CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 16, 2025

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

7:00 p.m.	Dinner – City Council Conference Room
7:30 p.m.	Joint Regular Meeting – City Council Chambers

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

1. Invocation and Pledge of Allegiance: Commissioner Beth Tiggelaar

JOINT PUBLIC HEARINGS

2. Conditional Use Permit **CU25-17** (Subaru EV Charging Station) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Five Star Subaru of Grapevine. This site was previously approved for a conditional use permit to amend the previously approved site plan CU15-19 (Ordinance No. 2015-029) to allow for a pylon sign in conjunction with an automotive dealership with the sales and service of new and used vehicles. This request is specifically to allow for one, Level 3, electric vehicle (EV) charging station. The subject property is located at t 2651 William D Tate Avenue and is currently zoned ““PID”, Planned Industrial Development.

3. Conditional Use Permit **CU25-37** (Futsal) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by ML Clark Consulting, LLC. This site was previously approved for a conditional use permit CU19-02 (Ordinance No. 2019-006) for additional on-premise signage, and to allow for gasoline sales, and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a convenience store. This request is specifically to allow three outdoor soccer fields, a 5,040 square foot recreation area, outdoor speakers, and a check-in and concessions suite in a portion of an existing building within a planned commercial center. The subject property is located at 3560 North Grapevine Mills Boulevard and is currently zoned “CC”, Community Commercial District.

4. Special Use Permit **SU25-03** (Firelife Church) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Firelife Church. This site was previously approved for a conditional use permit CU12-28 (Ordinance No. 2012-032) to allow retail sales of secondhand goods in a lease space exceeding 3,000 square feet. The applicant is requesting a special use permit to allow for a 185-seat church in an existing building within a planned

commercial center. The subject property is located at 5311 William D. Tate Avenue and is currently zoned CC", Community Commercial District.

5. Zoning Application **Z25-05**, Conditional Use Permit **CU25-41** and Planned Development Overlay **PD25-04** (Northwest Animal Hospital) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Lynn Engineering requesting to rezone 0.26 acres from "R-20", Single-Family District to "CN", Neighborhood Commercial District; a conditional use permit to allow for the expansion of an existing veterinarian office use onto the adjacent lot to provide additional parking; and a planned development overlay to deviate from, but not be limited to, a reduction in buffer requirements and a decrease in minimum required landscaping, Section 24, "*CN", Neighborhood Commercial District,* J. *Landscape Requirements* and *M*. *Design Requirements* of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 1027 William D. Tate Avenue and 1104 Valley Vista Drive.

6. Zoning Ordinance Amendment **AM22-02** – 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 creation of the Brownstone Residential District Regulations and amendments to related sections of the ordinance, including: Section 12, Definitions to add, remove, and delete definitions; Section 20, "TH", Townhouse District Regulations to reduce the maximum density to eight (8) dwelling units per acre; Section 34, Planned Residential Low-Density District to delete in its entirety and replace with the Brownstone Residential District Regulations, establishing permitted and conditional uses, and bulk, dimensional and setback requirements; Section 35, "PRD-12", Planned Residential Medium Density District to delete in its entirety and reserve for future use; and Section 56, Off-Street Parking Requirements to establish minimum parking requirements for Brownstones and guest parking for Brownstone, Townhouse, Multifamily, and Live/Work units.

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

7. 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.

OLD BUSINESS

8. Conditional Use Permit **CU25-27** (Fortified Film Solutions) – City Council to consider the second reading of **Ordinance No. 2025-045** 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. **The public hearing and first reading of this item were held at the August 19, 2025 City Council meeting.**

NEW BUSINESS

9. Consider **Ordinance No. 2025-055** adopting an ad valorem tax rate of 0.237228, the O&M ad valorem tax rate of .134431 and the debt service ad valorem tax rate of .102797 per $100 valuation for tax year 2025 and fiscal year 2026, and take any necessary action.

10. Consider calling a public hearing (**Z25-06**) regarding a city-initiated request to rezone 0.23 acres at 1109 Airline Drive from "PO", Professional Office District to "R-7.5", Single-Family Residential District, and take any necessary action.

11. Consider a Guaranteed Maximum Price (GMP) contract for the renovations and new construction associated with the Water and Wastewater Treatment Plant Administration Building Improvements Project with Fransen Pittman Construction, approval of owner contingency, **Ordinance No. 2025-056** appropriating the funds, and take any necessary action.

12. Consider the second amendment to the architectural/engineering contract for renovations and new construction associated with the Water and Wastewater Treatment Plant Administration Building Improvements Project with Freese and Nichols, Inc., reconciliation of amendments to the architectural/engineering contract approved by staff within prior contingency funds, **Ordinance No. 2025-057** appropriating the funds, and take any necessary action.

13. Consider **Ordinance No. 2025-058** amending the Grapevine City Code Chapter 25 – Utilities and Service, Section 25-27 Wastewater Rate regarding the residential and commercial water and wastewater service rates, and take any necessary action.

CONSENT AGENDA

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

14. Consider **Resolution No. 2025-012** approving a settlement agreement with Atmos Energy associated with the 2025 Rate Review Mechanism (RRM) filing. City Manager recommends approval.

15. Consider **Resolution No. 2025-013** authorizing the City Investment Policy pursuant to the provisions of the Public Funds Investment Act, Chapter 2256, Texas Government Code. Chief Financial Officer recommends approval.

16. Consider an annual contract for OpenGov/Vertosoft cloud financial system. Chief Financial Officer recommends approval.

17. Consider the purchase of fleet vehicles through interlocal purchasing cooperatives or Buy-Board agreements and authorize the order of a fire apparatus. Chief Financial Officer and Director of Public Works recommend approval.

18. Consider the renewal of an annual policy for property and casualty insurance coverage with Travelers Insurance. Human Resources Director recommends approval.

19. Consider the renewal of an annual policy for cyber liability insurance coverage with Crum and Forster. Human Resources Director recommends approval.

20. Consider an annual policy for Workers' Compensation insurance coverage with TML Risk Pool. Human Resources Director recommends approval.

21. Consider a safety and loss control contract with Commercial Risk Services. Human Resources Director recommends approval.

22. Consider an annual policy for medical and RX stop loss insurance with HCC. Human Resources Director recommends approval.

23. Consider an annual contract for portable restroom rental services with United Rentals, Inc. Director of Parks and Recreation recommends approval.

24. Consider the purchase of synthetic turf replacement surfacing at Dove Park from Symmetry Sports Construction. Director of Parks and Recreation recommends approval.

25. Consider a professional services contract for short-term planning consulting expertise for review of development applications and their processing with Dunaway. Director of Planning Services recommends approval.

26. Consider **Resolution No. 2025-014** authorizing the acceptance of funds for the Fiscal Year 2026-2027 State of Texas, Office of the Attorney General, Victim Coordinator and Liaison Grants and **Ordinance No. 2025-059** appropriating the funds. Police Chief recommends approval.

27. Consider the purchase of repair services for the Water Treatment Plant high service pump from Brandon and Clark Inc. Director of Public Works recommends approval.

28. Consider the purchase of a Flygt model submersible pump for the Kimball Lift Station from Xylem Water Solutions, Inc. Director of Public Works recommends approval.

29. Consider the renewal of an Interlocal Agreement with the City of Fort Worth for participation in the Household Hazardous Waste Program. Director of Public Works recommends approval.

30. Consider the award of an informal request for quote for guardrail installation at Snakey Lane from Fortson Contracting, Inc. Director of Public Works recommends approval.

31. Consider the purchase of Wavetronix spare traffic signal parts from Twincrest Inc. Director of Public Works recommends approval.

32. Consider the purchase of cement slurry to stabilize Rolling Hills and Redbud Lane from Martin Marietta Materials, Inc. Director of Public Works recommends approval.

33. Consider **Ordinance No. 2025-060** amending Chapter 25, Utilities and Services, Article III. Solid Waste Disposal, Section 25-97, Service Rates — Schedules to reflect adjustments to the commercial and residential solid waste and recycling collection rates. Director of Public Works recommends approval.

34. Consider the minutes of the August 19, 2025 and September 2, 2025 Regular City Council meetings. City Secretary recommends approval.

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

35. Conditional Use Permit **CU25-17** (Subaru EV Charging Station) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-061**, if applicable, and take any necessary action.

36. Conditional Use Permit **CU25-37** (Futsal) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-062**, if applicable, and take any necessary action.

37. Special Use Permit **SU25-03** (Firelife Church) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-063**, if applicable, and take any necessary action.

38. Zoning Application **Z25-05** (Northwest Animal Hospital) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-064**, if applicable, and take any necessary action.

39. Conditional Use Permit **CU25-41** (Northwest Animal Hospital) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-065**, if applicable, and take any necessary action.

40. Planned Development Overlay **PD25-04** (Northwest Animal Hospital) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-066**, if applicable, and take any necessary action.

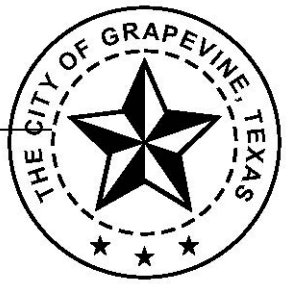
41. Zoning Ordinance Amendment **AM22-02** (Brownstone Residential District) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-067,** if applicable, and take any necessary action.

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 September 10, 2025 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary



If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary's Office at 817.410.3182

at least 24 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

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

CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, SEPTEMBER 16, 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.

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

2. Invocation and Pledge of Allegiance: Commissioner Beth Tiggelaar

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU25-17** (Subaru EV Charging Station) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Five Star Subaru of Grapevine. This site was previously approved for a conditional use permit to amend the previously approved site plan CU15-19 (Ordinance No. 2015-029) to allow for a pylon sign in conjunction with an automotive dealership with the sales and service of new and used vehicles. This request is specifically to allow for one, Level 3, electric vehicle (EV) charging station. The subject property is located at t 2651 William D Tate Avenue and is currently zoned ““PID”, Planned Industrial Development.

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by Firelife Church. This site was previously approved for a conditional use permit CU12-28 (Ordinance No. 2012-032) to allow retail sales of secondhand goods in a lease space exceeding 3,000 square feet. The applicant is requesting a special use permit to allow for a 185-seat church in an existing building within a planned commercial center. The subject property is located at 5311 William D. Tate Avenue 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

8. Any person who is not scheduled on the agenda may address the Commission under Citizen Comments or on any other agenda item by completing a Citizen

Appearance Request form with the staff. A member of the public may address the Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

NEW BUSINESS

9. Conditional Use Permit **CU25-17** (Subaru EV Charging Station) – Consider the application and make a recommendation to City Council.

10. Conditional Use Permit **CU25-37** (Futsal) – Consider the application and make a recommendation to City Council.

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14. Planned Development Overlay **PD25-04** (Northwest Animal Hospital) – Consider the application and make a recommendation to City Council.

15. Zoning Ordinance Amendment **AM22-02** (Brownstone Residential District) – Consider the application and make a recommendation to City Council.

16. Consider the minutes from the August 19, 2025 regular meeting and the September 2, 2025 Comprehensive Master Plan Subcommittee meeting.

