event Lawn	5.5 fc	11.5 fc	1.5 fc	7.7:1	3.7:1
Pool Area	11.4 fc	15.1 fc	6.4 fc	2.4:1	1.8:1
Pool Deck	3.7 fc	8.9 fc	0.6 fc	14.8:1	6.2:1

NORTH

SITE LIGHTING PHOTOMETRIC PLAN

SCALE 1:20

NOT FOR CONSTRUCTION

Statement of Purpose:

The purpose of Z25-03 is to rezone 2.80 acres from "LI", *Light Industrial District* to "CC", *Community Commercial District*. The purpose of CU25-32 is to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a 120 room, 6-story, boutique hotel to exceed the maximum height, outside dining, and four EV charging stations, and a planned development overlay (PD25-03) to deviate from, but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking, Section 25, "CC", *Community Commercial District, F. Density Requirements* and *J. Landscape Requirements* of the Comprehensive Zoning Ordinance, No. 82-73.

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 22 OF 36

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

PLANNING SERVICES DEPARTMENT

Photometric Plans
for
Hotel VIN Reserve
Proposed Block 1, Lot 1A,
DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

HOTEL VIN RESERVE

321 E. Dallas Road
Grapevine, Texas

ARCHITECT
GSB, INC
3555 NW 58th Street, Suite 700W
Oklahoma City, OK 73112
405 / 848-9549

CIVIL ENGINEER
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6160 Warren Parkway, Suite 210
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GSB PROJECT NO.
241960

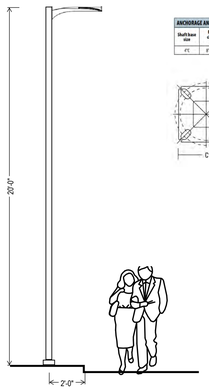
DRAWING TITLE
SITE LIGHTING
PHOTOMETRIC PLAN

DATE
08/12/2025

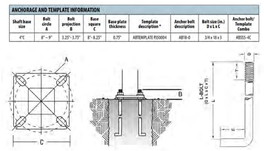
DRAWING NO.
LD-02

Fixture Type	XP1
Description	Parking Lot Post Light - 20' Pole
Mounting	Bracket mounted to square 20' post. Post is mounted to below grade concrete foundation. Coordinate mounting requirements with structural engineer and field conditions.
Housing	Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing.
Trim / Finish	Painted - TBD
Performance	Provide with Type 4M Distribution
Lamp	6700 Lumens 3000°K 80+ CRI
Lamp Qty Max Wattage	51W
Volts	By EE
Control Gear	Integral Dimming Driver. Provide with motion sensor to dim light to 50% during periods of inactivity
Manufacturer	Lithonia
Catalog #	D-Series Size 1 DSX1 LED P1 30K 80CRI T4M MVolt SPA PIR BL50 (FINISH) / AST35-190 Pole: SSS 20 4C (Finish)
Alternate Manufacturer	Sternberg Lighting Kim Lighting
Remarks /Notes	

mwhls



POLE MOUNTED IN LANDSCAPE
1/4" = 1'- 0"

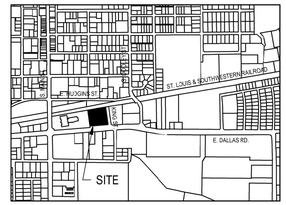


Fixture Type	XS2
Description	Building Mounted Floodlight - LED
Mounting	Surface mounted to exterior architectural wall. Coordinate mounting requirements with architectural details and field conditions.
Housing	Diecast aluminum housing with ultra weatherable and UV resistant AAMA 2604 compliant powder coating for interior and exterior architectural applications. Optically clear tempered glass. IP66 rated,
Trim / Finish	Painted - TBD
Performance	Provide with 10° x 40° distribution
Lamp	Integrated LED TBD APPROX 4000 lumens / LF 3000K 90+ CRI
Lamp Qty Max Wattage	50W
Volts	By EE
Control Gear	Integral 0-10V Dimming Driver. Coordinate driver with dimming system for smooth dimming curve to 1% full light output.
Manufacturer	GVA Lighting
Catalog #	FL50+GEN2 Series FL50-G2 XXXXX 3083 1040 XXX SM200 N
Alternate Manufacturer	Acolaim Lighting Lumenpulse Lighting
Remarks /Notes	

mwhls

Fixture Type	D5
Description	4" Aperture Recessed Exterior Down Light
Mounting	Recessed mounted in ceiling. Coordinate ceiling type with architectural drawings and field conditions. Nominally @ 8' above finished grade
Housing	Nominal 10" x 9" x 7" deep luminaire housing shall be constructed of 20-gauge galvanized steel. Luminaires shall be suitable for installation in ceilings up to 1½" thick.
Trim / Finish	Overlap - TBD
Performance	Provide with Medium Distribution and softening lens
Lamp	1000 Delivered Lumens 2700°K 90+ CRI
Lamp Qty Max Wattage	9W
Volts	277V
Control Gear	Integral 0-10V Dimming Driver. Coordinate driver with dimming system for smooth dimming curve to 1% full light output.
Manufacturer	Gotham Lighting
Catalog #	Evo 4" General Illumination Downlight Series EVO4 27K 10 AR LSS MD MVolt GZ1 90CRI
Alternate Manufacturer	USAI Lighting Lucifer Lighting
Remarks /Notes	Fixtures are rated for use in Damp Locations / Exterior applications under canopy.

mwhls



SITE LOCATION MAP
(NOT TO SCALE)

NORTH

NOT FOR CONSTRUCTION

Statement of Purpose:

The purpose of Z25-03 is to rezone 2.80 acres from "LI", *Light Industrial District* to "CC", *Community Commercial District*. The purpose of CU25-32 is to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a 120 room, 6-story, boutique hotel to exceed the maximum height, outside dining, and four EV charging stations, and a planned development overlay (PD25-03) to deviate from, but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking, Section 25, "CC", *Community Commercial District, F. Density Requirements* and *J. Landscape Requirements* of the Comprehensive Zoning Ordinance, No. 82-73.

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 23 OF 36

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

PLANNING SERVICES DEPARTMENT

Photometric Plans
for
Hotel VIN Reserve
Proposed Block 1, Lot 1A,
DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

HOTEL VIN RESERVE

321 E. Dallas Road
Grapevine, Texas

HOTEL VIN RESERVE

321 E. Dallas Road
Grapevine, Texas

ARCHITECT
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3555 NW 58th Street, Suite 700W
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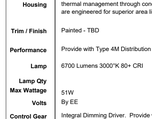
GSB PROJECT NO.
241960

DRAWING TITLE
SITE LIGHTING FIXTURE SPECIFICATIONS

DATE
08/12/2025

DRAWING NO.
LD-03



Fixture Type	XP2
Description	2 Head Parking Lot Post Light - 20' Pole
Mounting	Bracket mounted to square 20' post. Post is mounted to below grade concrete foundation. Coordinate mounting requirements with structural engineer and field conditions.
Housing	Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing.
Trim / Finish	Painted - TBD
Performance	Provide with Type 4M Distribution
Lamp	6700 Lumens 3000°K 80+ CRI
Lamp Qty Max Wattage	51W
Volts	By EE
Control Gear	Integral Dimming Driver. Provide with motion sensor to dim light to 50% during periods of inactivity
Manufacturer	Lithonia
Catalog #	D-Series Size 1 DSX1 LED P1 30K 80CRI T4M MVolt SPA PIR BL50 (FINISH) / AST35-190 Pole: SSS 20 4C (Finish)
Alternate Manufacturer	Sternberg Lighting Kim Lighting
Remarks /Notes	

mwhls

POLE MOUNTED IN PARKING PAVEMENT
1/4" = 1'- 0"

Fixture Type	XF1
Description	Monument Sign Flood Lights
Mounting	In-ground mounted to below grade concrete foundation.
Housing	4" diameter by 9" long copper-free aluminum (6061-T6) housing.
Trim / Finish	Painted - TBD
Performance	Wallwash Distribution
Lamp	Integral LED 1900 Delivered lumens 3000K 80+ CRI
Lamp Qty Max Wattage	23W
Volts	277V
Control Gear	Integral Dimming Driver. Coordinate driver with dimming system.
Manufacturer	BK Lighting
Catalog #	Yosemite Series
Alternate Manufacturer	
Remarks /Notes	Fixture is UL Approved for use in Wet Locations aimed up.

mwhls

Fixture Type	K2
Description	Wall Mounted Area Light
Mounting	Surface mounted on wall to recessed junction box. Coordinate mounting requirements with architectural detail drawings and field conditions. Nominally @ 9' above finished grade
Housing	9" x 8" x 5.5" single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer. Die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.
Trim / Finish	Painted - TBD
Performance	Provide with wide distribution
Lamp	Integral LED 1200 lumens 3000°K 80+ CRI
Lamp Qty Max Wattage	10W
Volts	277V
Control Gear	Integral Dimming Driver. Coordinate driver with dimming system.
Manufacturer	Lithonia
Catalog #	WDGE1 Series WDGE1 P1 30K 80CRI VW MVolt SRM XX
Alternate Manufacturer	
Remarks /Notes	

mwhls

Fixture Type	XP3
Description	Site Bollard
Mounting	Surface mounted to below grade concrete foundation. Coordinate mounting requirements with detail drawings, manufacturer's recommended installation and field condition.
Housing	Luminaire housing and posts constructed of die-cast and extruded marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy Clear safety glass. Fixture is nominally 40" tall x 6.5" square. Reflector made of pure anodized aluminum
Trim / Finish	Painted - TBD
Performance	IES Type VS distribution
Lamp	1350 Delivered Lumens 3000°K 80+ CRI
Lamp Qty Max Wattage	20W
Volts	By EE
Control Gear	Integral Dimming Driver. Coordinate driver with dimming system.
Manufacturer	Bega
Catalog #	B84063 Series
Alternate Manufacturer	Selux Hess America
Remarks /Notes	

mwhls

Fixture Type	XK1
Description	Recessed Step Light
Mounting	Recessed mounted in site wall. Coordinate mounting requirements with architectural drawings and field conditions Nominally @ 12" above finished grade
Housing	Nominal 10" long x 3" high x 5" deep composite installation housing and pure anodized aluminum reflector
Trim / Finish	Black
Performance	IES Type IV Very Short distribution
Lamp	Integral 350 Delivered lumens, 3000°K 80+ CRI
Lamp Qty Max Wattage	6W
Volts	By EE
Control Gear	Integral ELV Dimming Driver. Coordinate driver with dimming system for smooth dimming curve to 3% full light output.
Manufacturer	Bega US
Catalog #	Recessed Wall Luminaire Series B33054 K3 BLK / BB24004
Alternate Manufacturer	
Remarks /Notes	

mwhls

Fixture Type	XF2
Description	Grade Mounted Flag Pole Floodlight
Mounting	Surface mounted to below grade concrete foundation. Coordinate mounting requirements with detail drawings, manufacturer's recommended installation and field condition. Nominally @ 70' above finished grade
Housing	12" Diameter two-piece spherical housing constructed of 12 gauge, lightweight aluminum. Constructed of 12 gauge aluminum, door is attached to housing with four series 300 stainless steel tamper-proof screws. Internal lens ring retainer with high temperature silicone gasket used to seal and secure tempered thermal, shock-resistant optical glass lens. Door assembly is sealed to housing with high temperature closed cell silicone to
Trim / Finish	Painted - TBD
Performance	Provide with Medium Flood Distribution
Lamp	Integral LED 8000 Delivered Lumens / LF 4000°K 90+ CRI
Lamp Qty Max Wattage	90W
Volts	277V
Control Gear	Integral Dimming Driver. Coordinate driver with dimming system.
Manufacturer	BK Lighting
Catalog #	Orion LED Series
Alternate Manufacturer	
Remarks /Notes	Fixture is UL Approved for use in Wet Locations aimed up.

mwhls

Fixture Type	LT-11
Description	Decorative Wall Sconce Exterior (OFCI) - Specified by Interior Designer
Mounting	Surface mounted to recessed junction box on wall. Coordinate mounting requirements with architectural detail drawings and field conditions. Nominally @ 7' 9"" above finished grade
Housing	Combination of glass cylinder and machined aluminum housing. Nominally 27" high x 9" wide.
Trim / Finish	
Performance	
Lamp	Integral LED 1000 Delivered Lumens, 3000°K 90+ CRI
Lamp Qty Max Wattage	15W
Volts	By EE
Control Gear	Dimming LED - Coordinate driver with dimming system.
Manufacturer	Owner Furnished Contractor Installed
Catalog #	
Alternate Manufacturer	
Remarks /Notes	UL Approved for use in Wet Locations

mwhls

PLANT LIST

KEY	QUAN	UNIT	NAME	SIZE	ROOT BALL	REMARKS
ABE ROS	159	EA.	ABELIA X GRANDIFLORA 'ROSE CREEK' ROSE CREEK ABELIA		#5C	2'-6" O.C.
BUX MOU	35	EA.	BUXUS 'GREEN MOUNTAIN' GREEN MOUNTAIN BOXWOOD		#5C	2'-6" O.C.
BUX VEL	159	EA.	BUXUS 'GREEN VELVET' GREEN VELVET BOXWOOD		#3C	3'-0" O.C.
CAR TEX	432	EA.	CAREX TEXEMSIS TEXAS SEDGE		#1C	1'-0" O.C.
CHI LIN	8	EA.	CHILIOPSIS LINEARIS DESERT WILLOW	15' H 3" CP	B&B	TREEFORM MT
HES PER	52	EA.	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS RED YUCCA		#3C	2'-0" O.C.
ILE VOM	18	EA.	ILEX VOMITORIA YAUPON HOLLY	15' H 3" CP	B&B	TREEFORM MT
ILE NEL	3	EA.	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	10' H	#30C	MATCHED FTG
JUN PAT	82	EA.	JUNCUS PATENS 'ELK BLUE' ELK BLUE RUSH		#3C	2'-0" O.C.
JUN BCJ	64	EA.	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER		#5C	4'-0" O.C.
LIG SIN	233	EA.	LIGUSTRUM SINENSE 'SUNSHINE' SUNSHINE LIGUSTRUM		#5C	2'-6" O.C.
LIQ SLE	8	EA.	LIQUIDAMBAR STRACIFLUA 'SLENDER SILHOUETTE' SLENDER SILHOUETTE SWEETGUM	15' H 3" CP	B&B	MATCHED
LIR EME	400	EA.	LIRIOPE MUSCARI 'LOVE POTION NO. 13' EMERALD GODDESS LIRIOPE		#3C	3'-0" O.C.
MUH CAP	48	EA.	MUHLENBERGIA CAPILLARIS PINK MUHLEY GRASS		#3C	2'-6" O.C.
MYR CER	4	EA.	MYRICA CERIFERA SOUTHERN WAX MYRTLE		#15C	TREE FORM MT
MYR PUM	92	EA.	MYRICA CERIFERA VAR. PUMILA DWARF WAX MYRTLE		#5C	3'-6" O.C.

KEY	QUAN	UNIT	NAME	SIZE	ROOT BALL	REMARKS
NAS TEN	125	EA.	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS		#3C	2'-0" O.C.
NEP FAA	110	EA.	NEPETA FAASSENII 'WALKERS LOW' WALKERS LOW CATMINT		#3C	2'-0" O.C.
PAN SHE	353	EA.	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS		#3	2'-6" O.C.
PIN ELD	6	EA.	PINUS ELDARICA AFGHAN PINE	12' H 3" CP	B&B	MATCHED
PIS CHI	2	EA.	PISTACIA CHINENSIS CHINESE PISTACHE	12' H 3" CP	B&B	MATCHED
QUE BUC	3	EA.	QUERCUS BUCKLEYI TEXAS RED OAK	15' H 3" CP	B&B	MATCHED
QUE SHU	5	EA.	QUERCUS SHUMARDII SHUMARD OAK	15' H 3" CP	B&B	MATCHED
ROS COR	175	EA.	ROSA 'MEIDRIFORA' CORAL DRIFT ROSE		#3C	2'-0" O.C.
ROS APR	41	EA.	ROSA 'MEIMIRROT' APRICOT DRIFT GROUNDCOVER ROSE		#3C	2'-0" O.C.
SAL HWB	76	EA.	SALVIA (MICHROPHYLLA X GREGGII) HEATWAVE BLAZE SAGE		#3C	2'-0" O.C.
TAX DEN	27	EA.	TAXUS X MEDIA 'DENSIFORMIS' DENSE SPREADING YEW		#5C	3'-6" O.C.
ULM CRA	2	EA.	ULMUS CRASSIFOLIA CEDAR ELM	15' H 3" CP	B&B	MATCHED
YUC COL	23	EA.	YUCCA FILAMENTOSA 'COLOR GUARD' COLOR GUARD ADAMS NEEDLE		#3C	2'-6" O.C.

B&B: BALLED AND BURLAP, H: HEIGHT, CP: CALIPER, C: CONTAINER, MT: MULT-TRUNK, FTG: FULL TO GROUND

1. O.C.: INDICATES APPROXIMATE SPACING TO BE EQUAL ON CENTER. SHALL BE CONSIDERED GENERAL GUIDELINE ONLY AND MAY BE MODIFIED TO SUIT ON-SITE CONDITIONS.
2. MATCHED: SIZE AND OTHER PHYSICAL CHARACTERISTICS TO BE SIMILAR. ALL DIMENSIONS TO BE WITHIN 5% RANGE.
3. QUANTITIES ON PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS AND COVERAGE OF ALL AREAS DELINEATED. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO SUPERSEDE THE PLANT LIST.
4. ALL TREES TO HAVE A SINGLE CENTRAL LEADER UNLESS OTHERWISE NOTED.

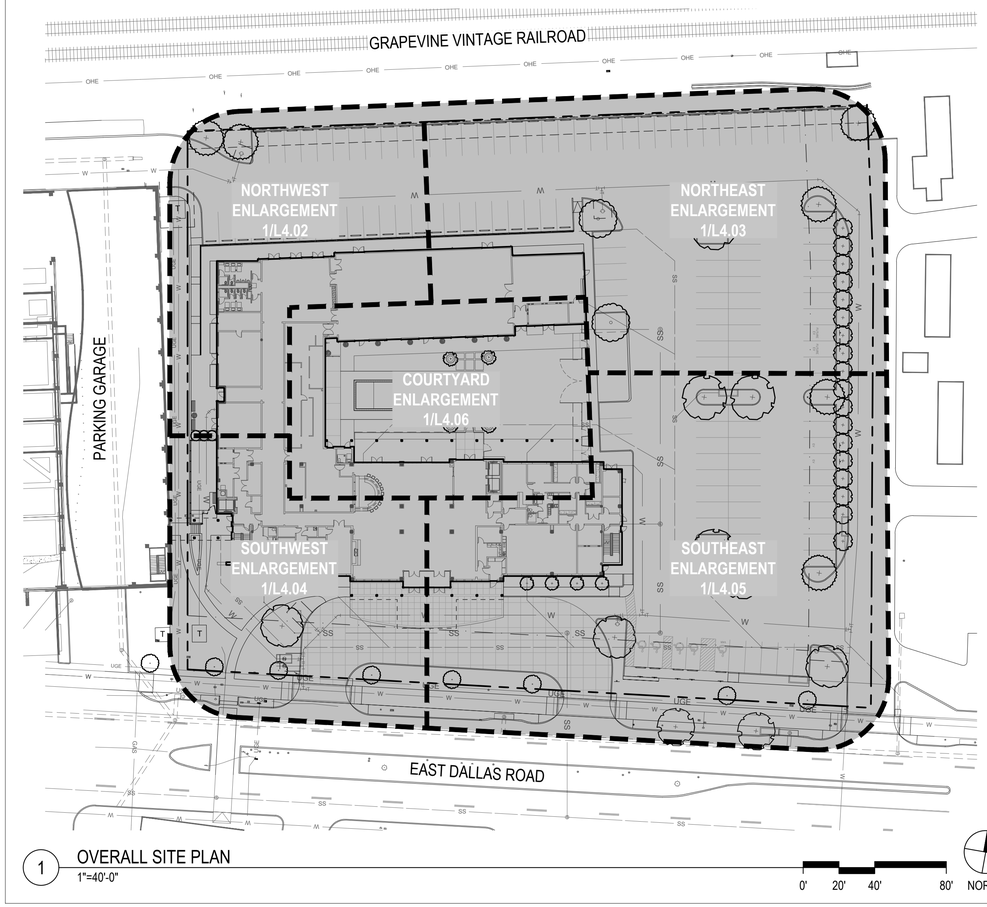
DELINEATION OF REQUIRED TREES & SHRUBS

✱ TREES SO INDICATED ON PLAN ARE INTENDED TO FULFILL INTERIOR PARKING LOT TREE REQUIREMENT

✪ TREES SO INDICATED ON PLAN ARE INTENDED TO FULFILL NON-VEHICULAR OPEN SPACE TREE REQUIREMENT

★ TREES SO INDICATED ON PLAN ARE INTENDED TO FULFILL PERIMETER AREA TREE REQUIREMENT

❖ SHRUBS SO INDICATED ON PLAN ARE INTENDED TO FULFILL PARING LOT SCREENING REQUIREMENT



1 OVERALL SITE PLAN
1"=40'-0"

CITY OF GRAPEVINE, TX - LANDSCAPE ORDINANCE

SECTION 25: COMMUNITY COMMERCIAL (CC) DISTRICT

D.1 LIMITATIONS ON USES - HOTEL USE REQUIRES MINIMUM OF 30% OF OPEN SPACE OF TOTAL LOT AREA
- REQUIRED: 121,984.12 SF * .30 = 36595.24 SF
- PROVIDED: 20,636.63 SF (16.92%)

G.3 AREA REGULATIONS - FRONT YARD
- REQUIRED: 25' MINIMUM
- PROVIDED: VARIES (8'-0" TO 25'-0")

G.4 AREA REGULATIONS - SIDE YARD
- REQUIRED: 20' MINIMUM
- PROVIDED: EAST - 20'
  WEST - VARIES (16'-3" TO 24'-6")

G.5 AREA REGULATIONS - REAR YARD
- REQUIRED: 25' MINIMUM
- PROVIDED: 25' MINIMUM

SECTION 53: LANDSCAPING REGULATIONS

G. TREES
- ALL TREES TO BE 3" MINIMUM CALIPER AT TIME OF PLANTING
- SHRUBS & HEDGES TO BE 2' MINIMUM HEIGHT AT TIME OF PLANTING.
- HEDGES TO FORM A CONTINUOUS, UNBROKEN SOLID VISUAL SCREEN

H. OFF-STREET PARKING & VEHICULAR USE AREAS

1. INTERIOR LANDSCAPING

a. REQUIRED: (1) TREE PER (400) SF OF REQUIRED INTERIOR LANDSCAPE AREA
10% OF PARKING LOT SF = INTERIOR LANDSCAPE
5,0214.41 x .10 = 5,021.44 SF
5,021.44 SF / 400 = 13 TREES
PROVIDED: 13 TREES WITHIN INTERIOR LANDSCAPE ISLANDS
5,123.65 SF OF INTERIOR LANDSCAPE ISLAND AREA

b. REQUIRED: ISLANDS NO FURTHER THAN 12 SPACES
PROVIDED: (13) SPACES FURTHER FROM A ISLAND PER REQUIRED SPACE COUNT
(0) SPACES FURTHER THAN 100' RADIUS FROM A TREE
(9) SPACES FURTHER THAN 75' RADIUS FROM A TREE

2. PERIMETER LANDSCAPING

a. REQUIRED: (15) FOOT DEPTH LANDSCAPE AREA BETWEEN PARKING AND R.O.W.
PROVIDED: VARIES - 8' DEPTH AT SE PARKING / 9' DEPTH AT SOUTH ENTRY DRIVE
50' DEPTH AT SW CORNER

b. REQUIRED: NO LESS THAN HALF OF REQUIRED SITE PERVIOUS AREA TO BE DEVOTED TO REQUIRED FRONT YARD.
20,377.07 x 50% = 10,188.53 SF
PROVIDED: WITHIN 15 FEET OF R.O.W. = 4,343.69 SF (21.32%)
BETWEEN BUILDING AND R.O.W. = 7,991.02 SF (39.22%)

c. REQUIRED: (10) FOOT DEPTH LANDSCAPE AREA BETWEEN PARKING AND PROPERTY LINE
PROVIDED: VARIES - 6' DEPTH AT EAST PARKING / 1' DEPTH AT NORTH PARKING

d. REQUIRED: (1) TREE PER 50 LF OF PERIMETER AREA
NORTH = 380.44 LF / 50 = 8 TREES
EAST = 337.23 LF / 50 = 7 TREES
SOUTH = 293.62 LF / 50 = 6 TREES
WEST = 300.89 LF / 50 = 6 TREES
TOTAL PERIMETER TREES = 27
PROVIDED: NORTH = 1 TREE
EAST = 19 TREES
SOUTH = 7 TREES
WEST = 0 TREES
TOTAL PERIMETER TREES = 27

I. LANDSCAPE REQUIREMENTS FOR NON-VEHICULAR OPEN SPACE
- REQUIRED: TREES PLANTED IN NON-VEHICULAR OPEN SPACE BASED ON PERCENTAGE OF SITE IN VEHICULAR OPEN SPACE
  5,056.32 SF (VEHICULAR AREA PERVIOUS OPEN SPACE) / 121,984.12 SF (SITE) = 4.14%
  (1) TREE PER 2500 SF = (3) ADDITIONAL TREES IN NON-VEHICULAR OPEN SPACE
- PROVIDED: 9 TREES IN NON-VEHICULAR OPEN SPACE

J. SITE DISTANCE AND VISIBILITY
- REQUIRED: 10' TRIANGLE FROM POINT OF INTERSECTION
  UNOBSTRUCTED CROSS-VISIBILITY BETWEEN (3') AND (6')
- PROVIDED: SAFETY SIGHT TRIANGLE ADHERED

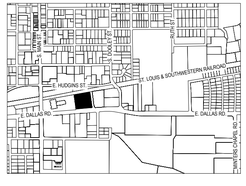
- TOTAL REQUIRED SITE TREES = 43
- TOTAL PROVIDED SITE TREES = 49

LANDSCAPE PLAN DATA SUMMARY TABLE

ITEM	REQUIRED	PROPOSED
LANDSCAPE AREA		
LANDSCAPE PERIMETER AREA (SF)	12,658.00	6,105.43
INTERIOR LANDSCAPE AREA-PARKING LOT LANDSCAPING (SF)	5,021.44	5,123.65
ADDITIONAL INTERIOR LANDSCAPE AREA (SF)		
OTHER LANDSCAPE AREA WITHIN THE LOT (SF)		9,407.55
TOTAL LANDSCAPE AREA (SF)	17,679.44	20,636.63
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SF)		28,136.64
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SF)		73,210.85
OTHER IMPERVIOUS AREA (SF)		
TOTAL OPEN SPACE (SF & %)		20,636.63 (16.92%)
TOTAL IMPERVIOUS AREA (SF & %)		101,347.49 (83.08%)

VICINITY MAP

NOT TO SCALE NORTH



PLANTING NOTES

1. CONTRACTOR TO ASCERTAIN LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION AND BE RESPONSIBLE FOR DAMAGE RESULTING FROM PLANTING OPERATIONS. REPAIRS SHALL BE MADE AT NO COST TO THE OWNER.
2. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THE SURVEY. CONTACT THE LOCAL UTILITY LOCATION SERVICES PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.
3. ALL AREAS NOTED AS "LAWN" ON PLAN, AND ALL OTHER AREAS ON SITE WHICH ARE NOT OTHERWISE DESIGNATED AND ARE DAMAGED BY CONSTRUCTION, ARE TO BE PLANTED WITH SOLID SOD BERMUDA GRASS.
4. ALL PLANTING BEDS THAT ABUT LAWN AREAS TO BE BORDERED BY STEEL EDGING.
5. FINISH GRADE FOR SHRUB, GROUND COVER, AND LAWN AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENT AND CURBS UNLESS OTHERWISE NOTED ON DRAWINGS.
6. FIELD STAKE LOCATIONS OF PROPOSED TREES FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO DELIVERY OF TREES.
7. FOR ADDITIONAL PLANTING REQUIREMENTS REFER TO SPECIFICATIONS.
8. BY SUBMITTING A BID, THE CONTRACTOR ACKNOWLEDGES HAVING VISITED THE SITE AND BECOME FAMILIAR WITH THE CONDITIONS RELATED TO THE INSTALLATION OF SITE IMPROVEMENTS.

CITY OF GRAPEVINE LANDSCAPE NOTES

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

Statement of Purpose:

The propose of Z25-03 is to rezone 2.80 acres from "LI", Light Industrial District to "CC", Community Commercial District. The purpose of CU25-03 is to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a 120 room, 6-story, boutique hotel to exceed the maximum height, outdoor dining, and four EV charging stations, and a planned development overlay (PD25-03) to deviate from, but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking, Section 25, "CC", *Community Commercial District, F. Density Requirements* and J. *Landscape Requirements* of the Comprehensive Zoning Ordinance, No. 82-73.

NOT FOR CONSTRUCTION

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 24 OF 36

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

PLANNING SERVICES DEPARTMENT

Landscape Plans
for
Hotel VIN Reserve
Proposed Block 1, LOT 1A
DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

HOTEL VIN RESERVE

321 E. Dallas Road
Grapevine, Texas

ARCHITECT
GSB, INC
3555 NW 58th Street, Suite 700W
Oklahoma City, OK 73112
405 / 848-9549

CIVIL ENGINEER
Kimley-Horn & Associates
6160 Warren Parkway, Suite 210
Frisco, TX 75034
972 / 335-3580

LANDSCAPE ARCHITECT
Wallace Design Collective
123 N Martin Luther King Jr. Blvd.
Tulsa, OK 74103
918 / 584-5858

LIGHTING
MWHarris Lighting Studio
14 Oregon Trail
Medford, NJ 08055
917 / 825-8291

OWNER
Coury Hospitality
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www.gsb-inc.com

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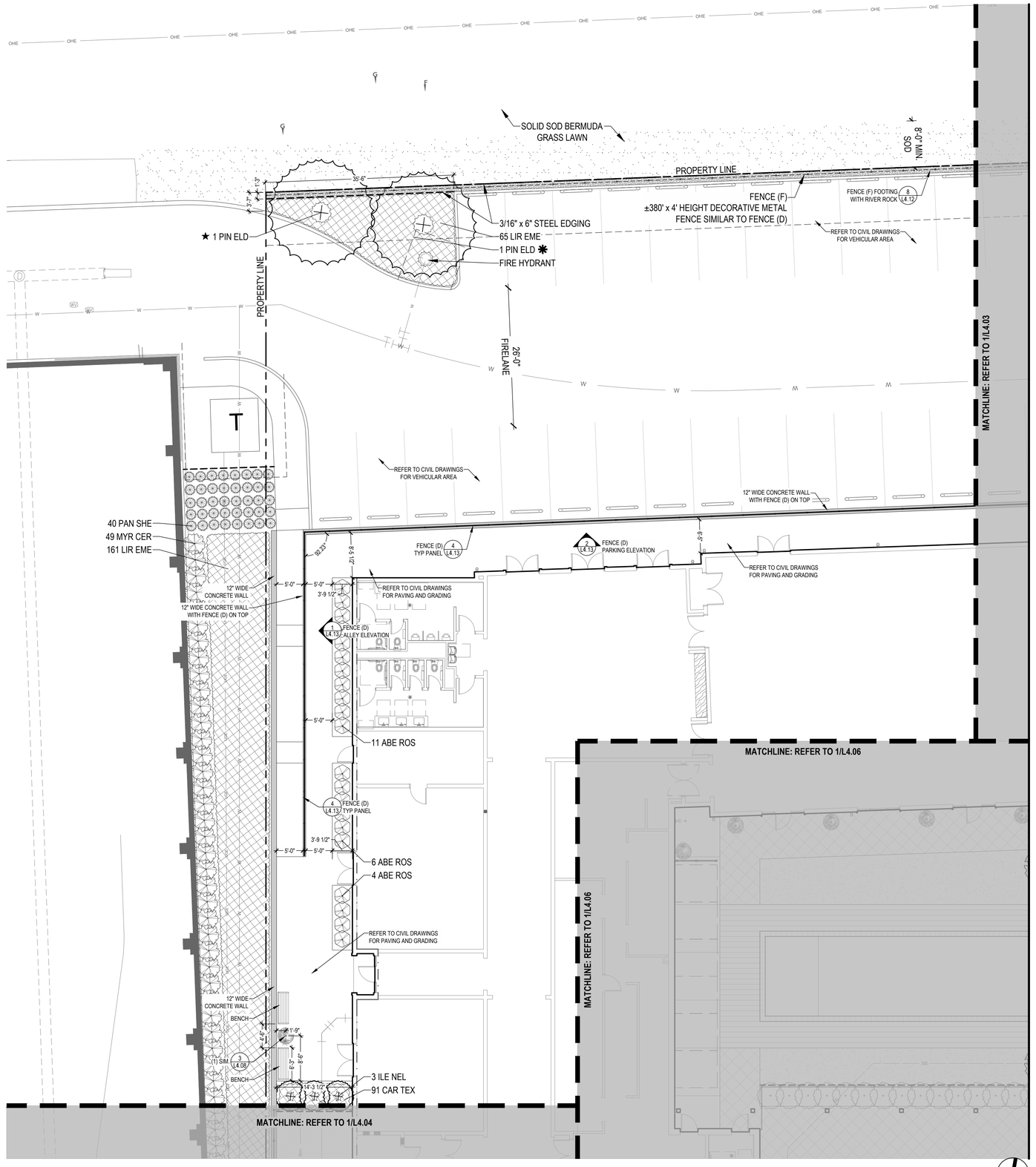
REGISTERED LANDSCAPE ARCHITECT JOSEPH T. WILLEY 4058 STATE OF TEXAS
8/12/2025

GSB PROJECT NO.
241960

DRAWING TITLE
LANDSCAPE
PLANTING
OVERALL SITE PLAN

DATE
08/12/2025

DRAWING NO.
L4.01



1 NORTHWEST ENLARGEMENT
1"=10'-0"

0' 5' 10' 20' NORTH

L4.02 L4.03 L4.06 L4.04 L4.05
KEY PLAN

NOT FOR CONSTRUCTION

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LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 25 OF 36

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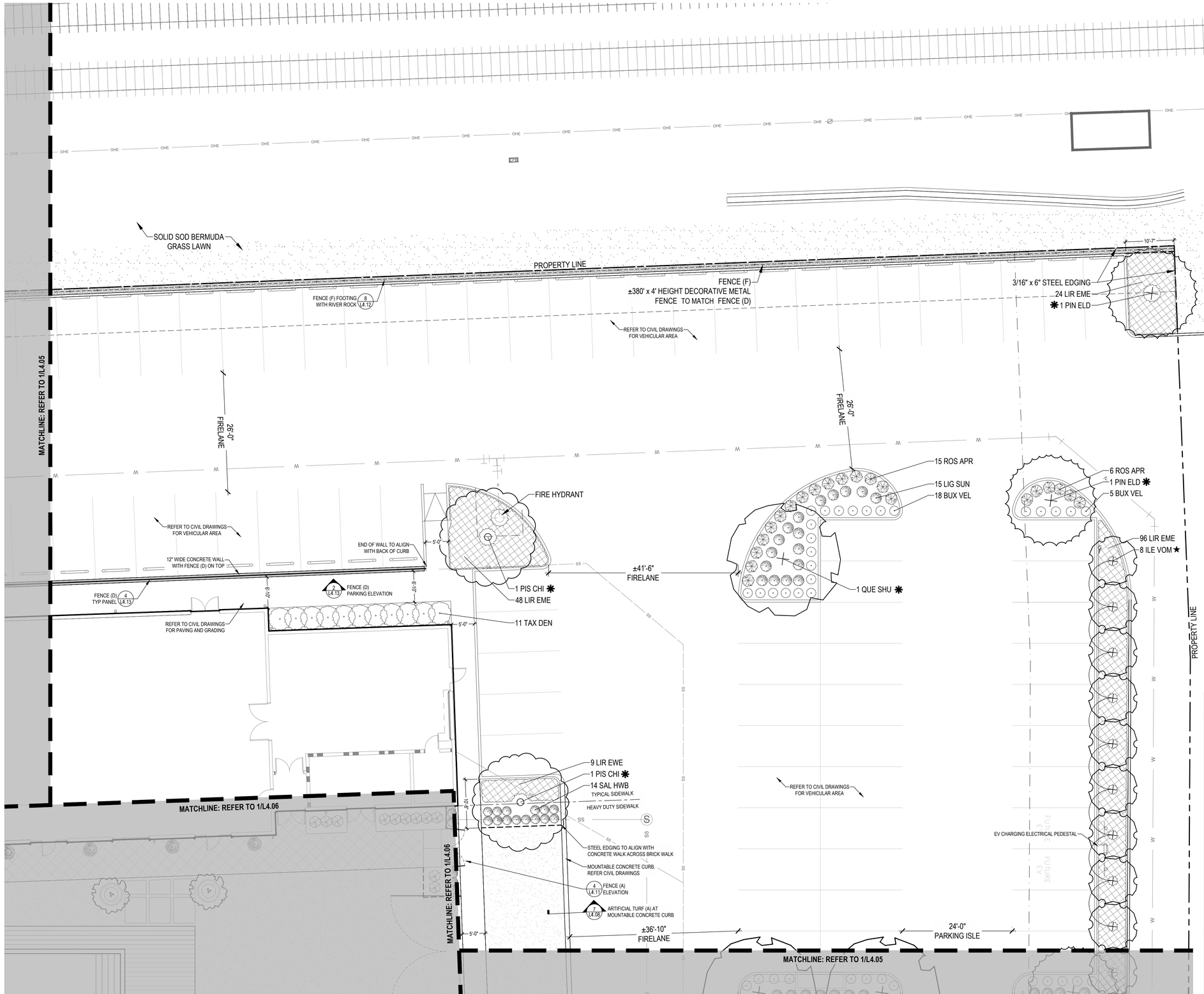
8/12/2025

GSB PROJECT NO.
241960

DRAWING TITLE
LANDSCAPE
PLANTING
PLAN ENLARGEMENT

DATE
08/12/2025

DRAWING NO.
L4.02



1 NORTHEAST ENLARGEMENT
1"=10'-0"

L4.02 | L4.03 | L4.06 | L4.04 | L4.05
KEY PLAN

HOTEL VIN RESERVE

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LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 26 OF 36

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Zone: Proposed - Community Commercial District
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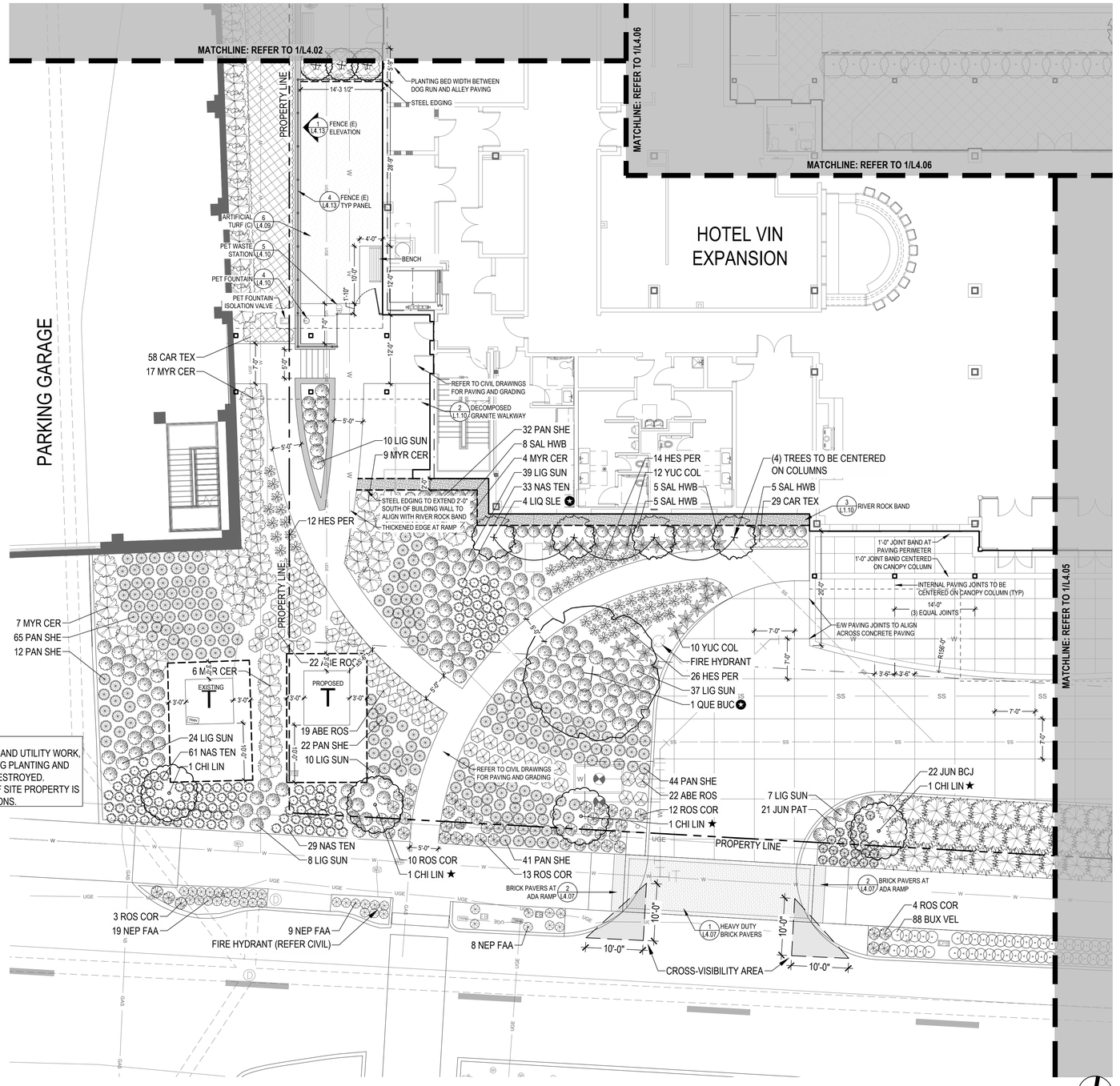
8/12/2025

GSB PROJECT NO.
241960

DRAWING TITLE
LANDSCAPE
PLANTING
PLAN ENLARGEMENT

DATE
08/12/2025

DRAWING NO.
L4.03

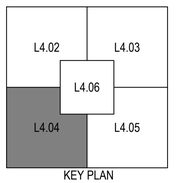


NOTE:
1. PER SITE DEMOLITION, STREET IMPROVEMENTS, AND UTILITY WORK, IT IS ANTICIPATED A PORTION OR ALL OF EXISTING PLANTING AND SURFACE TREATMENT MAY BE DISTURBED OR DESTROYED.
2. NEITHER PERVIOUS AREA OR TREES OUTSIDE OF SITE PROPERTY IS INCLUDED IN SITE REQUIREMENTS OR TABULATIONS.

1 SOUTHWEST ENLARGEMENT
1"=10'-0"

0' 5' 10' 20'

NORTH



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MAYOR SECRETARY

DATE:

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CHAIRMAN

DATE:

SHEET: 27 OF 36

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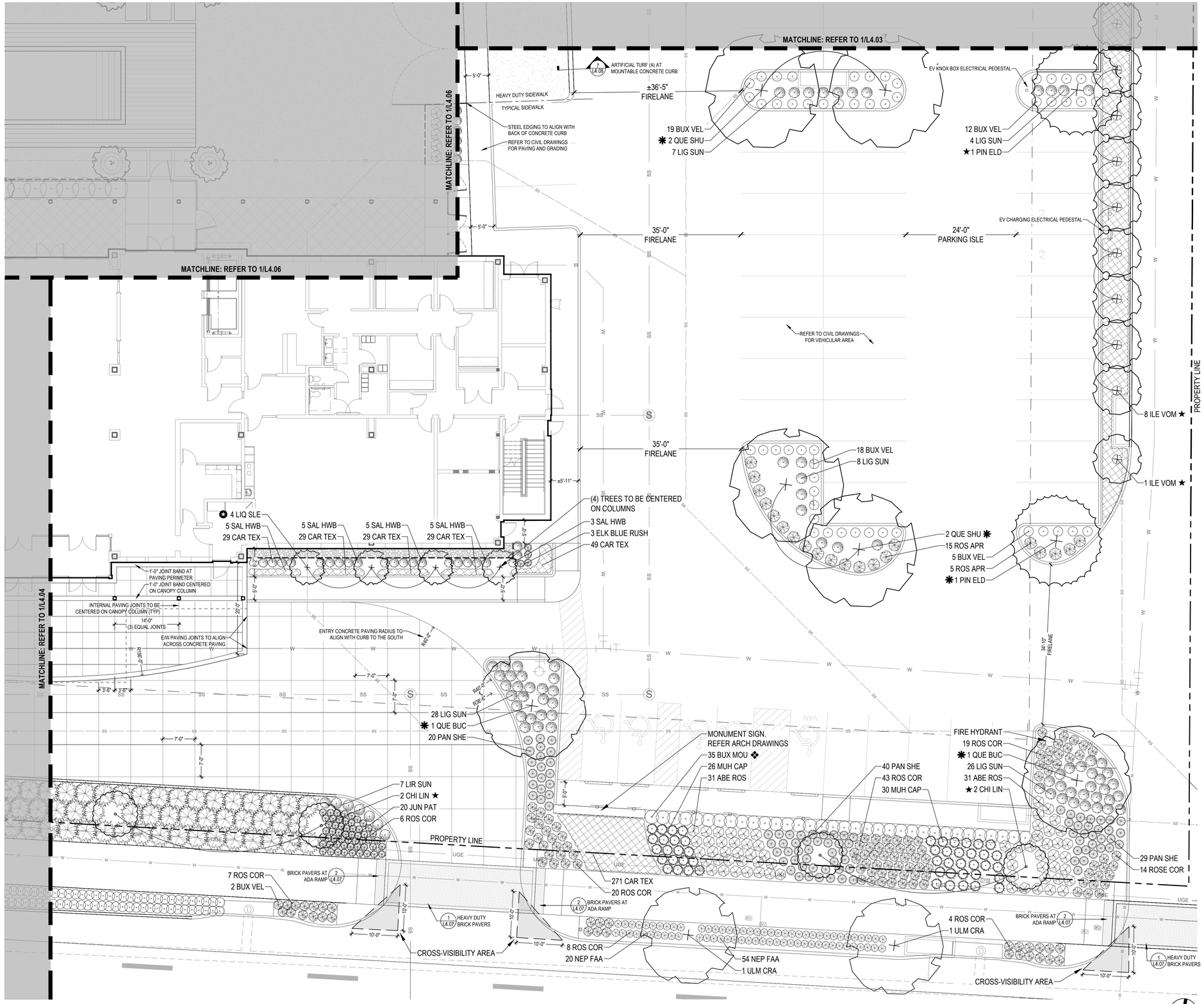
REGISTERED LANDSCAPE ARCHITECT JEREMY JOSEPH SMITH 4058 STATE OF TEXAS
8/12/2025

GSB PROJECT NO.
241960

DRAWING TITLE
LANDSCAPE
PLANTING
PLAN ENLARGEMENT

DATE
08/12/2025

DRAWING NO.
L4.04



1 SOUTHEAST ENLARGEMENT
1"=10'-0"

0' 5' 10' 20'

NORTH

L4.02 | L4.03 | L4.06 | L4.04 | L4.05

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LIGHTING
MWHarris Lighting Studio
14 Oregon Trail
Medford, NJ 08055
917 / 825-8291

OWNER
Coury Hospitality
400 East Las Colinas Blvd. Suite 660
Irving, TX 75039
469 / 809-3070

gsb Architecture Planners
3555 NW 58th Street
Suite 700W
Oklahoma City, OK 73112
T: 405.848.9549
F: 405.848.9783
www.gsb-inc.com

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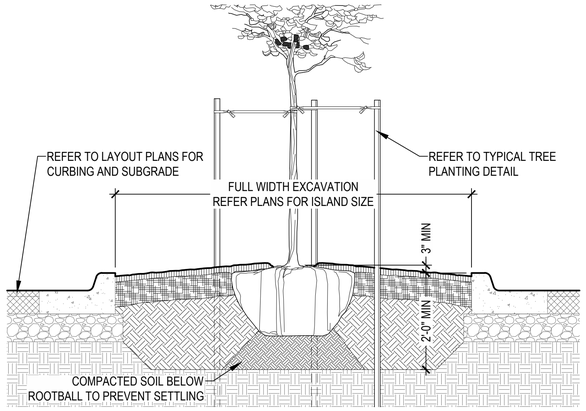
REGISTERED LANDSCAPE ARCHITECT JOSEPH R. BELTZ 4058 STATE OF TEXAS
8/12/2025

GSB PROJECT NO.
241960

DRAWING TITLE
LANDSCAPE
PLANTING
PLAN ENLARGEMENT

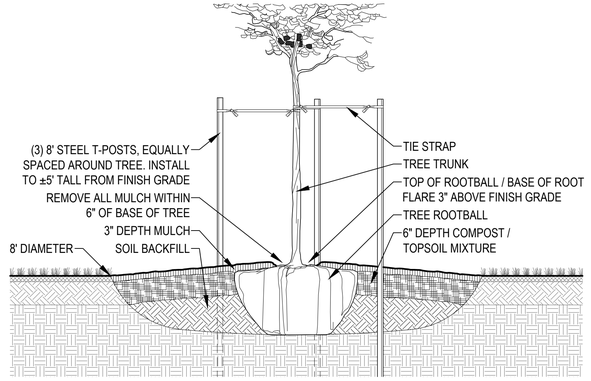
DATE
08/12/2025

DRAWING NO.
L4.05



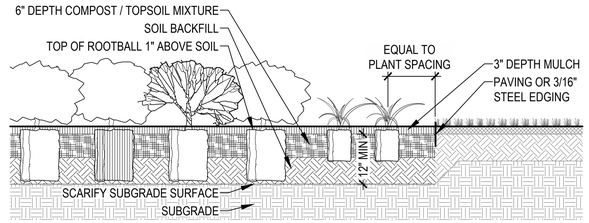
NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO TYPICAL TREE PLANTING DETAIL FOR MULCH, SOIL, COMPOST, GUYING, ETC.
3. CENTER OF PARKING LOT ISLAND TO BE MOUNDED WITH TOP OF ROOTBALL / BASE OF ROOT FLARE ABOVE ADJACENT CURB 3" MINIMUM - OR - 3% SLOPE, WHICH EVER IS GREATER.
4. EXCAVATION FOR TREES IN PARKING LOT ISLANDS TO BE 2'-0" MINIMUM WITH TOPSOIL BACKFILL EXTENDING 6" MINIMUM BELOW TREE ROOTBALL FOR DRAINAGE AS SHOWN.

2 TREE PLANTING IN PARKING LOT ISLAND
NTS



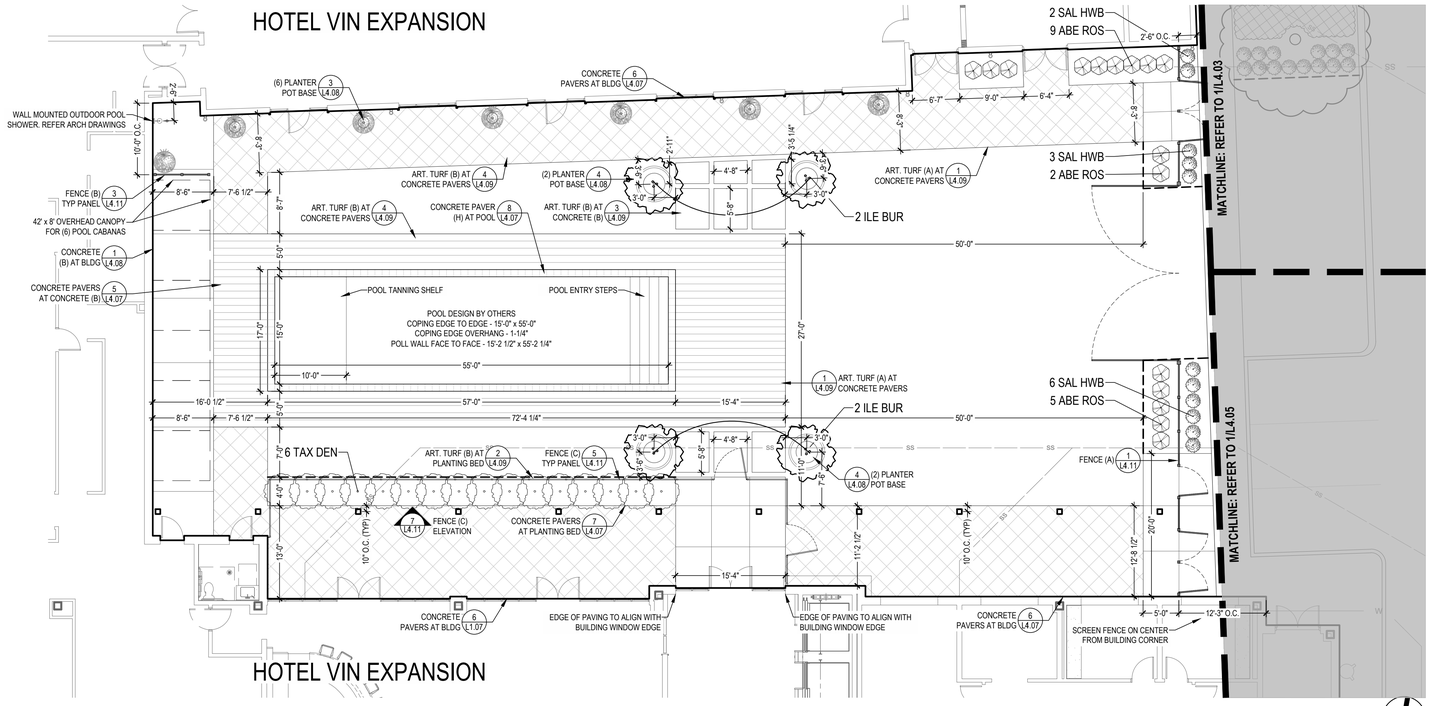
NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. CONTRACTOR TO REMOVE ALL ROPE, BURLAP, AND TOP HOLDING RINGS FROM TOP OF ROOTBALL.
3. EXCAVATED SOIL MAY BE USED FOR BACKFILL IF IT IS FRIABLE AND FREE OF ROCKS AND CLODS OVER 2" DIAMETER. PROVIDE ADDITIONAL TOPSOIL IF NEEDED FOR TOPSOIL/COMPOST MIX AT SURFACE.
4. COMPOST TO BE EQUAL TO BACK TO EARTH COMPOSTED COTTON BURS AND BE INCORPORATED INTO UPPER 6" OF BACKFILL BY APPROVED MEANS AT THE RATE OF 8 CUBIC FEET (4-2CF BAGS) FOR EACH TREE.
5. TIE STRAP TO BE EQUAL TO (ARBORTIE) AS SUPPLIED BY DEEPROOT www.deeproot.com CONTRACTOR TO USE (ARBORKNOT) TIE METHOD TO PRODE EXPANDING, GIRDLE FREE ATTACHMENT TO TREE.

3 TYPICAL TREE PLANTING
NTS



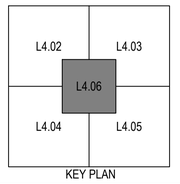
NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. EXCAVATED SOIL MAY BE USED FOR BACKFILL IF IT IS FRIABLE AND FREE OF ROCKS AND CLODS OVER 2" DIAMETER. PROVIDE ADDITIONAL TOPSOIL IF NEEDED FOR TOPSOIL/COMPOST MIX AT SURFACE.
3. COMPOST TO BE EQUAL TO BACK TO EARTH COMPOSTED COTTON BURS AND BE INCORPORATED INTO UPPER 6" OF BACKFILL BY APPROVED MEANS FOR ALL SHRUB PLANTING AREAS.
4. TOPSOIL / BACKFILL SOIL DEPTH IN PLANTING AREAS TO BE 12" MINIMUM UNLESS OTHERWISE NOTED.

4 TYPICAL SHRUB PLANTING
NTS



1 COURTYARD ENLARGEMENT
1"=10'-0"

0' 5' 10' 20' NORTH



KEY PLAN

NOT FOR CONSTRUCTION

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 29 OF 36

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

PLANNING SERVICES DEPARTMENT

Landscape Plans
for
Hotel VIN Reserve
Proposed Block 1, LOT 1A
DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

HOTEL VIN RESERVE

321 E. Dallas Road
Grapevine, Texas

ARCHITECT
GSB, INC
3555 NW 58th Street, Suite 700W
Oklahoma City, OK 73112
405 / 848-9549

CIVIL ENGINEER
Kimley-Horn & Associates
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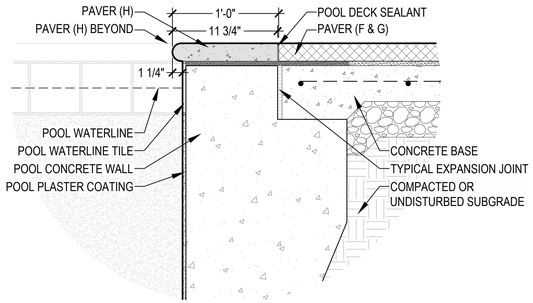
REGISTERED LANDSCAPE ARCHITECT JEREMY JOSEPH WALLACE 4058 STATE OF TEXAS
8/12/2025

GSB PROJECT NO.
241960

DRAWING TITLE
LANDSCAPE
PLANTING
PLAN ENLARGEMENT

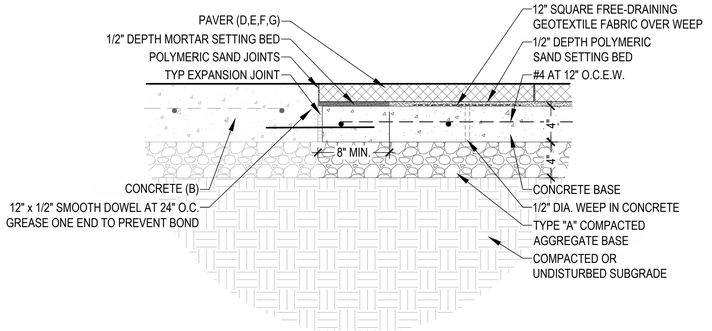
DATE
08/12/2025

DRAWING NO.
L4.06



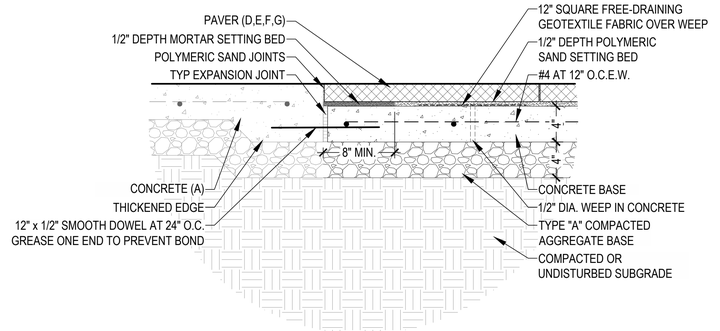
NOTES
1. REFER TO LANDSCAPE PLANS FOR PAVER PATTERN, FINISH, TEXTURE, COLOR, ETC.
2. POOL DESIGN AND MATERIALS BY OTHERS. GENERAL ELEMENTS SHOWN FOR REFERENCE ONLY.
3. TOP OF PAVERS TO BE FLUSH WITH ADJACENT PAVING ON ALL SIDES.
4. PAVER COPING OVERHANG DEPENDANT ON WATERLINE TILE AND WALL THICKNESS. PAVER COPING POSITION IS SET BY PAVER JOINT PATTERN SHOWN ON LAYOUT PLANS. DIMENSION FROM WATERLINE TILE MAY VARY.
5. POOL COPING (PAVER H) TO BE SET ON 1/2" MORTAR SETTING BED.
6. POOL DECK SEALANT TO BE EQUAL TO THAT BY DECK-O-SEAL. CONTRACTOR TO SUBMIT PRODUCT INFORMATION INCLUDING COLOR SAMPLES FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE.

8 CONCRETE PAVER (H) AT POOL
1-1/2"=1'-0"



NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO LANDSCAPE PLANS FOR PAVER PATTERN, FINISH, TEXTURE, COLOR, ETC.
3. END / EDGE PAVER AT MATERIAL TRANSITION TO HAVE 8" MINIMUM WIDTH MORTAR SETTING BED TO RETAIN SAND SETTING BED.
4. PAVER VERTICAL JOINT WIDTH TO BE ESTABLISHED BY INTEGRAL SIDE LUGS AND BE FILLED WITH POLYMERIC SAND.
5. DRAINAGE WEEPS IN CONCRETE BASE TO BE 36" ON CENTER.
6. CONCRETE BASE TO BE A MINIMAL 3,500 PSI COMPRESSION STRENGTH.
7. SUBGRADE BELOW PROPOSED PAVING TO BE COMPACTED PER GEOTECHNICAL REPORT.

7 CONCRETE PAVERS (D,E,F,G) AT PLANTING BED
1-1/2"=1'-0"



NOTES
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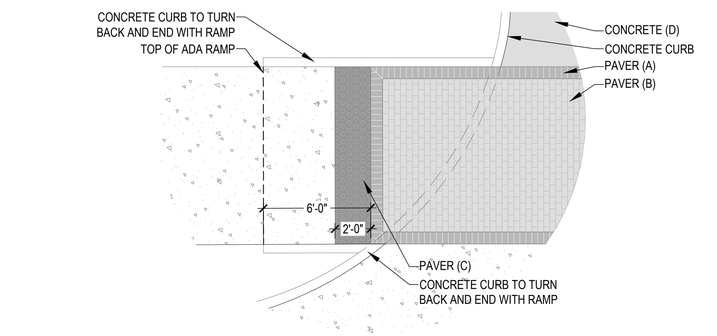
2. REFER TO LANDSCAPE PLANS FOR PAVER PATTERN, FINISH, TEXTURE, COLOR, ETC.
3. END / EDGE PAVER AT MATERIAL TRANSITION TO HAVE 8" MINIMUM WIDTH MORTAR SETTING BED TO RETAIN SAND SETTING BED.
4. PAVER VERTICAL JOINT WIDTH TO BE ESTABLISHED BY INTEGRAL SIDE LUGS AND BE FILLED WITH POLYMERIC SAND.
5. DRAINAGE WEEPS IN CONCRETE BASE TO BE 36" ON CENTER.
6. CONCRETE BASE TO BE A MINIMAL 3,500 PSI COMPRESSION STRENGTH.
7. SUBGRADE BELOW PROPOSED PAVING TO BE COMPACTED PER GEOTECHNICAL REPORT.

6 CONCRETE PAVERS (D,E,F,G) AT BUILDING
1-1/2"=1'-0"



NOTES
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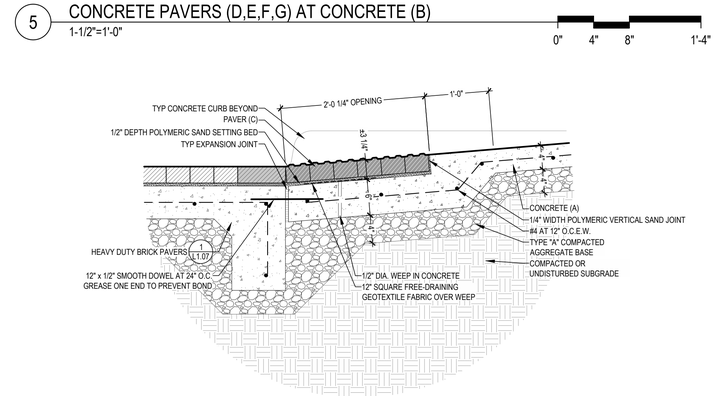
2. REFER TO LANDSCAPE PLANS FOR PAVER PATTERN, FINISH, TEXTURE, COLOR, ETC.
3. END / EDGE PAVER AT MATERIAL TRANSITION TO HAVE 8" MINIMUM WIDTH MORTAR SETTING BED TO RETAIN SAND SETTING BED.
4. PAVER VERTICAL JOINT WIDTH TO BE ESTABLISHED BY INTEGRAL SIDE LUGS AND BE FILLED WITH POLYMERIC SAND.
5. DRAINAGE WEEPS IN CONCRETE BASE TO BE 36" ON CENTER.
6. CONCRETE BASE TO BE A MINIMAL 3,500 PSI COMPRESSION STRENGTH.
7. SUBGRADE BELOW PROPOSED PAVING TO BE COMPACTED PER GEOTECHNICAL REPORT.

5 CONCRETE PAVERS (D,E,F,G) AT CONCRETE (B)
1-1/2"=1'-0"



NOTES
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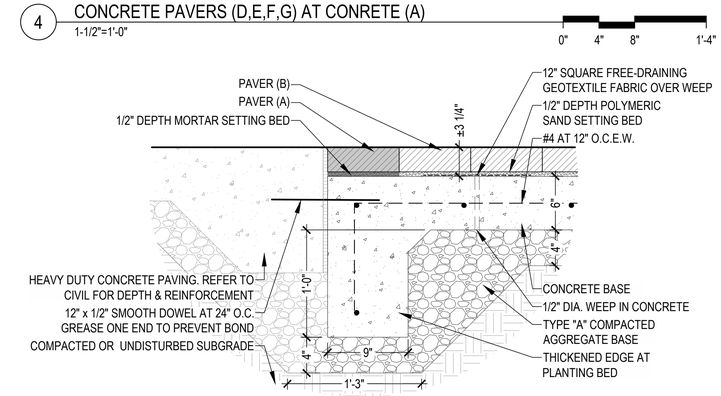
2. REFER TO LANDSCAPE PLANS FOR PAVER PATTERN, FINISH, TEXTURE, COLOR, ETC.
3. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
4. PAVER VERTICAL JOINTS TO BE HAND-TIGHT.
5. CONCRETE BASE TO BE A MINIMAL 3,500 PSI COMPRESSION STRENGTH.
6. SUBGRADE BELOW PROPOSED PAVING TO BE COMPACTED PER GEOTECHNICAL REPORT.

4 CONCRETE PAVERS (D,E,F,G) AT CONRETE (A)
1-1/2"=1'-0"



NOTES
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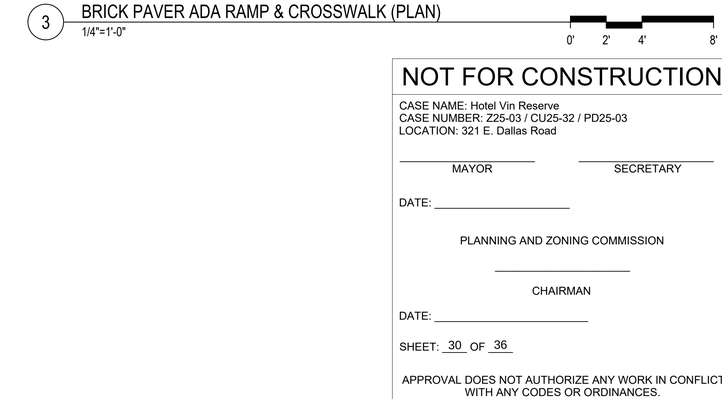
2. REFER TO LANDSCAPE PLANS FOR PAVER PATTERN, FINISH, TEXTURE, COLOR, ETC.
3. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
4. PAVER VERTICAL JOINTS TO BE HAND-TIGHT.
5. END PAVER AT MATERIAL TRANSITION (MOSTLY PAVER A) TO BE MORTARED INTO PLACE TO RETAIN SAND SETTING BED.
6. DRAINAGE WEEPS IN CONCRETE BASE TO BE 36" ON CENTER.
7. CONCRETE BASE TO BE A MINIMAL 3,500 PSI COMPRESSION STRENGTH.
8. SUBGRADE BELOW PROPOSED PAVING TO BE COMPACTED PER GEOTECHNICAL REPORT.

3 BRICK PAVER ADA RAMP & CROSSWALK (PLAN)
1/4"=1'-0"



NOTES
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2. REFER TO LANDSCAPE PLANS FOR PAVER PATTERN, FINISH, TEXTURE, COLOR, ETC.
3. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
4. BOTTOM OF ADA RAMP / PAVER (C) TO ALIGN WITH DRIVE BACK OF CURB AS SHOWN.

2 BRICK WARNING PAVER ADA RAMP AT H.D. BRICK PAVERS
1"=1'-0"

1 HEAVY DUTY BRICK PAVERS AT H.D. CONCRETE PAVING
1-1/2"=1'-0"

HOTEL VIN RESERVE

321 E. Dallas Road
Grapevine, Texas

ARCHITECT
GSB, INC
3555 NW 58th Street, Suite 700W
Oklahoma City, OK 73112
405 / 848-9549

CIVIL ENGINEER
Kimley-Horn & Associates
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Frisco, TX 75034
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HOTEL VIN RESERVE

321 E. Dallas Road
Grapevine, Texas

NOT FOR CONSTRUCTION

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 30 OF 36

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

PLANNING SERVICES DEPARTMENT

Landscape Plans
for
Hotel VIN Reserve
Proposed Block 1, LOT 1A
DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

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Oklahoma City, OK 73112
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REGISTERED LANDSCAPE ARCHITECT · JOSEPH E. WILLEY · 4058 · STATE OF TEXAS

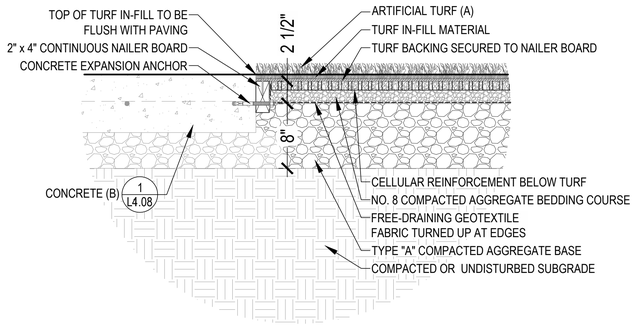
8/12/2025

GSB PROJECT NO.
241960

DRAWING TITLE
LANDSCAPE
CONSTRUCTION DETAILS

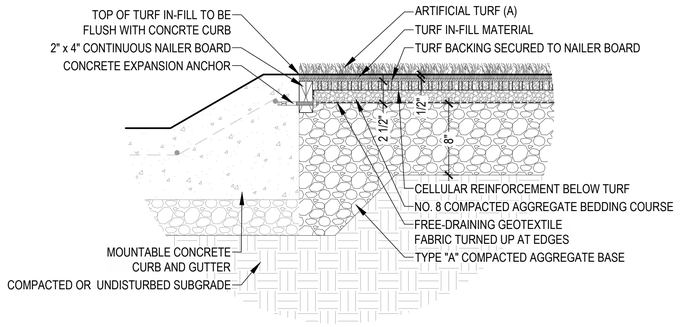
DATE
08/12/2025

DRAWING NO.
L4.07



NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
3. BOTTOM OF ARTIFICIAL TURF BACKING TO BE RECESSED 2-1/2" BELOW STEEL EDGING TO ALLOW FOR 1/2" IN-FILL MATERIAL.
4. TOP OF STEEL EDGING TO BE FLUSH WITH ADJACENT PAVING.
5. CELLUAR REINFORCEMENT TO BE EQUAL TO (EZ ROLL GRASS PAVERS) AS MANUFACTURED BY NDS www.ndspro.com EZ ROLL TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND TOP TO BE FLUSH WITH BEDDING COURSE AS SHOWN.
6. CONCRETE EXPANSION ANCHORS TO BE CORROSION RESISTANT AND BE INSTALLED AT 2'-0" ON CENTER MINIMUM.