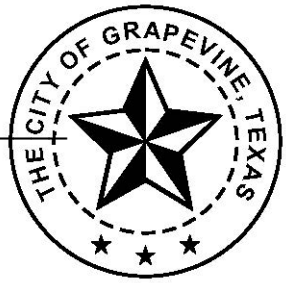
NOTE: Following the Commission's consideration of the public hearing items, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

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 September 10, 2025 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary



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

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

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

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU25-17, SUBARU EV CHARGING



APPLICANT: Tony Hooman, Subaru of Grapevine

PROPERTY LOCATION AND SIZE:

The subject property is addressed as 2651 William D. Tate Avenue and platted as Block 1, Lot 1, 5 Star Subaru Addition. The addition contains 8 acres and has approximately 490 feet of frontage along William D. Tate Avenue, and 260 feet of frontage along Stone Myers Parkway.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU15-19 (Ord. 2015-029) to allow a pylon sign in conjunction with an automotive dealership with the sales and repair of new and used vehicles. This request is specifically to allow for one Level 3 electric vehicle (EV) charging station to the existing dealership for automobile inventory purposes.

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

With this request, the applicant proposes to install one Level 3 (rapid charge) electric vehicle (EV) charging station on the subject site. The charger will be approximately 6.5 feet in height and will be located adjacent to the north building elevation, within a parking space designated exclusively for dealership staff, not for public use. The emergency

shutoff will be positioned immediately east of the charger, also adjacent to the north building elevation. All other use-specific standards in Subsection 42. *I. Electric vehicle (EV) charging stations,* are met.

PRESENT ZONING AND USE:

The property is zoned "PID" Planned Industrial Development District and is developed with a new and used car dealership.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was zoned "R-1" Single Family Dwelling District prior to the 1984 City-wide Rezoning.

- On August 18, 1998, City Council approved zone change request Z98-19 (Ord. 98-100) was approved in August 1998, changing the zoning of the northern portion of the site to "PID", Planned Industrial Development.

- On January 18, 2000, City Council approved zone change request Z99-10, (Ord. 2000-03) changing the zoning to "CC", Community Commercial District.

- On April 15, 2008, City Council approved zone change request Z08-03 (Ord. 2008-17) changing the zoning from "CC", Community Commercial District to "PID", Planned Industrial Development District.

- On October 21, 2014, City Council approved conditional use permit CU15-19 (Ord. 2015-029) to allow for a pylon sign in conjunction with an automotive dealership with the sales and service of new and used vehicles

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"PID" Planned Industrial Development District—Grapevine Dodge automotive dealership
SOUTH:	"PID" Planned Industrial Development District and "CC" Community Commercial District—Classic Collision Center property
EAST:	"CC" Community Commercial District—The Gatehouse
WEST:	State Highway 360/William D. Tate Avenue intersection

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:

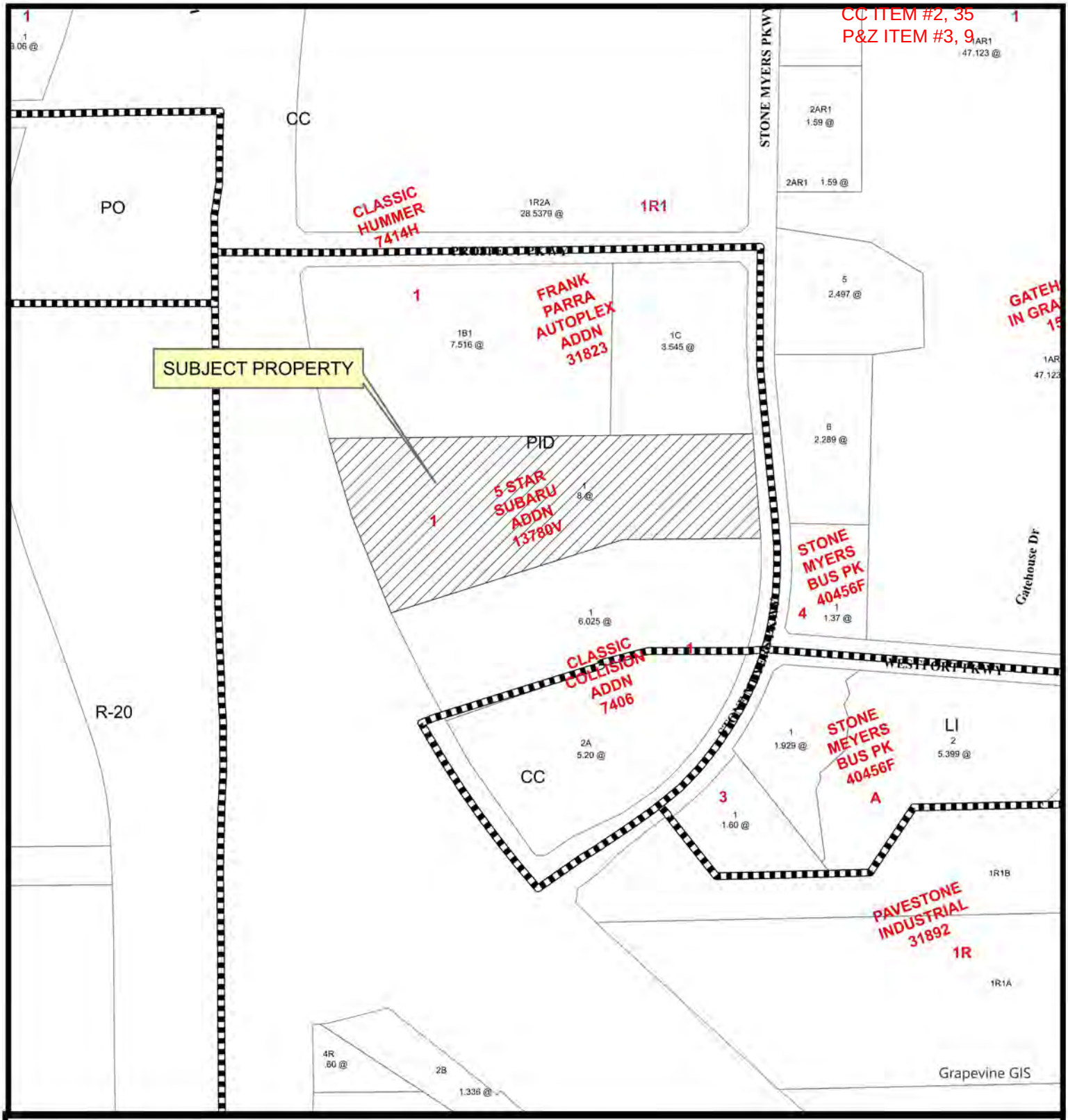
Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as both an Industrial/Commercial land use. The applicant's proposal is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates Stone Myers Parkway as a Minor Arterial with a minimum 75-foot right-of-way developed as 4 lanes.

/at

CC ITEM #2, 35
P&Z ITEM #3, 9



0 170 340 510 680 Feet

CU25-17; Subaru EV Charging
2651 William D Tate Avenue

Date Prepared: 9/2/2025

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) 5 Star Subaru Addition Block 1 Lot 1	Gross area of parcel (to nearest tenth of acre) 8 TOTAL ACRES
Street frontage & distance to nearest cross street	Describe the Proposed Use SUBARU
Proposed Zoning COMMERCIAL	Existing Zoning COMMERCIAL
Future Land Use Designation COMMERCIAL	Subject Property Address 2651 WILLIAM D TATE AVENUE

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 Sam Pack Owner Phone Number 972-755-7601

Company Five Star Subaru of Grapevine

Address 2651 William D Tate Ave

City Grapevine State TX Zip Code 76051

Email [redacted]

CU25-17

APR 07 2025

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate TONY HOGMAN *(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 1/29/25

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Sam Pack *(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 29 day of January, 20 25

NOTARY PUBLIC Christopher Shane Hacker Exp. 6/6/2028 ID No. 134935061 STATE OF TEXAS

_____
NOTARY PUBLIC in and for the State of Texas

CU25-17

APR 07 2025

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name TONY HOFFMAN Company FIVE STAR SUBARU OF GRAPEVINE

Address 2451 WILLIAM D. TATE AVE.

City GRAPEVINE State TX Zip Code 76051

Phone (817)438-1700 Email [redacted]

Applicant's Signature _____ Date 1/29/2025

STATE OF: TEXAS
COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared _____ *(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 29th day of January, 2025

NOTARY PUBLIC Christopher Shane Hacker Exp. 6/6/2028 ID No. 134935061 STATE OF TEXAS

_____
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

CU25-17
APR 07 2025

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

CC ITEM #2, 35
P&Z ITEM #3, 9

EV CHARGERS

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

PLATTING VERIFICATION:

To be filled out by Planning, Public Works & Engineering prior to 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 2451 William D. TATE AVE. GRAPEVINE, TX 76051

Legal description of subject property
LOT 1, BLOCK 1, 5 STAR SUBARU ADDITION

Kristin Turner — 3.3.2025

Public Works Department — Date

CU25-17

APR 07 2025

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

CC ITEM #2, 35
P&Z ITEM #3, 9

CASCO

12 Sunnen Dr. Suite 100
St. Louis, MO 63143
314.821.1100

March 6, 2025

Rick Epaul
Director of Client Services
Lane Valente Industries, Inc.
[redacted]

Electric Vehicle Charging Stations
Five Star Subaru
2651 William D. Tate Ave.
Grapevine, TX 76051

Dear Reviewer,

We are submitting plans with the intent of installing (1) level 3 electric vehicle charging station utilizing the existing 1200A 277/480v electrical service. There will not be any utility upgrades made to the service for this installation. We will be adding (1) 100A 3-pole breaker to panel 'MP' with a maximum current ampacity of 78A. The existing utility peak demand load provided by Oncor is 236kW and we will be adding 64.85kVA. Per NEC 220.87 we have a new maximum calculated peak demand load of 521.56A being impressed on the 1200A service. The proposed EV charger will be utilized by dealership faculty and staff only and will not be accessible by the public for their use.

Warm Regards,

Darick Medley

Darick Medley
314.821.1100 x211
[redacted]

cc: Dustin Varnado, Lane Valente [redacted]
Dylan Davis [redacted]
ACT/File

CU25-17

APR 07 2025

The CASCO Diversified Corporation Companies

CD COMPANIES
CASCO
CASCO CIVIL
R|5
MEI
FACET

ORDINANCE NO. 2025-061

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-17 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU15-19 (ORDINANCE NO. 2015-029), TO ALLOW FOR A PYLON SIGN IN CONJUNCTION WITH AN AUTOMOTIVE DEALERSHIP WITH SALES AND REPAIR OF NEW AND USED VEHICLES, SPECIFICALLY TO ADD ONE FREESTANDING LEVEL 3 ELECTRIC VEHICLE (EV) CHARGING STATION TO THE EXISTING CAR DEALERSHIP FOR BLOCK 1, LOT 5, 5 STAR SUBARU (2651 WILLIAM D. TATE AVENUE) IN A DISTRICT ZONED "PID", PLANNED INDUSTRIAL DEVELOPMENT DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit No. CU25-17 to amend the previously approved site plan of CU15-19 (Ordinance No. 2015-029) for an automobile dealership (5 Star Subaru) with sales and repair of new and used vehicles, specifically to add one freestanding Level 3, electric vehicle (EV) charging station to the existing car dealership in a district zoned “PID”, Planned Industrial Development District within the following described property: Block 1, Lot 1, 5 Star Subaru Addition (2651 William D. Tate Avenue) 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 16th day of September, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