8 ARTIFICIAL TURF (A) AT CONCRETE (B)
1-1/2"=1'-0"



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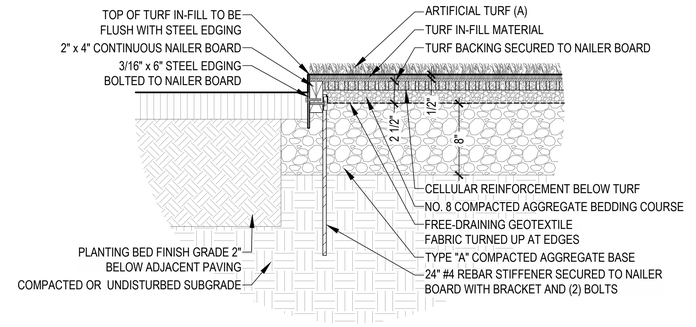
6. CONCRETE EXPANSION ANCHORS TO BE CORROSION RESISTANT AND BE INSTALLED AT 2'-0" ON CENTER MINIMUM.

7 ARTIFICIAL TURF (A) AT MOUNTABLE CONCRETE CURB
1-1/2"=1'-0"



NOTES
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2. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
3. BOTTOM OF ARTIFICIAL TURF BACKING TO BE RECESSED 2-1/2" BELOW STEEL EDGING TO ALLOW FOR 1/2" IN-FILL MATERIAL.
4. TOP OF STEEL EDGING TO BE FLUSH WITH ADJACENT PAVING.
5. CELLUAR REINFORCEMENT TO BE EQUAL TO (EZ ROLL GRASS PAVERS) AS MANUFACTURED BY NDS www.ndspro.com EZ ROLL TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND TOP TO BE FLUSH WITH BEDDING COURSE AS SHOWN.
6. STEEL EDGE REBAR STIFFENER TO BE INSTALLED AT 2'-0" ON CENTER AND AT CORNER TRANSITIONS.
7. STEEL EDGE SHALL WRAP CORNERS A MINIMUM OF 2'-0" AS A SINGLE PIECE INSTEAD OF A SEAM AT CORNERS.

6 ARTIFICIAL TURF (A) AT PLANTING BED
1-1/2"=1'-0"

NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO LANDSCAPE PLANS FOR COURTYARD DRAINAGE AND SLEEVE LOCATIONS.
3. REFER TO IRRIGATION PLANS FOR IRRIGATION PIPE AND TUBING LOCATIONS.
4. SLEEVE FROM PLANTER POT DRAIN GRATE TO BE 3" PVC AND SLOPED DOWNWARDS TOWARDS PLANTING BED.
5. WHERE SLEEVES OCCUR WITH NO FRENCH DRAIN, SLEEVE TO DRAIN INTO 12"x12"12" #57 DRAINAGE AGGREGATE WRAPPED IN FREE-DRAINING GEOTEXTILE FABRIC.

5 PLANTER POT SLEEVE AT PLANTING BED
1-1/2"=1'-0"

NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO LANDSCAPE PLANS FOR PAVER PATTERN, FINISH, TEXTURE, COLOR, ETC.
3. REFER TO LANDSCAPE PLANS FOR COURTYARD DRAINAGE / SLEEVE LAYOUT.
4. CONCRETE (B) BELOW PLANTER TO BE 18" DIAMETER TO SUPPORT FULL WEIGHT OF PLANTER POT ABOVE.
5. DRAIN GRATE TO BE EQUAL TO (4" ROUND BRASS GRATE WITH PVC COLLAR) AS MANUFACTURED BY NDS www.ndspro.com TOP OF GRATE TO BE SET 1/4" MAX BELOW ADJACENT PAVING. PVC REDUCER MAY BE REQUIRED IF SLEEVE IS SMALLER THAN GRATE.

4 PLANTER POT CONCRETE (B) AT ARTIFICIAL TURF
1-1/2"=1'-0"

NOTES
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2. REFER TO LANDSCAPE PLANS FOR PAVER PATTERN, FINISH, TEXTURE, COLOR, ETC.
3. REFER TO LANDSCAPE PLANS FOR COURTYARD DRAINAGE / SLEEVE LAYOUT.
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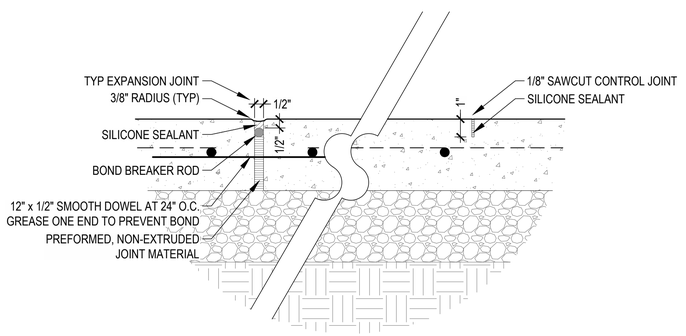
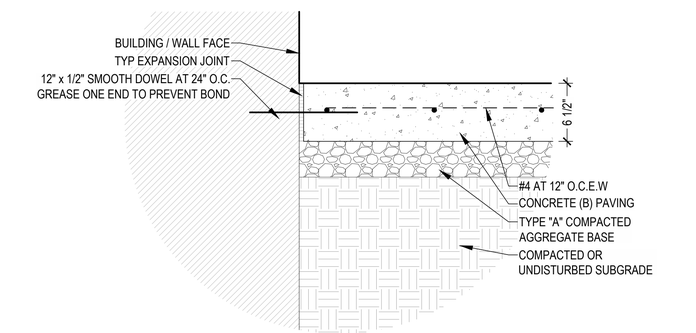
3 PLANTER POT CONCRETE (B) AT CONCRETE PAVERS
1-1/2"=1'-0"



NOTES
1. REFER TO LANDSCAPE PLANS FOR PAVING JOINT LAYOUT / PATTERN.
2. 3/8" RADIUS ON CONCRETE EXPOSED EDGES.
3. JOINT SILICONE SEALANT SHALL MATCH PAVING COLOR. CONTRACTOR TO SUBMIT COLOR SAMPLES AND PRODUCT DATA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
4. GENERAL CONTRACTOR TO COORDINATE DOWEL LOCATIONS INTO BUILDING, ADJACENT PAVING, AND SITE WALLS.

2 CONCRETE (B) TYPICAL JOINTS
3"=1'-0"



NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO LANDSCAPE PLANS FOR PAVING FINISH, TEXTURE, INTEGRAL COLOR, ETC.
3. 3/8" RADIUS ON CONCRETE EXPOSED EDGES.
4. INTENT OF CONCRETE THICKNESS IS TO ALLOW AGGREGATE BASE TO BE CONTINUOUS BELOW VARIOUS PAVING PROFILES WITHIN THE COURTYARD.
5. SUBGRADE BELOW PROPOSED PAVING TO BE COMPACTED PER GEOTECHNICAL REPORT.
6. GENERAL CONTRACTOR TO COORDINATE DOWEL LOCATIONS INTO BUILDING, ADJACENT PAVING, AND SITE WALLS.

1 CONCRETE (B) AT BUILDING
1-1/2"=1'-0"

HOTEL VIN RESERVE

321 E. Dallas Road
Grapevine, Texas

ARCHITECT
GSB, INC
3555 NW 58th Street, Suite 700W
Oklahoma City, OK 73112
405 / 848-9549

CIVIL ENGINEER
Kimley-Horn & Associates
6160 Warren Parkway, Suite 210
Frisco, TX 75034
972 / 335-3580

LANDSCAPE ARCHITECT
Wallace Design Collective
123 N Martin Luther King Jr. Blvd.
Tulsa, OK 74103
918 / 584-5858

LIGHTING
MWHarris Lighting Studio
14 Oregon Trail
Medford, NJ 08055
917 / 825-8291

OWNER
Coury Hospitality
400 East Las Colinas Blvd. Suite 660
Irving, TX 75039
469 / 809-3070

NOT FOR CONSTRUCTION

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 31 OF 36

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

PLANNING SERVICES DEPARTMENT

Landscape Plans
for
Hotel VIN Reserve
Proposed Block 1, LOT 1A
DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

gsb architecture planners
3555 NW 58th Street
Suite 700W
Oklahoma City, OK 73112
T: 405.848.9549
F: 405.848.9783
www.gsb-inc.com

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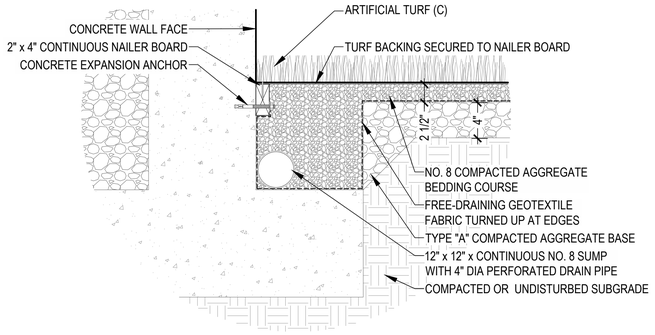
REGISTERED LANDSCAPE ARCHITECT JOSEPH E. WILLIAMS 4058 STATE OF TEXAS
8/12/2025

GSB PROJECT NO.
241960

DRAWING TITLE
LANDSCAPE CONSTRUCTION DETAILS

DATE
08/12/2025

DRAWING NO.
L4.08

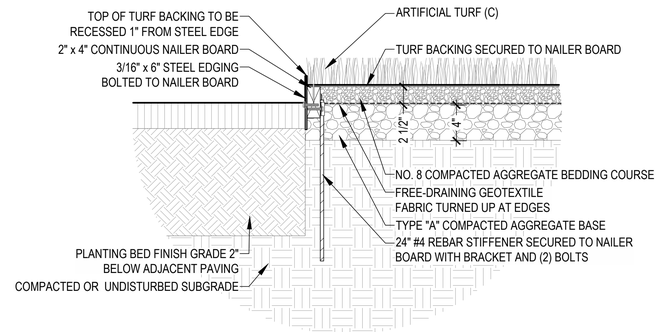


NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
3. CONCRETE EXPANSION ANCHORS TO BE CORROSION RESISTANT AND BE INSTALLED AT 2'-0" ON CENTER MINIMUM.

8 ARTIFICIAL TURF (C) AT CONCRETE WALL

1-1/2"=1'-0"

0" 4" 8" 1'-4"

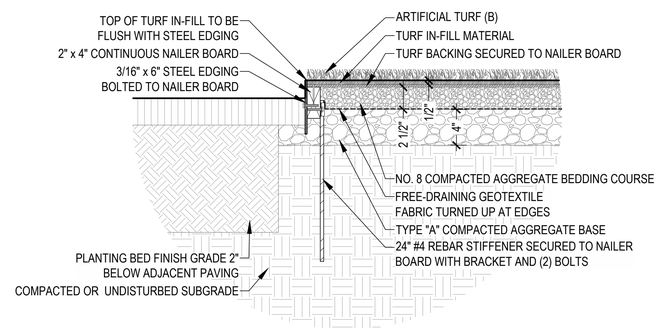


NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
3. TOP OF STEEL EDGING TO BE FLUSH WITH ADJACENT PAVING.
4. STEEL EDGE REBAR STIFFENER TO BE INSTALLED AT 2'-0" ON CENTER AND AT CORNER TRANSITIONS.
5. STEEL EDGE SHALL WRAP CORNERS A MINIMUM OF 2'-0" AS A SINGLE PIECE INSTEAD OF A SEAM AT CORNERS.

5 ARTIFICIAL TURF (C) AT PLANTING BED

1-1/2"=1'-0"

0" 4" 8" 1'-4"

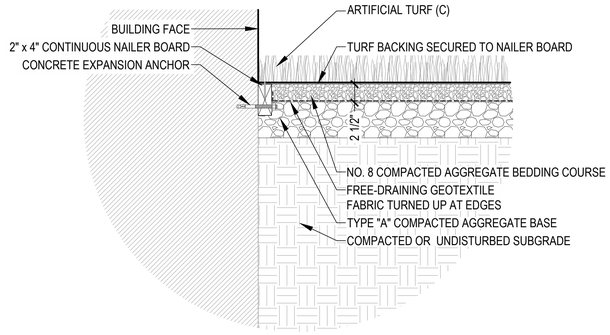


NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
3. BOTTOM OF ARTIFICIAL TURF BACKING TO BE RECESSED 2-1/2" BELOW STEEL EDGING TO ALLOW FOR 1/2" IN-FILL MATERIAL.
4. TOP OF STEEL EDGING TO BE FLUSH WITH ADJACENT PAVING.
5. STEEL EDGE REBAR STIFFENER TO BE INSTALLED AT 2'-0" ON CENTER AND AT CORNER TRANSITIONS.
6. STEEL EDGE SHALL WRAP CORNERS A MINIMUM OF 2'-0" AS A SINGLE PIECE INSTEAD OF A SEAM AT CORNERS.

2 ARTIFICIAL TURF (B) AT PLANTING BED

1-1/2"=1'-0"

0" 4" 8" 1'-4"

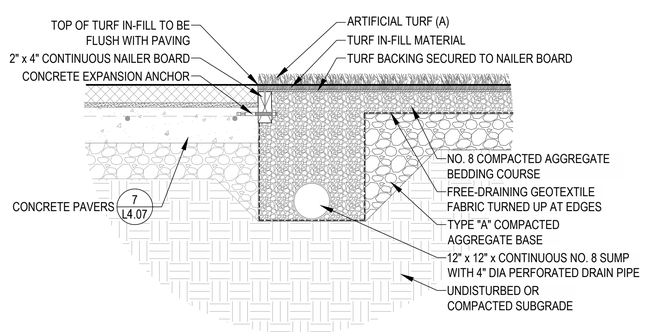


NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
3. CONCRETE EXPANSION ANCHORS TO BE CORROSION RESISTANT AND BE INSTALLED AT 2'-0" ON CENTER MINIMUM.

7 ARTIFICIAL TURF (C) AT BUILDING

1-1/2"=1'-0"

0" 4" 8" 1'-4"

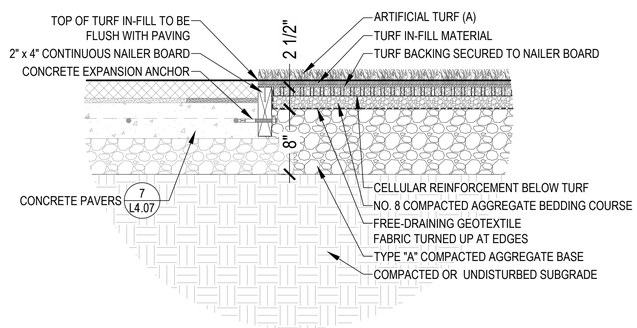


NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
3. BOTTOM OF ARTIFICIAL TURF BACKING TO BE RECESSED 2-1/2" BELOW STEEL EDGING TO ALLOW FOR 1/2" IN-FILL MATERIAL.
4. TOP OF STEEL EDGING TO BE FLUSH WITH ADJACENT PAVING.
5. CONCRETE EXPANSION ANCHORS TO BE CORROSION RESISTANT AND BE INSTALLED AT 2'-0" ON CENTER MINIMUM.

4 ARTIFICIAL TURF (B) AT CONCRETE PAVERS

1-1/2"=1'-0"

0" 4" 8" 1'-4"

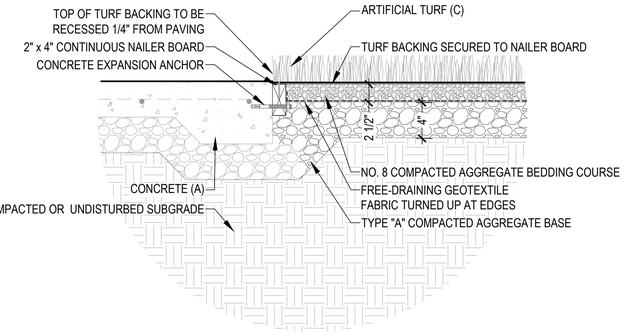


NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
3. BOTTOM OF ARTIFICIAL TURF BACKING TO BE RECESSED 2-1/2" BELOW STEEL EDGING TO ALLOW FOR 1/2" IN-FILL MATERIAL.
4. TOP OF STEEL EDGING TO BE FLUSH WITH ADJACENT PAVING.
5. CELLUAR REINFORCEMENT TO BE EQUAL TO (EZ ROLL GRASS PAVERS) AS MANUFACTURED BY NDS www.ndspro.com EZ ROLL TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND TOP TO BE FLUSH WITH BEDDING COURSE AS SHOWN.
6. CONCRETE EXPANSION ANCHORS TO BE CORROSION RESISTANT AND BE INSTALLED AT 2'-0" ON CENTER MINIMUM.

1 ARTIFICIAL TURF (A) AT CONCRETE PAVERS

1-1/2"=1'-0"

0" 4" 8" 1'-4"



NOTES
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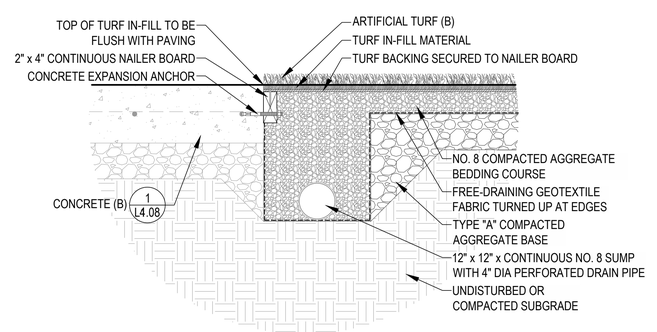
2. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
3. CONCRETE EXPANSION ANCHORS TO BE CORROSION RESISTANT AND BE INSTALLED AT 2'-0" ON CENTER MINIMUM.

6 ARTIFICIAL TURF (C) AT CONCRETE (A)

1-1/2"=1'-0"

0" 4" 8" 1'-4"



NOTES
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2. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
3. CONCRETE EXPANSION ANCHORS TO BE CORROSION RESISTANT AND BE INSTALLED AT 2'-0" ON CENTER MINIMUM.

3 ARTIFICIAL TURF (B) AT CONCRETE PAVING

1-1/2"=1'-0"

0" 4" 8" 1'-4"

NOT FOR CONSTRUCTION

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 32 OF 36

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

PLANNING SERVICES DEPARTMENT

Landscape Plans
for
Hotel VIN Reserve
Proposed Block 1, LOT 1A
DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

HOTEL VIN RESERVE

321 E. Dallas Road
Grapevine, Texas

ARCHITECT
GSB, INC
3555 NW 58th Street, Suite 700W
Oklahoma City, OK 73112
405 / 848-9549

CIVIL ENGINEER
Kimley-Horn & Associates
6160 Warren Parkway, Suite 210
Frisco, TX 75034
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Tulsa, OK 74103
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F: 405.848.9783
www.gsb-inc.com

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REGISTERED LANDSCAPE ARCHITECT JOSEPH E. WELLS 1058 STATE OF TEXAS

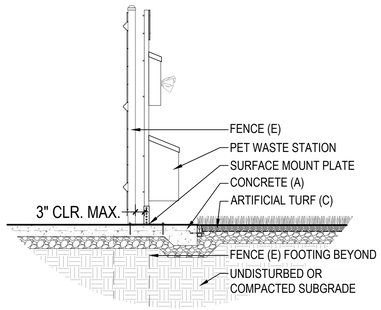
8/12/2025

GSB PROJECT NO.
241960

DRAWING TITLE
LANDSCAPE CONSTRUCTION DETAILS

DATE
08/12/2025

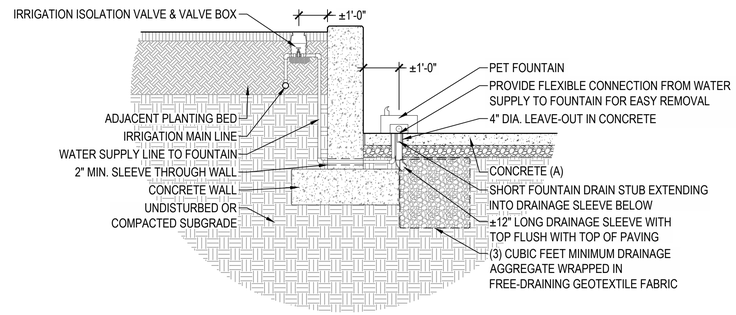
DRAWING NO.
L4.09



NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO LANDSCAPE MATERIAL LEGEND FOR PET WASTE STATION PRODUCT INFORMATION.
3. PET WASTE STATION TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
4. PET WASTE STATION TO BE INSTALLED NO MORE THAN 3" ON CLEAR FROM EDGE OF FENCE POST AS SHOWN.

5 PET WASTE STATION
1/2"=1'-0"

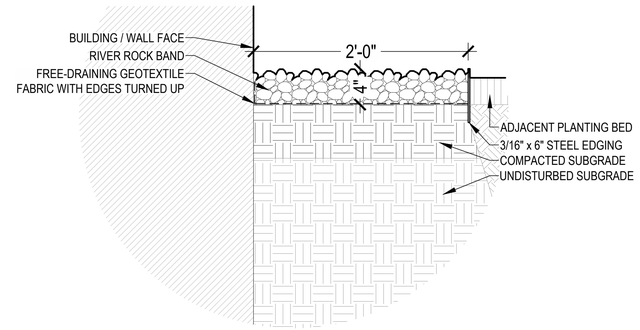
0' 1' 2' 4'



NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO LANDSCAPE MATERIAL LEGEND FOR PET FOUNTAIN PRODUCT INFORMATION.
3. REFER TO LANDSCAPE IRRIGATION DETAILS FOR IRRIGATION ISOLATION VALVE AND VALVE BOX.
4. CONTRACTOR TO COORDINATE SLEEVE THROUGH CONCRETE WALL.
5. PET FOUNTAIN TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
6. PET FOUNTAIN TO BE CONNECTED TO IRRIGATION WATER MAIN LINE WITH A MANUAL GATE VALVE IN NEARBY VALVE BOX.

4 PET FOUNTAIN
1/2"=1'-0"

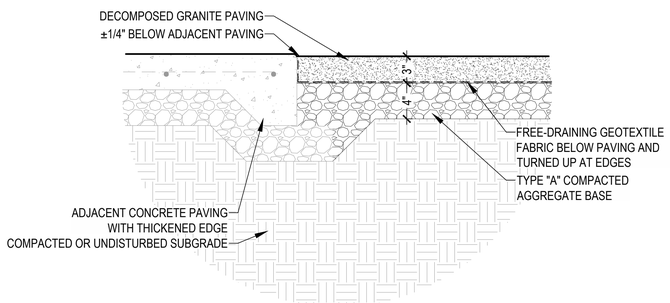
0' 1' 2' 4'



NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO LANDSCAPE PLANS FOR PRODUCT INFORMATION.
3. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
4. APPROXIMATE TOP OF RIVER ROCK BED TO BE SLIGHTLY BELOW ADJACENT PAVING.
5. SUBGRADE BELOW RIVER ROCK TO BE COMPACTED PER GEOTECHNICAL REPORT SIMILAR TO PAVING.

3 RIVER ROCK BAND AT BUILDING
1-1/2"=1'-0"

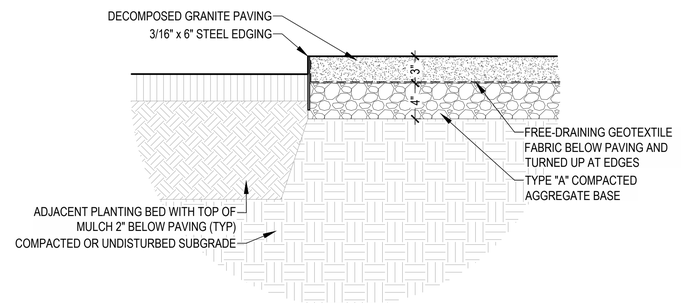
0" 4" 8" 1'-4"



NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO LANDSCAPE PLANS FOR PAVING PRODUCT INFORMATION.
3. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
4. SUBGRADE BELOW PROPOSED PAVING TO BE COMPACTED PER GEOTECHNICAL REPORT.

2 DECOMPOSED GRANITE WALKWAY AT CONCRETE (A)
1-1/2"=1'-0"

0" 4" 8" 1'-4"



NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO LANDSCAPE PLANS FOR PAVING PRODUCT INFORMATION.
3. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
4. SUBGRADE BELOW PROPOSED PAVING TO BE COMPACTED PER GEOTECHNICAL REPORT.

1 DECOMPOSED GRANITE WALKWAY AT PLANTING BED
1-1/2"=1'-0"

0" 4" 8" 1'-4"

HOTEL VIN RESERVE

321 E. Dallas Road
Grapevine, Texas

ARCHITECT
GSB, INC
3555 NW 58th Street, Suite 700W
Oklahoma City, OK 73112
405 / 848-9549

CIVIL ENGINEER
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6160 Warren Parkway, Suite 210
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Coury Hospitality
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Irving, TX 75039
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NOT FOR CONSTRUCTION

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 33 OF 36

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

PLANNING SERVICES DEPARTMENT

Landscape Plans
for
Hotel VIN Reserve
Proposed Block 1, LOT 1A
DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

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T: 405.848.9549
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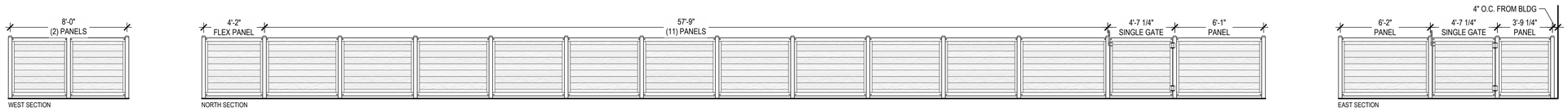
REGISTERED LANDSCAPE ARCHITECT
JOSEPH C. PELTZ
4058
STATE OF TEXAS
8/12/2025

GSB PROJECT NO.
241960

DRAWING TITLE
LANDSCAPE
CONSTRUCTION DETAILS

DATE
08/12/2025

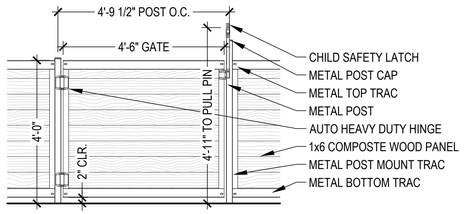
DRAWING NO.
L4.10



7 FENCE (C) FULL ELEVATION

1/4"=1'-0"

0' 2' 4' 8'

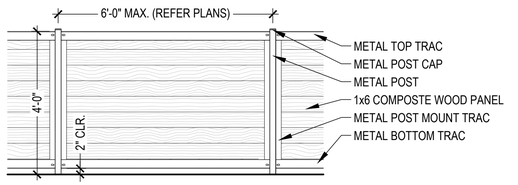


NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO LANDSCAPE MATERIAL LEGEND FOR FENCE PRODUCT INFORMATION.
3. POST FOOTING DETAILS SHOWN SEPARATELY AND TO BE BELOW FINISH PAVING SURFACE.

6 FENCE (C) TYP GATE ELEVATION

1/2"=1'-0"

0' 1' 2' 4'



NOTES
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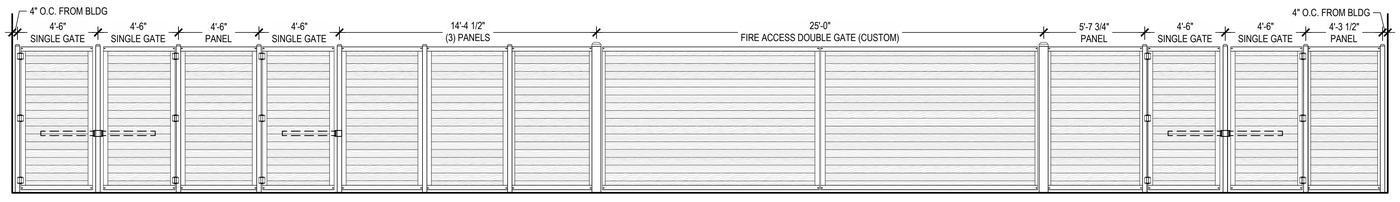
2. REFER TO LANDSCAPE MATERIAL LEGEND FOR FENCE PRODUCT INFORMATION.
3. POST FOOTING DETAILS SHOWN SEPARATELY AND TO BE BELOW FINISH PAVING SURFACE.

5 FENCE (C) TYP PANEL ELEVATION

1/2"=1'-0"

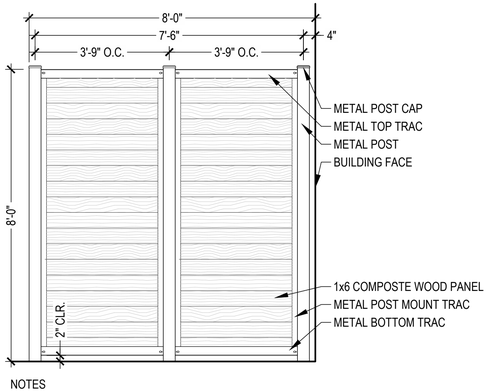
0' 1' 2' 4'



4 FENCE (A) FULL ELEVATION

1/4"=1'-0"

0' 2' 4' 8'



NOTES
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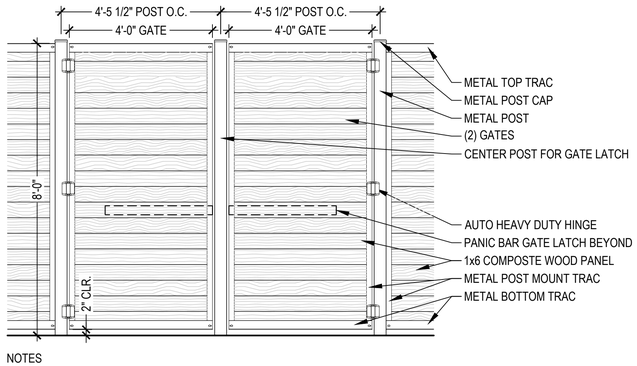
3. POST FOOTING DETAILS SHOWN SEPARATELY AND TO BE BELOW FINISH PAVING SURFACE.

3 FENCE (B) TYP PANEL ELEVATION

1/2"=1'-0"

0' 1' 2' 4'



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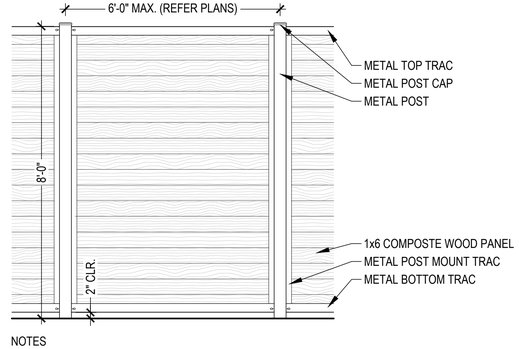
3. POST FOOTING DETAILS SHOWN SEPARATELY AND TO BE BELOW FINISH PAVING SURFACE.

3 FENCE (A) TYP GATE ELEVATION

1/2"=1'-0"

0' 1' 2' 4'



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3. POST FOOTING DETAILS SHOWN SEPARATELY AND TO BE BELOW FINISH PAVING SURFACE.

1 FENCE (A) TYP PANEL ELEVATION

1/2"=1'-0"

0' 1' 2' 4'

NOT FOR CONSTRUCTION

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 34 OF 36

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

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Proposed Block 1, LOT 1A
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LANDSCAPE ARCHITECT
Wallace Design Collective
123 N Martin Luther King Jr. Blvd.
Tulsa, OK 74103
918 / 584-5858

LIGHTING
MWHarris Lighting Studio
14 Oregon Trail
Medford, NJ 08055
917 / 825-8291

OWNER
Coury Hospitality
400 East Las Colinas Blvd. Suite 660
Irving, TX 75039
469 / 809-3070

gsb Architects Planners
3555 NW 58th Street
Suite 700W
Oklahoma City, OK 73112
T: 405.848.9549
F: 405.848.9783
www.gsb-inc.com

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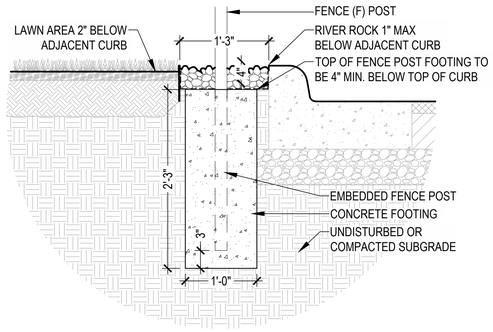
REGISTERED LANDSCAPE ARCHITECT
JEREMY JOSEPH WALLACE
4058
STATE OF TEXAS
8/12/2025

GSB PROJECT NO.
241960

DRAWING TITLE
LANDSCAPE CONSTRUCTION DETAILS

DATE
08/12/2025

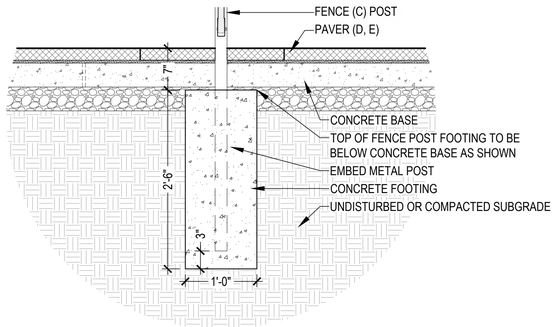
DRAWING NO.
L4.11



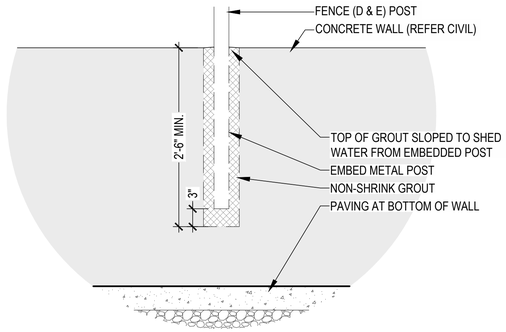
NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO LANDSCAPE PLANS FOR FENCE AND RIVER ROCK PRODUCT INFORMATION.
3. REFER TO CIVIL DRAWINGS FRO GRADING AND DRAINAGE.
4. PROVIDE FREE-DRAINING GEOTEXTILE FABRIC BELOW RIVER ROCK WITH EDGES TURNED UP AS SHOWN.
5. SUBGRADE BELOW RIVER ROCK TO BE COMPACTED PER GEOTECHNICAL REPORT SIMILAR TO PAVING.

8 FENCE (F) POST FOOTING AT RIVER ROCK

1"=1'-0"



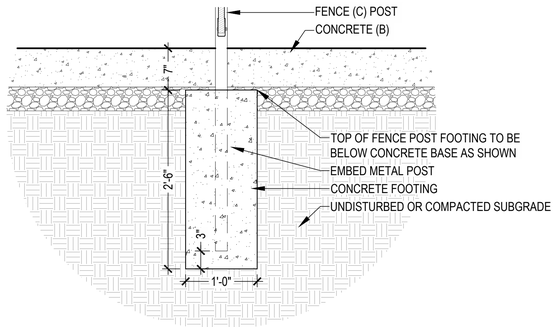
NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. TOP OF FOOTING TO BE 7" MINIMUM BELOW FINISH GRADE / PAVING.



NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. FENCE POST TO BE CENTERED ON CONCRETE WALL AND SPACED PER LANDSCAPE PLANS.
3. COLOR OF NON-SHRINK GROUT TO MATCH COLOR AND TEXTURE OF CONCRETE WALL.

7 FENCE (D & E) EMBEDDED POST AT CONCRETE WALL

1"=1'-0"



NOTES
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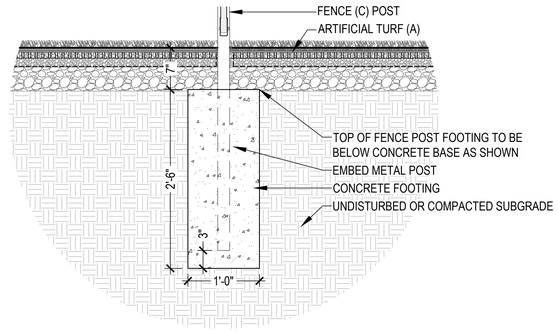
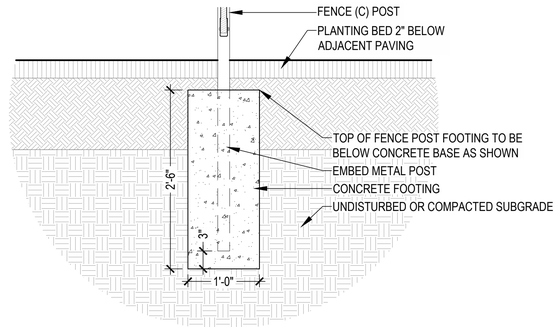


NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. TOP OF FOOTING TO BE 7" MINIMUM BELOW FINISH GRADE / PAVING.

6 FENCE (C) POST FOOTING AT ARTIFICIAL TURF (A)

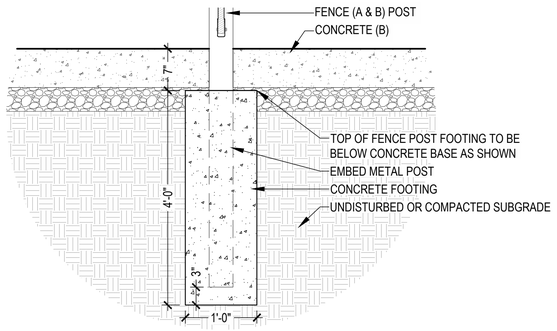
1"=1'-0"



NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. TOP OF FOOTING TO BE 7" MINIMUM BELOW ADJACENT PAVING / 5" MINIMUM BELOW PLANTING MULCH LAYER.

5 FENCE (C) POST FOOTING AT CONCRETE PAVERS

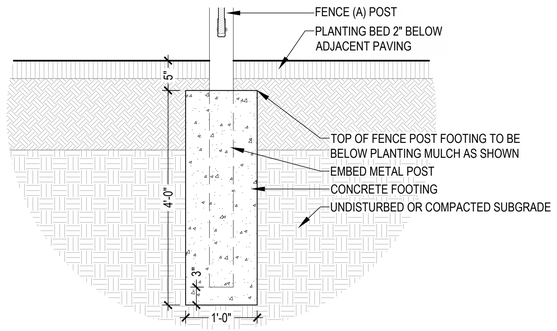
1"=1'-0"



NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. TOP OF FOOTING TO BE 7" MINIMUM BELOW FINISH GRADE / PAVING.

4 FENCE (C) POST FOOTING AT CONCRETE (B)

1"=1'-0"



NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. TOP OF FOOTING TO BE 7" MINIMUM BELOW ADJACENT PAVING / 5" MINIMUM BELOW PLANTING MULCH LAYER.

3 FENCE (C) POST FOOTING AT PLANTING BED

1"=1'-0"

2 FENCE (A & B) POST FOOTING AT CONCRETE (B)

1"=1'-0"

1 FENCE (A) POST FOOTING AT PLANTING BED

1"=1'-0"

0" 6" 1' 2'

HOTEL VIN RESERVE

321 E. Dallas Road
Grapevine, Texas

ARCHITECT
GSB, INC
3555 NW 58th Street, Suite 700W
Oklahoma City, OK 73112
405 / 848-9549

CIVIL ENGINEER
Kimley-Horn & Associates
6160 Warren Parkway, Suite 210
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REGISTERED LANDSCAPE ARCHITECT JOSEPH E. WELCH 1058 STATE OF TEXAS

8/12/2025

NOT FOR CONSTRUCTION

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 35 OF 36

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

PLANNING SERVICES DEPARTMENT

Landscape Plans
for
Hotel VIN Reserve
Proposed Block 1, LOT 1A
DALLAS ROAD ADDITION

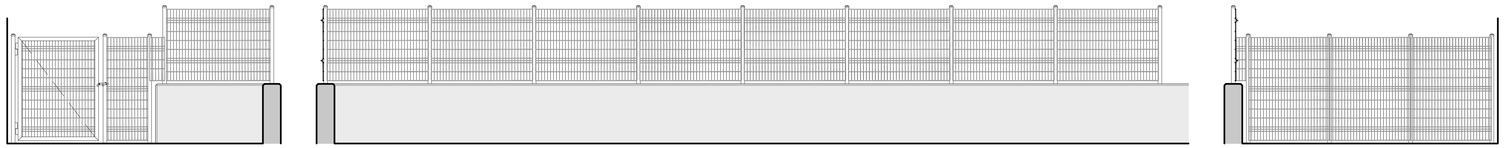
William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

GSB PROJECT NO.
241960

DRAWING TITLE
LANDSCAPE CONSTRUCTION DETAILS

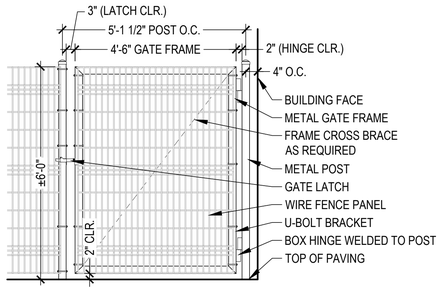
DATE
08/12/2025

DRAWING NO.
L4.12



7 FENCE (E) FULL ELEVATION
1/4"=1'-0"

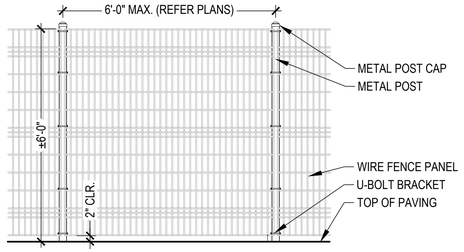
0' 2' 4' 8'



NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO LANDSCAPE MATERIAL LEGEND FOR FENCE PRODUCT INFORMATION.
3. POST FOOTING DETAILS SHOWN SEPARATELY AND TO BE BELOW FINISH PAVING SURFACE.
4. WIRE PANEL TO BE INSTALLED ON EAST & SOUTH FACE(S) OF FENCE (E).
5. GATE TO BE ABLE TO SWING IN BOTH DIRECTIONS WITH LATCH EQUAL TO (STANDARD Y LATCH) AS SUPPLIED BY BARRETTE OUTDOOR LIVING www.barretteoutdoorliving.ca
6. GATE (FRAME, WIRE PANEL, HINGES, ETC.) TO BE DESIGNED BY FENCE (E) MANUFACTURER.

6 FENCE (E) TYP GATE ELEVATION
1/2"=1'-0"

0' 1' 2' 4'



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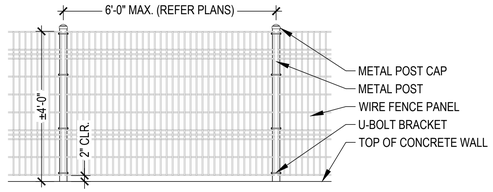
3. POST FOOTING DETAILS SHOWN SEPARATELY AND TO BE BELOW FINISH PAVING SURFACE.
4. WIRE PANEL TO BE INSTALLED ON EAST & SOUTH FACE(S) OF FENCE (E).

5 FENCE (E) TYP PANEL ELEVATION
1/2"=1'-0"

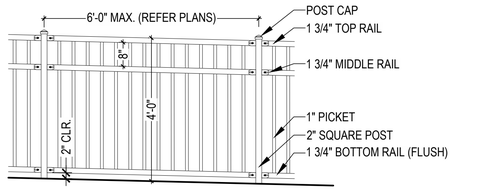
0' 1' 2' 4'



NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO LANDSCAPE MATERIAL LEGEND FOR FENCE PRODUCT INFORMATION.
3. POST TO BE EMBEDDED INTO CONCRETE WALL. DETAILS SHOWN SEPARATELY.
4. WIRE PANEL TO BE INSTALLED ON EAST & SOUTH FACE(S) OF FENCE (E).

5 FENCE (E) TYP PANEL ELEVATION
1/2"=1'-0"

0' 1' 2' 4'



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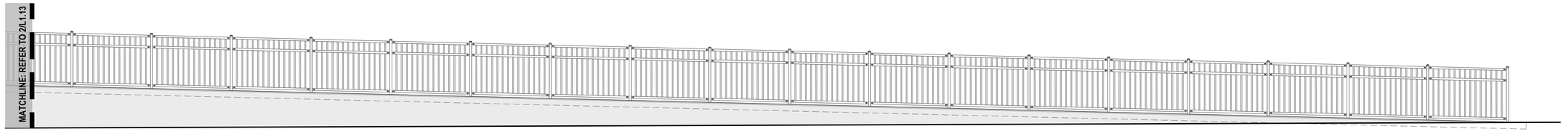
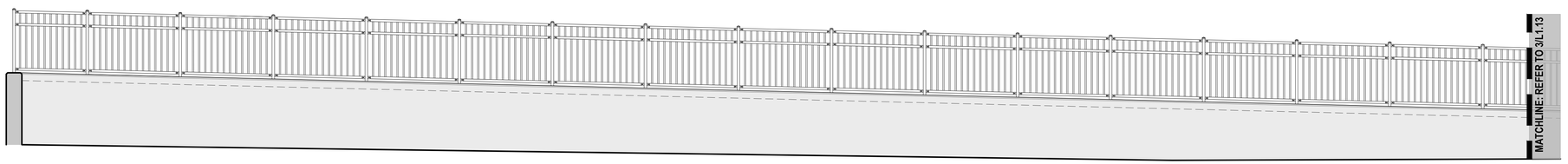
4 FENCE (D) TYP PANEL ELEVATION
1/2"=1'-0"

0' 1' 2' 4'



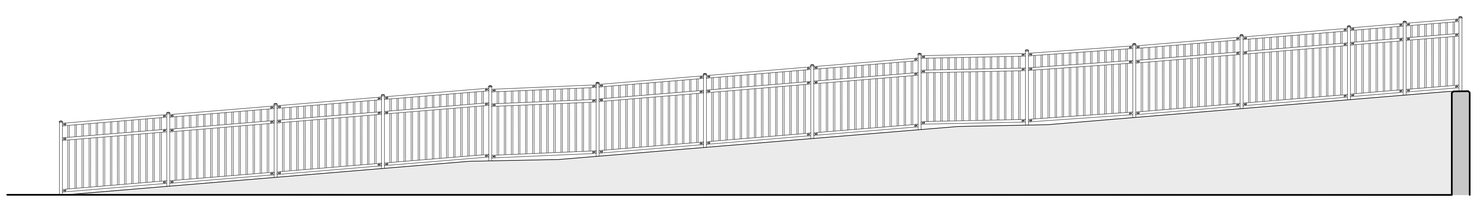
3 FENCE (D) FULL PARKING LOT ELEVATION
1/4"=1'-0"

0' 2' 4' 8'



2 FENCE (D) FULL PARKING LOT ELEVATION
1/4"=1'-0"

0' 2' 4' 8'



1 FENCE (D) FULL ALLEY ELEVATION
1/4"=1'-0"

0' 2' 4' 8'

HOTEL VIN RESERVE

321 E. Dallas Road
Grapevine, Texas

ARCHITECT
GSB, INC
3555 NW 58th Street, Suite 700W
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Irving, TX 75039
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NOT FOR CONSTRUCTION

CASE NAME: Hotel Vin Reserve
CASE NUMBER: Z25-03 / CU25-32 / PD25-03
LOCATION: 321 E. Dallas Road

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 36 OF 36

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

PLANNING SERVICES DEPARTMENT

Landscape Plans
for
Hotel VIN Reserve
Proposed Block 1, LOT 1A
DALLAS ROAD ADDITION

William Dooley, Ab. No. 422
City of Grapevine, Tarrant County, Texas
2.80 acres or 121,984.12 sq. ft.
Zone: Existing - Light Industrial District
Zone: Proposed - Community Commercial District
Date of Preparation: August 12, 2025

3555 NW 58th Street
Suite 700W
Oklahoma City, OK 73112
T: 405.848.9549
F: 405.848.9783
www.gsb-inc.com

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JEREMY JOSEPH WALLACE 4058 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
8/12/2025

GSB PROJECT NO.
241960

DRAWING TITLE
LANDSCAPE
CONSTRUCTION DETAILS

DATE
08/12/2025

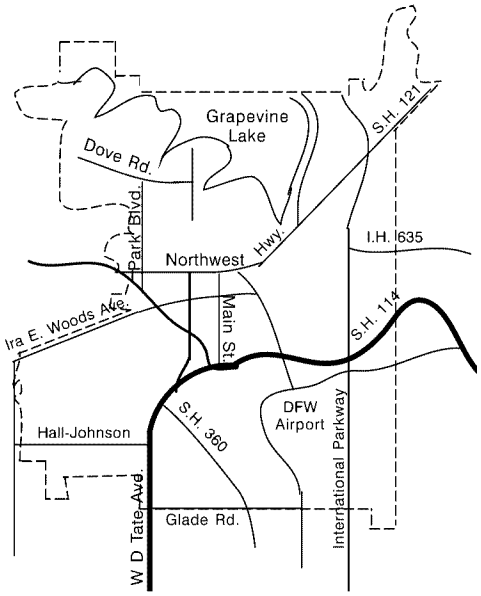
DRAWING NO.
L4.13

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

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

MEETING DATE: AUGUST 19, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF ZONE CHANGE APPLICATION Z25-04 AND CONDITIONAL USE APPLICATION CU25-36; B-K SIZZLE



APPLICANT: Karim Mawani, Global Sky Properties

PROPERTY LOCATION AND SIZE:

The subject property is located at 834 East Northwest Highway and is platted as Lot 2, Ruth Wall Addition. The lot contains approximately 1.0114 acres and has 146.10 feet of frontage along East Northwest Highway and 146.10 feet of frontage along East Wall Street.

REQUESTED ZONE CHANGE, CONDITIONAL USE, AND COMMENTS:

The applicant is requesting a conditional use permit (CU25-36) to develop a drive-through restaurant and a monument sign with changeable copy in excess of 30%. The applicant is also requesting to rezone (Z25-04) 0.344 acres (15,000 sq.ft.) the southern portion of the property from "HC", Highway Commercial District to "R-7.5", Single Family District.

On April 15, 2025, City Council denied without prejudice the request for a conditional use permit on the subject site to develop a drive-through restaurant and a professional office building.

With this request the applicant intends to develop a 2,978 sq.ft. restaurant with drive-through (B-K Sizzle) that is 18.20 feet tall and centrally located onsite. Customers will enter and exit the site from East Northwest Highway at the northwest corner of the site. The drive-through commences with dual lanes and culminating into a single lane on the east side of the building and adjacent to the east property line. Neither outdoor seating or

outdoor speakers are requested. A six-foot, 65-sq.ft. monument sign with changeable copy is proposed in the northwest corner of the site adjacent to the west and north property lines along East Northwest Highway. The changeable copy portion measures 32 sq.ft., comprising approximately 49.23% of the total sign area.

Total required parking for the proposed use is 22 parking spaces and 22 parking spaces are provided.

The applicant also intends to rezone 0.344 acres for two 7,500 sq.ft. single-family residential lots. The proposed two lots are the southern portion of the 1.0114 acre undeveloped lot with frontage along West Wall Street.

PRESENT ZONING AND USE:

The property is currently zoned "HC", Highway Commercial District and is undeveloped.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject and surrounding property were zoned "C-2", Community Business District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to "HC", Highway Commercial District. The property to the south was rezoned from "R-1", Single Family District to "R-12.5", Single Family District in the 1984 City-wide Rezoning and is currently developed as the D. E. Box Addition. The property to the north was zoned "C-2", Community Business District prior to the 1984 City-wide Rezoning.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"CC", Community Commercial District — Various restaurants and professional office uses, Jersey Mike's and Subs and Chiro & Acupuncture
SOUTH:	"R-12.5", Single Family District — D.E. Box Addition, single family residences
EAST:	"HC", Highway Commercial District — German Car Care
WEST:	"HC", Highway Commercial District — Chicken Express

AIRPORT IMPACT:

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

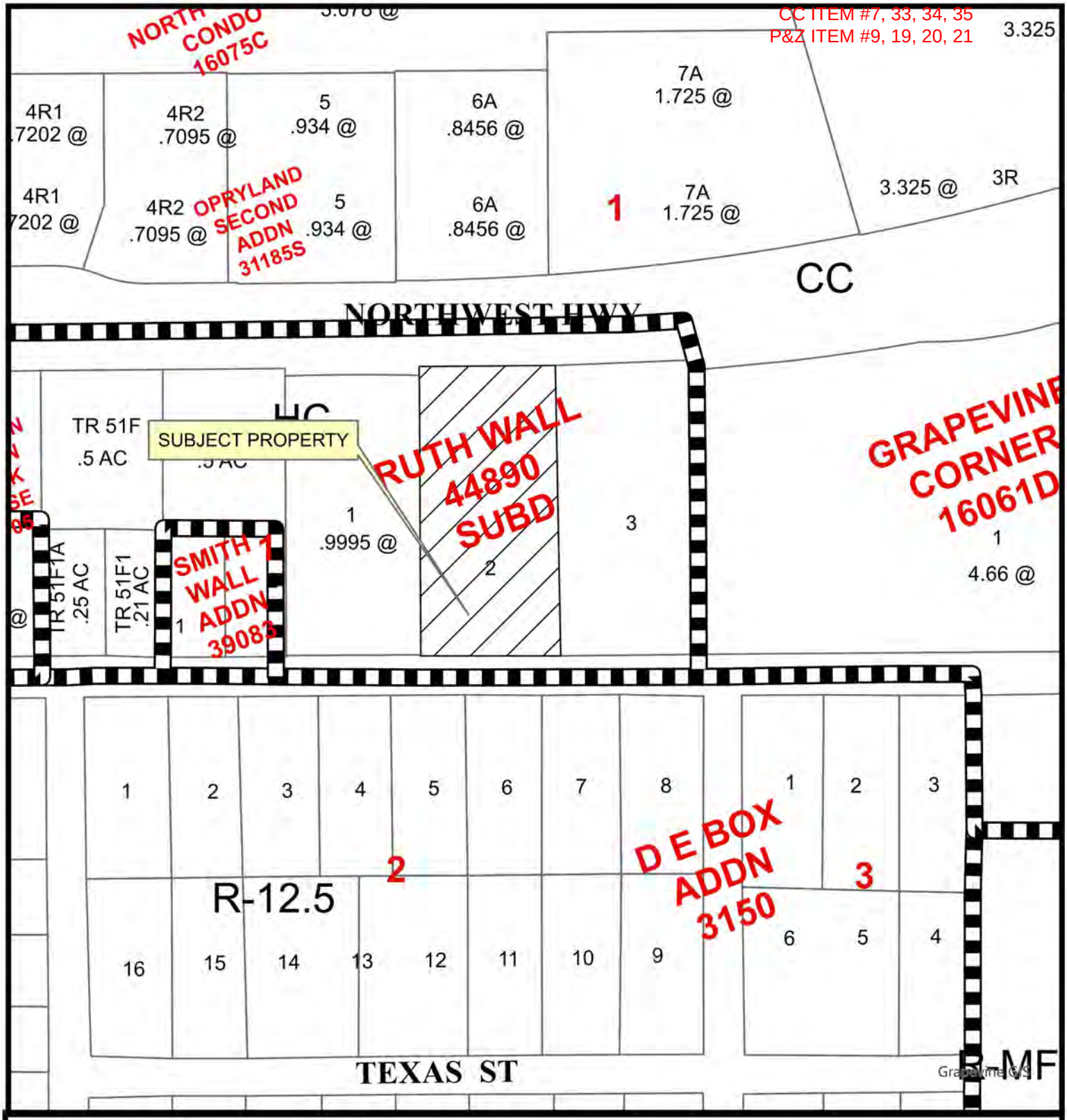
MASTER PLAN APPLICATION:

Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Commercial (CO) land use. This request for the drive-through restaurant is compliant with the Master Plan. This request for two single-family lots is not compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates East Northwest Highway a Type C Minor Arterial with a minimum 80-foot right-of-way developed as four lanes with a center turn lane. The Thoroughfare Plan designates East Wall Street as a Type F Collector with a minimum 60-foot right-of-way developed as two lanes.

/at



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

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

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s): Lot 02 - Ruth Wall Addition

Gross area of parcel (to nearest tenth of acre): 1.011 acres

Street frontage & distance to nearest cross street: 146 ft frontage / 170 ft to Eckley St

Describe the Proposed Use: Restaurant / Residential

Proposed Zoning: HC / SF-7.5

Existing Zoning: HC

Future Land Use Designation: Commercial / Residential

Subject Property Address: 834 E. NW Hwy

Property Owner Information, Authorization and Acknowledgements

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

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

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

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

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

JUL 07 2025

CU25-36
225-04

Owner Name: Anwar Dossani

Company: Global Sky Properties LP / Dossani Paradise Investments, LLC

Address: 520 East Northwest Highway Grapevine

City: Grapevine State: Tx Zip Code: 76051

Phone: 817-442-1159 Email: [redacted]

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

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature _____ Date 7/2/25

STATE OF: Texas
COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 2nd day of July, 20 25.

SHAMSUDDIN VERASIA
My Notary ID # 131609240
Expires June 18, 2026

_____
NOTARY PUBLIC in and for the State of Texas

JUL 07 2025
CU25-36
Z25-04

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

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

□ Engineer □ Purchaser □ Tenant □ Preparer ☒ Other (specify) Project Manager
Name Karim Mawani Company
Address 520 East Northwest Highway Dossani Paradise Investments
City Grapevine State Tx Zip Code 76051
Phone 817-442-1129 Ema[redacted]
Applicant's Signature Date 7/2/25

STATE OF: Texas
COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 2nd day of July, 2025.

SHAMSUDDIN VERASIA
My Notary ID # 131609240
Expires June 18, 2026

NOTARY PUBLIC in and for the State of Texas

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

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

Entity Name or File Number:

Provide a most recent public information report that includes:

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

JUL 07 2025
CU25-36
225-04

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

CC ITEM #7, 33, 34, 35
P&Z ITEM #9, 19, 20, 21

To: The City of Grapevine Planning Department

As a proud, family-owned business rooted in Grapevine, we are excited to propose a new development in a corridor we've long been part of. Our commitment to Grapevine's growth and prosperity inspires us to continue investing in the community through thoughtful, impactful developments. Our latest project includes a modern Burger King with a dual drive-thru and two residential lots in the rear of the property.

The dual drive-thru lane is a crucial component designed to enhance traffic flow, improve safety, and meet Burger King's latest operational and design standards. By reducing congestion around the entrance and increasing service efficiency, this development will elevate the customer experience while boosting restaurant sales.

This project not only enhances the experience for future patrons but also contributes meaningfully to the local economy. The anticipated increase in sales will generate additional tax revenue for the City of Grapevine, while the creation of new jobs will further support sustained economic growth. Additionally, the creation of the two residential lots at the rear of the property will provide an opportunity for families to build affordable homes along a desirable corridor, thereby strengthening the residential presence on Wall Street.

We are committed to ensuring that this project complements the aesthetic appeal of the surrounding area. Our development plan emphasizes thoughtful design, landscaping, and architectural elements, ensuring that it aligns with the city's vision for its future.

We respectfully seek your support and approval of these plans, confident that this development will bring substantial benefits to City of Grapevine, both now and in the future.

Sincerely,

Al Dossani
President and CEO
Global Sky Properties L.P.
520 East Northwest Highway
Suite 100
Grapevine, Texas 76051

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CC ITEM #7, 33, 34, 35
P&Z ITEM #9, 19, 20, 21

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
LOT 02 A - Ruth Wall Addition

Gross area of parcel (to nearest tenth of acre)
0.667 Acres

Street frontage & distance to nearest cross street
146 ft frontage / 170 ft to Eckley St

Describe the Proposed Use
Restaurant

Proposed Zoning

Existing Zoning
HC - HWY Commercial

Future Land Use Designation
Same

Subject Property Address
834 East Northwest Hwy Grapevine, TX 76051

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

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

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

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

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

Owner Name Anwar Dossani Owner Phone Number 817-442-1159

Company Global Sky Properties L.P.

Address 520 East Northwest Highway Suite 100

City Grapevine State TX Zip Code 76051

Email [redacted]

JUL 07 2025
CU25-36
225-04

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

CC ITEM #7, 33, 34, 35
P&Z ITEM #9, 19, 20, 21

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

Property Owner's Signature _____ Date 7/7/25

STATE OF: Texas
COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 7th day of July, 20 25

_____

NOTARY PUBLIC in and for the State of Texas

SHAMSUDDIN VERASIA
My Notary ID # 131609240
Expires June 18, 2026

JUL 07 2025

CU25-36
Z25-04

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

□ Engineer □ Purchaser □ Tenant □ Preparer ☒ Other (specify) Project Manager

Name Karim Mawani Company Dossani Paradise Investments LLC.

Address 520 East Northwest Highway Suite 100

City Grapevine State TX Zip Code 76051

Phone 817-442-1159 EXT 209 Email [redacted]

Applicant's Signature _____ Date 7/2/25

STATE OF: Texas
COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 7th day of July, 20 25

SHAMSUDDIN VERASIA
My Notary ID # 131609240
Expires June 18, 2026

_____
NOTARY PUBLIC in and for the State of Texas

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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

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

JUL 07 2025
CU25-36
Z25-04

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

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

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

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

Address of subject property 834 East NW Highway / Grapevine, Tx. 76051

Legal description of subject property Lot 2 - Ruth Wall Addition

Cristin Turner — 4.7.2025

Public Works Department — Date

JUL 07 2025

CU25-36

ZZ5-04

ORDINANCE NO. 2025-052

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z25-04 PLATTED AS LOTS 2R-1 AND 2R-2, RUTH WALL ADDITION, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (834 EAST NORTHWEST HIGHWAY) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "HC", HIGHWAY COMMERCIAL DISTRICT TO "R-7.5", SINGLE-FAMILY DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

effect on the promotion of health and the general welfare, effect on light and air, the effect on the transportation, water sewerage, schools, parks and other facilities; and

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

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

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

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

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

Section 1. That the City of Grapevine Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, be, and the same is hereby amended and changed by Zoning Application Z25-04 to rezone the following described property to-wit: being a 0.344 acre tract platted as Lots 2R-1 and 2R-2, Ruth Wall Addition, Tarrant County, Texas (834 East Northwest Highway), more fully and

completely described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned “HC”, Highway Commercial District is hereby changed to “R-7.5”, Single-Family District, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

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

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of August, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2025-053

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-36 TO DEVELOP A 2,978 SQ. FT. RESTAURANT WITH A DRIVE-THROUGH AND A MONUMENT SIGN WITH CHANGEABLE COPY IN EXCESS OF 30% (834 EAST NORTHWEST HIGHWAY) IN A DISTRICT ZONED "HC", HIGHWAY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU25-36 to develop a 2,978 sq. ft. restaurant with a drive-through and a monument sign with changeable copy in excess of 30% (B-K Sizzle), in a district zoned "HC", Highway Commercial District within the following described property: Lot 2R, Ruth Wall Addition (834 East Northwest Highway) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of August, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

CC ITEM #7, 33, 34, 35
P&Z ITEM #9, 19, 20, 21

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

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE AUGUST 19, 2025

SUBJECT: FINAL PLAT APPLICATION
LOTS 2R, 2R-1 & 2R-2, RUTH WALL SUBDIVISION
(BEING A REPLAT OF LOT 2, RUTH WALL SUBDIVISION)

PLAT APPLICATION FILING DATE..... August 12, 2025

APPLICANT ..... Anwar Dossani, Global Sky Properties LP

REASON FOR APPLICATION.....Subdividing one(1) lot into three (3) lots

PROPERTY LOCATION ..... 834 East Northwest Highway

ACREAGE..... 1.011

ZONING .....Existing: HC; Highway Commercial
Proposed Lot 2R: HC; Highway Commercial
Proposed Lots 2R-1 & 2R-2: R-7.5; Single Family Residential

NUMBER OF LOTS .....Three (3)

PREVIOUS PLATTING 1947

CONCEPT PLAN Z25-04

SITE PLAN.....CU25-36

OPEN SPACE REQUIREMENT.....Yes, Lots 2R-1 & 2R-2

AVIGATION RELEASE .....Yes

PUBLIC HEARING REQUIRED .....Yes

PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 2R, 2R-1& 2R-2, RUTH WALL SUBDIVISION
(BEING A REPLAT OF LOT 2, RUTH WALL SUBDIVISION)

I. GENERAL:

- The applicant, Anwar Dossani, Global Sky Properties LP is replatting 1.011 acres into three (3) lots. Lot 2R is proposed to be a restaurant and Lots 2R-1 & 2R-2 are proposed to be single family residential lots. Property is located at 834 East Northwest Highway.

II. STREET SYSTEM:

- The development has access to East Northwest Highway and East Wall Street.
- Abutting roads: ☒ is on the City Thoroughfare Plan: Northwest Highway and East Wall Street

  ☐ are not on the City Thoroughfare Plan:

☒ Sidewalk required along East Wall Street.

☒ Developer is required to design and construct sidewalks, curb and gutter and storm drainage from Ruth Wall Street to the western corner of Lot 1, Block 1, Grapevine Corner as part of a Developer's Agreement with the City.

☐ Curb, gutter and sidewalk exist across the frontage of lot

☐ Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
☐ Major Arterial (A)	$ 234.57 / LF		
☐ Major Arterial (B)	$ 178.35 / LF		
☐ Minor Arterial (C)	$ 203.06 / LF		
☐ Minor Arterial (D)	$ 170.33 / LF		
☐ Collector (E)	$ 170.33 / LF		
☐ Collector (F)	$ 150.98 / LF		
☐ Sidewalk	$ 25.00 / LF		
☐ Curb & Gutter	$ 15.00 / LF		

☐ Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The site drains north into the Northwest Highway storm system.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

☒ The existing water supply system bordering the subject site is adequate to serve the development.

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

V. SANITARY SEWER SYSTEM:

☒ The existing sanitary sewer collection system bordering the subject site is adequate to serve the development.

☐ The existing sanitary sewer collection system bordering the subject site is not adequate to serve the development. Owner has submitted construction plans to extend sanitary sewer to this property.

VI. MISCELLANEOUS:

☐ Water and Wastewater Impact Fees are not required for:

☒ Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lots 2R, 2R-1 & 2R-2, Ruth Wall Subdivision

☒	Single Family Residential	($ 2,388/ Lot)	Lots 2R-1 & 2R-2
☐	Multifamily	($ 1,049/ Unit)	
☐	Hotel	($ 43,606/ Acre)	
☐	Corporate Office	($ 20,572/ Acre)	
☐	Government	($ 4,426/ Acre)	
☒	Commercial / Industrial	($ 5,670/ Acre)	Lot 2R

☒ Open Space Fees are not required for: Lot 2R, Ruth Wall Subdivision

☒ Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for: Lots 2R-1 & 2R-2, Ruth Wall Subdivision

☐	R-5.0, R-TH, Zero Lot District	($ 1,416.00 / Lot)
☒	R-7.5, Single Family District	($ 1,146.00 / Lot)
☐	R-12.5, Single Family District	($ 1,071.00 / Lot)
☐	R-20.0, Single Family District	($ 807.00 / Lot)

☐ Public Hearing Only

☐ Variances were required on the following items:

- ☐ Front & Rear building lines
- ☐ Allowing a setback of 3 feet for the rear property line for an accessory building
- ☐ Lot width & depth;
- ☐ Max. Impervious Area
- ☐ Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.

☐ The following items associated with this plat are not in accordance with the current subdivision standards:

- ☐ 50’ ROW dedication not met:
- ☐ Length of cul-de-sac street exceeds the 600-foot limit:
- ☐ Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

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

☐ The right-of-way provides for future widening of public streets that will serve the development of this site.

☒ The onsite utility easements provide for a utility network to serve the development of this site.

☒ The onsite drainage easements provide for a drainage network to serve the development of this site.

☒ The onsite access easements provide cross access capabilities to this site and surrounding property.

☒ The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

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

☐ The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.

☒ The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.

☒ The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.

☒ The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.

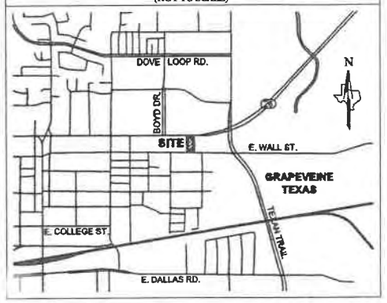
☒ The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.

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

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: “Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 2, 2R-1, 2R-2, Ruth Wall Subdivision”

VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

1. The purpose of this plat is to merge an existing lot of record with an unplatted tract of land to create three (3) lots of record, and to dedicate easements.
2. This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 and is located in Community Number 480598 as shown on Map Number 48439C0105K.
3. The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone (4202).
4. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **GLOBAL SKY PROPERTIES, L.P.**, hereinafter called "Owner", is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being said property as described as shown on this plat.

NOW THEREFORE, in consideration of the sum of ONE AND 00/100 ($1.00) DOLLAR and other good valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas-Fort Worth International Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", for the use and benefit of the public and its agencies, any and all claims for damages of any kind to persons or property that Owner may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73-50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to an infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft, landing at, or taking off from, or operating at or on the Dallas-Fort Worth International Airport.

This instrument does not release the owners or operators of aircraft from liability for damage to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles.

It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest to said property; and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

EXECUTED at _____ Texas, this _____ day of _____, 2025.