FIVE STAR SUBARU

ELECTRIC VEHICLE CHARGING STATIONS
2651 WILLIAM D TATE AVE,
GRAPEVINE, TX 76051

DRAWING INDEX

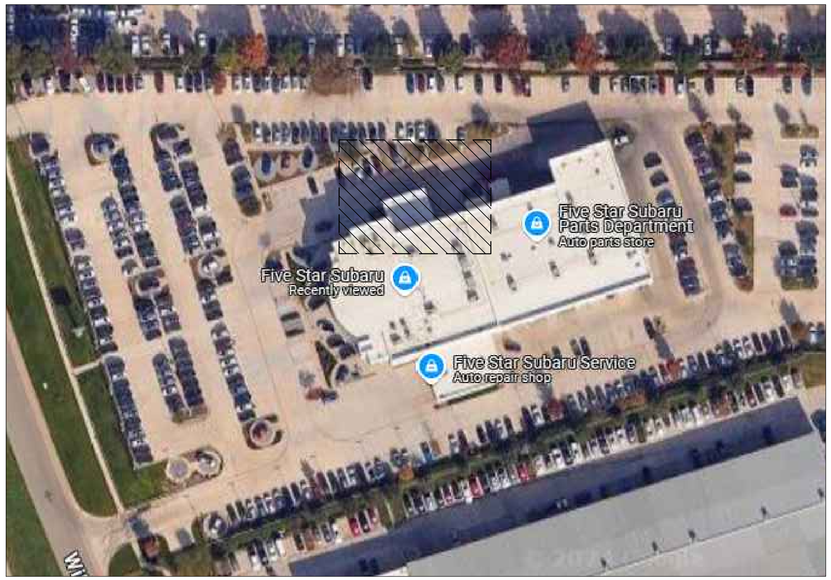
CS.0 COVER SHEET
E1.2 ENLARGED ELECTRICAL SITE PLAN
E1.3 DIMENSION CONTROL SITE PLAN

SCOPE OF WORK

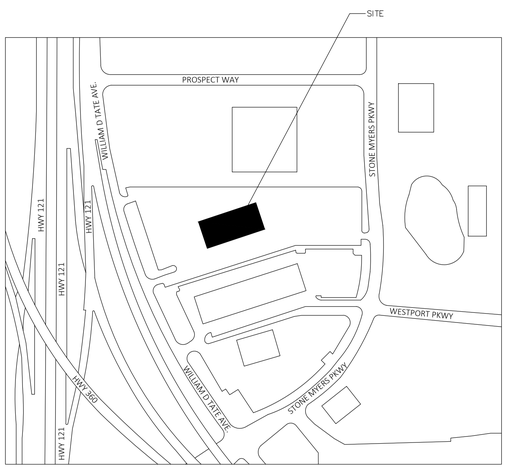
UTILITY COORDINATION FOR THE INSTALLATION OF (1) NEW ELECTRIC VEHICLE CHARGING STATIONS. INSTALL (2) BOLLARDS. INSTALLATION INCLUDES ONE (1) LEVEL 3 CPE250.

PARTIAL LIST OF APPLICABLE CODES

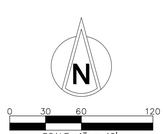
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FIRE CODE



KEY PLAN
NORTH



VICINITY PLAN



DIMENSIONAL CONTROL SITE PLAN
FOR
FIVE STAR SUBARU
LOT 1, BLOCK 1, 5 STAR SUBARU ADDITION
AB. NO. JCATS SURVEY ABSTRACT A-315
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
8.00 Acres
ZONE: "PID" PLANNED INDUSTRIAL DEVELOPMENT DISTRICT
DATE OF PREPARATION: 07/03/25

CASE NAME: FIVE STAR SUBARU
CASE NUMBER: CU25-17
LOCATION: 2651 WILLIAM D TATE AVE., GRAPEVINE, TX 76051

_____ ____ _____
MAYOR SECRETARY

DATE:_____

PLANNING & ZONING COMMISSION

_____
CHAIRMAN

DATE:_____

SHEET: 1 OF 3

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

PLANNING SERVICES DEPARTMENT

The purpose of CU25-17 is to amend the previously approved site plan of CU15-19(Ord. 2015-029), specifically to allow for one, Level 3, electric vehicle (EV) charging station to the existing dealership for automobile inventory purposes.

CASCO
12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100

ELECTRIC VEHICLE CHARGING STATIONS
FIVE STAR SUBARU
EV CHARGING STATIONS
2651 WILLIAM D TATE AVE, GRAPEVINE, TX 76051

LANE VALENTE INDUSTRIES
98 MAPLE AVENUE
SMITHTOWN, NY. 11787

CONSTR. DOC. & REVISIONS

No.	Description	Date
1	CODE RESPONSE	06/26/25

CASCO DIVERSIFIED CORPORATION
ENGINEERING
License NO. F-11545
Expiration Date: 08/31/25

STATE OF TEXAS
WILLIAM J. KINNEY JR
146049
LICENSED PROFESSIONAL ENGINEER
08/29/2025

PROFESSIONAL OF RECORD
WILLIAM J. KINNEY JR.
License NO. 146049
Expiration Date: 06/30/26

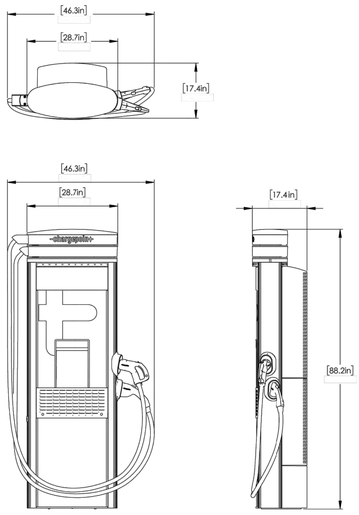
Drawn By/Checked By:	EZ/WJK
Project Number	2404699
O.R. DATE	01/28/25
Permit Date	04/01/25

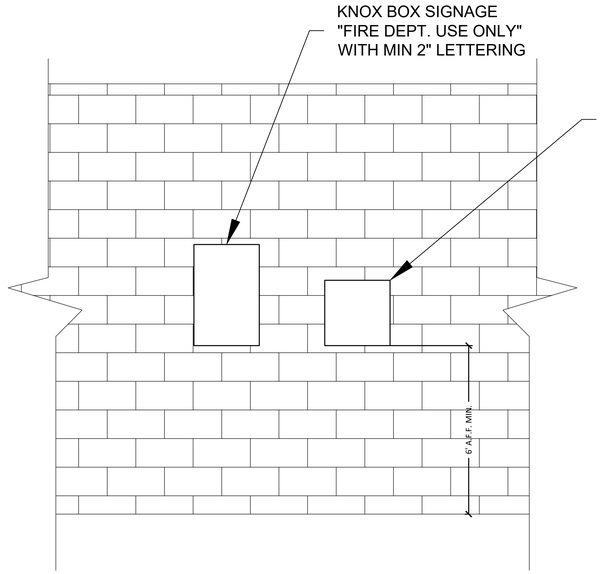
COVER SHEET

CS.0

ChargePoint Express 250 Datasheet

Architectural Drawings (Dimensions)





2 / E1.2 ENLARGED ELECTRICAL ELEVATION
SCALE: N.T.S

CASE NAME: FIVE STAR SUBARU
CASE NUMBER: CU25-17
LOCATION: 2651 WILLIAM D TATE AVE., GRAPEVINE, TX 76051

_____ ____ _____
MAYOR SECRETARY

DATE:_____

PLANNING & ZONING COMMISSION

_____
CHAIRMAN

DATE:_____

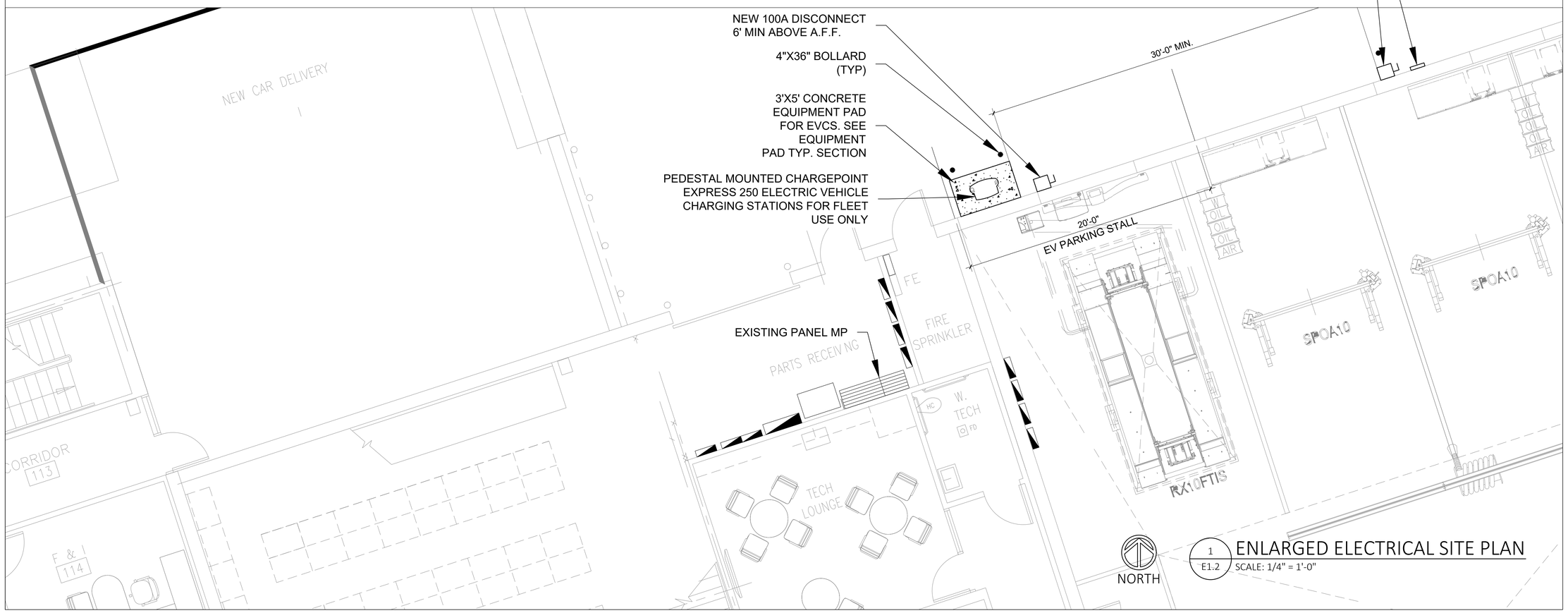
SHEET: 2 OF 3

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

PLANNING SERVICES DEPARTMENT

DIMENSIONAL CONTROL SITE PLAN
FOR
FIVE STAR SUBARU
LOT 1, BLOCK 1, 5 STAR SUBARU ADDITION
AB. NO. JCATS SURVEY ABSTRACT A-315
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
8.00 Acres
ZONE: "PID" PLANNED INDUSTRIAL DEVELOPMENT DISTRICT
DATE OF PREPARATION: 07/03/25

The purpose of CU25-17 is to amend the previously approved site plan of CU15-19(Ord. 2015-029), specifically to allow for one, Level 3, electric vehicle (EV) charging station to the existing dealership for automobile inventory purposes.



1 / E1.2 ENLARGED ELECTRICAL SITE PLAN
SCALE: 1/4" = 1'-0"

CASCO
12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100

ELECTRIC VEHICLE CHARGING STATIONS
FIVE STAR SUBARU
EV CHARGING STATIONS
2651 WILLIAM D TATE AVE, GRAPEVINE, TX 76051

LANE VALENTE

LANE VALENTE INDUSTRIES
98 MAPLE AVENUE
SMITHTOWN, NY. 11787

CONSTR. DOC. & REVISIONS

No.	Description	Date
1	CODE RESPONSE	06/26/25

CASCO DIVERSIFIED CORPORATION
ENGINEERING
License NO. F-11545
Expiration Date: 08/31/25

STATE OF TEXAS
WILLIAM J. KINNEY JR
146049
PROFESSIONAL ENGINEER
08/29/2025

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Expiration Date: 06/30/26

Drawn By/Checked By:	EZ/WJK
Project Number	2404699
O.R. DATE	01/28/25
Permit Date	04/01/25

ENLARGED ELECTRICAL SITE PLAN

E1.2

CITY OF GRAPEVINE GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A COPY OF THE BID PROPOSAL FOR ALL PUBLIC IMPROVEMENTS TO THE CITY OF GRAPEVINE AT THE PRE-CONSTRUCTION MEETING. THIS PROPOSAL SHALL INCLUDE UNIT COSTS, QUANTITIES AND AMOUNTS.
2. THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING A 5% INSPECTION FEE TO THE CITY OF GRAPEVINE AT THE PRE-CONSTRUCTION MEETING FOR ALL PUBLIC IMPROVEMENTS.
3. NO WATER JETTING IS ALLOWED FOR WATER, SANITARY AND STORM DRAINAGE CONSTRUCTION.
4. ALL TRENCHES THAT ARE EXCAVATED TO A DEPTH IN EXCESS OF FIVE (5) FEET SHALL BE EXCAVATED AND MAINTAINED IN A MANNER THAT MEETS ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. PRIOR TO THE EXCAVATION AND CONSTRUCTION OF THE TRENCH(ES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TWO (2) TRENCH SAFETY PLANS PREPARED BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH OSHA STANDARDS.
5. ALL EMBEDMENT AND BACKFILL SHALL BE WETTED TO APPROXIMATE OPTIMUM MOISTURE AND COMPACTED IN TWELVE (12) INCH LIFTS TO 95% STANDARD PROCTOR DENSITY. DENSITY TESTS SHALL BE OBTAINED FOR EACH FIVE (5) FEET OF DEPTH AND FOR EACH 100 LINEAR FEET OF TRENCH OR INCREMENT THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A COPY OF ALL GEOTECHNICAL LABORATORY REPORTS/TEST RESULTS TO THE CITY OF GRAPEVINE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING THE CITY OF GRAPEVINE BUILDING DEPARTMENT AT (817) 410-3010 TO REQUEST A TREE PRESERVATION INSPECTION PRIOR TO ANY WORK COMMENCING ON THE SITE.
7. THERE SHALL BE NO FILLING IN THE FLOODPLAIN OR DUMPING WITHIN THE CITY OF GRAPEVINE WITHOUT AN EXECUTED "FILL" AGREEMENT.
8. THE CONTRACTOR SHALL BE RESOPNSIBLE FOR RECORDING ALL FIELD CHANGES TO THE PLANS. THE PROJECT ENGINEER SHALL INCORPORATE THESE CHANGES INTO "AS-BUILT" RECORD DRAWINGS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EROSION CONTROL IN ACCORDANCE WITH THE EROSION CONTROL PLAN PREPARED BY THE ENGINEER AND APPENDIX F OF THE CITY OF GRAPEVINES CODE OF ORDINANCES.
10. THE CITY OF GRAPEVINE'S CONSTRUCTION INSPECTOR OVERTIME POLICY ALLOWS THE CONTRACTOR TO WORK FROM 7 AM TO 7 PM, MONDAY THROUGH SATURDAY. NO WORK IS ALLOWED ON SUNDAYS. OVERTIME CHARGES OF $45 PER HOUR SHALL BE PAID TO THE CITY BY THE CONTRACTOR FOR WORK OUTSIDE THE NORMAL WORK WEEK (I.E. 8 AM TO 5 PM MONDAY THROUGH FRIDAY.) SATURDAY WORK REQUIRES A FOUR (4) HOUR MINIMUM OVERTIME CHARGE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A TWO (2) YEAR, 25% MAINTENANCE BOND ON ALL WATER, SANITARY, SEWER, STORM DRAINAGE, PAVEMENT AND EXCAVATION/FILL WITHIN RIGHT-OF-WAY OR EASEMENTS.
12. THE CITY OF GRAPEVINE'S CODE OF ORDINANCES SHALL BE ADHERED TO. SPECIAL ATTENTION SHOULD BE GIVEN TO APPENDIX F. EROSION AND SEDIMENT CONTROL. SECTION F OF THIS ORDINANCE ALLOWS THE DIRECTOR OF PUBLIC WORKS TO ISSUE A "STOP-WORK ORDER" FOR ANY DEVELOPMENT, IMPROVEMENT, OR CONSTRUCTION WHICH IS IN VIOLATION OF THIS ORDINANCE.
13. ALL UTILITY RELOCATIONS WILL BE DONE AT THE DEVELOPER'S EXPENSE.
14. ALL WATER LINES SHALL BE DR18 CLASS 150 C-900 PVC UNDER 16" IN DIAMETER.
15. SANITARY SEWER PIPES SHALL BE A MINIMUM OF SDR 35 PVC AND MEET ALL TCEQ AND CTCOG SEPARATION REQUIREMNTS.
16. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

DIMENSIONAL CONTROL SITE PLAN
FOR
FIVE STAR SUBARU
LOT 1, BLOCK 1, 5 STAR SUBARU ADDITION
AB. NO. JCATS SURVEY ABSTRACT A-315
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
8.00 Acres
ZONE: "PID" PLANNED INDUSTRIAL DEVELOPMENT DISTRICT
DATE OF PREPARATION: 07/03/25

CASE NAME: FIVE STAR SUBARU
CASE NUMBER: CU25-17
LOCATION: 2651 WILLIAM D TATE AVE., GRAPEVINE, TX 76051

_____ ___ _____
MAYOR SECRETARY

DATE:_____

PLANNING & ZONING COMMISSION

_____
CHAIRMAN

DATE:_____

SHEET: 3 OF 3

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

PLANNING SERVICES DEPARTMENT

BUILDING AREA DATA — PARKING DATA — REQUIRED PARKING SPACE

SHOWROOM AND OFFICES

SHOWROOM	3,624 S.F.	÷ 500 SQ. FT. PER PARKING SPACE =	8	PARKING SPACE
OFFICES – FIRST FLOOR	10,160 S.F.	÷ 300 SQ. FT. PER PARKING SPACE =	34	PARKING SPACE
OFFICES – SECOND FLOOR	4,350 S.F.	÷ 300 SQ. FT. PER PARKING SPACE =	15	PARKING SPACE
NEW CAR DELIVERY	1,055 S.F.	÷ 500 SQ. FT. PER PARKING SPACE =	3	PARKING SPACE
SUB-TOTAL SHOWROOM AND OFFICES	19,189 S.F.		SUB-TOTAL 60	PARKING SPACE

SERVICE

SERVICE	17,070 S.F.	÷ 500 SQ. FT. PER PARKING SPACE =	35	PARKING SPACE
AUTOMATIC CAR WASH	1,340 S.F.	÷ 500 SQ. FT. PER PARKING SPACE =	3	PARKING SPACE
SERVICE DRIVE	3,121 S.F.	÷ 500 SQ. FT. PER PARKING SPACE =	7	PARKING SPACE
SUB-TOTAL SERVICE	21,531 S.F.		SUB-TOTAL 45	PARKING SPACE

PART STORAGE

PARTS FIRST FLOOR	2,328 S.F.	÷ 1,000 SQ. FT. PER PARKING SPACE =	3	PARKING SPACE
PARTS SECOND FLOOR MEZZANINE	1,800 S.F.	÷ 1,000 SQ. FT. PER PARKING SPACE =	2	PARKING SPACE
SUB-TOTAL PARTS WAREHOUSE	4,128 S.F.		SUB-TOTAL 5	PARKING SPACE

GRAND TOTAL 44,848 S.F.

TOTAL PARKING SPACE REQUIRED FOR BUILDING 110 SPACES
254,026 SQ. FT. OF SITE AREA FOR AUTO SALES ÷ 2,000 SQ. FT. PER PARKING SPACE = 128 PARKING SPACES

GRAND TOTAL OF REQUIRED PARKING 238 SPACES
PROVIDED PARKING 571 SPACES
REQUIRED ACCESSIBLE PARKING 5 SPACES AS PER TABLE 208.2 (TAS)
PROVIDED ACCESSIBLE PARKING 5 SPACES

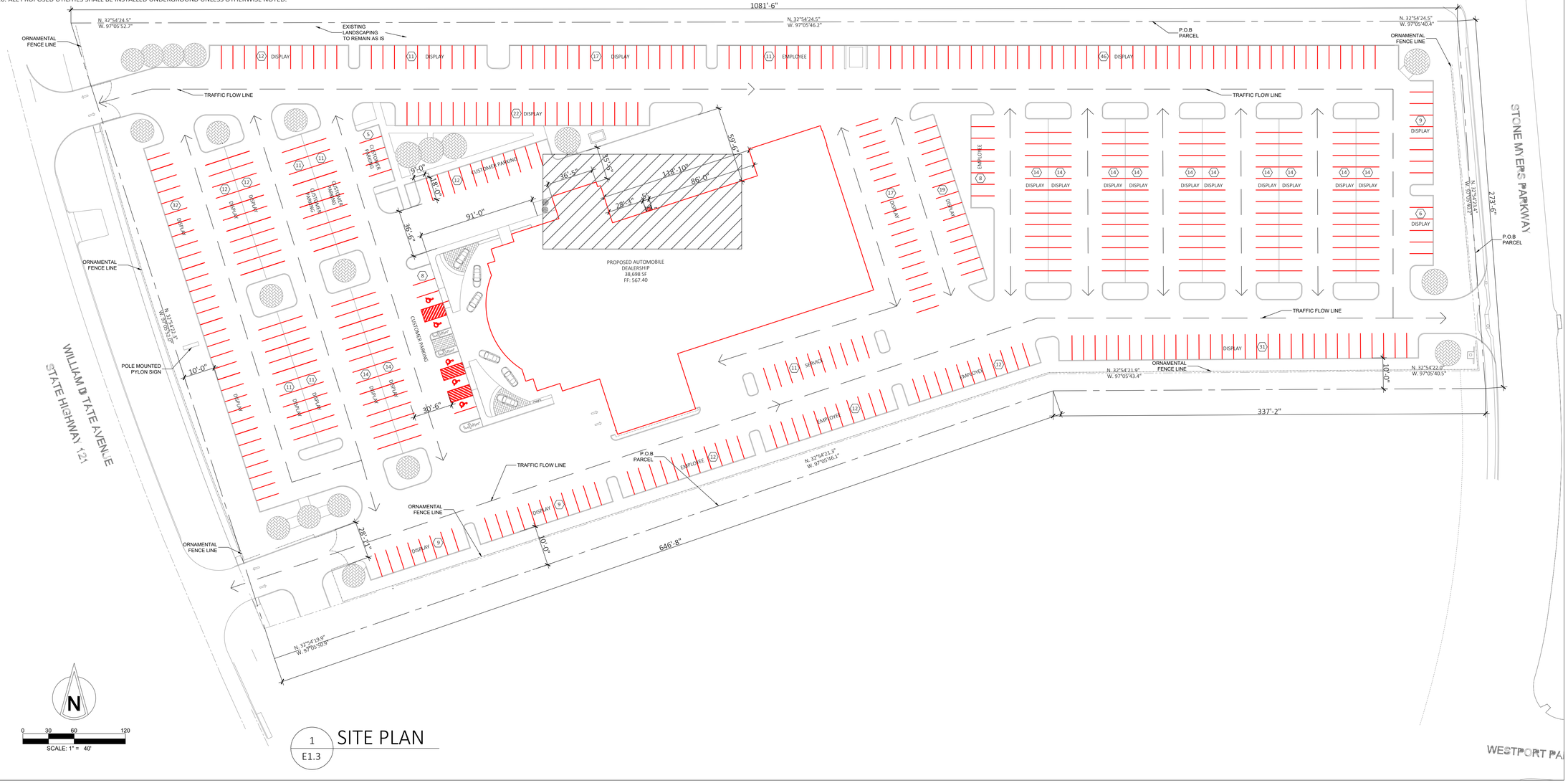
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LANDSCAPING DATA

NET TRACT 1 (348,480 SQ.FT.) 8.00 ACRE
REQUIRED 15% = 52,326 SQ. FT.
PROVIDED 16% = 55,756 SQ. FT.