1. _____
(SIGNATORY)

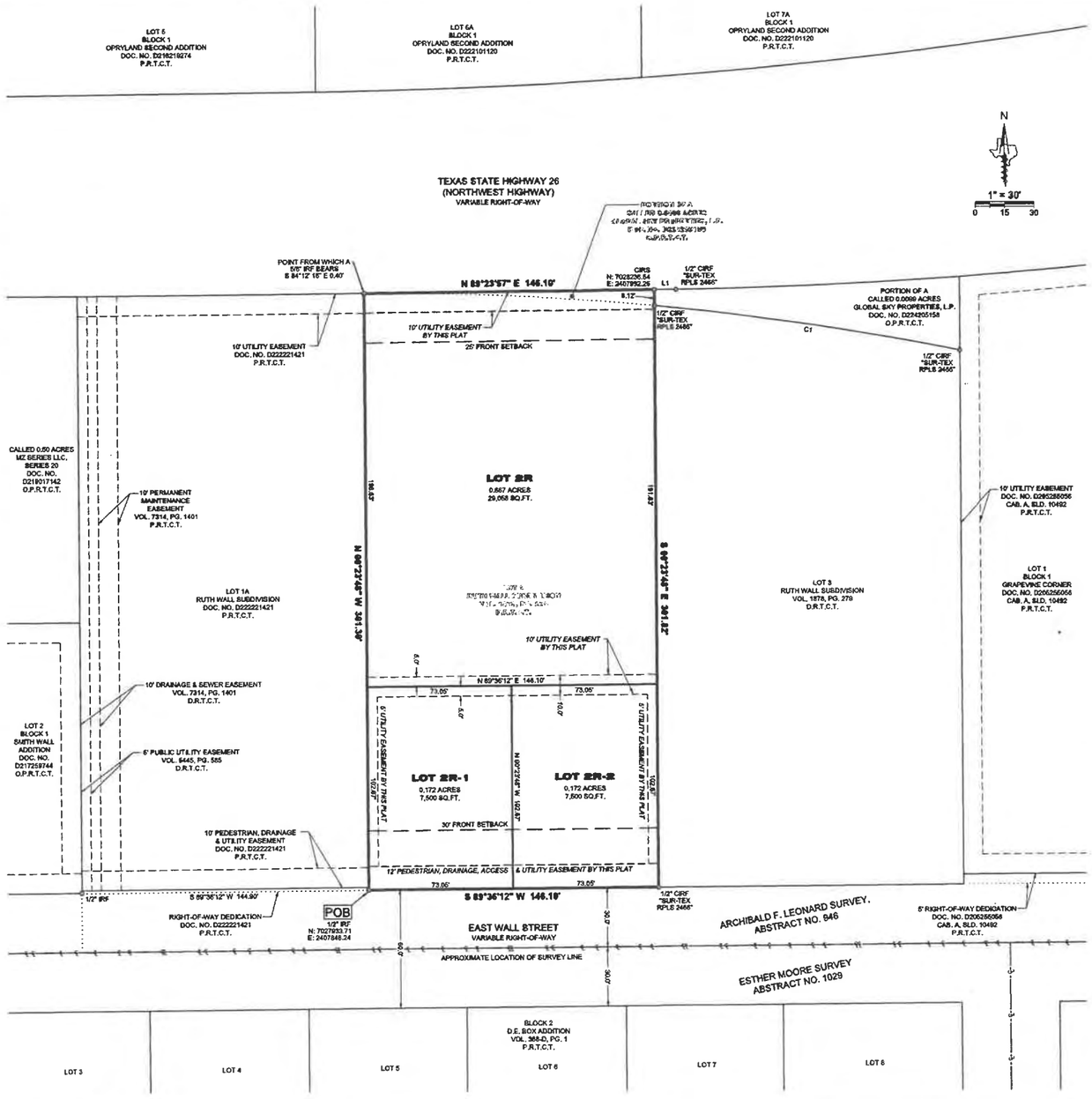
STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

_____
Notary Public, in and for the State of _____

EXECUTED at _____ Texas, this _____ day of _____, 2025.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°23'57" E	11.14'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	156.34'	1471.33'	6°05'18"	N 81°31'30" W	156.27'

LEGEND

PG.	= PAGE
CAB.	= CABINET
SLD.	= SLIDE
VOL.	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
DOC. NO.	= DOCUMENT NUMBER
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	= PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	= DEED RECORDS, TARRANT COUNTY, TEXAS

PLAT AREAS

Total Platted Area = 44,058 Sq. Ft - 1.011 Acres
Platted Areas:

Lot 2R = 29,058 Sq. Ft. - 0.667 Acres
Right-of-Way Dedication = 0.00
Easement Dedication = 0.034 Acres

Lot 2R-1 = 7,500 Sq. Ft. - 0.172 Acres
Right-of-Way Dedication = 0.00
Easement Dedication = 0.020 Acres

Lot 2R-2 = 7,500 Sq. Ft. - 0.172 Acres
Right-of-Way Dedication = 0.00
Easement Dedication = 0.020 Acres

PLANNING & ZONING COMMISSION

Date Approved: _____

Chairman: _____

Secretary: _____

GRAPEVINE CITY COUNCIL

Date Approved: _____

Mayor: _____

City Secretary: _____

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS; **GLOBAL SKY PROPERTIES, L.P.**, is the owner of a 1.011 acre tract of land in the Archibald F. Leonard Survey, Abstract Number 946, situated in the City of Grapevine, Tarrant County, Texas, and being all of Lot 2 of Ruth Wall Subdivision, a subdivision of record in Volume 1878, Page 279 of the Deed Records of Tarrant County, Texas, and conveyed to Global Sky Properties, L.P. by Special Warranty Deed with Vendor's Lien of record in Document Number D217012182 of the Official Public Records of Tarrant County, Texas, also being all of a called 0.010 acre tract of land conveyed to Global Sky Properties, L.P. by deed of record in Document Number D224205158 of said Official Public Records, and being more particularly described by metes & bounds as follows:

BEGINNING, at a 1/2-inch iron rod found in the North line of East Wall Street, a 60 foot wide public right-of-way, being the Southwest corner of said Lot 2, from which a 1/2-inch iron rod found bears **S89°36'12"W**, a distance of 144.90 feet;

THENCE, **N00°23'48"W**, departing from the North right-of-way line of East Wall Street, along the West line of said Lot 2, in part the common East line of Lot 1A of Ruth Wall Subdivision, a subdivision of record in Document Number D222221421 of the Plat Records of Tarrant County, Texas, a distance of 301.30 feet to a point in the South line of Texas State Highway 26, a variable width public right-of-way, being the Northwest corner of said Lot 2, also being the Northeast corner of said Lot 1A and the West corner of said 0.010 acre tract,

THENCE, **N89°23'57"E**, along the South right-of-way line of Texas State Highway 26, being the common North line of said 0.010 acre tract, a distance of 146.10 feet to a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" found for the Northeast corner of said 0.010 acre tract, from which a 1/2-inch iron rod with a yellow plastic cap stamped "SUR-TEX RPLS 2466" found bears **N89°23'57"E**, a distance of 11.14 feet;

THENCE, **S00°23'48"E**, departing from the South right-of-way line of Texas State Highway 26, tract, along the East line of said 0.010 acre tract, passing a 1/2-inch iron rod with a yellow plastic cap stamped "SUR-TEX RPLS 2466" found for the Southeast corner of said 0.010 acre tract, being the Northeast corner of said Lot 2, also being the Northwest corner of Lot 3 of said Ruth Wall Subdivision (Volume 1878, Page 279) at a distance of 8.12 feet, and continuing along said course with the East line of said Lot 2, being the common West line of said Lot 3 for a total distance of 301.82 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "SUR-TEX RPLS 2466" found in the North line of East Wall Street, being the Southwest corner of said Lot 2, also being the Southwest corner of said Lot 3;

THENCE, **S89°36'12"W**, along the North right-of-way line of East Wall Street, being the common South line of said Lot 2, a distance of 146.10 feet to the **POINT OF BEGINNING**, containing an area of 1.011 acres, or 44,058 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

"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 _____ day of _____ 2025.

BY: GLOBAL SKY PROPERTIES, L.P.

_____ _____
Signature Printed Name & Title

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____ 2025.

_____
Notary Public in and for the State of _____

WITNESS MY HAND this the _____ day of _____, 2025.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, of Eagle Surveying, LLC, a Registered Professional Land Surveyor, 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.

_____ _____
Matthew Raabe, R.P.L.S. #6402 Date
Eagle Surveying, LLC

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

_____
Notary Public in and for the State of Texas

RECEIVED
AUG 13 2025

SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

DEVELOPER
Dossani Paradise Management
Contact: Karim Mawani
520 E. Northwest Hwy., Ste. 100
Grapevine, TX 76051
(817) 442-1159

OWNER
Global Sky Properties, L.P.
520 E. Northwest Hwy., Ste. 100
Grapevine, TX 76051

FINAL PLAT
RUTH WALL SUBDIVISION
LOTS 2R, 2R-1 & 2R-2
1.011 ACRES
ZONING:
LOTS 2R-1 & 2R-2: R-7.5 SINGLE-FAMILY DISTRICT
LOT 2R: HC - HIGHWAY COMMERCIAL
BEING A REPLAT OF LOT 2, RUTH WALL SUBDIVISION
RECORDED IN VOLUME 1878, PAGE 279, D.R.T.C.T.
ARCHIBALD F. LEONARD SURVEY, ABSTRACT NO. 946
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DATE OF PLAT: AUGUST 2025
3 LOTS

THIS PLAT FILED ON _____, _____, INSTRUMENT # D_____

JOB NUMBER	2405.056-03
DATE	06/27/2025
REVISION	-/-/-
DRAWN BY	DJJ

EAGLE SURVEYING
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

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

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

MEETING DATE: AUGUST 19, 2025

SUBJECT: CITY COUNCIL AND PLANNING AND ZONING COMMISSION TO CONDUCT A PUBLIC HEARING RELATIVE TO 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. **THE PUBLIC HEARING WAS TABLED FROM THE JULY 15, 2025, JOINT MEETING.**

BACKGROUND:

The Planning and Zoning Commission recognizes the value of secondary structures, such as garages and workshops, in enhancing residential properties. However, our existing zoning ordinance permits these structures to occupy up to 60% of the rear yard, leading to unintended consequences.

Many secondary structures have become oversized, often matching or exceeding the size of the primary dwelling. This was not the original intent, which aimed to facilitate modest, subordinate structures that complement residential use without disrupting neighborhood character.

The proliferation of large secondary structures has created massing issues, reduced privacy, overshadowed neighboring properties, and compromised community cohesion.

To resolve these concerns, the Commission proposes amending the zoning ordinance to limit the size of secondary structures relative to the primary dwelling and lot area. We also aim to reduce the rear yard occupancy percentage and establish clear height and placement guidelines, ensuring that these structures remain appropriately scaled and maintain the integrity of our neighborhoods.

ISSUES:

Summary of Proposed Draft Ordinance Changes:

1. Limit to the Number of Secondary Structures
    a. A maximum of two (2) secondary structures will be allowed per residential lot, in addition to the primary dwelling unit.
    b. This limitation helps manage site coverage, prevents excessive massing, and maintains the character of the neighborhood.

2. Clarification of Placement and Setbacks
    a. Appropriate locations for secondary structures will be clearly identified, typically in the rear yard unless otherwise permitted by code.
    b. Minimum setbacks will increase as the height of the structure rises, ensuring that taller secondary structures are situated farther from side and rear property lines.
    c. This measure mitigates visual and privacy impacts on adjacent properties and protects the character and scale of surrounding single-family neighborhoods.

3. New Definition for Secondary Structure Height
    a. A new definition for the height of secondary structures will be created, separate from the existing definition for primary structures in Section 12 of the zoning ordinance.
    b. This definition is based on the maximum height measured to the tallest point of the point, regardless of roof pitch or type.
    c. This tailored definition addresses the unique impacts that secondary structures have on surrounding properties, given their proximity to property lines and their locations within required rear yards.

This in-depth review was carried out through a series of six workshops. During these sessions, participants examined current regulations, compared community standards, and gathered public input.

The proposed amendments resulting from this process aim to enhance the balance between homeowner flexibility and neighborhood compatibility. They are intended to ensure that secondary structures appropriately complement the scale and character of residential areas.

The City Council called a public hearing for this purpose on June 17, 2025. The amendments were postponed during the meeting on July 15, 2025, to allow staff to draft additional vesting language for existing secondary structures which is included in the attached strikethrough/underline exhibit and ordinance.

em/

ORDINANCE NO. 2025-053

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, AMENDING VARIOUS SECTIONS OF THE ZONING ORDINANCE RELATIVE TO SECONDARY STRUCTURES, (AM24-05); REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine finds that the construction of secondary structures on single-family residential lots has increased in recent years, sometimes resulting in structures that are disproportionate in size, height, and form relative to the principal dwelling and neighboring properties; and

WHEREAS, the City Council desires to preserve the character and scale of established single-family neighborhoods and to prevent the overbuilding of residential lots that can result in negative impacts on adjacent properties, including excessive building mass, loss of privacy, diminished access to light and air, and a general sense of looming or crowding; and

WHEREAS, the City recognizes the importance of providing clear, consistent, and enforceable development standards for secondary structures to ensure they remain subordinate and compatible in size, form, and appearance with the principal residence and the surrounding neighborhood context; and

WHEREAS, the Planning and Zoning Commission held public meetings and reviewed proposed amendments to the City's development regulations for secondary structures, considering community input, staff recommendations, and best practices in managing residential infill development; and

WHEREAS, the City Council finds that the proposed amendments to the Zoning Ordinance, same being Appendix "D" of the city's Code of Ordinances are necessary to protect the public health, safety, and welfare by ensuring that new secondary structures are appropriately scaled and designed, avoid adverse visual and physical impacts on neighboring properties, and maintain the residential character of single-family neighborhoods; and

WHEREAS, the City Council further finds that adoption of these amendments promotes orderly development, preserves property values, and is consistent with the goals and policies of the City's Comprehensive Plan.

WHEREAS, the City of Grapevine is a home-rule municipality authorized to adopt and enforce ordinances necessary to protect heath, life, and property to preserve good government and the security of its inhabitants; and

WHEREAS, the City of Grapevine has adopted a comprehensive Zoning Ordinance to regulate the location and use of buildings and land in full accordance with Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City of Grapevine deems the passage of this ordinance as necessary to protect the health, safety, and welfare of the public; and

WHEREAS, the City of Grapevine is authorized by law to adopt the provisions contained herein.

WHEREAS, the City desires to implement those rules and regulations that protect health, life, and property and that preserve good government, order, and security of the City and its inhabitants; and

WHEREAS, all statutory and constitutional requirements for the passage of this ordinance have been adhered to, including but not limited to the Open Meetings Act and Chapter 211 of the Local Government Code.

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

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

Section 2. That Section 12 of the Zoning Ordinance – "Definitions.", is hereby amended, as follows:

****

Breezeway a covered, one-story, open-sided passageway not exceeding six feet in width, connecting a main structure to a secondary structure.

****

Height, structure the vertical distance from grade plane to the average height of the highest roof surface. If a flat surface, to the deck line of mansard roofs and to the mean height level between eaves and ridge for hip and gable roofs. In measuring the height of buildings, the following structures shall be excluded:

Chimneys, cooling towers, elevator bulkheads, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding four feet in height.

****

Section 3. That Section 12 of the Zoning Ordinance – "Definitions.", the following definition is hereby added, as follows:

****

Height, of secondary structure the vertical distance measured from finished grade of the lowest side where the building is set to the highest roof surface, excluding non-structural elements such as antennas, chimneys, ventilators, or skylights.

****

Section 4. That Section 13 of the Zoning Ordinance – "R-20, Single-Family District Regulations", is hereby, amended, as follows:

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to a single-family detached dwelling provided that none shall be a source of income to the owner or user of the principal single-family dwelling, except for customary home occupation.

****

8. Communication equipment meeting the requirements of Chapter 7, Article XIII. of the Grapevine Code of Ordinance.

9. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

With the exception of Items 2 and 9, when any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than 45 feet from the front lot line and shall meet the requirements of Section 42.C., D., E., F. and G.

All secondary structures shall be setback from side and rear property lines a minimum of 15 feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines 15 feet plus one additional foot for each additional foot of height over 10 feet.

****

I. *Maximum Height:* The following maximum height regulations shall be observed:

1. Principal structure: two (2) stories, 35 feet.

2. Secondary structure: 16 feet.

****

Section 5. That Section 14 of the Zoning Ordinance – "R-12.5, Single-Family District Regulations.", is hereby, amended, as follows:

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to an single-family detached dwelling provided that none shall be a source of income to the owner or user of the principal single-family dwellings, except for customary home occupation:

1. Off-street parking and private garages in connection with any use permitted in this district.
2. Cabana, pavilion, pergola, or roofed area.
3. Private swimming pool.
4. Secondary structures.
5. Signs subject to the provisions of Section 60.
6. Customary home occupation.
7. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances.
8. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

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

All secondary structures shall be setback from side and rear property lines a minimum of eight feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines eight feet plus one additional foot for each additional foot of height over 10 feet.

****

I. *Maximum Height regulations:* The following maximum height regulations shall be observed:

1. Principal structure: two (2) stories, 35 feet.

2. Secondary structure: 16 feet.

****

Section 6. That Section 15 of the Zoning Ordinance – "R-7.5, Single-Family District Regulations.", is hereby, amended, as follows:

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to a single-family detached dwelling provided that none shall be a source of income to the owner or user of the principal single-family dwellings, except for customary home occupation:

1. Off-street parking and private garages in connection with any use permitted in this district.
2. Cabana, pavilion, pergola, or roofed area.
3. Private swimming pools.
4. Secondary structures.
5. Signs subject to the provisions of Section 60.
6. Customary home occupation.
7. Communication equipment meeting the requirements of Chapter 7, Article XIII.
8. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this subsection, the month of January shall constitute the first month of the first quarter.

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

All secondary structures shall be setback from side and rear property lines a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus one additional foot for each additional foot of height over 10 feet.

****

I. Maximum Height regulations: The following maximum height regulations shall be observed:

1. Principal structure: two (2) stories, 35 feet.

2. Secondary structure: 16 feet.

****

Section 7. That Section 16 of the Zoning Ordinance – "R-5.0, Zero-Lot-Line District Regulations.", is hereby, amended, as follows:

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to an R-5.0 zero-lot-line district provided that none shall be a source of income to the owner or user of the principal single-family dwellings, except for customary home occupation:

1. Off-street parking and private garages in connection with any use permitted in this district.

2. Cabana, pavilion, pergola, or roofed area.

3. No dwelling shall be closer than 12 feet between the face of the exterior walls of neighboring dwelling unit.

4. Private swimming pool.

5. Storage structures 120 square feet or less and having no plumbing.

6. Signs subject to the provisions of Section 60.

7. Customary home occupation.

8. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances.

9. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

With the exception of Item 9, when any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than 45 feet from the front lot line and shall meet the requirements of Section 42.C., D., E., F., and G.

All secondary structures shall be set back from side and rear property lines a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus one additional foot for each additional foot of height over 10 feet.

****

I. *Maximum Height regulations:* The following maximum height regulations shall be observed:

1. Principal structure: two (2) stories, 35 feet.
2. Secondary structure:16 feet.

****

Section 8. That Section 17 of the Zoning Ordinance – "R-3.5, Two-Family District Regulations.", is hereby, amended, as follows:

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to dwelling units provided that none shall be a source of income to the owner or users of the principal use. All secondary uses shall be located at least 20 feet from any street right-of-way and shall not be located between the building line and the front property line.

1. Off-street parking and private garages in connection with any use permitted in this district.
2. One storage structure per dwelling unit 120 square feet or less, and having no plumbing.
3. Private swimming pools and private tennis courts no closer than 75 feet to any adjacent residential district.
4. Signs subject to the provisions of Section 60.
5. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances.
6. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

With the exception of item 6, when any of the foregoing permitted secondary uses are detached from a principal dwelling, said uses shall be located not less than 45 feet from the front lot line nor less than 20 feet from any street right-of-way, and at least six feet from the rear and side lot lines.

All secondary structures shall be setback from side and rear property lines a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus one additional foot for each additional foot of height over 10 feet.

****

I. *Maximum Height regulations*: The following maximum height regulations shall be observed.

1. Principal structure: two (2) stories, 35 feet.
2. Secondary structure: 15 feet.

****

Section 9. That Section 18 of the Zoning Ordinance –" Three-and Four-Family District Regulations.", is hereby, amended, as follows:

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to dwelling units provided that none shall be a source of income to the owner or users of the dwelling. All secondary uses shall be located at least 20 feet from any street right-of-way and shall not be located between the building line and the front property line.

1. Detached covered common parking, off-street parking and private garages.
2. Private swimming pools and private tennis courts no closer than 75 feet to any adjacent residential district.
3. Laundry room for tenants' use.
4. Cabana, pavilion, pergola, or roofed area.
5. Signs subject to the provisions of Section 60.
6. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances.
7. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

All secondary structures shall be setback from side and rear property lines a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus one additional foot for each additional foot of height over 10 feet.

****

I. *Maximum Height regulations:* The following maximum height regulations shall be observed:

1. Principal structure: two (2) stories, 25 feet. Whenever a triplex or fourplex structure is erected contiguous to an existing single-family dwelling, the number of stories and height of the triplex or fourplex structure shall not exceed the number of stories and height of the contiguous single-family dwelling. In no instance shall the height of a triplex or fourplex structure exceed two stories or 25 feet.
2. Secondary structure: 15 feet.

****

Section 10. That Section 19 of the Zoning Ordinance – "R-MH, Manufactured Home District Regulations.", is hereby, amended, as follows.

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses of a manufactured home subdivision:

1. Manufactured home plot rental office.
2. Common swimming pool no nearer than 120 feet to any residentially zoned district.
3. Laundry room for the use of residents.
4. Screened garbage storage on a concrete pad, no nearer than 50 feet to any residentially zoned district, and not within the front setback.
5. Toilet and shower facilities.
6. Community or recreation structure.
7. One storage structure per lot 120 square feet or less, and having no plumbing.
8. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances.

When any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than 45 feet from the front lot line, 20 feet from any street right-of-way, and six feet from rear and side lot lines.

All secondary structures shall be setback from side and rear property lines a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus one additional foot for each additional foot of height over 10 feet.

****

E. *Maximum Height regulations:* The following height regulations shall be observed:

1. Principal structure: One-story, 15 feet.
2. Secondary structure: 15 feet.

****

Section 11. That Section 20 of the Zoning Ordinance – "R-TH Townhouse District Regulations.", is hereby, amended, as follows.

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to dwelling units provided that none shall be a source of income to the owner or user of the principal family dwelling:

1. Private swimming pools and tennis courts no closer than 75 feet to any adjacent residential district.
2. Cabana, pavilion, pergolas, or roofed area.
3. Meeting, party, and/or social rooms in common areas only.
4. Off-street parking and private garages in connection with any use permitted in this district.
5. One storage structure per dwelling unit 120 square feet or less, and having no plumbing.
6. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinance.
7. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

No secondary uses may be located between the building line and the front property line.

Private garages on lots having a minimum width of less than 40 feet must be entered from the side or rear. Said lots shall not have driveways on or within the front building setbacks.

All secondary structures shall be setback from side and rear property lines a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus one additional foot for each additional foot of height over 10 feet.

****

I. *Maximum Height regulations*: The following maximum height regulations shall be observed:

1. Principal structure: Two-story, 35 feet. Whenever a townhouse structure is erected contiguous to an existing single-family dwelling, the number of stories and height of the townhouse structure shall not exceed the number of stories and height of the contiguous single-family dwelling. In no instance shall the height of a townhouse structure exceed two stories or 35 feet.
2. Secondary structure: 15 feet.

****

Section 12. That Section 22 of the Zoning Ordinance – "R-MF Multifamily District Regulations.", is hereby, amended, as follows:

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to the multiple-family dwellings provided that none shall be a source of income to the owner or users of the multiple-family dwellings. All secondary uses shall be located at least 20 feet from any street right-of-way and shall not be located between the building line and the front property line.

1. Detached covered common parking, off-street parking and private garages in connection with any use permitted in this district provided that such parking shall not be located in a required front yard.
2. Swimming pools and tennis courts no nearer than 75 feet to any residentially zoned district.
3. Laundry room for use of tenants.
4. Meeting, party and/or social rooms in common areas only.
5. Cabana, pavilion, pergola, or roofed area.
6. Mechanical and maintenance equipment related to a principal use no nearer than 120 feet to any adjacent residentially zoned district and housing within an enclosed structure.
7. Screened garbage and/or solid waste storage on a concrete pad, no nearer than 50 feet to an adjacent R-3.5, R-TH, R-5.0, R-7.5, R-12.5, R-20 zoned district, and not within the front setback.
8. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances.

All secondary structures shall be setback from side and rear property lines a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from

the side and rear property lines six feet plus one additional foot for each additional foot of height over 10 feet.

****

I. *Height regulations:* The following maximum height regulations shall be observed:

1. The maximum height of the principal structure shall be two stories not to exceed 35 feet. Whenever a multifamily structure is erected contiguous to an existing single-family dwelling, the number of stories and height of the multifamily structure shall not exceed the number of stories and height of the contiguous single-family dwelling. In no instance shall the height of a multifamily structure exceed two stories or 35 feet.

2. The maximum height of secondary structures shall not exceed 15 feet.

3. The maximum height of a storage structure used for maintenance or mechanical equipment shall not exceed ten feet.

****

Section 13. That Section 22A of the Zoning Ordinance – "R-MODH Modular Home District Regulations.", is hereby, amended, as follows:

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to a single-family detached modular home provided that none shall be a source of income to the owner or user of the principal use:

1. Private garage.

2. Private swimming pool.

3. Storage structures 120 square feet or less and having no plumbing.

4. Cabana, pavilion, pergola, or roofed area.

5. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances.

6. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

With the exception of Item 6, when any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located

not less than 45 feet from the front lot line, 20 feet from any street right-of-way, and six feet from rear and side lot lines.

All secondary structures shall be setback from side and rear property lines a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus one additional foot for each additional foot of height over 10 feet.

****

E. *Maximum Height and area regulations:*

1.	Principal structure:	two (2) stories, 25 feet.
2.	Secondary structure:	16 feet.
3.	Lot coverage by principal structure:	40 percent of total lot area.

****

Section 14. That Section 41 of the Zoning Ordinance – "PD, Planned Development Overlay.", is hereby, amended, as follows:

****

D. *Limitation of uses:* Uses prohibited shall be those uses specifically prohibited within the underlying zoning district. The following uses are expressly prohibited within a "PD" Planned Development Overlay and cannot be established as a permitted, conditional, or secondary use under any circumstances:

1. Freight forwarding warehouses.

2. Outside storage of material/equipment.

3. Retail establishments for used car sales and service.

4. Commercial parking lots.

5. Automotive repair garages.

6. Salvage/wrecking yards.

7. Retail sales of building material displayed in an unenclosed or incompletely enclosed area with outside storage.

8. Those uses specifically designated in paragraph D. Limitation of Uses in Section 31, "LI", Light Industrial District.

9. Off-premise/billboard signage.

10. Pawn shops.

11. All uses listed in Section 49, Special Uses.

12. Bed and Breakfast.

13. Residential properties consisting of one-lot.

****

Section 15. That Section 42 of the Zoning Ordinance – "Supplementary District Regulations.", is hereby, amended, as follows:

****

Subsection C., *Secondary structures*:

These standards cannot be changed through a planned development overlay for an individual residential lot. Variations to the standards may only be granted as part of an entire residential subdivision prior to platting and the initial construction of the properties.

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

   a. No more than two (2) per lot or property, however specific zoning districts may limit the number of secondary structures to one; and

   b. The following size limitations apply cumulatively to the maximum of two secondary structures on a single lot or property.

Lot Size	Limitation on Secondary Structure Size
5,000-7,499 sq. ft.	500 sq. ft. maximum and complying with all building setbacks
7,500-12,499 sq. ft.	1,000 sq. ft. maximum and complying with all building setbacks
12,500-19,999 sq. ft.	1,500 sq. ft. maximum and complying with all building setbacks
20,000 sq. ft. and larger	1,500 sq. ft. maximum and complying with all building setbacks

For lots 20,000 sq. feet and larger, a conditional use permit is required to exceed the maximum secondary structure size of 1,500 sq. ft or the maximum structure height of 16 feet.

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

3. Additional secondary structure requirements:

   i. A secondary structure attached to the main building shall be made structurally a part, architecturally cohesive, have a common wall with the main structure and

shall comply in all respects with the requirements of this ordinance applicable to the main structure.

ii. Secondary structures shall be at least ten feet from any dwelling or structure existing or under construction on the same lot or any adjacent lot.

iii. In all residential districts, a structure attached to the principal structure by only a breezeway (which shall be) no wider than six feet and shall be considered a detached secondary structure.

iv. For corner lots, no secondary structure shall be located within any side yard required on the street side.

v. Any secondary structure with a roof pitch less than 3/12 cannot be taller than 12 feet in total height.

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

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

****

Section 16. That Section 43 of the Zoning Ordinance – "Nonconforming Uses and Structures.", is hereby, amended, as follows:

****

J. *Existing secondary structures:*

(a) Applicability.

Any secondary structure lawfully constructed or lawfully permitted and under construction as of August 19, 2025, in accordance with all applicable ordinances and regulations in effect at the time of its permitting or construction, shall be deemed a legal, conforming structure, notwithstanding any provisions of this Section or other amendments to the zoning ordinance adopted thereafter.

(b) Continuation and Maintenance.

Such existing secondary structures may continue to be used, maintained, repaired, and restored, provided that no expansion, enlargement, or alteration of the structure shall be made that increases its nonconformity with the provisions of this Section or any other applicable ordinance in effect after August 19, 2025.

****

Section 17. The City of Grapevine staff is hereby directed to proceed with the development and implementation of a notice and enforcement initiative as to short-term rentals.

Section 18. If any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall stay in full force and effect.

Section 19. 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 public creates an emergency which requires that this ordinance become effective from and after the date of its passage, and it is accordingly so ordained.

Section 20. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars ($2,000.00) for each offense. Each day on which a reported violation is committed will be deemed a separate offense.

Section 21. 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of August, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

DRAFT

~~*Strikethrough*~~ = Deletion

Underline = Insertion

Section 12, Definitions

Existing definitions with amendments

Breezeway a covered, one-story ~~in height~~, open-sided passageway not exceeding six feet in width, connecting a main structure to a secondary structure ~~building~~.

Height, ~~building~~ structure the vertical distance from grade plane to the average height of the highest roof surface. If a flat surface, to the deck line of mansard roofs and to the mean height level between eaves and ridge for hip and gable roofs. In measuring the height of buildings, the following structures shall be excluded:

Chimneys, cooling towers, elevator bulkheads, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding four feet in height.

Proposed definition

Height, of secondary structure The vertical distance measured from finished grade of the lowest side where the building is set to the highest roof surface, excluding non-structural elements such as antennas, chimneys, ventilators, or skylights.

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

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to a single-family detached dwelling provided that none shall be a source of income to the owner or user of the principal single-family dwelling, except for customary home occupation.

1. Off-street parking and private garages in connection with any use permitted in this district.
2. Accessory dwelling unit. Refer to Section 42.C.6. for supplementary district standards related to accessory dwelling units.
3. Cabana, pavilion, pergola, or roofed area.
4. Private swimming pools and tennis courts.
5. Secondary buildings (storage buildings, hobby shops, barns).
6. Signs subject to the provisions of Section 60.
7. Customary home occupation.

8. Communication equipment meeting the requirements of ~~c~~Chapter 7, ~~a~~Article XII. of the Grapevine Code of Ordinance.

9. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

With the exception of Items 2 and 9, when any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than 45 feet from the front lot line and shall meet the requirements of Section 42.C., D., E., F. and G.

All ~~S~~secondary ~~buildings~~ structures shall be setback from side and rear property lines a minimum of 15 feet. ~~more than 16~~ Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines ~~six~~ 15 feet plus ~~two~~ one additional f~~ee~~oot for each additional foot of height over ~~16~~ 10 feet. ~~The height of the structures shall be measured from the top of the slab or from its bottom floor.~~

****

I. *Maximum Height:* The following maximum height regulations shall be observed:

1. Principal structure: two (2) stories, 35 feet.
2. Secondary structure: ~~one and one-half (1 ½) stories, 20~~ 16 feet.

****

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

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to an single-family detached dwelling provided that none shall be a source of income to the owner or user of the principal single-family dwellings, except for customary home occupation:

1. Off-street parking and private garages in connection with any use permitted in this district.
2. Cabana, pavilion, pergola, or roofed area.
3. Private swimming pool.
4. Secondary structures ~~buildings~~.
5. Signs subject to the provisions of Section 60.
6. Customary home occupation.
7. Communication equipment meeting the requirements of Chapter 7, Article XII of the Grapevine Code of Ordinances.

8. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

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

All ~~S~~secondary ~~buildings~~ structures shall be setback from side and rear property lines a minimum of eight feet. ~~more than 16~~ Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines ~~six~~ eight feet plus ~~two~~ one additional f~~ee~~oot for each additional foot of height over ~~16~~ 10 feet. ~~The height of the structures shall be measured from the top of the slab or from its bottom floor.~~

****

I. *Maximum Height regulations:* The following maximum height regulations shall be observed:

1. Principal structure: two (2) stories, 35 feet.
2. Secondary structure: ~~one and one-half (1 ½) stories, 20~~ 16 feet.

****

Section 15, R-7.5, Single-Family District Regulations

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to a single-family detached dwelling provided that none shall be a source of income to the owner or user of the principal single-family dwellings, except for customary home occupation:

1. Off-street parking and private garages in connection with any use permitted in this district.
2. Cabana, pavilion, pergola, or roofed area.
3. Private swimming pools.
4. Secondary structures ~~buildings~~.
5. Signs subject to the provisions of Section 60.
6. Customary home occupation.
7. Communication equipment meeting the requirements of ~~c~~Chapter 7, ~~a~~Article XII.

8. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this subsection, the month of January shall constitute the first month of the first quarter.

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

All secondary structures shall be setback from side and rear property lines a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus one additional foot for each additional foot of height over 10 feet.

****

I. Maximum Height regulations: The following maximum height regulations shall be observed:

1. Principal structure: two (2) stories, 35 feet.
2. Secondary structure: ~~one-story,~~ 16 feet.

****

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

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to an R-5.0 zero-lot-line district provided that none shall be a source of income to the owner or user of the principal single-family dwellings, except for customary home occupation:

1. Off-street parking and private garages in connection with any use permitted in this district.
2. Cabana, pavilion, pergola, or roofed area.
3. No dwelling shall be closer than 12 feet between the face of the exterior walls of neighboring dwelling unit.
4. Private swimming pool.
5. Storage structures ~~buildings~~ 120 square feet or less and having no plumbing.
6. Signs subject to the provisions of Section 60.
7. Customary home occupation.
8. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances.

9. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

With the exception of Item 9, when any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than 45 feet from the front lot line and shall meet the requirements of Section 42.C., D., E., F., and G.

All ~~Accessory buildings or~~ Secondary structures ~~more than 16 feet in height~~ shall be set back from ~~the~~ rear property line a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus ~~two~~ one additional f~~ee~~oot for each additional foot of height over ~~16~~ 10feet. ~~The height of the accessory buildings or structures shall be measured from the top of the slab or from its bottom floor.~~

****

I. *Maximum Height regulations:* The following maximum height regulations shall be observed:

1. Principal structure: two (2) stories, 35 feet.
2. Secondary structure: ~~one-story, (~~16~~)~~ feet.

****

Section 17, R-3.5, Two-Family District Regulations

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to dwelling units provided that none shall be a source of income to the owner or users of the principal use. All secondary uses shall be located at least 20 feet from any street right-of-way and shall not be located between the building line and the front property line.

1. Off-street parking and private garages in connection with any use permitted in this district.
2. One storage structure ~~building~~ per dwelling unit 120 square feet or less, and having no plumbing.
3. Private swimming pools and private tennis courts no closer than 75 feet to any adjacent residential district.
4. Signs subject to the provisions of Section 60.
5. Communication equipment meeting the requirements of Chapter 7, Article XII of the Grapevine Code of Ordinances.

6. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

With the exception of item 6, when any of the foregoing permitted secondary uses are detached from a principal dwelling, said uses shall be located not less than 45 feet from the front lot line nor less than 20 feet from any street right-of-way, and at least six feet from the rear and side lot lines.

All ~~S~~secondary structures shall be setback from side and rear property lines a minimum of six feet. ~~more than 16~~ Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus ~~two~~ one additional f~~ee~~oot for each additional foot of height over ~~16~~ 10 feet. ~~The height of the structures shall be measured from the top of the slab or from its bottom floor.~~

****

I. *Maximum Height regulations*: The following maximum height regulations shall be observed.

1. Principal structure: two (2) stories, 35 feet.
2. Secondary structure: ~~one-story,~~ 15 feet.

****

Section 18, R-3.75 Three-and Four-Family District Regulations.

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to dwelling units provided that none shall be a source of income to the owner or users of the dwelling. All secondary uses shall be located at least 20 feet from any street right-of-way and shall not be located between the building line and the front property line.