PARKING DATA

PARKING	571 SPACES
DISPLAY PADS	20 SPACES
TOTAL	591 SPACES



N
0 30 60 120
SCALE: 1" = 40'

1 SITE PLAN
E1.3

CASCO
12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100

ELECTRIC VEHICLE CHARGING STATIONS
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DIMENSION CONTROL SITE PLAN

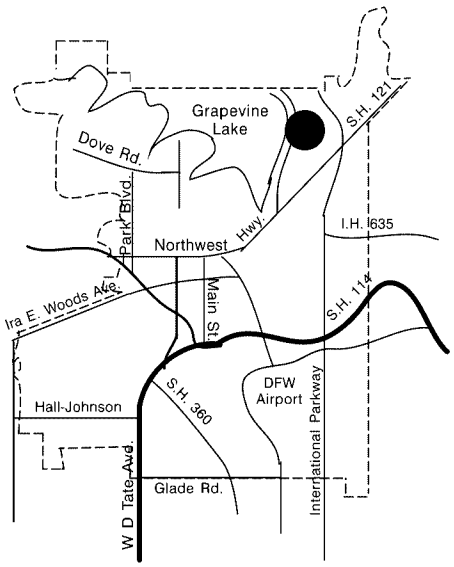
E1.3

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: SEPTEMBER 16, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU25-37; CITY FUTSAL



APPLICANT: ML Clark Consulting, LLC

PROPERTY LOCATION AND SIZE:

The subject property is addressed as 3560 North Grapevine Mills Boulevard and is platted as Block A, Lot 3A1, Grapevine Mills Crossing. The property contains 3.336 acres and has approximately 352 feet of frontage along North Grapevine Mills Boulevard.

REQUESTED CONDITIONAL USE AND COMMENTS:

The site was previously approved for a conditional use permit CU19-02 (Ord. 2019-006) for additional on-premise signage, and to allow for gasoline sales, and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a convenience store.

This request is specifically for a conditional use permit (CU25-37) to allow three outdoor soccer fields, a 5,040 square foot recreation area, outdoor speakers, and a check-in and concessions suite in a portion of an existing building within a planned commercial center.

The applicant is proposing to build a City Futsal soccer complex south of the existing multitenant building on Lot 3A1. The site will feature three (3) courts and a turf recreation/ warm-up area. There will be a 31,440 sq.ft., 30-foot tall, steel canopy covering the 3 courts. Hours of operation will be Monday through Friday from 4:00 p.m. to 11:00 p.m. and Saturday and Sunday from 8:00 a.m. to 9:00 p.m.

No additional buildings are proposed. Patrons will check in at the existing multi-tenant building, suite 300, which will also include restrooms and concessions.

Required parking for Lot 3A1 is 96 spaces. Eighty-five spaces are provided on Lot 3A1. In order to meet required parking, the applicant has a shared parking agreement with Lot 5AR1 for the additional 11 spaces. All parking requirements are met on lots 3A1 and 5AR1.

As part of the conditional use request, the applicant is requesting six (6) outdoor speakers to be used for announcements and background music.

PRESENT ZONING AND USE:

The property is currently developed with a multitenant building and green space and is zoned “CC”, Community Commercial District.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject and surrounding property was rezoned from “I-1”, Light Industrial District to “CC”, Community Commercial District during the 1984 City-wide Rezoning.

- On February 20, 2007, City Council approved CU06-55 (Ord. 07-06) to establish a planned commercial center with a first phase 49,348 sq.ft. multi-tenant retail structure and to allow for two, 40-foot pole signs.

- On April 17, 2018, City Council approved CU18-08 (Ord. 2018-037) to establish a master site development plan to include, by not be limited to, building elevation improvements to the existing multi-tenant building, along with the addition of new multi-structure retail and restaurant development, and two, four-story multifamily structures and two, three-story, brownstone structures.

- On February 19, 2019, City Council approved CU19-02 (Ord. 2019-006) which, for Lot 3A1, reconfigured lot lines to accommodate a transformer on Lot 3A2.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	“CC”, Community Commercial District – Undeveloped
SOUTH:	“CC”, Community Commercial District – Wallis and Baker Apartments
EAST:	“CC”, Community Commercial District – 7-Eleven, National Tire and Battery
WEST:	“CC”, Community Commercial District – Hoppin’, Image Studios

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:

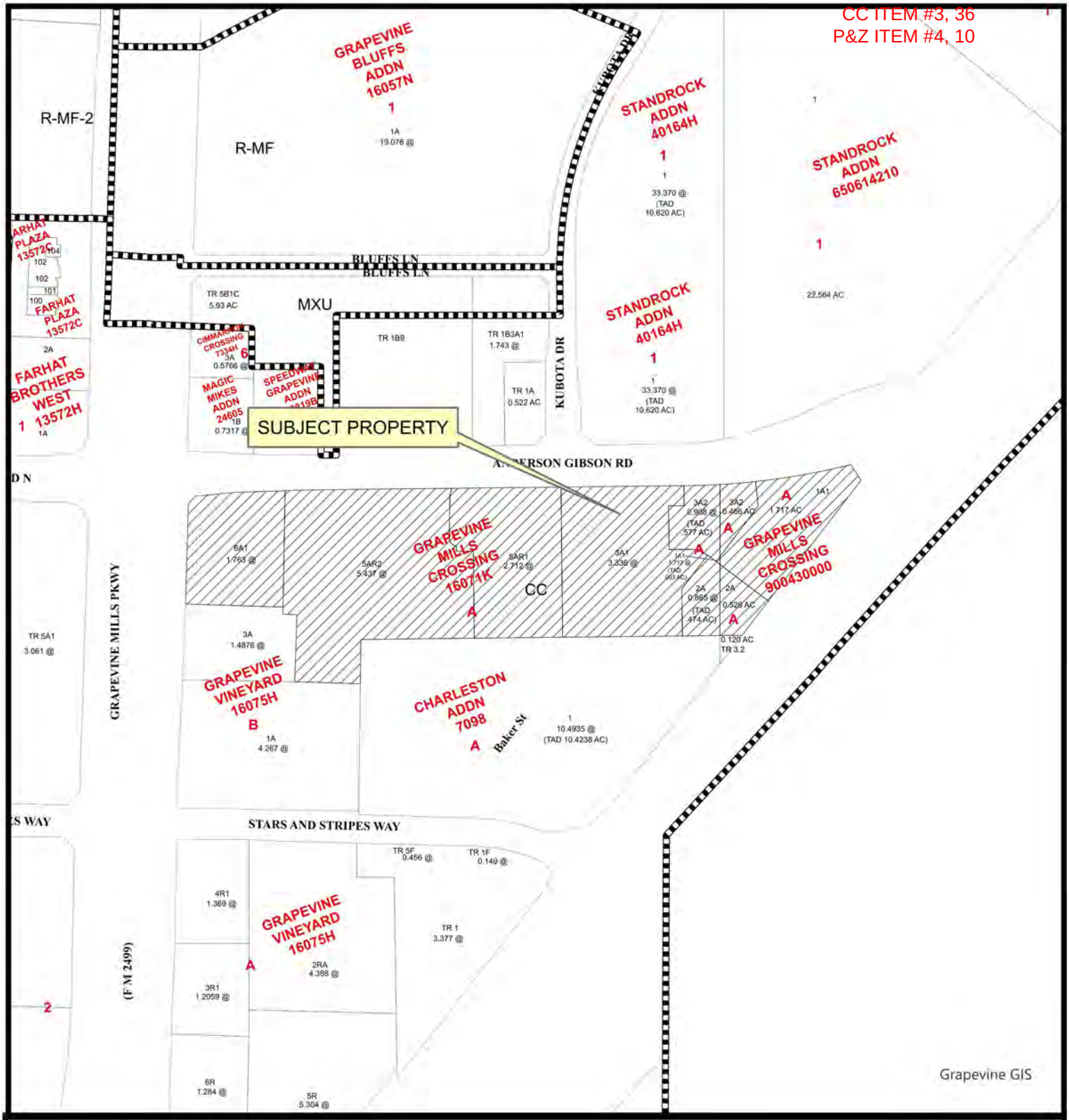
Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Commercial/ Mixed Use (C/MU) land use. The applicant's proposal is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates East Dallas Road as a Type B Major Arterial with a minimum 80-foot right-of-way developed as four lanes with a median.

/lf

CC ITEM #3, 36
P&Z ITEM #4, 10



0 180 360 540 720 Feet

CU25-37; Futsal
2651 William D Tate Avenue

Date Prepared: 9/2/2025

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
P&Z

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CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
Lot 3A1, Block A, Grapevine Mills Crossing Addition

Gross area of parcel (to nearest tenth of acre)
3.3 Acres

Street frontage & distance to nearest cross street
348.52 ft; approx. 500 ft. west of SH 121

Describe the Proposed Use
Retail/Restaurant/Recreation

Proposed Zoning
CC with CUP

Existing Zoning
CC with CUP

Future Land Use Designation
C/MU

Subject Property Address
3560 N. Grapevine Mills Blvd.

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 Retail No. 2, Ltd. Owner Phone Number (214) 270-1000

Company Grapevine Retails No. 2, Ltd.

Address 1722 Routh Streeet, Suite 770

City Dallas State Texas Zip Code 75201

Email [redacted]

JUL 28 2025

CU25-37

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CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Michael L. Clark, P.E. *(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 JO _____ Date 7/28/25

STATE OF: Texas
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Kenneth Mabry *(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 28th day of July, 2025

Kristi Willis

NOTARY PUBLIC in and for the State of Texas

KRISTI WILLIS NOTARY PUBLIC STATE OF TEXAS ID #3077431 EXPIRES 03-27-2028

JUL 28 2025

CU25-37

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

Received 7/28/2025 as part of initial submittal

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name Michael L. Clark, P.E. Company ML Clark Consulting, LLC

Address PO Box 170

City Addison State Texas Zip Code 75001

Phone (214) 675-1960 Email [redacted]

Applicant's Signature _____ Date July 28, 2025

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Michael L. Clark *(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 28th day of July, 2025

BRIANNA MCCOLLEY
My Notary ID # 130541341
Expires February 16, 2028

_____
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: Grapevine Retail No. 2, Ltd., File Number: 803326981

Provide a most recent public information report that includes:

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

JUL 28 2025
CU25-37

(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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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 3560 N Grapevine Mills Boulevard

Legal description of subject property
Lot 3A1, Block A, Grapevine Mills Crossing

Justin Rivera — 7.29.2025

Public Works Department — Date

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

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City of Grapevine

Signage Requirements

Signage Requirements

The following is a list of requirements for signage associated with zoning applications. A completed checklist must be submitted with each application. Applicants shall indicate willingness to comply with standards by checking the box adjacent to the standard.

Sign Posting Standards

Zoning signage shall comply with the following standards:

☑ The applicant shall be responsible for posting at least one zoning sign on each corner of the subject property 10-14 days prior to the Joint City Council and Planning & Zoning Commission (P&Z) scheduled public hearing. If the subject property does not have any pervious frontage, the sign shall be posted in the window or in another clearly visible location as determined by staff.

☑ The applicant shall furnish an affidavit, as well as date-stamped photographs of each side of the posted sign(s), to the City of Grapevine Planning Services Department certifying that the required signs were posted on the subject property 10-14 days prior to the said public hearing.

☑ Failure to post signage 10-14 days prior to the public hearing shall result in the postponement of the case being presented to City Council and P&Z.

Public Hearing Date	Dates to post Signage
September 16, 2025	September 1-5
October 21, 2025	October 6-10
November 18, 2025	November 3-7
December 16, 2025	December 1-5

Sign Maintenance Standards

Maintenance of zoning notification signage shall comply with the following standards:

☑ The applicant shall be responsible for ensuring that the zoning sign(s) remain visible and present on the property from the time of posting to final action of the City of Grapevine.

☑ The applicant shall be responsible for removing zoning notification signage within one week of final action by the City of Grapevine.

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cu25-31

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

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Sign Design Criteria

Signs must be:

- ☑ 24 inches long by 48 inches wide, per State law.
- ☑ Signs must be designed and printed according to the template provided below.

NOTICE OF PUBLIC HEARING

A ZONING AND/OR DEVELOPMENT APPLICATION(S) HAS BEEN FILED FOR THIS PROPERTY

For information contact:
City of Grapevine
(817) - 410-3155
planning@grapevinetexas.gov

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

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

Name Michael Clark Company ML Clark Consulting

Address PO Box 170

City Addison State TX Zip Code 75001

Phone (214) 675-1960 Email [redacted]

Applicant's Signature _____ Date 7/28/25

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PROPETY DESCRIPTION

BEING LOT 3A1, BLOCK A, GRAPEVINE MILLS CROSSING ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D219299320, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.

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

Jose A. Esparza
Deputy Secretary of State

Office of the Secretary of State

CERTIFICATE OF FILING
OF

Grapevine Retail No. 2, Ltd.
File Number: 803326981

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

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

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

Dated: 05/23/2019

Effective: 05/23/2019

Jose A. Esparza
Deputy Secretary of State

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Form 207

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

Filing Fee: $750

Certificate of Formation
Limited Partnership

Filed in the Office of the Secretary of State of Texas
Filing #: 803326981 05/23/2019
Document #: 892035630002
Image Generated Electronically for Web Filing

Article 1 - Entity Name and Type

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

Grapevine Retail No. 2, Ltd.

The name must contain the words "Limited Partnership," or "Limited," or the abbreviation "L.P.," "LP," or "Ltd." The name must not be the same as, deceptively similar to or similar to that of an existing corporate, limited liability company, or limited partnership name on file with the secretary of state. A preliminary check for "name availability" is recommended.

Article 2 - Principal Office

The address of the principal office in the United States where records of the partnership are to be kept or made available is set forth below:

1722 Routh Street, Suite 770, Dallas, TX, USA 75201

Article 3 – Registered Agent and Registered Office

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

Billingsley 380 North GP, L.L.C.

OR

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

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

Street Address:
1722 Routh Street, Suite 770 Dallas TX 75201

Consent of Registered Agent

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

OR

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

Article 4 - General Partner Information

The name and address of each general partner are as follows:

General Partner 1: (Business Name) **Billingsley 380 North GP, L.L.C.**

Address: **1722 Routh Street, Suite 770 Dallas TX, USA 75201**

Supplemental Provisions / Information

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

Letter to SOS - consent to use name (Grapevine Retail No. 2, Ltd.).pdf

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JUL 28 2025

Effectiveness of Filing

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

OR

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

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signing. The delayed effective date is:

Execution

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

Signature of General Partner 1: **Billingsley 380 North GP, L.L.C., by Kenneth D. Mabry, Manager**

FILING OFFICE COPY

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C
P&
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BILLINGSLEY
COMPANY

May 23, 2019

Texas Secretary of State
P.O. Box 13697
Austin, Texas 78711-3697

Re: Formation of Grapevine Retail No. 2, Ltd.

Dear Sir or Madam:

The undersigned, Grapevine Retail No. 1, Ltd., Texas SOS File No. 803148719, hereby consents to the use of the name Grapevine Retail No. 2, Ltd.

Thank you for your assistance. Please contact me if you should have any questions.

Very truly yours,

GRAPEVINE RETAIL NO. 1, LTD.,
a Texas limited partnership

By: Billingsley 380 North GP, L.L.C.,
a Texas limited liability company,
its general partner

By: _____
Kenneth D. Mabry, Manager

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on May 23, 2019, by Kenneth D. Mabry, Manager of Billingsley 380 North GP, L.L.C., a Texas limited liability company, general partner of **GRAPEVINE RETAIL NO. 1, LTD.**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.

DONNA L CARTER
Notary Public, State of Texas
Comm. Expires 07-11-2021
Notary ID 12199925

_____
Notary Public, State of Texas

Ques-37
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Narrative Letter – Conditional Use Permit Request
Property Address: 3560 N. Grapevine Mills Blvd, Grapevine, TX 76051
Legal Description: Lot 3A1, Block A, Grapevine Mills Crossing
Zoning: Planned Development (PD) with Retail Uses
Applicant: City Futsal
Prepared by: Manuel Mariel / City Futsal

To Whom It May Concern,

We respectfully submit this narrative letter in support of our application for a Conditional Use Permit (CUP) amendment for the subject property located at 3560 N. Grapevine Mills Blvd, within the Grapevine Mills Crossing development.

This CUP amendment request seeks to expand the previously approved site plan (CU19-02) to allow **recreational use** on Lot 3A1, Block A. Specifically, the project introduces a **community-centric sports facility**, **City Futsal Sports Park**, which will provide covered small-sided futsal turf courts, and enhanced outdoor recreational amenities that align with the retail and entertainment character of the Grapevine Mills area.

Proposed Use:

The primary use includes outdoor recreational activities focused on small-sided soccer and futsal programming. This will include:

- One (1) **covered futsal court and** Two (2) **covered turf fields** for small-sided games under a metal pavilion structure.
- Open turf warm up space and spectator seating.
- A **concessions window** offering pre-packaged drinks and snacks.
- **PA speakers** for announcements and background music.
- **LED lighting** under the covered areas for safe evening use.

This facility is designed to operate **Monday-Friday (4pm-11pm) Saturday & Sunday (8am-9pm)**, with programming primarily in the late afternoon and evenings during weekdays, and throughout the day on weekends.

Special Conditions:

- All **lighting will be fully shielded LED fixtures**, directed downward and in compliance with City illumination standards.
- **Speaker volume** will be regulated to ensure background music and announcements do not disrupt adjacent properties. The sound system will follow applicable noise ordinance levels.
- **Trash enclosures**, screening, landscaping, and fire lane access meet all ordinance requirements.
- **Shared parking** will be provided through a formal agreement with adjacent Lot 5AR1, compensating for on-site parking shortfalls.

Benefit to the Property and Surrounding Area:

The addition of this recreational use enhances the value of the site and surrounding area in several key ways:

- **Activates underutilized land** with high-quality, community-focused programming.
- **Drives foot traffic** to adjacent retailers and restaurants, contributing to the economic vitality of the area.
- **Promotes health and wellness** by offering accessible sports programs for youth, adults, and families.
- **Aligns with the entertainment and destination character** of the Grapevine Mills corridor.

This project transforms a formerly passive space into a vibrant sports destination that complements the surrounding commercial uses while serving as a recreational asset for the broader Grapevine community.

We appreciate your consideration of this Conditional Use Permit request and look forward to contributing positively to the continued development of Grapevine.

Respectfully,



Manuel Mariel
On behalf of City Futsal
(214) 674-4089
manuel@cityfutsal.com

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P&
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City of Grapevine
City Council and Economic Development Department
200 S Main St
Grapevine, TX 76051

Subject: Support for City Futsal (Soccer) in Grapevine

Dear Mayor William D. Tate, City Council Members, and Economic Development Officials,

As a collective group of retail tenants and business owners in the City of Grapevine and specifically within the Shops of Grapevine, we are writing to formally express our enthusiastic support for the introduction of a City Futsal soccer program within our development.

We are excited about the opportunity to bring the City Futsal program to the Shops of Grapevine and believe that the following should be considered not only for our development but for the benefit of Grapevine in general.

1. City Futsal event will pull visitors from both Grapevine and neighboring cities. This increased foot traffic will translate into higher patronage of local retail, dining, and service businesses, and thus **BOOSTS SALES**. Whether it is families grabbing a meal after games or visitors exploring Main Street during matches, we anticipate a significant increase in our businesses both here in our development and in other parts of Grapevine.

2. City Futsal promotes physical activity, teamwork, and community among youth, offering a safe and constructive environment for recreation. These types of programs have a long-lasting, positive impact on young residents and encourage life-long healthy habits. Our development would provide an excellent opportunity for **OUTSIDE SAFE ACTIVITIES IN OUR GREEN SPACE FOR OUR YOUTH.**

3. Soccer is a global sport, and we look forward to the World Cup in 2026. City Futsal is especially popular in urban areas in Dallas and suburban areas such as The Colony. Grapevine would be a great addition to **GROW THE LOVE OF SOCCER**.

4. Grapevine is already recognized as a charming, family-oriented destination. Adding City Futsal to the list of attractions strengthens the city's brand and appeal, especially to younger demographics and families seeking a blend of recreation and entertainment. As retailers, we would look forward to bringing out **MORE FAMILIES** to our development.
5. Many of us would welcome the opportunity to collaborate with the City Futsal program for promotions, sponsorships, or community events that further **INTEGRATES OUR LOCAL BUSINESSES** with the recreational spirit of Grapevine.

We believe this initiative aligns perfectly with Grapevine's long-standing commitment to community, commerce, and quality of life. We respectfully support and encourage approval of City Futsal soccer to our development in Grapevine!

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Thank you for your ongoing leadership and dedication towards making Grapevine a vibrant place to live, work, and play.

Sincerely,

Grapevine Retail Tenants Signatures:

Pax & Beneficia Coffee
Owner/Representative Robert Rodriguez
Title Director of Operations
Contact Number 361-425-5078
Email Address [redacted]

Hoppin
Owner/Representative - Blake Martin
Title Operating Partner
Contact Number 214-244-1974
Email Address [redacted]

Image Studios Salon Suites
Owner/Representative MALIK SAID
Title Owner
Contact Number 479-387-5524
Email Address [redacted]

Altitude Trampoline Park
Owner/Representative Brandon McClothurn
Title General Manager
Contact Number 214-850-9831
Email Address [redacted]

Corky's Gaming Bistro
Owner/Representative Kaylem LaBrue
Title AGM
Contact Number 682-380-5537
Email Address [redacted]

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JUL 28 2025
CU25-37

PARKING EASEMENT AGREEMENT

This PARKING EASEMENT AGREEMENT (this "Agreement") is executed to be effective as of September 2nd, 2025, by and among Grapevine Retail No. 2, Ltd. a Texas limited partnership ("Tract 1 Owner"), and Grapevine Retail No. 2, Ltd., a Texas limited partnership ("Tract 2 Owner", together with Tract 1 Owner, the "Owners").

RECITALS:

A. Tract 1 Owner is the fee owner of that certain tract of land ("Tract 1") adjacent to and abutting Tract 2 being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

B. Tract 2 Owner is the fee owner of that certain tract of land ("Tract 2") adjacent to and abutting Tract 1 being more particularly described on Exhibit B attached hereto and incorporated herein by reference.