1. Detached covered common parking, off-street parking and private garages.
2. Private swimming pools and private tennis courts no closer than 75 feet to any adjacent residential district.
3. Laundry room for tenants' use.
4. Cabana, pavilion, pergola, or roofed area.
5. Signs subject to the provisions of Section 60.
6. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances.
7. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed

three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

All ~~S~~secondary structures shall be setback from side and rear property lines a minimum of six feet. ~~more than 16~~ Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus ~~two~~ one additional f~~ee~~oot for each additional foot of height over ~~16~~ 10 feet. ~~The height of the structures shall be measured from the top of the slab or from its bottom floor.~~

****

I. *Maximum Height regulations:* The following maximum height regulations shall be observed:

1. Principal structure: two (2) stories, 25 feet. Whenever a triplex or fourplex structure is erected contiguous to an existing single-family dwelling, the number of stories and height of the triplex or fourplex structure shall not exceed the number of stories and height of the contiguous single-family dwelling. In no instance shall the height of a triplex or fourplex structure exceed two stories or 25 feet.
2. Secondary structure: ~~one-story,~~ 15 feet.

****

Section 19, R-MH Manufactured Home District Regulations.

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses of a manufactured home subdivision:

1. Manufactured home plot rental office.
2. Common swimming pool no nearer than 120 feet to any residentially zoned district.
3. Laundry room for the use of residents.
4. Screened garbage storage on a concrete pad, no nearer than 50 feet to any residentially zoned district, and not within the front setback.
5. Toilet and shower facilities.
6. Community or recreation structure ~~building~~.
7. One storage structure ~~building~~ per lot 120 square feet or less, and having no plumbing.
8. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances.

When any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than 45 feet from the front lot line, 20 feet from any street right-of-way, and six feet from rear and side lot lines.

All ~~S~~secondary structures shall be setback from side and rear property lines a minimum of six feet. ~~more than 16~~ Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus ~~two~~ one additional f~~ee~~oot for each additional foot of height over ~~16~~ 10 feet. ~~The height of the structures shall be measured from the top of the slab or from its bottom floor.~~

****

E. *Maximum Height regulations:* The following height regulations shall be observed:

1. Principal structure: One-story, 15 feet.
2. Secondary structure*:* ~~One-story,~~ 15 feet.

****

Section 20, R-TH Townhouse District Regulations

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to dwelling units provided that none shall be a source of income to the owner or user of the principal family dwelling:

1. Private swimming pools and tennis courts no closer than 75 feet to any adjacent residential district.
2. Cabana, pavilion, pergolas, or roofed area.
3. Meeting, party, and/or social rooms in common areas only.
4. Off-street parking and private garages in connection with any use permitted in this district.
5. One storage structure ~~building~~ per dwelling unit 12000 ~~00~~ square feet or less, and having no plumbing.
6. Communication equipment meeting the requirements of Chapter 7, Article XII[I] of the Grapevine Code of Ordinance.
7. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

No secondary uses may be located between the building line and the front property line.

Private garages on lots having a minimum width of less than 40 feet must be entered from the side or rear. Said lots shall not have driveways on or within the front building setbacks.

All secondary structures shall be setback from side and rear property lines a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus one additional foot for each additional foot of height over 10 feet.

****

I. *Maximum Height regulations*: The following maximum height regulations shall be observed:

1. Principal structure: Two-story, 35 feet. Whenever a townhouse structure is erected contiguous to an existing single-family dwelling, the number of stories and height of the townhouse structure shall not exceed the number of stories and height of the contiguous single-family dwelling. In no instance shall the height of a townhouse structure exceed two stories or 35 feet.
2. Secondary structure: ~~One-story,~~ 15 feet.

****

Section 22, R-MF Multifamily District Regulations

****

B. *Secondary uses:* The following uses shall be permitted as secondary uses to the multiple-family dwellings provided that none shall be a source of income to the owner or users of the multiple-family dwellings. All secondary uses shall be located at least 20 feet from any street right-of-way and shall not be located between the building line and the front property line.

1. Detached covered common parking, off-street parking and private garages in connection with any use permitted in this district provided that such parking shall not be located in a required front yard.
2. Swimming pools and tennis courts no nearer than 75 feet to any residentially zoned district.
3. Laundry room for use of tenants.
4. Meeting, party and/or social rooms in common areas only.
5. Cabana, pavilion, pergola, or roofed area.
6. Mechanical and maintenance equipment related to a principal use no nearer than 120 feet to any adjacent residentially zoned district and housing within an enclosed structure ~~building~~.

7. Screened garbage and/or solid waste storage on a concrete pad, no nearer than 50 feet to an adjacent R-3.5, R-TH, R-5.0, R-7.5, R-12.5, R-20 zoned district, and not within the front setback.

8. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances.

All secondary structures shall be setback from side and rear property lines a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus one additional foot for each additional foot of height over 10 feet.

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I. *Height regulations:* The following maximum height regulations shall be observed:

1. The maximum height of the principal structure shall be two stories not to exceed 35 feet. Whenever a multifamily structure is erected contiguous to an existing single-family dwelling, the number of stories and height of the multifamily structure shall not exceed the number of stories and height of the contiguous single-family dwelling. In no instance shall the height of a multifamily structure exceed two stories or 35 feet.

2. The maximum height of ~~a~~ secondary structures shall ~~be one story~~ not ~~to~~ exceed 15 feet.

3. The maximum height of a storage structure used for maintenance or mechanical equipment shall ~~be one story~~ not ~~to~~ exceed ten feet.

****

Section 22A, R-MODH Modular Home District Regulations

B. *Secondary uses:* The following uses shall be permitted as secondary uses to a single-family detached modular home provided that none shall be a source of income to the owner or user of the principal use:

1. Private garage.

2. Private swimming pool.

3. Storage structures ~~buildings~~ 120 square feet or less and having no plumbing.

4. Cabana, pavilion, pergola, or roofed area.

5. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinances.

6. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to

exceed three continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

With the exception of Item 6, when any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than 45 feet from the front lot line, 20 feet from any street right-of-way, and six feet from rear and side lot lines.

All secondary structures shall be setback from side and rear property lines a minimum of six feet. Secondary structures greater than 10 feet in height shall be set back from the side and rear property lines six feet plus one additional foot for each additional foot of height over 10 feet.

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E. *Maximum Height and area regulations:*

1.	Principal structure:	two (2) stories, 25 feet.
2.	Secondary structure:	~~One-story,~~ 16 feet. ~~Except a storage building which shall not exceed ten feet in height.~~
3.	Lot coverage by principal structure:	40 percent of total lot area.

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Section 41, "PD" Planned Development Overlay

D. *Limitation of uses:* Uses prohibited shall be those uses specifically prohibited within the underlying zoning district. The following uses are expressly prohibited within a "PD" Planned Development Overlay and cannot be established as a permitted, conditional, or secondary use under any circumstances:

1. Freight forwarding warehouses.
2. Outside storage of material/equipment.
3. Retail establishments for used car sales and service.
4. Commercial parking lots.
5. Automotive repair garages.
6. Salvage/wrecking yards.
7. Retail sales of building material displayed in an unenclosed or incompletely enclosed area with outside storage.
8. Those uses specifically designated in paragraph D. Limitation of Uses in Section 31, "LI" Light Industrial District.
9. Off-premise/billboard signage.

10. Pawn shops.

11. All uses listed in Section 49, Special Uses.

12. Bed and Breakfast.

13. Residential properties consisting of one-lot.

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Section 42, Supplementary District Regulations

Subsection C., *Secondary structures ~~buildings~~*:

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

These standards cannot be changed through a planned development overlay for an individual residential lot. Variations to the standards may only be granted as part of an entire residential subdivision prior to platting and the initial construction of the properties.

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

a. No more than two (2) per lot or property, however specific zoning districts may limit the number of secondary structures to one; and

~~b. Limited to a maximum size of 50% of the habitable building footprint of the primary structure, and must not exceed the maximum building area allowed for the property's zoning district (see table below); and~~

b. The following size limitations apply cumulatively to the maximum of two secondary structures on a single lot or property.

Lot Size	**Limitation on Secondary Structure Size**
5,000-7,499 sq. ft.	500 sq. ft. maximum and complying with all building setbacks
7,500-12,499 sq. ft.	1,000 sq. ft. maximum and complying with all building setbacks
12,500-19,999 sq. ft.	1,500 sq. ft. maximum and complying with all building setbacks
20,000 sq. ft. and larger	1,500 sq. ft. maximum and complying with all building setbacks

For lots 20,000 sq. feet and larger, a conditional use permit is required to exceed the maximum secondary structure size of 1,500 sq. ft or the maximum structure height of 16 feet.

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

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

3. Additional secondary structure requirements:

i. A secondary ~~building~~ structure attached to the main building shall be made structurally a part, ~~and~~ architecturally cohesive, have a common wall with the main structure ~~building~~ and shall comply in all respects with the requirements of this ordinance applicable to the main structure. ~~Unless so attached, a secondary building in a residential district shall be located on the rear one-half of the lot and~~

ii. Secondary structures shall be at least ten feet from any dwelling or structure ~~building~~ existing or under construction on the same lot or any adjacent lot.

iii. In all residential districts, a ~~building or~~ structure attached to the principal ~~building or~~ structure by only a breezeway ~~having a maximum~~ (which shall be) no wider than ~~th of~~ six feet and shall be considered ~~as being~~ a detached secondary ~~building or~~ structure. ~~No building shall be located nearer than three feet to any side or rear lot line.~~

iv. ~~In the case of a~~ For corner lots, no secondary structure ~~building~~ shall be located within any side yard required on the street side. ~~A garage, detached from the main building, may be located no nearer than six feet to any rear lot line and shall be subject to the same side yard requirements as the principal structure.~~

v. Any secondary structure with a roof pitch less than 3/12 cannot be taller than 12 feet in total height.

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

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

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Section 43, Nonconforming Uses and Structures

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J. *Existing secondary structures:*

(a) Applicability.

Any secondary structure lawfully constructed or lawfully permitted and under construction as of August 19, 2025, in accordance with all applicable ordinances and regulations in effect at the time of its permitting or construction, shall be deemed a legal, conforming structure, notwithstanding any provisions of this Section or other amendments to the zoning ordinance adopted thereafter.

(b) Continuation and Maintenance.

Such existing secondary structures may continue to be used, maintained, repaired, and restored, provided that no expansion, enlargement, or alteration of the structure shall be made that increases its nonconformity with the provisions of this Section or any other applicable ordinance in effect after August 19, 2025.

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MEMO TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS

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

MEETING DATE: AUGUST 19, 2025

SUBJECT: CONSIDER CALLING A PUBLIC HEARING FOR PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING ORDINANCE (82-73), SAME BEING APPENDIX D OF THE CODE OF ORDINANCES RELATED TO CREATION OF A BROWNSTONE DISTRICT, DELETION OF THE PLANNED RESIDENTIAL DISTRICTS (PRD-6 AND PRD-12), AND AMENDING RELATED DEFINITIONS.

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 41B) of the Zoning Ordinance. However, concerns were raised by both the City Council and the Planning and 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.

On June 10 and August 11, 225, during the Commission's last full workshops 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”, Planned Residential Low Density District and “PRD-12”, Planned Medium Density District (which have never been utilized), tailoring bulk, dimensional, and setback standards for the “BR”, Brownstone District, and cleaning up language. 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.

*Four*plex building ~~UNIT APARTMENT HOUSE shall mean~~ A detached building containing four (4) single-family attached dwelling~~s~~ units on one platted lot.

Multifamily dwelling ~~shall mean~~ A building or buildings containing or aggregating more than four (4) single-family dwelling units occupied as the home or residence of five (5) or more families living independently of each other and maintaining separate cooking facilities.

Single-family attached dwelling ~~shall mean~~ A portion of an enclosed building having accommodations for and occupied by only one family, attached to like units, which units

may be sold individually provided that the entire building meets all lot area, front yard, side yard, rear yard, height and other zoning requirements.

Single-family detached dwelling ~~shall mean~~ An enclosed building on one platted lot having accommodations for and occupied by only one family, which building must of itself meet all the lot area, front yard, side yard, rear yard, height and other zoning requirements.

Townhouse A single-family attached dwelling unit on a separately platted lot and conveyed by fee simple title which is joined at another dwelling unit on one or more sides by a party wall or abutting walls and occupied by only 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 an urban form 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 generate heavy foot traffic and attract substantial public interest 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 Residential 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 upon completion or abandonment of construction of the subdivision and shall not be present longer than two (2) years.
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 and/or social rooms in common areas only for the use of residents.

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. Limitation of uses:

1. There shall be a separate platted lot of record for each brownstone dwelling unit.

2. No more than three persons unrelated by blood or marriage may occupy residences within an "BR", Brownstone District.

3. Storage of mechanical or maintenance equipment incidental to any permitted or conditional use shall be screened in accordance with the provisions of Section 50, Alternate B or E, from any adjacent residential development or use.

4. Public alleys shall not be located in the required rear yards. Whenever rear access or parking is provided, access shall be from a platted alley or easement. All alleys shall be dedicated at a minimum of 15 feet as a mutual access easement with a minimum 10 feet of pavement section. No single lot shall have more than a 7 1/2-foot easement located upon it, except that when it is necessary to exceed 7 ½-feet, lot depth shall be increased to accommodate the additional width of easement necessary for the alley.

5. No Storage boxes or any other containers to be picked up or dropped off by curbside self-storage services, moving services and other similar services shall be placed within a public right-of-way or access easements. Storage containers to be picked up or dropped off by such services shall be visible from a public right-of-way or adjacent property for a period not exceeding 72 consecutive hours, and not more than two instances during any 30-day period.

D. 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.

E. 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.

F. 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.

G. 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.

H. Maximum height: The following maximum height regulations shall be observed:

1. Principal structures: 3 living stories, 50 feet to the tallest point of the roof. The transit district overlay cannot be utilized to vary the maximum height requirement of this district.

Whenever a brownstone structure immediately abuts an existing single-family residential lot or use, a 20-foot landscaped buffer area is required between the uses.

I. 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.

J. Landscaping requirements:

1. Landscaping shall be required in accordance with Section 53 of this ordinance.

K. 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.

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. Brownstones located within the transit district overlay shall comply with minimum sidewalk, walkway, and unobstructed path width as stipulated in Table 2. *Thematic Street Space Standards* in Section 41.B., Transit District Overlay of this ordinance.

~~Section 35, PRD-12 Planned Residential Medium Density District~~

The PRD-12 language is proposed for deletion in its entirety and left as *Reserved*.

Section 56, Off-Street Parking Requirements

Proposed Changes	Number of parking spaces	Required for Each
Residential		
Single-family dwellings: attached, detached, townhouse, brownstone, duplex - 2 parking spaces per dwelling unit	2	Dwelling unit (outside of the unit's garage)
Onsite guest parking for brownstone and townhouse developments	0.50	Dwelling unit
~~Apartment~~ Multifamily Dwellings, ~~C~~condominiums, triplex, ~~and~~ fourplex, and live/work space – 2 parking spaces per dwelling unit	2	Dwelling unit

Table added for reference:

Maximum Density Requirements											
	RL - Residential Low Density			RM - Residential Medium Density							RH - Residential High Density
	R-20	R-12.5	R-7.5	R-MODH	R-5.0	R-3.5	R-TH	BR	R-3.75	R-MH	R-MF
	Single-Family	Single-Family	Single-Family	Modular Home	Zero-Lot-Line	Two-Family	Townhouse	Brownstone	Three & Four Family	Manufactured Home	Multifamily
Max. Density	2 DU/ac	3 DU/ac	4 DU/ac	Refers to consistency with R-7.5 District.	8 DU/ac	8 DU/ac	~~9~~ 8 DU/ac	8 DU/ac	10 DU/ac	Provides minimum acreage and lot dimensions but does not specify DUs/ac.	20 DU/ac

ITEM #12

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: AUGUST 19, 2025

SUBJECT: PURCHASE AND INSTALLATION OF NEW TOLL TAG READERS FOR STATIONS ONE THROUGH FOUR

RECOMMENDATION: City Council to consider approval for the purchase and installation of toll tag readers for Fire Stations one through four from Schneider Electric Buildings for the Fire Department.

FUNDING SOURCE: Funds are available in the Capital Projects Fund for an amount not to exceed $15,796.

BACKGROUND: This purchase is for replacement/upgrade of the North Texas Tollway Authority (NTTA) compatible toll tag readers to insure compatibility with legacy toll tags and the new formatted public safety equipment toll tags issued by NTTA. These readers would replace existing readers to allow the gates to continue to be operated by the toll tag.

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

Bids were taken by the Cooperatives, and contracts were awarded to Schneider Electric Buildings. The Fire and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contracts would provide the best service and pricing to meet the needs of the City.

Staff recommends approval

SG/LW

ITEM #13

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: AUGUST 19, 2025

SUBJECT: PURCHASE OF PERSONAL PROTECTIVE EQUIPMENT FOR THE FIRE DEPARTMENT

RECOMMENDATION: City Council to consider approval for the purchase of personal protective equipment from North America Fire Equipment Company, Inc. (NAFECO) for the Fire Department.

FUNDING SOURCE: Funds are available in the General Fund (Fire Department) for an amount not to exceed $171,073.

BACKGROUND: This purchase is to replace expiring structural firefighting gear as mandated by the Texas Commission on Fire Protection and provide new members with two sets of protective gear and other related personal protective equipment.

This purchase will be made in accordance with an existing interlocal agreement with The National Purchasing Partners (NPPGov) 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 NAFECO. The Fire 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.

SG/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER

MEETING DATE: AUGUST 19, 2025

SUBJECT: PURCHASE OF A TORO REELMASTER 3100 MOWER

RECOMMENDATION: City Council to consider approval for the purchase of a Toro Reelmaster 3100 mower from Professional Turf Products, L.P. for the Grapevine Golf Course.

FUNDING SOURCE: Funds are available in the Lake Enterprise Fund (Golf) for a total amount not to exceed $54,952.

BACKGROUND: This purchase is to replace an existing mower that is 14 years old and has become unreliable and expensive to maintain.

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, L.P. The Golf and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best pricing for meeting the needs of the City.

Staff recommends approval.

MT/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: AUGUST 19, 2025

SUBJECT: APPROVAL FOR THE PURCHASE OF HORTICULTURE CHEMICALS AND FERTILIZERS

RECOMMENDATION: City Council to consider approval of annual contracts for the purchase of horticulture chemicals and fertilizers with BWI Companies, Inc., Helena Chemical Company, Simplot, and Innovative Turf Supply for the Grapevine Golf Course.

FUNDING SOURCE: Funds are available in the General Fund (Parks) and Lake Enterprise (Golf) fund for an estimated amount of $30,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for various types of horticultural chemicals and fertilizers to be purchased on an as-needed basis for the Parks and Recreation Department and the Grapevine Golf Course.

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 obtained by the Cooperative and a contract was awarded to BWI Companies, Inc., Helena Chemical Company, Simplot, and Innovative Turf Supply. The Grapevine Golf and Purchasing staff reviewed the contracts 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 a one-year period.

Staff recommends approval

MT/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: AUGUST 19, 2025

SUBJECT: PURCHASE FOR THE MAILING OF THE GO MAGAZINE

RECOMMENDATION: City Council to consider approval for the purchase of mailing services of the GO Grapevine magazine from Community Impact Newspaper (JG Media) for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the General Fund (Parks Department) and Lake Parks Fund for a total amount not to exceed $30,279.

BACKGROUND: The Parks and Recreation Department would like to partner with the Community Impact Newspaper to distribute our activities guide, GO Grapevine magazine, for the months of January, May and September. They would be mailed out as an insert in the Community Impact Newspaper to all Grapevine residents.

This purchase will be made in accordance with Local Government Code Chapter 252, General Exemptions, Subchapter B, Section 252.022(a) (16) advertising, other than legal notices.

Staff recommends approval.

NG/LW

ITEM #17

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: AUGUST 19, 2025

SUBJECT: RENEWAL OF AN ANNUAL CONTRACT FOR RFB 48-24 FOR WATER AND WASTEWATER CHEMICALS

RECOMMENDATION: City Council to consider approval for the renewal of an annual contract for RFB (Request For Bid) 48-24 for the purchase of water and wastewater chemicals with Brenntag Southwest, Chameleon Industries, Polydyne, Inc. and PVS DX Inc. for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for an annual estimated amount of $500,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for water and wastewater chemicals on an as-needed basis for the Public Works Department. Purchasing and the Public Works Department awarded products based on the lowest responsible and responsive bids submitted.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The contract was for an initial one-year period, with four available one-year renewal options. If approved, this will be the first renewal available.

Based on the evaluation of the bid by the Public Works Department and Purchasing it was determined the awards be made based on the lowest responsible and responsive bid meeting specifications for each line item awarded.

Staff recommends approval.

KC/JH/TM

ITEM #18

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: AUGUST 19, 2025

SUBJECT: SERVICES FOR THE ELIMINATION OF THE BUILD UP OF FATS, OIL, AND GREASE IN THE WASTEWATER COLLECTION SYSTEM

RECOMMENDATION: City Council to consider approval for the purchase of services for a trial of biologically-based services for the elimination of the buildup of Fats, Oils, and Grease (FOG) in the wastewater collection system with IN-PIPE Technology (IPT) for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund in an amount estimated of $63,000.

BACKGROUND: Council originally approved a six-month trial on December 17, 2024, with IPT in four hot spot locations within the City to improve the quality of our wastewater collection system operations.

The six-month trial is complete and the City is seeing a benefit to treating FOG in this manner and wants to continue with this method of pretreatment. Staff would like to add five additional locations for the remaining six months of the year. As a reminder, this system is placed at locations where have high levels of oils and biologically removes them to avoid sanitary sewer back ups.

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

Staff recommends approval.

ITEM #19

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: AUGUST 19, 2025

SUBJECT: PURCHASE OF TWO GRINDLAZER UNITS FOR PAVEMENT MARKING

RECOMMENDATION: City Council to consider approval for the purchase of two Graco Grindlazer Scarifiers units units needed for pavement marking removal I from Centerline Supply, Inc. for the Public Works Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund (Traffic) for a total amount not to exceed $17,051.

BACKGROUND: These units are walk behind grinders that are used to remove old pavement markings prior to the installation of new reflective markings. This equipment is at the end of its useful life and must be replaced.

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 Centerline Supply, Inc. The Traffic and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best pricing for meeting the needs of the City.

Staff recommends approval.

LJ/LW

ITEM #20

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: AUGUST 19, 2025

SUBJECT: PURCHASE OF TREATMENT ANALYZERS FOR TREATMENT TRAIN 3 FOR THE WASTEWATER TREATMENT PLANT

RECOMMENDATION: City Council to consider approval for the purchase of treatment analyzers for train 3 at the Wastewater Treatment Plant from Hach for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for a total amount not to exceed $20,443.

BACKGROUND: This purchase is for dissolved oxygen and pH analyzers for treatment 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 will be made as a sole source in accordance with the Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A). Hach is the sole source provider in the North Texas region.

Staff recommends approval

JH/LW

ITEM #21

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: AUGUST 19, 2025

SUBJECT: PURCHASE OF A FLYGT SUBMERSIBLE PUMP FOR TREATMENT TRAIN 2 AT THE WASTEWATER TREATMENT PLANT

RECOMMENDATION: City Council to consider approval for the purchase of a Flygt model submersible pump for train 2 at the Wastewater Treatment Plant from Xylem Water Solutions, Inc. for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for a total amount not to exceed $18,196.

BACKGROUND: This purchase is to replace a return pump for treatment of train 2 of the Wastewater Treatment Plant. The existing pump was not cost effective to repair. This pump is being sole sourced to match existing equipment already in operation at the plant.

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

Staff recommends approval

JH/LW

ITEM #22

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: AUGUST 19, 2025

SUBJECT: Oncor Electric Delivery Company LLC Electric Power Franchise Agreement

RECOMMENDATION: City Council to consider the second reading of the ordinance 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 Aprii 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 and a first reading was held at the August 5, 2025 Council meeting, 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:

Payment Due Date	Base Period	Privilege Period (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.

Section 12. It is hereby officially found that the meeting at which this Ordinance is passed is open to the public and that due notice of this meeting was posted by the City, all as required by law.

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 19th day of August, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____

Matthew C.G. Boyle
City Attorney

ITEM #23

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: AUGUST 19, 2025

SUBJECT: AMEND/REPLACE A PORTION OF CODE OF ORDINANCES CHAPTER 7 – BUILDING AND CONSTRUCTION

RECOMMENDATION: Consider an ordinance amending the Grapevine Code of Ordinances Chapter 7 Building and Construction, Article X Flood Prevention ordinance.

FUNDING SOURCE: Not Applicable

BACKGROUND: The Federal Emergency Management Agency (FEMA) requires communities to be participants in, and compliant with regulations of the National Flood Insurance Program (NFIP) so that residents within the Community may purchase flood insurance and so that the City of Grapevine will be eligible for FEMA emergency declaration assistance.

During our annual review of the program, it was determined that the City's ordinance needed to be updated with a few minor changes. These required changes do not modify the City's policies or implementation and management of the City's floodplain areas.

Staff recommends approval.

ORDINANCE NO. 2025-043

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING THE GRAPEVINE CODE OF ORDINANCES BY AMENDING CHAPTER 7 BUILDING AND CONSTRUCTION, ARTICLE X FLOOD DAMAGE PREVENTION, 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 16.315 of the Texas Water Code delegates the responsibility of local governmental units to adopt regulations designed to minimize flood losses; 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 7 Buildings and Construction, Article X. Flood Damage Prevention of the Grapevine Code of Ordinances is hereby amended by replacing existing text with the following:

“

Sec. 7-186. Statutory authorization.

The Legislature of the State of Texas has, in the Flood Control and Insurance Act, Texas, Water Code, § 16.315, delegated the responsibility of local governmental units to adopt regulations designed to minimize flood losses. Therefore, the City of Grapevine, Texas does ordain as follows:

Sec. 7-187. Findings of fact.

(a) The flood hazard areas of Grapevine, Texas are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.

(b) These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed or otherwise protected from flood damage.

Sec. 7-188. Statement of purpose.

It is the purpose of this article to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

(1) Protect human life and health;

(2) Minimize expenditure of public money for costly flood control projects;

(3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

(4) Minimize prolonged business interruptions;

(5) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;

(6) Help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas; and

(7) Ensure that potential buyers are notified that property is in a flood area.

Sec. 7-189. Methods of reducing flood losses.

In order to accomplish its purposes, this article uses the following methods:

(1) Restrict or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights, velocities or erosion;

(2) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

(3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters;

(4) Control filling, grading, dredging and other development which may increase flood damage; and

(5) Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

Sec. 7-190. Definitions.

Unless specifically defined below, words or phrases used in this article shall be interpreted to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

Alluvial fan flooding means flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

Apex means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

Appurtenant structure means a structure which is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

Area of future condition flood hazard means the land area that would be inundated by the 1-percent-annual chance (100-year) flood based on future conditions hydrology.

Area of shallow flooding means a designated AO, AH, AR/AO, AR/AH or VO zone on a community's Flood Insurance Rate Map (FIRM) with a one percent chance or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood hazard is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as zone a on the Flood Hazard Boundary Map (FHBM). After detailed rate making has been completed in preparation for publication of the firm, zone a usually is refined into zones A, AO, AH, A1—30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1—30, VE or V.

Base flood means the flood having a one percent chance of being equaled or exceeded in any given year.

Base flood elevation (BFE). The elevation shown on the Flood Insurance Rate Map (FIRM) and found in the accompanying Flood Insurance Study (FIS) for Zones A, AE, AH, A1—30, AR, V1—V30, or VE that indicates the water surface elevation resulting from the flood that has a one percent chance of equaling or exceeding that level in any given year—also called the base flood.

Basement means any area of the building having its floor subgrade (below ground level) on all sides.

Breakaway wall means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Critical feature means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

Development means any man-made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Elevated building means for insurance purposes, a non-basement building, which has its lowest elevated floor, raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

Existing construction means, for the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from:

(1) The overflow of inland or tidal waters.

(2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood elevation study means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslides (i.e., mudflow) and/or flood-related erosion hazards.

Flood insurance rate map (FIRM) means an official map of a community, on which the Federal Emergency Management Agency has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

Flood Insurance Study (FIS). See "flood elevation study."

Floodplain or *flood-prone area* means any land area susceptible to being inundated by water from any source (see definition of flooding).

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Floodplain management regulations means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Flood protection system means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

Flood proofing means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway. See "regulatory floodway."

Functionally dependent use means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure means any structure that is:

(1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary Interior; or

(4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

a. By an approved state program as determined by the Secretary of the Interior; or

b. Directly by the Secretary of the Interior in states without approved programs.

Levee means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee system means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Lowest floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations.

Manufactured home means a structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Mean sea level means, for purposes of the National Flood Insurance Program, the North American Vertical Datum (NAVD) of 1988 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

New construction means, for the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

Recreational vehicle means a vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not

for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory floodway means the channel of a river or other watercourse and the adjacent lands areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation by more than a designated height.

Riverine means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Special flood hazard area. See :area of special flood hazard."

Start of construction (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)), includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

Structure, for insurance purposes means:

(1) A building with two or more outside rigid walls and a fully secured roof that is affixed to a permanent site;

(2) A manufactured home (a “manufactured home,” also known as a “mobile home,” is a structure built on a permanent chassis, transported to its site in one or more sections, and affixed to a permanent foundation); or

(3) A travel trailer without wheels, built on a chassis and affixed to a permanent foundation, that is regulated under the community’s floodplain management and building ordinances or laws.

For the latter purpose, “structure” does not mean a recreational vehicle or a park trailer or other similar vehicle, except as described in paragraph (3) of this definition, or a gas or liquid storage tank.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before start of construction of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

(1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or

(2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

Variance means a grant of relief by a community from the terms of a floodplain management regulation (For full requirements see Section 60.6 of the National Flood Insurance Program regulations.)

Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

Water surface elevation means the height, in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Sec. 7-191. Lands to which this article applies.

The article shall apply to all areas of special flood hazard within the jurisdiction of the City of Grapevine.

Sec. 7-192. Basis for establishing the areas of special flood hazard.

The areas of special flood hazard identified by the Federal Emergency Management Agency in the current scientific and engineering reports entitled, "The Flood Insurance Study (FIS) for Tarrant County, Texas and Incorporated Areas," dated September 25, 2009, with accompanying Flood Insurance Rate Maps (FIRMS) dated September 25, 2009; "The Flood Insurance Study (FIS) for Denton County, Texas and Incorporated Areas," dated April 18, 2011, with Flood Insurance Rate Map (FIRM), dated April 18, 2011; "The Flood Insurance Study (FIS) for Dallas County, Texas and Incorporated Areas," dated June 16, 2005, with accompanying Flood Insurance Rate Maps (FIRMS) dated June 16, 2005, and any revisions thereto are hereby adopted by reference and declared to be a part of this article.

Sec. 7-193. Establishment of development permit.

A floodplain development permit shall be required to ensure conformance with the provisions of this article.

Sec. 7-194. Compliance.

No structure or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this article and other applicable regulations.

Sec. 7-195. Abrogation and greater restrictions.

This article is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this article and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

Sec. 7-196. Interpretation.

In the interpretation and application of this article, all provisions shall be: (1) considered as minimum requirements; (2) liberally construed in favor of the governing body; and (3) deemed neither to limit nor repeal any other powers granted under state statutes.

Sec. 7-197. Warning and disclaimer or liability.

The degree of flood protection required by this article is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This article does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this article or any administrative decision lawfully made thereunder.

Sec. 7-198. Designation of the floodplain administrator.

The public works director or designee is hereby appointed the floodplain administrator to administer and implement the provisions of this article and other appropriate sections of 44 CFR (Emergency Management and Assistance - National Flood Insurance Program Regulations) pertaining to floodplain management.

Sec. 7-199. Duties and responsibilities of the floodplain administrator.

Duties and responsibilities of the floodplain administrator shall include, but not be limited to, the following:

(1) Maintain and hold open for public inspection all records pertaining to the provisions of this article.

(2) Review permit application to determine whether to ensure that the proposed building site project, including the placement of manufactured homes, will be reasonably safe from flooding.

(3) Review, approve or deny all applications for development permits required by adoption of this article.

(4) Review permits for proposed development to assure that all necessary permits have been obtained from those federal, state or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.

(5) Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the floodplain administrator shall make the necessary interpretation.

(6) Notify, in riverine situations, adjacent communities and the state coordinating agency which is the Texas Water Development Board (TWDB) and also the Texas Commission on Environmental Quality (TCEQ), prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.

(7) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.

(8) When base flood elevation data has not been provided in accordance with section 7-192, the floodplain administrator shall obtain, review and reasonably utilize any base flood elevation data and floodway data available from a federal, state or other source, in order to administer the provisions of section 7-202.

(9) When a regulatory floodway has not been designated, the floodplain administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1—30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the city.

(10) Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zones A1—30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than one foot, provided that the community first completes all provisions required by Section 65.12 .

Sec. 7-200. Permit procedures.

(a) Application for a floodplain development permit shall be presented to the floodplain administrator on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to areas of special flood hazard. Additionally, the following information is required:

(1) Elevation (in relation to mean sea level), of the lowest floor (including basement) of all new and substantially improved structures;

(2) Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;

(3) A certificate from a registered professional engineer or architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of section 7-202(b)(2);

(4) Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.

(5) Maintain a record of all such information in accordance with section 7-199(1).

(b) Approval or denial of a floodplain development permit by the floodplain administrator shall be based on all of the provisions of this article and the following relevant factors:

(1) The danger to life and property due to flooding or erosion damage;

(2) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

(3) The danger that materials may be swept onto other lands to the injury of others;

(4) The compatibility of the proposed use with existing and anticipated development;

(5) The safety of access to the property in times of flood for ordinary and emergency vehicles;

(6) The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;

(7) The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;

(8) The necessity to the facility of a waterfront location, where applicable;

(9) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;

Sec. 7-201. Variance procedures.

(a) The appeal board (The building code board of adjustment), as established by the community, shall hear and render judgement on requests for variances from the requirements of this article.

(b) The appeal board shall hear and render judgement on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the enforcement or administration of this article.

(c) Any person or persons aggrieved by the decision of the appeal board may appeal such decision to the courts of competent jurisdiction.

(d) The floodplain administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.

(e) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this article.

(f) Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in section 7-200(b) of this article have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

(g) Upon consideration of the factors noted above and the intent of this article, the appeal board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this article (section 7-188).

(h) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

(i) Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

(j) Prerequisites for granting variances.

(1) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(2) Variances shall only be issued upon, (i) showing a good and sufficient cause; (ii) a determination that failure to grant the variance would result in

exceptional hardship to the applicant, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

(3) Any application to which a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below a minimum of two feet above the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

(k) Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that (i) the criteria outlined in section 7-201(a)—(i) are met, and (ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

Sec. 7-202. Provisions for flood hazard reduction.

(a) *General standards.* In all areas of special flood hazards the following provisions are required for all new construction and substantial improvements.

(1) All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

(2) All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;

(3) All new construction or substantial improvements shall be constructed with materials resistant to flood damage;

(4) All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(5) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

(6) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and,

(7) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(b) *Specific standards.* In all areas of special flood hazards where base flood elevation data has been provided as set forth in (i) section 7-192, (ii) section 7-199(8), or (iii) section 7-202(c)(3), the following provisions are required:

(1) *Residential construction.* New construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated to a minimum of two (2) feet above the base flood elevation. All new residential construction shall have an access elevation at or above the base flood elevation. No residential construction shall be permitted in the floodway. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standard of this subsection as proposed in section 7-200(a)(1), is satisfied.

(2) *Nonresidential construction.* New construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to a minimum of two (2) feet above the base flood level or together with attendant utility and sanitary facilities, be designed so that below two (2) feet above the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the floodplain administrator.

(3) *Enclosures.* New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

a. A minimum of two openings on separate walls having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

b. The bottom of all openings shall be no higher than one foot above grade.

c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(4) *Manufactured homes.*

a. Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

b. Require that manufactured homes that are placed or substantially improved within Zones A1—30, AH, and AE on the city's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to a minimum of two (2) feet above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

c. Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision with Zones A1—30, AH and AE on the community's FIRM that are not subject to the provisions of paragraph (4) of this section be elevated so that either:

(i) The lowest floor of the manufactured home is at or above a minimum of two feet above the base flood elevation; or

(ii) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade,and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

(5) *Recreational vehicles.* Require that recreational vehicles placed on sites within Zones A1—30, AH, and AE on the community's FIRM either (i) be on the site for fewer than 180 consecutive days, (ii) be fully licensed and ready for highway use, or (iii) meet the permit requirements of section 7-200(a), and the elevation and anchoring requirements for "manufactured homes" in paragraph (4) of this section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

(c) *Standards for subdivision proposals.*

(1) All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with sections 7-187, 7-188, and 7-189 of this article.

(2) All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet floodplain development permit requirements of section 7-193, section 7-200 and the provisions of section 7-202 of this article.

(3) Base flood elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which is greater than 50 lots or 5 acres, whichever is lesser, if not otherwise provided pursuant to Section 7-192 or Section 7-199(2) of this article.

(4) Base flood elevation data shall be generated by a detailed engineering study for all Zone A areas, within 100 feet of the contour lines of Zone A areas, and other streams not mapped by FEMA, as indicated on the community's FIRM.

(5) All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.

(6) All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

(d) *Standards for areas of shallow flooding (AO/AH zones).* Located within the areas of special flood hazard established in section 7-192, are areas designated as shallow flooding. These areas have special flood hazards associated with flood depths of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

(1) All new construction and substantial improvements of residential structures shall have the lowest floor (including basement) elevated to two (2) feet above the base flood elevation or the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).

(2) All new construction and substantial improvements of non-residential structures shall:

(i) Have the lowest floor (including basement) elevated to two feet above the base flood elevation or the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified), or;

(ii) Together with attendant utility and sanitary facilities be designed so that below the base specified flood depth in an AO zone, or below the base flood elevation in an AH Zone, level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.

(3) A registered professional engineer or architect shall submit a certification to the floodplain administrator that the standards of this section, as proposed in section 7-200, are satisfied.

(4) Require within Zones AH or AO adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.

(e) *Floodways.* Located within areas of special flood hazard established in section 7-192, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters, which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

(1) Select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood without increasing the water surface elevation of that flood more than 1 foot at any point.

(2) Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

(3) If section 7-202(e)(1) above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of section 7-202.

Sec. 7-203. Severability.

If any section, clause, sentence, or phrase of this article is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this article.

Sec. 7-204. Penalties for non-compliance.

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this court order and other applicable regulations. Violation of the provisions of this court order by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this court order or fails to comply with any of its requirements shall upon conviction thereof be fined not more

than $2,000.00 for each violation, and in addition shall pay all costs and expenses involved in the case. Each day a violation occurs is a separate offense. Nothing herein contained shall prevent City from taking such other lawful action as is necessary to prevent or remedy any violation.

Sec. 7-205. Certification of Adoption

Approved: _____
(community official)

Passed: _____
(adoption date)

Ordinance Becomes Effective: _____
(effective date)

I, the undersigned, _____, do hereby certify that the above is a true and correct copy of an ordinance duly adopted by the City of Grapevine at a regular meeting duly convened on _____.

_____
(Signature of Certifying Official) (Seal)

Sec. 7-206. Reserved.

."

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of August, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ITEM #24

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: AUGUST 19, 2025

SUBJECT: AUTHORITY TO AWARD THE EULESS GRAPEVINE ROAD PROJECT

RECOMMENDATION: City Council to consider the approval of awarding the Euless Grapevine Road Project to CT4 Construction, based upon concurrence of the Texas Department of Transportation for the Public Works Department and an ordinance to appropriate funds.

FUNDING SOURCE: Upon approval of the attached appropriation ordinance, funds will be available in the Grants Fund in the estimated amount of $2,182,263.

BACKGROUND: On August 31, 2018, staff submitted the Euless Grapevine Road project to be funded through the North Central Texas Council of Government (NCTCOG) Metropolitan Transportation Plan Policy Bundle project call. The Euless Grapevine Road project was one of the approved projects and provides for reconstruction of two lanes, including sidewalk and traffic signal improvements, at the intersection of the State Highway 360 Frontage Road, as shown on the attached exhibit, to support both the City's and the region's transportation systems.

On December 13, 2018, the Euless Grapevine Road project was awarded federal funding through the Regional Transportation Council. Typically, federal funds require a 20% local match, however, this project allows for the use of Transportation Development Credits (TDCs) which reduce the City's financial contributions. City Council authorized the use of (TDCs) on this project in March of 2019.

On March 19, 2024, Council approved the proposed Local Project Advance Funding Agreement for construction, which provides $2,182,263 in federal funding for construction. This includes the $436,553 in TDCs that are being utilized as our local match.

The project was advertised and bids opened on May 13, 2025, with five bids being received.

CT4 Construction - $1,855,851.80
XIT Paving & Construction - $1,936,240.70
Ratliff Hardscape - $1,977,277.84
Ed Bell Construction Company - $2,339,287.15
JR WTX Concrete - $2,368,108.44
Engineers Estimate - $2,071,688.47

JA Engineering, Inc. has reviewed the bids and concurs with staff's recommendation to award to CT4 Construction in the amount of $1,855,851.80 with a contingency of $326,411.20 for a total of $2,182,263.00. The City will receive Federal funding in an amount up to $2,182,263.00, leaving no additional funding required from the City other than any cost overruns. The City will pay CT4 Construction monthly and request reimbursement from TxDOT.

The contractor has 105 working days to complete the projects after notice to proceed. Staff expects the work to commence at the end of 2025.

Staff recommends approval.

ORDINANCE NO. 2025-044

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF REVENUE IN THE AMOUNT OF $2,182,263 IN THE GRANT FUND TO BE RECEIVED FROM THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE EULESS GRAPEVINE ROAD PROJECT; AUTHORIZING THE APPROPRIATION OF $2,182,263 IN THE GRANT FUND FOR EXPENDITURES ASSOCIATED WITH THE GRANT WHICH ARE CONSISTENT WITH THE APPROVED GRANT; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine has received approval for grant funds from the Texas Department of Transportation for the Euless Grapevine Road project; and

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

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

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

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

Section 2. That the City Council hereby authorizes an amount of $2,182,263 revenue be appropriated in the Grant Fund based on approval of the Texas Department of Transportation project for Euless Grapevine Road.

Section 3. That the City Council hereby authorizes an estimated amount of $2,182,263 be appropriated in the Grant Fund for the expenditures associated with the project for which the grant is established.

Section 4. 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 5. 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 19th day of August, 2025.

APPROVED:

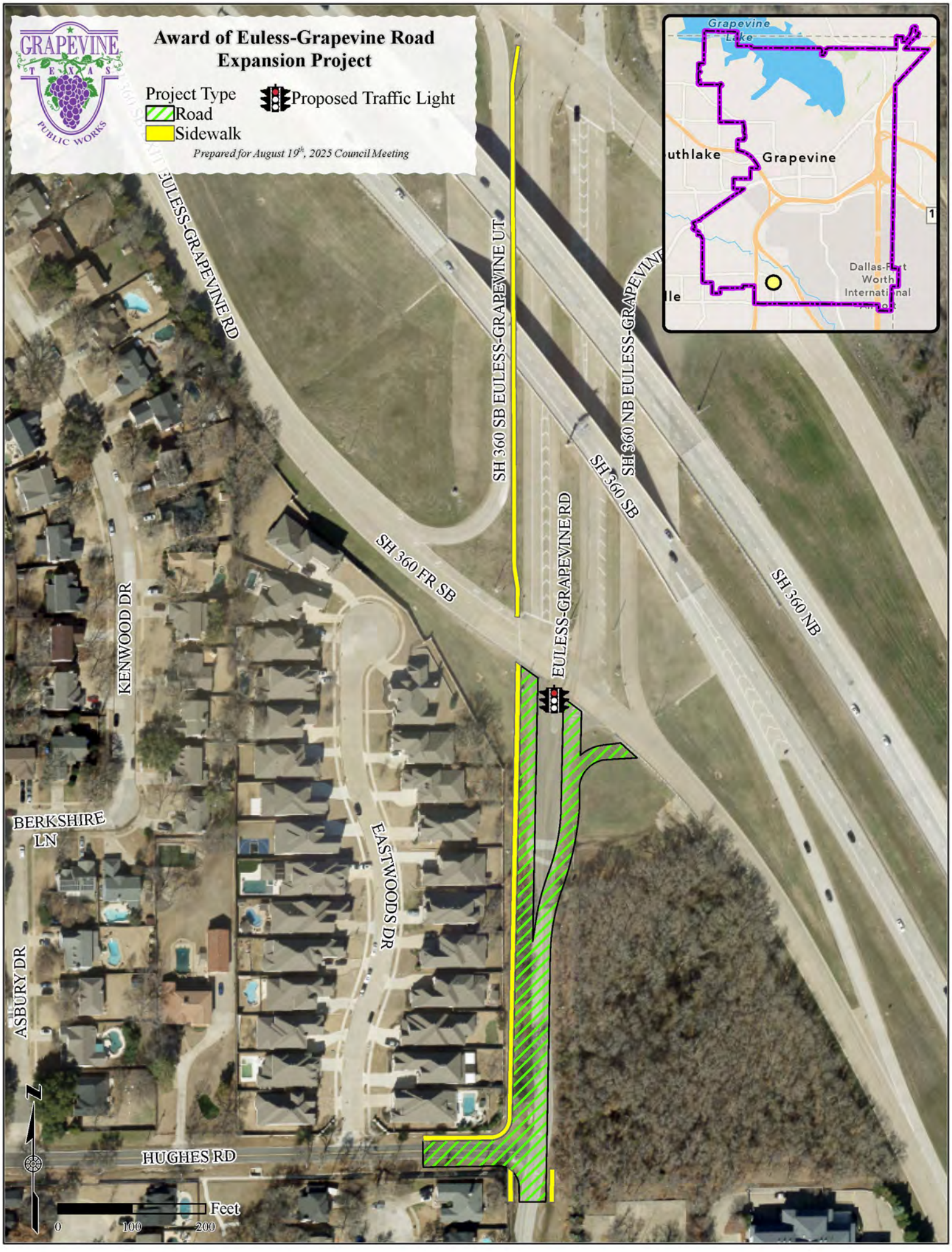
_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney


Award of Euless-Grapevine Road Expansion Project
Project Type
Road
Sidewalk
Proposed Traffic Light
Prepared for August 19th, 2025 Council Meeting
GRAPEVINE TEXAS PUBLIC WORKS
Grapevine Lake
uthlake
Grapevine
Dallas-Fort Worth International
EULESS-GRAPEVINE RD
SH 360 SB EULESS-GRAPEVINE UT
SH 360 NB EULESS-GRAPEVINE
SH 360 SB
SH 360 NB
SH 360 FR SB
KENWOOD DR
BERKSHIRE LN
EASTWOODS DR
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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 5th day of August, 2025 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

William D. Tate	Mayor
Paul Slechta	Mayor Pro Tem
Sharron Rogers	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member
Leon Leal	Council Member
Sean Shope	Council Member

constituting a quorum, and with the following members of the City Staff:

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

CALL TO ORDER

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

Item 1. Executive Session

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

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

B. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities; Public Works; and the 185 acres) pursuant to Section 551.072, Texas Government Code.

C. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 7:04 p.m. The closed session ended at 7:23 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Sections 551.071, 551.072 or 551.087.

City Manager Bruno Rumbelow stated no action was necessary.

REGULAR MEETING

Mayor Tate called the regular meeting to order at 7:30 p.m.

Item 2. Invocation

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

Item 3. Posting of the Colors and Pledges of Allegiance

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

Item 4. Citizen Comments

No one spoke during citizen comments.

PRESENTATIONS

Item 5. Mayor Tate to recognize the Grapevine High School Baseball Team for winning the 2025 5A Baseball State Championship.

Mayor Tate recognized Coaches Jimmy Webster, Jason Washburn and Drien Mooney along with the Grapevine High School Baseball Team for the wining the 2025 5A Baseball State Championship.

Coach Webster thanked the community for its support and praised the players for their effort.

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 examples of the proposed updates to the Map 2: Land Use Plan of the Comprehensive Master Plan (Future Land Use Map.) Most of the changes are clean up items for zonings that no longer have a related comprehensive master plan designation. There are approximately 460 properties included in the proposed changes.

Planning and Zoning Commission Chairman Larry Oliver reiterated Director Marohnic's presentation and described Commission's process in reviewing possible changes.

Council did not take any action on this item.

Item 7. Planning Services Director to present the proposed Brownstone District and associated amendments to the Zoning Ordinance.

Planning Services Director Marohnic presented this item and described the proposed Brownstone District. The Planning and Zoning Commission Subcommittee continues to work on this amendment, but the plan is that on August 19, Council will call for a public hearing and will hold a public hearing at the September 16 meeting.

Chairman Oliver answered questions from Council.

Council Member Sharron Rogers provided details on what options for brownstone designs the commission has studied.

Council did not take any action on this item.

OLD BUSINESS

Item 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.

Deputy Director of Public Works John Robertson presented this item and answered questions from Council.

Motion was made to approve 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.

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

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

NEW BUSINESS

Item 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.

Assistant Finance Director Rebecca Coryea presented this item and answered questions from Councill.

Motion was made to approve 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.

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

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

Item 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.

Assistant Finance Director Coryea presented this item to the Council.

Motion was made to approve 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.

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

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

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 11. Consider a contract for procurement card services with JPMorgan Chase Bank, N.A.

Chief Financial Officer Jeff Strawn recommended approval of an annual contract for procurement card services.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 12. Consider the purchase of Self-Contained Breathing Apparatus (SCBA) fire equipment from Casco Industries, Inc.

Fire Chief Darrell Brown recommended approval of the purchase of four SCBA equipment pieces for an amount not to exceed $45,609.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 13. Consider the purchase of Motorola mobile radios, chargers and accessories from Motorola Solutions, Inc.

Fire Chief Brown recommended approval of the purchase of seven Motorola mobile radios, chargers and accessories for an amount not to exceed $50,746.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 14. Consider the purchase of a fire extinguisher demonstration and training prop from JHB Group, Inc.

Fire Chief Brown recommended approval of a new fire extinguisher demonstration and training prop for an amount not to exceed $17,474 for the Fire Department Prevention Division.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 15. Consider the purchase of a green mower for the Grapevine Golf Course from Professional Turf Products.

Director of Golf Robert Singletary recommended approval of the purchase of a green mower for the Grapevine Golf Course for a total amount not to exceed $57,258.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 16. Consider an Enterprise Agreement for maintenance and support for the Meraki firewalls and wireless access points from ePlus Technology, Inc.

Chief Information Officer Tessa Allberg recommended approval of the enterprise agreement for maintenance and support of the Meraki firewalls and wireless access points for an annual amount not to exceed $45,568.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy

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

Item 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.

Director of Parks and Recreation Chris Smith recommended approval of the renewal of the annual contracts for as-needed tree maintenance services for an annual amount not to exceed $550,000.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 18. Consider an Interlocal Agreement for continued detention services with the City of Coppell.

Police Chief Mike Hamlin recommended approval of the continuation of detention services with the City of Coppell to include housing and transportation of inmates to county facilities.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 19. Consider the renewal of a contract for elevator maintenance services with ThyssenKrupp Elevator Corporation.

Director of Public Works Bryan Beck recommended approval of the renewal of a contract for elevator maintenance services at City facilities for an amount not to exceed $110,000.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 20. Consider declaring property as surplus property and authorizing their sale through public auction.

Director of Public Works Beck recommended approval of the declaration of seven items including vehicles and trailers as surplus property and authorizing their sale through public auction.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 21. Consider the purchase of suspended solids analyzers for the train 3 digester at the Wastewater Treatment Plant with Cerlic Controls, Inc.

Director of Public Works Beck recommended approval of the purchase of suspended solids analyzers for the train 3 digester at the Wastewater Treatment Plant for an amount not to exceed $15,320.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 22. Consider a contract for the purchase of HVAC equipment, supplies, and installation services with A&G Services.

Director of Public Works Beck recommended approval for the purchase of HVAC equipment, supplies and installation services as-needed at various City facilities for an estimated annual amount of $35,000.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 23. Consider the first reading of **Ordinance No. 2025-042** of the franchise agreement granted to Oncor Electric Delivery Company LLC (Oncor) to amend the agreement and update franchise language.

Prior to the vote on this item, Council Member Rogers asked questions about the agreement specific to Winter Storm Uri.

City Attorney Matthew C.G. Boyle and Tiffany Richmond Senior Area Manager for Oncor answered the questions related to this storm.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

This is the first reading of Ordinance No. 2025-042. The second reading is scheduled for the August 19, 2025 City Council meeting.

Item 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.

Director of Public Works Beck recommended approval of the ratification of a Developers Agreement for the development of property along East College Street to include the reconstruction of a sanitary sewer line.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 25. Consider the minutes of the July 1 and July 15, 2025 Regular City Council meetings.

City Secretary Tara Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

ADJOURNMENT

Motion was made to adjourn the meeting at 8:01 p.m.
Motion: Coy

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

Passed and approved by the City Council of the City of Grapevine, Texas on this the 19th day of August, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

MEMO TO: PLANNING AND ZONING COMMISSION MEMBERS

FROM: ERICA MAROHNIC, DIRECTOR, PLANNING SERVICES

MEETING DATE: AUGUST 19, 2025

SUBJECT: RECEIVE A REPORT, HOLD A DISCUSSION AND PROVIDE STAFF DIRECTION REGARDING AMENDMENTS TO MAP 2: LAND USE PLAN OF THE COMPREHENSIVE MASTER PLAN (FUTURE LAND USE MAP) IN THE TRANSIT DISTRICT ASSESSMENT AREA AND TO SECTION 41.B, TRANSIT DISTRICT OVERLAY OF THE ZONING ORDINANCE.

BACKGROUND:

The Commission's Comprehensive Master Plan Subcommittee met on August 7, 2025, to discuss potential amendments within the 13th assessment or Transit District for Map 2: Land Use Plan, also know as the future land use map (FLUM). During the discussion and direction, the following topics were covered:

1. Make the Transit District Overlay mandatory for all development and redevelopment activities within its boundaries. This can be achieved by prohibiting the use of a Planned Development (PD) overlay within the Transit District, as developers can only utilize the Transit District overlay to deviate from the base zoning.

2. Amend Section 41.B, Transit District Overlay of the Zoning Ordinance to establish the Transit District as a legitimate overlay tool. The primary land use will be determined by the base zoning district, while the overlay can modify uses, design standards, density, and other relevant factors.

3. Better define intensity subdistricts by amending Section 41.B, Transit District Overlay. Instead of trying to define each intensity subdistrict, create a comprehensive list of appropriate uses for each one.

4. Amend the boundaries of the Transit District as follows:
   - Remove 1109 Airline Drive.
   - Remove 113, 131, and 351 E. Hudgins Street.
   - Remove 827 Dawn Lane and 849 E. Dallas Drive.
   - Remove the Sunshine Harbor subdivision as "future" development.

5. Propose the following Future Land Use (FLU) changes:

Address	Existing Future Land Use designation	Proposed Future Land Use designation
1109 Airline Drive	C/MU	RL
729 E. Dallas Road	IC	RL
827 Dawn Lane	IC	RL
849 E. Dallas Road	IC	RL
605 E. Dallas Road	C/MU	RM
611 E. Dallas Road	IC	RM
617 E. Dallas Road	IC	RM
623 E. Dallas Road	IC	RM
701 E. Dallas Road	IC	RM
113 E. Hudgins	C/MU	LC
131 E. Hudgins	C/MU	LC
351 E. Hudgins	C/MU	LC

6. Propose the following rezoning changes:
   - Change the zoning of 1109 Airline Drive from Professional Office District (PO) to Single-Family District (R-7.5).

7. Consider introducing a "government/private partnership" use within the Transit District.

During the Commission's Transit District Overlay, (Section 41.B.) Subcommittee meeting on August 11, 2025, the subcommittee reviewed the draft revisions from the Planning and Legal teams for the first three subsections. These included the purpose, general guidelines, and the application for utilizing the transit district. The subcommittee provided feedback, and the revisions are shown in the attached comparison table exhibit.

em/

Section 41B. Transit District Overlay

EXISTING VS. DRAFT COMPARISON TABLE

EXISTING	FIRST REVISIONS (Legal Draft)	SECOND REVISIONS (Legal + Planning Draft)
PURPOSE: Given the creation of the TEXRail Station within the city, this type of public transportation center can lead to development pressure within close proximity to the station which is often referred to as Transit Oriented Development (TOD). This combination of commuter rail along with the rail station, hotel and parking structure investment and its proximity to Grapevine's Historic Main Street will lead to some of the most unique development and land opportunities within the city. With this in mind, the Transit District Overlay is intended to encourage development within the boundaries of the Transit District which encompasses approximately 175 acres centered at the Grapevine Main Station/Hotel Vin complex at the northeast corner of Dallas Road and Main Street and continuing east to Ball Street and west to Texan Trail and bounded to the north by the TEXRail rail line. The purpose of the overlay is to promote an alternate and progressive means of development within the Transit District keeping in mind the varied existing and potential land uses. This overlay will enable uses that are typically associated with the established principles of Transit Oriented Development and provides the tools and mechanisms necessary to plan, design, and construct such uses. Potential benefits associated with the overlay include increased density and lot coverage, reduced building setbacks, a wider range of potential land uses, and alternative parking strategies. The discretionary oversight granted in this section shall allow the Planning and Zoning Commission and the City Council the ability to establish standards and impose conditions upon such requests to mitigate or eliminate potentially adverse effects upon the community or upon properties within the vicinity of the proposed use. Designation under this section shall not affect the underlying zoning of the property except as provided in the ordinance establishing the overlay. GENERAL GUIDELINES: All development and uses intended within the Transit District utilizing the Transit District Overlay will follow the criteria established within Section 41B. Transit District Overlay, and The City of Grapevine Transit District Overlay, Design and Development Standards, attached hereto as Exhibit "A", and incorporated herein as if contained in its entirety. In situations where a conflict between the overlay and the Zoning Ordinance may occur, the provisions of the Overlay shall prevail. APPLICATION FOR UTILIZING THE TRANSIT DISTRICT OVERLAY: An application for a Transit District Overlay shall be filed with the Director of Development Services, which shall be forwarded to the Planning and Zoning Commission and the City	PURPOSE: Given the creation of the TEXRail Station within the city, this type of public transportation center can lead to development pressure within close proximity to the station which is often referred to as Transit Oriented Development (TOD). This combination of commuter rail along with the rail station, hotel and parking structure investment and its proximity to Grapevine's Historic Main Street will lead to some of the most unique development and land opportunities within the city. With this in mind, the Transit District Overlay is intended to encourage development within the boundaries of the Transit District which encompasses approximately 175 acres centered at the Grapevine Main Station/Hotel Vin complex at the northeast corner of Dallas Road and Main Street and continuing east to Ball Street and west to Texan Trail and bounded to the north by the TEXRail rail line. The purpose of the overlay is to promote an alternate and progressive means of development within the Transit District keeping in mind the varied existing and potential land uses. This overlay will enable uses that are typically associated with the established principles of Transit Oriented Development and provides the tools and mechanisms necessary to plan, design, and construct such uses. Potential benefits associated with the overlay include increased density and lot coverage, reduced building setbacks, a wider range of potential land uses, and alternative parking strategies. The discretionary oversight granted in this section shall allow the Planning and Zoning Commission and the City Council the ability to establish standards and impose conditions upon such requests to mitigate or eliminate potentially adverse effects upon the community or upon properties within the vicinity of the proposed use. GENERAL GUIDELINES: All development and uses intended within the Transit District utilizing the Transit District Overlay will follow the criteria established within Section 41B. Transit District Overlay, and The City of Grapevine Transit District Overlay, Design and Development Standards, attached hereto as Exhibit "A", and incorporated herein as if contained in its entirety. In situations where a conflict between the overlay and the Zoning Ordinance may occur, the provisions of the Overlay shall prevail. APPLICATION FOR UTILIZING THE TRANSIT DISTRICT OVERLAY: An application for a Transit District Overlay shall be filed with the Director of Development Services, which shall be forwarded to the Planning and Zoning Commission and the City Council. The procedure to follow to establish a Transit District	PURPOSE: Given the creation of the TEXRail Station within the city, this type of public transportation center can lead to development pressure within close proximity to the station, often referred to as Transit Oriented Development (TOD). This combination of commuter rail, the rail station, hotel and parking structure investment, and its proximity to Grapevine's Historic Main Street creates unique development opportunities within the city. The Transit District Overlay (TDO) is intended to encourage compatible development ~~approximately 175 acres~~ centered at the Grapevine Main Station/Hotel Vin complex, located within the boundaries of East and West Hudgins to the north, ~~Dallas Road and Main Street, east to~~ Ball Street to the west, ~~to Texan Trail~~ generally Dooley Street to the east, and Nash and Vine Streets to the south ~~north the TEXRail line~~. The Transit District Overlay shall only be established on property that has uses consistent with its base zoning district. An application for a TDO shall only be considered when either: the base zoning district allows the intended use, or a request to rezone to a base district to allow the intended use is submitted at the same time as consideration of a TDO application. The base zoning district establishes the foundational land uses permitted on the property, while the TDO provides additional flexibility for urban design, increased density, reduced setbacks, expanded use options, and alternative parking strategies appropriate within a pedestrian-oriented urban context. Where there is a conflict between the base zoning district requirements and the TDO, the TDO shall supersede in instances of bulk, dimensional, setback requirements and design standards. The overlay shall serve as a supplementary layer to the base zoning, offering discretionary tools for design and planning that support the principles of TOD. This includes enhanced urban form, pedestrian orientation, and context-sensitive development. Through this mechanism, the Planning and Zoning Commission and City Council may impose conditions to mitigate potential adverse impacts on the community or surrounding properties. Therefore, a Planned Development (PD) overlay is prohibited within the Transit District as a tool to deviate from requirements and standards of the base zoning. GENERAL GUIDELINES: All development and uses intended within the Transit District utilizing the Transit District Overlay shall

Council. The procedure to follow to establish a Transit District Overlay shall be the same process as that required to establish, amend, or alter a development as specified under Section 48, Conditional Uses. The application shall contain a Site Plan as outlined in Section 47, Site Plan Review, along with appropriate information, drawing and exhibits demonstrating adherence to the Overlay requirements as well as any additional information as may be required by the Planning and Zoning Commission, City Council, or the Director of Development Services. Failure to meet the following submittal requirements will result in the rejection of the application.	Overlay shall be the same process as that required to establish, amend, or alter a development as specified under Section 48, Conditional Uses. The application shall contain a Site Plan as outlined in Section 47, Site Plan Review, along with appropriate information, drawing and exhibits demonstrating adherence to the Overlay requirements as well as any additional information as may be required by the Planning and Zoning Commission, City Council, or the Director of Development Services. Failure to meet the following submittal requirements will result in the rejection of the application. Upon the approval of any Transit District Overlay, the previous zoning designation on the Property is abandoned. Unless and until the Property is otherwise rezoned or an amendment to the Transit District Overlay is approved, the Property can only be used in full accordance with the site plan approved as part of the Transit District overlay.	comply with the criteria established in this Section 41B. Transit District Overlay, and The City of Grapevine Transit District Overlay, Design and Development Standards, attached hereto as Exhibit "A", and incorporated herein by reference.. In situations where a conflict between the overlay and the ~~Zoning Ordinance~~ base zoning district may occur, the provisions of the Overlay shall govern. However, the underlying base zoning shall remain the controlling standard for permitted land uses unless otherwise modified or supplemented by the approved Overlay. APPLICATION FOR UTILIZING THE TRANSIT DISTRICT OVERLAY: An application for a Transit District Overlay shall be filed with the Director of Planning Services, and processed in accordance with the procedure ~~under~~ Section 48, Conditional Uses. The Overlay application shall contain a Site Plan as outlined in Section 47, Site Plan Review, along with appropriate information, drawing and exhibits demonstrating adherence to the Overlay requirements as well as any additional information as may be required by the Planning and Zoning Commission, City Council, or the Director of Planning Services. Approval of a Transit District Overlay does not remove or eliminate the base zoning designation but supplements it. If a development project desires to change a property's use, a rezone to a base district that permits the new use is required. The property shall be developed in conformance with the approved site plan and the Overlay conditions. Any subsequent changes to the site plan or standards must be approved through an amendment to the Overlay. ~~Upon the approval of any Transit District Overlay, the previous zoning designation on the Property is abandoned. Unless and until the Property is otherwise rezoned or an amendment to the Transit District Overlay is approved, the Property can only be used in full accordance with the site plan approved as part of the Transit District overlay.~~

MEMO TO: PLANNING AND ZONING COMMISSION SUBCOMMITTEE

FROM: ERICA MAROHNIC, DIRECTOR, PLANNING SERVICES

MEETING DATE: AUGUST 19, 2025

SUBJECT: RECEIVE AND DISCUSS A REPORT FROM THE BROWNSTONES DISTRICT SUBCOMMITTEE

BACKGROUND:

On August 11, 2025, a subcommittee of the Planning and Zoning Commission met to discuss the creation and drafts of a new Section 34, "BR", Brownstones District of the Zoning Ordinance. During the discussion and directions, the following changes were discussed:

- Removed the word "party" from *Section B. Secondary Uses*
- Removed *Section C. Conditional Uses* in its entirety.
- Clarified that the maximum structure height as 3 stories of living space and 50 feet to the tallest point of the roof.
- Clarified that the Transit District Overlay (TDO) cannot be utilized to vary the maximum height.
- Consider removing the requirement that a brownstone erected within 30 feet of an existing single-family dwelling cannot exceed the number of stories and height of the single-family dwelling. Added language for a 20 foot buffer.
- Clarified that parking of recreational vehicles, trailers, motor homes, boats, towed trailers, and similar vehicular equipment are prohibited.
- Removed the language stating that a planned development overlay shall not be used to deviate from the minimum sidewalk width requirement of 4-feet.
- Increased the number of on-site guest parking spaces to 0.5 per dwelling unit from 0.25.

DRAFT

~~*Strikethrough*~~ = Deletion

Underline = Insertion

DELETED DEFINITIONS - Section 12, *Definitions*

~~APARTMENT shall mean a room or suite of rooms arranged, designed or occupied as a residence by a single family, individual or group of individuals.~~

~~APARTMENT HOUSE shall mean any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied as three (3) or more apartments or which is occupied as the home or residence of three (3) or more families living independently of each other and maintaining separate cooking facilities.~~

AMENDED DEFINITIONS - Section 12, *Definitions*

Condominium ~~means the separate ownership of single units or apartments in a multiple unit structure or structures with common elements as defined in Article 1301a Texas Revised Civil Statutes Annotated.~~ A dwelling on one platted lot within which designated units are conveyed by fee simple title, with an undivided interest in the building's common elements, to include, but not limited to: halls, stairs, elevators, roofs, parking spaces and the land as defined in the Texas Condominium Act.

Duplex ~~shall mean a~~ A detached building on one lot having separate accommodations for two (2) single-family dwellings or occupied by two (2) families.

Efficiency Unit ~~APARTMENT shall mean~~ A dwelling unit in a multifamily structure, consisting of not more than one habitable room, together with kitchen or kitchenette and sanitary facilities, and having a minimum floor area of ~~six hundred (~~600~~)~~ square feet. A habitable room shall be defined as being a space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas, shall not be considered habitable space.

*Four*plex building ~~UNIT APARTMENT HOUSE shall mean~~ A detached building containing four (4) single-family attached dwelling~~s~~ units on one platted lot.

Multifamily dwelling ~~shall mean~~ A building or buildings containing or aggregating more than four (4) single-family dwelling units occupied as the home or residence of five (5) or more families living independently of each other and maintaining separate cooking facilities.

Single-family attached dwelling ~~shall mean~~ A portion of an enclosed building having accommodations for and occupied by only one family, attached to like units, which units

may be sold individually provided that the entire building meets all lot area, front yard, side yard, rear yard, height and other zoning requirements.

Single-family detached dwelling ~~shall mean~~ An enclosed building on one platted lot having accommodations for and occupied by only one family, which building must of itself meet all the lot area, front yard, side yard, rear yard, height and other zoning requirements.

Townhouse A single-family attached dwelling unit on a separately platted lot and conveyed by fee simple title which is joined at another dwelling unit on one or more sides by a party wall or abutting walls and occupied by only 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 an urban form 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 generate heavy foot traffic and attract substantial public interest 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 Residential 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 upon completion or abandonment of construction of the subdivision and shall not be present longer than two (2) years.
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 and/or social rooms in common areas only for the use of residents.

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. Limitation of uses:

1. There shall be a separate platted lot of record for each brownstone dwelling unit.

2. No more than three persons unrelated by blood or marriage may occupy residences within an "BR", Brownstone District.

3. Storage of mechanical or maintenance equipment incidental to any permitted or conditional use shall be screened in accordance with the provisions of Section 50, Alternate B or E, from any adjacent residential development or use.

4. Public alleys shall not be located in the required rear yards. Whenever rear access or parking is provided, access shall be from a platted alley or easement. All alleys shall be dedicated at a minimum of 15 feet as a mutual access easement with a minimum 10 feet of pavement section. No single lot shall have more than a 7 1/2-foot easement located upon it, except that when it is necessary to exceed 7 ½-feet, lot depth shall be increased to accommodate the additional width of easement necessary for the alley.

5. No Storage boxes or any other containers to be picked up or dropped off by curbside self-storage services, moving services and other similar services shall be placed within a public right-of-way or access easements. Storage containers to be picked up or dropped off by such services shall be visible from a public right-of-way or adjacent property for a period not exceeding 72 consecutive hours, and not more than two instances during any 30-day period.

D. 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.

E. 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.

F. 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.

G. 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.

H. Maximum height: The following maximum height regulations shall be observed:

1. Principal structures: 3 living stories, 50 feet to the tallest point of the roof. The transit district overlay cannot be utilized to vary the maximum height requirement of this district.

Whenever a brownstone structure immediately abuts an existing single-family residential lot or use, a 20-foot landscaped buffer area is required between the uses.

I. 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.

J. Landscaping requirements:

1. Landscaping shall be required in accordance with Section 53 of this ordinance.

K. 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.

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. Brownstones located within the transit district overlay shall comply with minimum sidewalk, walkway, and unobstructed path width as stipulated in Table 2. *Thematic Street Space Standards* in Section 41.B., Transit District Overlay of this ordinance.

~~Section 35, PRD-12 Planned Residential Medium Density District~~

The PRD-12 language is proposed for deletion in its entirety and left as *Reserved*.