C. Tract 2 Owner desires to provide to Tract 1 Owner the rights and benefits of parking of motor vehicles covering all of the parking spaces on Tract 2.

NOW, THEREFORE, in consideration of the mutual promises herein and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged and confessed, the Owners agree as follows:

1. Parking Easement.

(a) Tract 2 Owner hereby GRANTS, BARGAINS, SELLS and CONVEYS and, where appropriate, DECLARES and RESERVES, to Tract 1 Owner and to and for the benefit of and appurtenant to Tract 1 (including all the respective Permittees): (i) a non-exclusive easement for access, ingress, egress and regress over, upon, across and through the driveways, accessways and sidewalks now or hereafter located on Tract 2 to grant access to the parking spaces on Tract 2, as same may be designated from time to time by Tract 2 Owner, and (ii) the non-exclusive right to utilize up to 11 parking spaces on Tract 2 (the "Parking Area") as shown on Exhibit C attached hereto, to be designated by Tract 1 Owner in its reasonable discretion; provided, however, the use of such parking spaces shall be limited to parking for vehicles no larger than full-size passenger automobiles or pickup trucks. The grant of easement under this paragraph is subject to all matters of record.

(b) The Parking Easement shall be perpetual unless and until sooner terminated by written agreement of both Tract 1 Owner and Tract 2 Owner, with the written consent of any Mortgagee then holding a lien on Tract 1 and/or Tract 2.

2. Rules and Regulations. Tract 2 Owner shall have the right to adopt, modify and enforce reasonable rules and regulations governing the use of the parking spaces on its Tract from time to time, including any key card, sticker or other identification or entrance system; provided however, parking will be available on a twenty-four hours per day, seven days per

week basis, subject to Tract 2 Owner's right, in its sole discretion, to reconfigure the surface parking on its Tract and Tract 2 Owner may temporarily close or limit parking for maintenance or capital improvements.

3. Other Easements. Tract 2 Owner shall have the right from time to time to grant further easements in, over, across, through, and under its Tract for any lawful purpose, provided that the holder of such easement does not unreasonably interfere with the rights herein granted. Any easement or other encumbrance (including any mortgage, deed of trust or ground lease) hereafter granted by such Owner which covers or affects any property covered by the easements granted herein shall be expressly subordinate and subject to such easements and this Agreement.

4. Notices. All notices permitted hereunder shall be in writing and shall be deemed to have been properly given or served by: (i) via overnight courier service; (ii) hand delivery; and (iii) the deposit of such with the United States Postal Service or any official successor thereto, designated as registered or certified mail, return receipt requested, bearing adequate postage and addressed as set forth below. Each such notice shall be effective upon being deposited as aforesaid. Rejection of, the refusal to accept or the inability to deliver because of a change of address of which no notice was given shall not affect the effective date of or validity of such notice. Any party shall have the right from time to time and at any time until the termination hereof to change their respective addresses, and each shall have the right to specify its address to any other address within the United States of America.

Tract 1 Owner:

Grapevine Retail No. 2, Ltd.

c/o Billingsley Company
1722 Routh Street, Suite 770
Dallas, Texas 75201
Attention: Legal Department

Tract 2 Owner:

Grapevine Retail No. 2, Ltd.
c/o Billingsley Company
1722 Routh Street, Suite 770
Dallas, Texas 75201
Attention: Legal Department

Any party hereto may change the address for notice specified above by giving the other party ten (10) days' advance written notice of such change of address in the manner provided above.

5. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

6. Severability. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect,

such invalidity, illegality or unenforceability shall not effect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

7. Multiple Counterparts. To facilitate execution, this instrument may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature or acknowledgment of, or on behalf of, each party, or that the signature of all persons required to bind any party, or the acknowledgment of such party, appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this instrument to produce or account for more than a single counterpart containing the respective signatures of, or on behalf of, and the respective acknowledgments of, each of the parties hereto. Any signature or acknowledgment page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures or acknowledgments thereof and thereafter attached to another counterpart identical thereto except having attached to it additional signature or acknowledgment pages.

8. Entire Agreement. This Agreement contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any or all representations or modifications concerning this instrument shall be of no force and effect except for a subsequent modification in writing signed by the parties hereto.

9. Binding Effect. The parties covenant and agree that (i) the servitudes, easements, rights, rights-of-way, privileges, agreements, covenants and restrictions and all other terms, conditions and provisions hereof shall be binding upon their respective successors and assigns and all other persons or entities having or hereafter acquiring any right, title or interest in the respective Tracts, and all other persons and entities claiming by, through or under said Owners and their respective successors and assigns, and (ii) such servitudes, easements, rights, rights of way, privileges, agreements, covenants and restrictions and other terms herein shall be covenants running with the land.

10. Subordination. Any mortgage, deed of trust, ground lease, or other lease hereafter granted or entered into with respect to Tracts shall be subject, subordinate, and inferior to the rights, benefits, and obligations created hereby, and the foreclosure under any such mortgage or deed of trust shall not extinguish or impair the rights, benefits, and obligations created by this Agreement.

11. Covenants Run With the Land. The rights, obligations and benefits established pursuant to this Agreement shall run with the land and shall be binding upon each owner of the Tracts and their respective successors and assigns and all subsequent owners of any portion of such Tracts. Nothing contained herein is intended nor shall it be construed as creating any rights in or for the benefit of the general public.

12. Construction. Whenever the context hereof so requires, reference to the singular shall include the plural and likewise, the plural shall include the singular; words denoting gender shall be construed to mean the masculine, feminine or neuter, as appropriate; and specific enumeration shall not exclude the general, but shall be construed as cumulative of the general recitation.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Tract 1 Owner:

GRAPEVINE RETAIL NO. 2, LTD.
a Texas limited partnership

By: Billingsley 380 North GP, L.L.C.,
a Texas limited liability company
its general partner

By: _____
Kenneth Mabry, Manager

STATE OF TEXAS §
§
COUNTY OF DALLAS §

The foregoing instrument was ACKNOWLEDGED before me this 2 day of September, 2025, by Kenneth Mabry, the Manager of Billingsley 380 North GP, L.L.C., a Texas limited liability company, the general partner of Grapevine Retail No. 2, Ltd., a Texas limited partnership, on behalf of said limited partnership and limited liability company.

VANGIE LEWIS
Notary Public, State of Texas
Comm. Expires 06-25-2029
Notary ID 1277932

_____
Notary Public, State of Texas

Tract 2 Owner:

GRAPEVINE RETAIL NO. 2, LTD.
a Texas limited partnership

By: Billingsley 380 North GP, L.L.C.,
a Texas limited liability company
its general partner

By: _____
Kenneth Mabry, Manager

STATE OF TEXAS §
§
COUNTY OF DALLAS §

The foregoing instrument was ACKNOWLEDGED before me this 2 day of September, 2025, by Kenneth Mabry, the Manager of Billingsley 380 North GP, L.L.C., a Texas limited liability company, the general partner of Grapevine Retail No. 2, Ltd., a Texas limited partnership, on behalf of said limited partnership and limited liability company.

VANGIE LEWIS
Notary Public, State of Texas
Comm. Expires 06-25-2029
Notary ID 1277932

_____
Notary Public, State of Texas

EXHIBIT A

Tract 1 - Legal Description

LOT 3A1

BEING LOT 3A1, BLOCK A, GRAPEVINE MILLS CROSSING ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D219299320, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.

EXHIBIT B

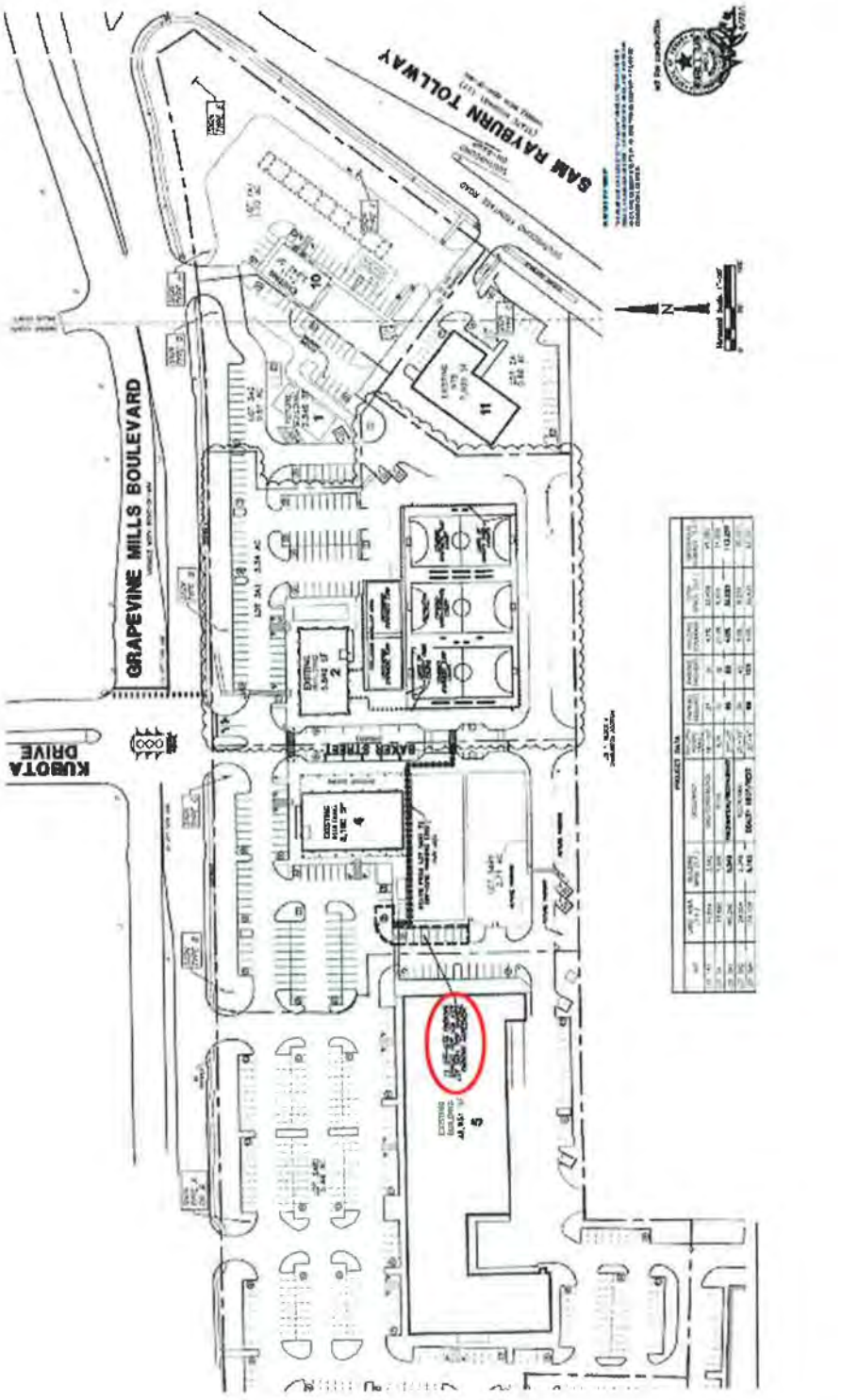
Tract 2 - Legal Description

LOT 5AR1

BEING LOT 5AR1, BLOCK A, GRAPEVINE MILLS CROSSING ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D219299320, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.