Section 56, Off-Street Parking Requirements

Proposed Changes	Number of parking spaces	Required for Each
Residential		
Single-family dwellings: attached, detached, townhouse, brownstone, duplex - 2 parking spaces per dwelling unit	2	Dwelling unit (outside of the unit's garage)
Onsite guest parking for brownstone and townhouse developments	0.50	Dwelling unit
~~Apartment~~ Multifamily Dwellings, ~~C~~condominiums, triplex, ~~and~~ fourplex, and live/work space – 2 parking spaces per dwelling unit	2	Dwelling unit

Table added for reference:

Maximum Density Requirements											
	RL - Residential Low Density			RM - Residential Medium Density							RH - Residential High Density
	R-20	R-12.5	R-7.5	R-MODH	R-5.0	R-3.5	R-TH	BR	R-3.75	R-MH	R-MF
	Single-Family	Single-Family	Single-Family	Modular Home	Zero-Lot-Line	Two-Family	Townhouse	Brownstone	Three & Four Family	Manufactured Home	Multifamily
Max. Density	2 DU/ac	3 DU/ac	4 DU/ac	Refers to consistency with R-7.5 District.	8 DU/ac	8 DU/ac	~~9~~ 8 DU/ac	8 DU/ac	10 DU/ac	Provides minimum acreage and lot dimensions but does not specify DUs/ac.	20 DU/ac

TO: PLANNING AND ZONING COMMISSION SUBCOMMITTEE

FROM: ERICA MAROHNIC, DIRECTOR, PLANNING SERVICES

MEETING DATE: AUGUST 19, 2025

SUBJECT: RECEIVE AND DISCUSS A REPORT FROM THE PROFESSIONAL OFFICE DISTRICT SUBCOMMITTEE

BACKGROUND:

The Professional Office Subcommittee met on August 14, 2025, to discuss proposed changes to the conditional uses listed in Section 27, "PO," Professional Office District Regulations. There are no materials included in your packet; however, depending on the action items from the meeting, relevant materials may be provided at your place during the special session on August 19, 2025.

/em

MEMO TO: PLANNING AND ZONING COMMISSION MEMBERS

FROM: ERICA MAROHNIC, DIRECTOR, PLANNING SERVICES

MEETING DATE: AUGUST 19, 2025

SUBJECT: CONSIDER A CITY-INITIATED REZONING REQUEST FOR 1109 AIRLINE DRIVE AND A CITY-INITIATED AMENDMENT TO SECTION 41B. TRANSIT DISTRICT OVERLAY

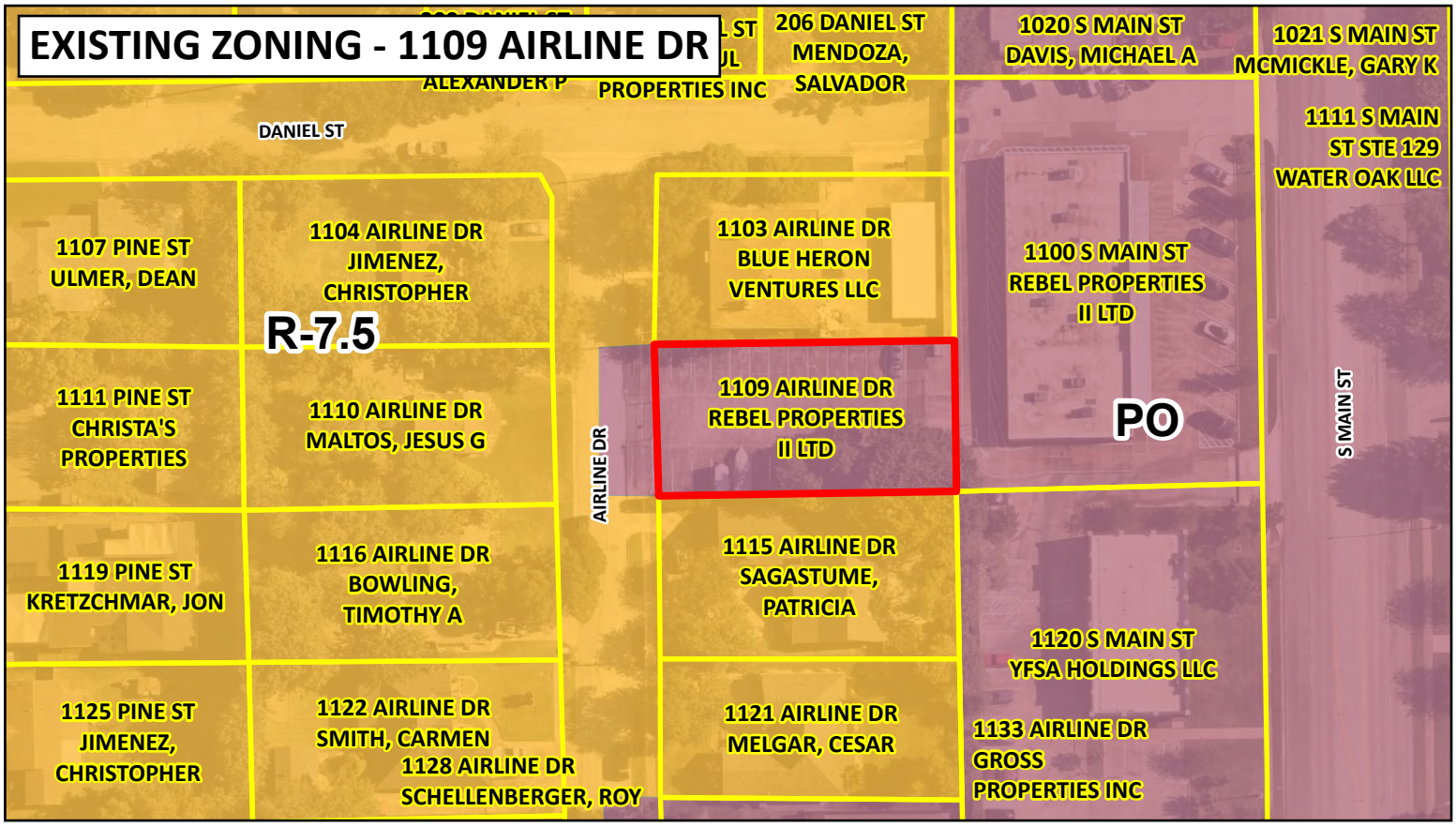
BACKGROUND:

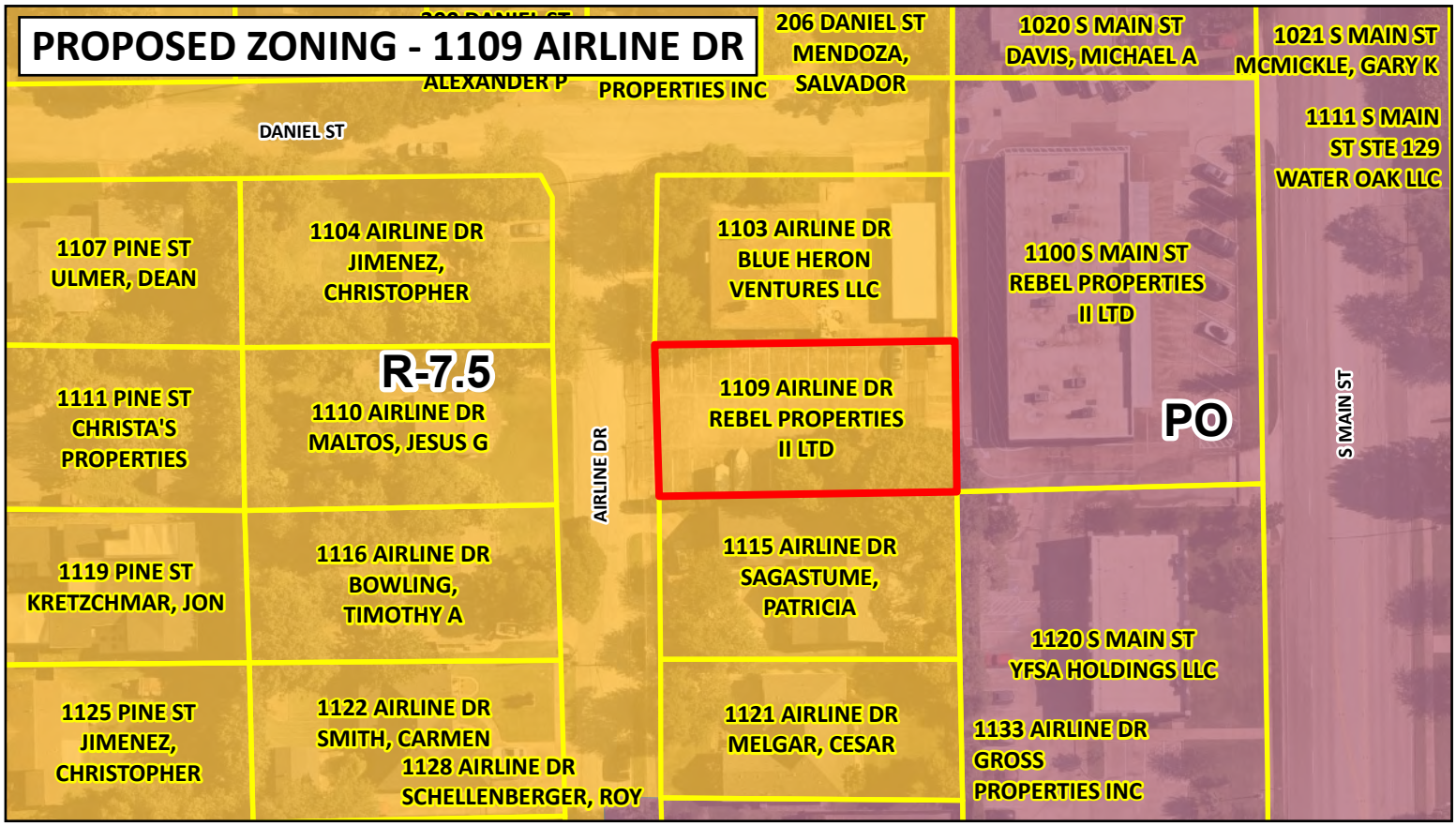
Attached are the following maps:

- 1109 Airline Drive – Consider a city-initiated rezoning request from "PO", Professional Office District to the "R 7.5", Single Family District

- 1109 Airline Drive, 113 East Hudgins Street, 131 East Hudgins Street, 351 East Hudgins Street, 827 Dawn Lane, 849 East Dallas Road and all of Lots 1-215, Sunshine Harbor subdivision – Consider a city-initiated amendment to Section 41.B., Transit District Overlay of the Zoning Ordinance, same being Appendix "D" of the Code of Ordinances, amending the boundaries of the transit district overlay by removing the listed properties

em/





Parcel of Interest

Parcels

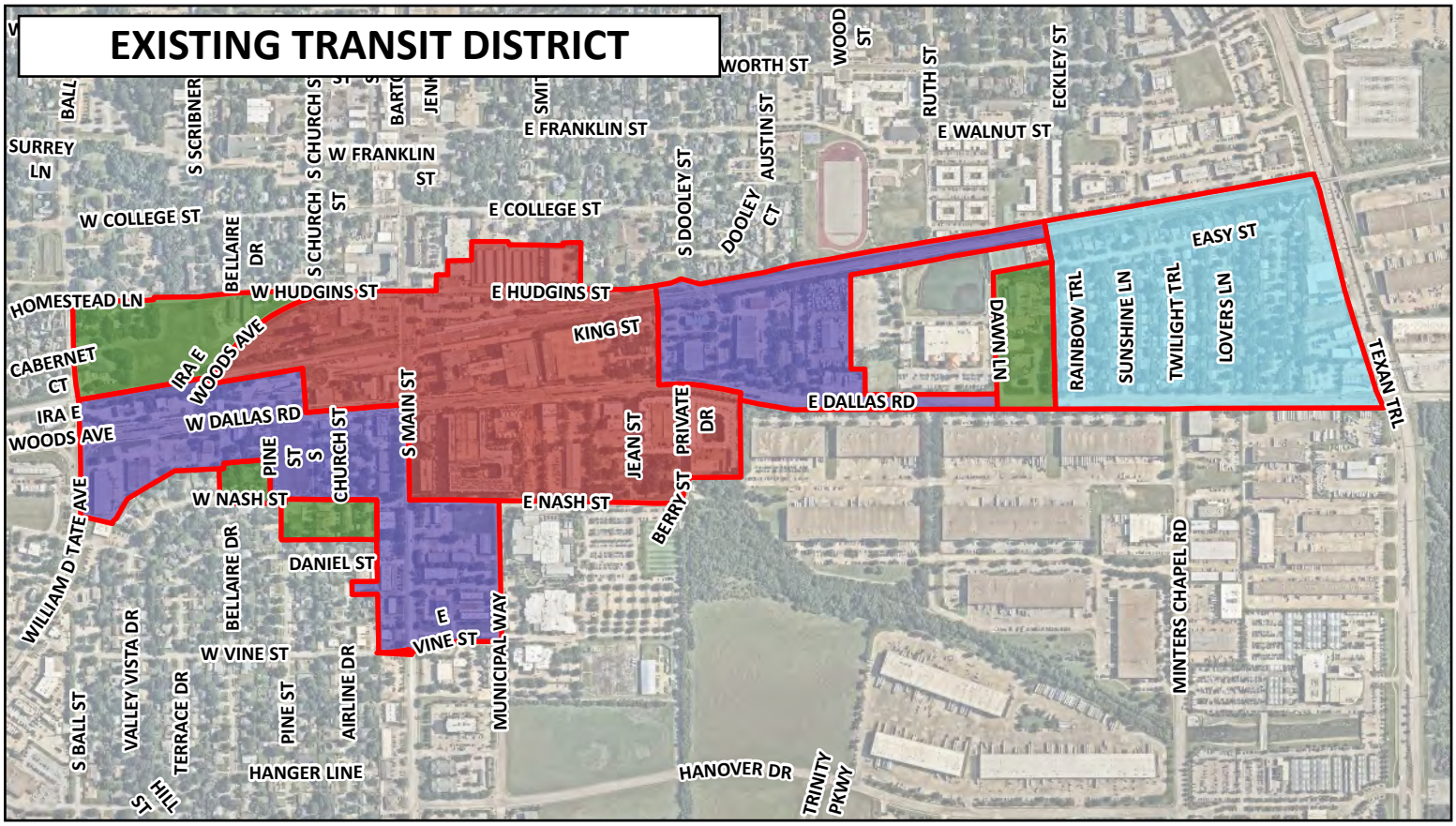
PO - Professional Office District

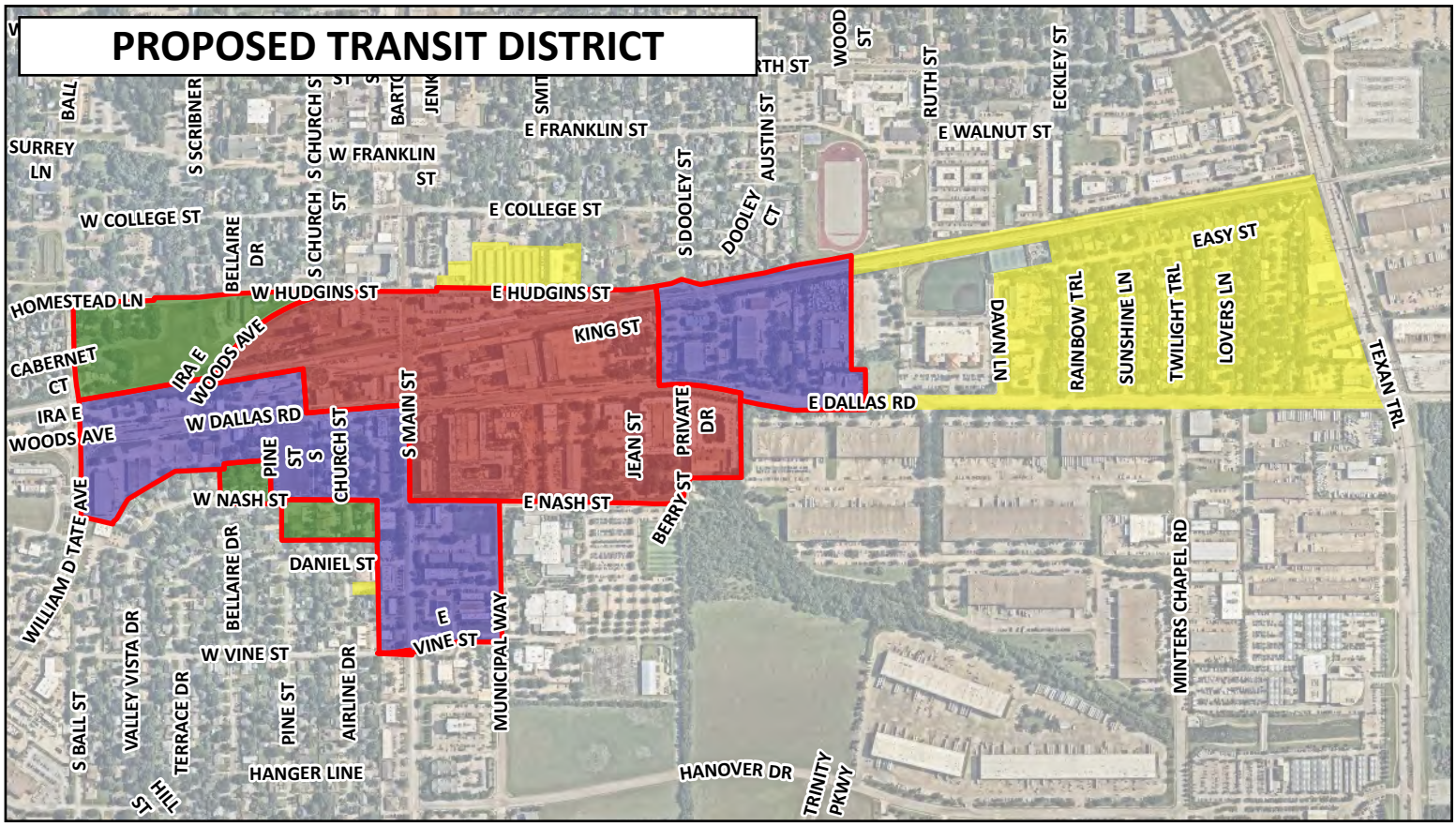
R-7.5 - Single-Family District

0 50 100 150 200

Feet

Date: 8/11/2025





Low Intensity

Medium Intensity

High Intensity

Future

Omitted Area

0 500 1,000 1,500 2,000

Feet

Date: 8/12/2025

CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, JULY 15, 2025

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

6:15 p.m.	Special Session – Planning and Zoning Conference Room
7:30 p.m.	Joint Regular Meeting – City Council Chambers

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this 15TH day of July 2025 in the Planning and Zoning Conference Room with the following members present-to-wit:

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

With Jason Parker absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Planning Services Director
Albert Triplett	Planner II
Lindsay Flores	Planner I
Ashlee Mosley	Planning Technician

SPECIAL SESSION: 6:15 p.m. – Planning and Zoning Conference Room

1. Conduct Oaths of Office for appointed and reappointed Commission Members

The Oath of Office was administered to Ashley Anderson Brown, Gustav Kuelbs, and Beth Tiggelaar.

2. Elect a Chairman and Vice-Chairman

Motion was made to elect Larry Oliver as Chair of the Planning & Zoning Commission:

Motion: Kercheval
Second: Tiggelaar

Ayes: Oliver, Hutton, Roberts, Kuelbs
Nays: None
Approved: 7-0

Motion was made to elect Beth Tiggelaar as Vice Chair of the Planning and Zoning Commission:

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

3. Appoint a Planning & Zoning Commission Liaison to the Historic Preservation Commission

Chair Oliver appointed himself as Liaison to the Historic Preservation Commission:

4. Receive a report on Site Plan Review Committee decision of Conditional Use Permit **CU25-14** and Planned Development Overlay **PD25-02** (Floor & Décor) reconsideration.

   Chair Oliver gave a report on the Site Plan Review Committee decision of Conditional Use Permit **CU25-14** and Planned Development Overlay **PD25-02** (Floor & Décor) reconsideration.

5. Hold a discussion and take any necessary action regarding updates to Map 2: Land Use Plan of the Comprehensive Master Plan (Future Land Use Map) and/or the Official Zoning Map concerning the properties located at 1251, 1255, 1265, 1295, 1285 and 1300 South Main Street.

   The Commission held the discussion on the Future Land Use Map concerning properties located at 1251, 1255, 1265, 1295, 1285 and 1300 South Main Street. It was decided that a subcommittee consisting of Chair Oliver, Commissioner Tiggelaar, and Commissioner Roberts would meet on August 7, 2025 at 1:00 p.m. to further review and discuss this topic.

   It was decided that a separate subcommittee consisting of Chair Oliver, Commissioner Hutton, and Commissioner Anderson Brown would meet on August 11, 2025 at 1:00 p.m. to further review and discuss the Transit District Overlay.

6. Hold a discussion and take any necessary action regarding the allowance of restaurants as a conditional use in the “PO”, Professional Office District.

The Commission discussed the allowance of restaurants as a conditional use in the "PO", Professional Office District. It was decided that a subcommittee consisting of Chair Oliver, Commissioner Kirby, and commissioner Parker would meet at a future date to further review and discuss this topic.

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

7. Invocation and Pledge of Allegiance:

JOINT PUBLIC HEARINGS

8. **CU25-26; Volkswagen Signage** - submitted by Principle Auto for property located at 2351 William D Tate Avenue, platted as Block 1, Lot 1RA, First Baptist Church of Grapevine Addition. The site was approved for a conditional use permit CU21-04 (Ord. 2021-012) to amend the previously approved site plan to allow for the addition of a sales building for a Vantas/ Karma automotive dealership. This request is specifically to remove an existing monument sign and add a 40-foot tall pole sign along William D Tate Avenue frontage, directly north of the main entrance driveway. The property is zoned "CC", Community Commercial District and is owned by Principle Grapevine RE Ltd.

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

9. **CU25-28; NBT Financial –** submitted by Baird Hampton & Brown, Inc. for property located at 803 East Northwest Highway, platted as Block 1, Lot 4R1, Opryland Second Addition. This request is to allow a new bank with a dual-lane drive-through in a planned commercial center. The property is zoned "CC", Community Commercial District and is owned by Westwood Group Development NO II LP.

The Commission and Council received a report from staff and held the public hearing. Applicant, Skylar Lyle and owner, Gary Cantrell, presented and answered questions.

10. **CU25-30; Icon Automotive** – submitted by Icon Automotive for property located at 721 West State Highway 114, platted as Block 1, Lot 2, Cinemark Addition. The site was previously approved for a conditional use permit CU12-05 (Ord. 2012-015) to allow for a 40-foot tall pole sign at an existing motorcycle dealership with sales and service of new and used motorcycles, ATV, watercraft and associated equipment. This request is specifically to allow for the application and installation of paint protection film and window film (window tinting) in conjunction with a proposed business. The property is zoned "CC", Community Commercial District and is owned by MPSZI Properties.

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

11. **CU25-31; Freight Forwarding** – submitted by Impex GLS, Inc for property located at 800 Industrial Boulevard, Suite 300, platted as Block 3, Lot 2A, Heritage Business Park Addition-GV. The site was previously approved for a conditional use permit CU00-07 (Ord. 2000-017) to allow for outside storage in conjunction with an internet-based grocery warehouse. This request is specifically to allow for a freight forwarding business in an existing warehouse. The property is zoned "LI", Light Industrial District and is owned by Prologis, LP.

The Commission and Council received a report from staff and held the public hearing. Applicant, J. T. Kim, presented and answered questions.

12. Zoning Ordinance Amendment AM24-05 – City Council and Planning and Zoning Commission to conduct a public hearing relative to 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.

Motion was made to table Zoning Ordinance Amendment AM24-05 to the August 19, 2025 Joint City Council and Planning & Zoning Commission meeting.

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

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

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

Chairman Oliver called the regular session to order at **8:26 p.m.**

13. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

14. Conditional Use Permit CU25-26 (Volkswagen Signage) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU25-26** (Volkswagen Signage):

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

15. Conditional Use Permit CU25-28 (NBT Financial) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU25-28** (NBT Financial):

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

16. Conditional Use Permit CU25-30 (Icon Automotive) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use permit **CU25-30** (Icon Automotive):

Motion: Kercheval
Second: Roberts
Ayes: Oliver, Tiggelaar, Hutton, Anderson Brown, Kuelbs
Nays: None

Approved: 7-0

17. Conditional Use Permit CU25-31 (Freight Forwarding) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **deny** conditional use request **CU25-31** (Freight Forwarding):

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

18. Consider the minutes of the June 17, 2025 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the June 17, 2025 Planning and Zoning Commission meeting:

Motion: Hutton
Second: Roberts
Ayes: Oliver, Tiggelaar, Kercheval
Nays: None
Abstain: Anderson Brown, Kuelbs
Approved: 5-0-2

Adjournment

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

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS 19TH DAY OF AUGUST 2025.

APPROVED:

_____
CHAIRMAN

ATTEST:

_____
PLANNING TECHNICIAN

CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING – LEGAL BRIEFING
MONDAY, AUGUST 4, 2025 AT 1:00 P.M.

GRAPEVINE CITY HALL, PLANNING AND ZONING CONFERENCE ROOM
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

1:00 PM	Legal Briefing Meeting

The Planning and Zoning Subcommittee of the City of Grapevine, Texas met in Session on this the 4th day of August 2025 in the City Council Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Beth Tiggelaar	Vice Chair
Traci Hutton	Member
Justin Roberts	Member
Kirby Kercheval	Member
Ashley Anderson Brown	Member
Gustav Kuelbs	Alternate
Sharron Rogers	Council Representative

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

Matthew Boyle	City Attorney
Erica Marohnic	Planning Services Director
Lindsay Flores	Planner I

MEETING: 1:00 p.m. – Planning and Zoning Conference Room

CALL TO ORDER

1. CITIZEN COMMENTS

No one spoke during citizen comments.

2. Planning and Zoning Commission to receive a report and hold a discussion regarding authority granted under the Texas Local Government Codes, meeting procedures, and the role, rules, and responsibilities of the Planning and Zoning Commission, and take any necessary action.

Adjournment: 2:37 p.m.

Meeting was adjourned.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 19TH DAY OF AUGUST 2025.

APPROVED:

_____
CHAIRMAN

ATTEST:

_____
PLANNING TECHNICIAN

CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING – FUTURE LAND USE MAP (TRANSIT DISTRICT
THURSDAY, AUGUST 7, 2025 AT 1:00 P.M.

GRAPEVINE CITY HALL, PLANNING AND ZONING CONFERENCE ROOM
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

1:00 PM	Planning and Zoning Future Land Use Map Subcommittee Meeting

The Planning and Zoning Subcommittee of the City of Grapevine, Texas met in Session on this the 7th day of August 2025 in the City Council Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Beth Tiggelaar	Vice Chair
Justin Roberts	Member
Sharron Rogers	Council Representative

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

Erica Marohnic	Planning Services Director
Albert Triplett	Planner II
Betsi Chatham	GIS Manager
Ashlee Mosley	Planning Technician

MEETING: 1:00 p.m. – Planning and Zoning Conference Room

CALL TO ORDER

1. CITIZEN COMMENTS

No one spoke during citizen comments.

2. Planning and Zoning Commission's Comprehensive Master Plan Subcommittee to consider updates to Map 2: Land Use Plan of the Comprehensive Master Plan (Transit District).

Adjournment: 2:48 p.m.

Meeting was adjourned. The subcommittee will meet again on August 20, 2025 at 10:00 a.m.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 19TH DAY OF AUGUST 2025.

APPROVED:

_____
CHAIRMAN

ATTEST:

_____
PLANNING TECHNICIAN

CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING – TRANSIT DISTRICT OVERLAY
MONDAY, AUGUST 11, 2025 AT 1:00 P.M.

GRAPEVINE CITY HALL, PLANNING AND ZONING CONFERENCE ROOM
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

1:00 PM	Transit District Overlay Subcommittee Meeting

The Planning and Zoning Subcommittee of the City of Grapevine, Texas met in Session on this the 11th day of August 2025 in the City Council Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Traci Hutton	Member
Ashley Anderson Brown	Member
Sharron Rogers	Council Representative

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

Erica Marohnic	Planning Services Director
Lindsay Flores	Planner I
Ashlee Mosley	Planning Technician

MEETING: 1:00 p.m. – Planning and Zoning Conference Room

CALL TO ORDER

1. CITIZEN COMMENTS

No one spoke during citizen comments.

2. Planning and Zoning Commission's Transit District Overlay Subcommittee to hold a discussion to provide staff direction regarding the Transit District Overlay in the Zoning Ordinance and take any necessary action.

Adjournment: 1:54 p.m.

Meeting was adjourned.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 19TH DAY OF AUGUST 2025.

APPROVED:

_____
CHAIRMAN

ATTEST:

_____
PLANNING TECHNICIAN

CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING – "BR", BROWNSTONE DISTRICT
MONDAY, AUGUST 11, 2025 AT 2:00 P.M.

GRAPEVINE CITY HALL, PLANNING AND ZONING CONFERENCE ROOM
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

2:00 PM	"BR", Brownstone District Subcommittee Meeting

The Planning and Zoning Subcommittee of the City of Grapevine, Texas met in Session on this the 11th day of August 2025 in the City Council Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Traci Hutton	Member
Ashley Anderson Brown	Member
Sharron Rogers	Council Representative

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

Erica Marohnic	Planning Services Director
Lindsay Flores	Planner I
Ashlee Mosley	Planning Technician

MEETING: 2:00 p.m. – Planning and Zoning Conference Room

CALL TO ORDER

1. CITIZEN COMMENTS

No one spoke during citizen comments.

2. Receive a report, hold a discussion, and provide staff direction regarding creation and drafts of a new Section 34, "BR", Brownstone District, and other related sections of the Zoning Ordinance, and take any necessary action.

Adjournment: 2:44 p.m.

Meeting was adjourned.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 19TH DAY OF AUGUST 2025.

APPROVED:

_____
CHAIRMAN

ATTEST:

_____
PLANNING TECHNICIAN

CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING – "PO", PROFESSIONAL OFFICE DISTRICT
THURSDAY, AUGUST 14, 2025 AT 2:00 P.M.

GRAPEVINE CITY HALL, PLANNING AND ZONING CONFERENCE ROOM
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

2:00 PM	"PO", Professional Office District Subcommittee Meeting

The Planning and Zoning Subcommittee of the City of Grapevine, Texas met in Session on this the 14th day of August 2025 in the City Council Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Kirby Kercheval	Member
Jason Parker	Member
Sharron Rogers	Council Representative

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

Erica Marohnic	Planning Services Director
Albert Triplett	Planner II
Ashlee Mosley	Planning Technician

MEETING: 2:00 p.m. – Planning and Zoning Conference Room

CALL TO ORDER

1. CITIZEN COMMENTS

No one spoke during citizen comments.

2. Planning and Zoning Commission's "PO", Professional Office District Subcommittee to hold a discussion to provide staff direction regarding the "PO", Professional Office District, and take any necessary action

Adjournment: 3:05 p.m.

Meeting was adjourned.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 19TH DAY OF AUGUST, 2025.

APPROVED:

_____
CHAIRMAN

ATTEST:

_____
PLANNING TECHNICIAN

TO: PLANNING AND ZONING COMMISSION MEMBERS

FROM: ERICA MAROHNIC, DIRECTOR, PLANNING SERVICES

MEETING DATE: AUGUST 19, 2025

SUBJECT: 89TH TEXAS LEGISLATURE – ADMINISTRATIVE, LAND USE, AND ZONING BILLS

BACKGROUND:

The 89th Texas Legislature's Regular Session was marked by many proposed legislations affecting local municipalities, particularly regarding administrative processes, land use, and zoning. Most of the bills that passed and were signed by the governor had the potential to significantly change the appearance of cities like Grapevine. However, these bills were primarily bracketed for cities with populations at least 150,000 and within a county of at least 300,000 people.

The three bills with the greatest potential to impact Grapevine were **Senate Bills 15**, **840**, and **2477**.

Senate Bill 15 allows a small lot single-family development on properties that are five acres and larger, have never been platted, and are zoned for single-family homes.

Senate Bill 840 allows the construction of multifamily housing in commercial areas across the city, if it meets specific threshold requirements. Additionally, it limits the city's ability to regulate factors such as density, parking, building height, lot coverage, and setbacks for all multifamily and mixed-use housing throughout the city.

Senate Bill 2477 – allows existing office buildings that have been zoned for commercial use for over five years to be converted into multifamily and mixed-use residential properties. Cities are prohibited from imposing permit fees, requiring traffic impact analyses or traffic improvements, and charging parkland fees or dedications. This creates a new chapter under the Texas Local Government Code, Chapter 249.

Of the 19 cities affected by the above legislation, ten are in North Texas, but Grapevine is not among them.

BILL SUMMARY:

This is a summary of the bills from the 89th session that will have an immediate impact on internal procedures. At this time, the two priority bills, **House Bill 24** and **House Bill 1522**, are primarily administrative in nature and will not require any changes to the Zoning Ordinance.

Administrative

House Bill 24 – The legislation amends zoning procedures in Texas, focusing on Section 211 of the Local Government Code. It introduces "comprehensive zoning changes" and sets different voting thresholds (supermajority or simple majority) for approvals. There is a 60-day challenge period for approved zone changes, and public hearing signs must measure 24 by 48 inches. This will take effect on September 1, 2025.

House Bill 1522 – The agenda posting requirement has changed from "72 hours" to "3 business days" for city councils, boards, commissions, advisory groups, and their subcommittees. For a public hearing on a Tuesday, the agenda must be posted the prior Tuesday, excluding weekends, the posting date, the meeting date, and city holidays. This change will be effective September 1, 2025.

Land Use and Zoning

House Bill 2464 – prohibits cities from requiring permits or licenses for home occupations. However, they may require that home occupations comply with federal, state, and local laws and codes. These occupations must be compatible with residential use and secondary to the primary residential function of the property. It's important to note that deed restrictions may still apply.

House Bill 2559 – Cities that wish to implement a development moratorium must meet certain requirements:

- A three-quarters (3/4) vote is necessary.
- There will be a second public hearing 30 days after the first, with certified notice sent to those who requested it.
- The temporary moratorium pending ordinance adoption is eliminated.
- The ordinance must have two readings, which must be 28 days apart.
- Residential moratoriums are added to the commercial limitation of 90 days, with one possible 90-day extension, allowing for a total of 180 days.

Senate Bill 617 – Cities must send a specific notification and follow a public hearing process when converting a property to provide housing for homeless individuals.

Senate Bill 783 – Broadens the exceptions allowing municipalities and counties to adopt or enforce building product standards, methods, or materials that exceed those required by state law.

Senate Bill 785 – Cities are not permitted to adopt or enforce zoning regulations or district boundaries that directly or indirectly prohibit the installation of new HUD-Code manufactured homes within its limits. This implies that cities must allow HUD-Code homes in at least one zoning district.

Senate Bill 1202 - adds a new subsection, 247.0025, to Chapter 247 of the Texas Local Government Code. This new provision establishes guidelines for third-party reviews of backup power installations for one- and two-family homes. It appears to permit these third-party reviews and on-site evaluations to bypass regular inspection requirements of cities.

Senate Bill 1567 – Regarding single-family occupancy, cities cannot limit the number of unrelated individuals living in a home; however, they can specify the total number of occupants based on the square footage of the bedrooms. Apply only to home-rule cities that have a university campus, as defined by Section 61.003 of the Education Code.

Senate Bill 1844 – Property owners are provided a process of disannexation from a city due to a failure to provide services. This adds a new category of landowners who may petition for disannexation. A majority of property owners in an area may petition the city if:

1. The area is adjacent to a navigable waterway.
2. The annexation did not comply with Subchapter C, Chapter 43 of the Texas Local Government Code.
3. Most properties in the area lack connections to city water and wastewater systems, while other parts of the city are connected.

If a valid petition is filed, the city must disannex the area within 60 days. If the city fails to do this, petitioners can file a lawsuit to compel disannexation. If successful, the court will order disannexation and award attorney's fees.

Additionally, the bill states that:

- Landowners in disannexed areas will not receive refunds for past taxes or fees.
- The provision does not apply to previously designated industrial districts.
- Long-incorporated areas can qualify for disannexation.
- Petitions must be signed by landowners, not voters.

All enrolled versions of each bill can be reached via the Texas Legislature Online Bill Search tool at Texas Legislature Online - Bill Search. All bills should be queried under the 89(R) - 2025 selection option.

/em