EXHIBIT C

Parking Area



ORDINANCE NO. 2025-062

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-37 TO ALLOW FOR THE DEVELOPMENT OF THREE OUTDOOR SOCCER FIELDS, A 5,040 SQUARE FOOT RECREATION AREA, OUTDOOR SPEAKERS, AND A CHECK-IN AND CONCESSIONS SUITE IN A PORTION OF AN EXISTING BUILDING WITHIN A PLANNED COMMERCIAL CENTER FOR BLOCK A, LOT 3A1 GRAPEVINE MILLS CROSSING (3560 NORTH GRAPEVINE MILLS BOULEVARD) 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 CU25-37 to amend the previously approved site plan CU19-02 (Ordinance No. 2019-006), specifically to allow for three outdoor soccer fields, a 5,040 square foot recreation area, outdoor speakers, and a check-in and concessions suite in a portion of an existing building within a planned commercial center in a district zoned "CC", Community Commercial District within the following described property: Block A, Lot 3A1, Grapevine Mills Crossing (3560 North Grapevine Mills Boulevard) 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 16th day of September, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

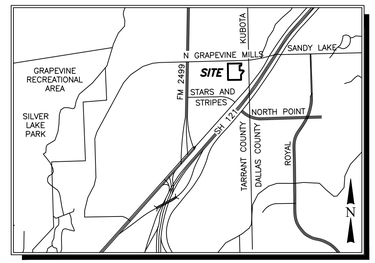
_____
Matthew C.G. Boyle
City Attorney

003-013

THE CITY OF GRAPEVINE, TEXAS
CUP SUBMITTAL
CITY FUTSAL
THE SHOPS AT GRAPEVINE MILLS
LOT 3A1, BLOCK A, GRAPEVINE MILLS CROSSING
THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

SHEET INDEX

1	COVER SHEET
2	RETAIL SITE PLAN
3	CITY FUTSAL SITE PLAN
4	CITY FUTSAL ELEVATIONS
5	CITY FUTSAL FLOOR PLAN OUTDOOR COURTS
6	CITY FUTSAL FLOOR PLAN INTERIOR
7	CITY FUTSAL OUTDOOR SPEAKER EXHIBIT
8	CITY FUTSAL LANDSCAPE PLAN
9	CITY FUTSAL PHOTOMETRIC PLAN
10	CIRCULATION PLAN
11	CITY FUTSAL GRADING & DRAINAGE PLAN
12	CITY FUTSAL UTILITY PLAN



VICINITY MAP
NOT-TO-SCALE

OWNER: GRAPEVINE RETAIL NO. 2, LTD.
ADDRESS: 1722 ROUTH ST., SUITE 770
DALLAS, TEXAS 75201
PHONE: (214)270-1000
CONTACT: JOHN GARDINER
EMAIL: JGARDINER@BILLINGSLEY.COM

DEVELOPER: BDDC, INC.
ADDRESS: 1722 ROUTH ST., SUITE 770
DALLAS, TEXAS 75201
PHONE: (214)270-1000
CONTACT: JOHN GARDINER
EMAIL: JGARDINER@BILLINGSLEY.COM

ENGINEER: ML CLARK CONSULTING, LLC
ADDRESS: PO BOX 170
ADDISON, TEXAS 75001
PHONE: (214)675-1960
CONTACT: MICHAEL L. CLARK, PE
EMAIL: MCLARK@MLCLARKCONSULTING.COM

WILLIAM D. TATE - MAYOR

PAUL SLECHTA — SEAN S HOPE
SHARRON ROGERS — CHRIS COY
LEON LEAL — DUFF O'DELL

BRYAN BECK, P.E.
DIRECTOR OF PUBLIC WORKS

AUGUST 2025

PURPOSE STATEMENT

THE PURPOSE OF CU25-37 IS TO ALLOW THREE OUTDOOR SOCCER FIELDS, A 5,040 SQUARE FEET OF RECREATION AREA, AND A CHECK-IN AND CONCCESSIONS SUITE IN AN EXISTING BUILDING IN A PLANNED COMMERCIAL CENTER.

NOT FOR CONSTRUCTION

STATE OF TEXAS
MICHAEL L. CLARK
64013
REGISTERED
PROFESSIONAL ENGINEER
8/22/25

CASE NAME: City Futsal, The Shops at Grapevine Mills Crossing
CASE NUMBER: CU25-37
LOCATION: 3560 North Grapevine Mills Blvd.

MAYOR *SECRETARY*

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

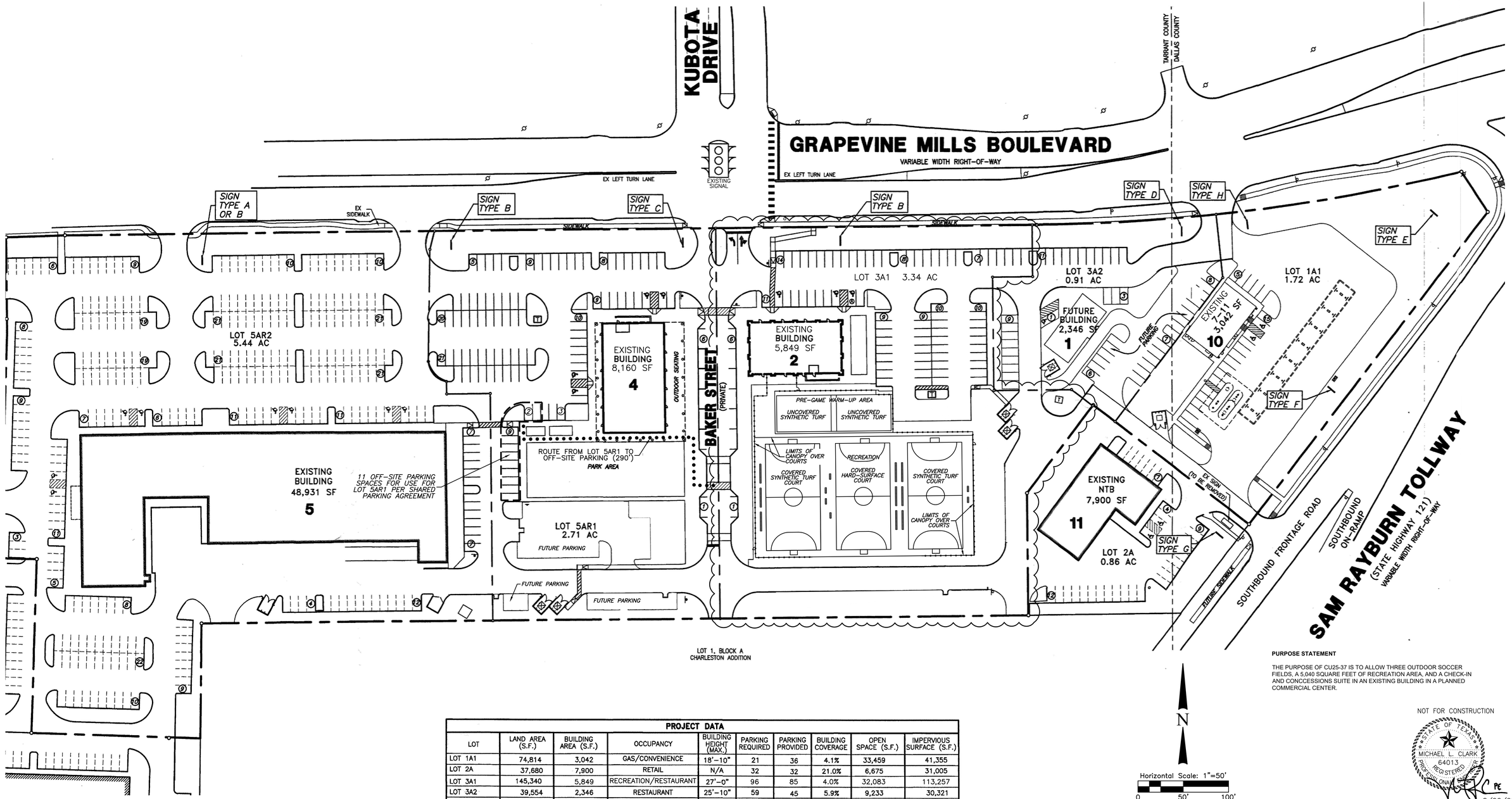
DATE:

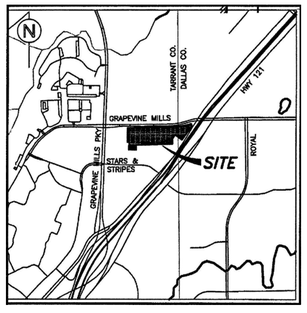
SHEET: 1 OF 12

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

PLANNING SERVICES DEPARTMENT

CITY OF GRAPEVINE, CUP SUBMITTAL, CITY FUTSAL, THE SHOPS AT GRAPEVINE MILLS





N

Horizontal Scale: 1"=50'

0 50' 100'

PURPOSE STATEMENT

THE PURPOSE OF CU25-37 IS TO ALLOW THREE OUTDOOR SOCCER FIELDS, A 5,040 SQUARE FEET OF RECREATION AREA, AND A CHECK-IN AND CONCCESSIONS SUITE IN AN EXISTING BUILDING IN A PLANNED COMMERCIAL CENTER.

NOT FOR CONSTRUCTION

STATE OF TEXAS
MICHAEL L. CLARK
64013
REGISTERED
PROFESSIONAL ENGINEER
PE
8/22/25

PROJECT DATA

LOT	LAND AREA (S.F.)	BUILDING AREA (S.F.)	OCCUPANCY	BUILDING HEIGHT (MAX.)	PARKING REQUIRED	PARKING PROVIDED	BUILDING COVERAGE	OPEN SPACE (S.F.)	IMPERVIOUS SURFACE (S.F.)
LOT 1A1	74,814	3,042	GAS/CONVENIENCE	18'-10"	21	36	4.1%	33,459	41,355
LOT 2A	37,680	7,900	RETAIL	N/A	32	32	21.0%	6,675	31,005
LOT 3A1	145,340	5,849	RECREATION/RESTAURANT	27'-0"	96	85	4.0%	32,083	113,257
LOT 3A2	39,554	2,346	RESTAURANT	25'-10"	59	45	5.9%	9,233	30,321
LOT 5AR1	118,138	8,160	BEAUTY SHOP/REST.	20'-4"	89	103	5.9%	30,431	87,707
LOT 5AR2	236,822	48,931	RET./REST./INDOOR COM.	32'-4"	306	307	20.7%	31,335	205,487
GRAND TOTAL	652,348	76,228			603	608	11.7%	143,216	509,132

PARKING SUMMARY

LOT 1A1		LOT 2A		LOT 3A1		LOT 3A2		LOT 5AR1		LOT 5AR2	
3,042 SF GAS STATION/CONVENIENCE		7,900 SF RETAIL		4,272 SF RESTAURANT 1,577 SF RECREATION WITH COURTS		2,346 SF RESTAURANT WITH DRIVE THRU		2,540 SF RESTAURANT 5,620 SF BEAUTY SHOP	32 57	2,527 SF RESTAURANT 17,439 SF RETAIL 19,928 SF INDOOR COMMERCIAL 9,037 NON OCCUPIED SPACE	36 70 200 0
TOTAL PARKING REQUIRED	21	TOTAL PARKING REQUIRED	32	TOTAL PARKING REQUIRED	96	TOTAL PARKING REQUIRED	59	TOTAL PARKING REQUIRED	89	TOTAL PARKING REQUIRED	306
TOTAL PARKING PROVIDED	36	TOTAL PARKING PROVIDED	32	TOTAL PARKING PROVIDED	85	TOTAL PARKING PROVIDED	45	TOTAL PARKING PROVIDED	103	TOTAL PARKING PROVIDED	307
				PER SHARED PARKING AGREEMENT, 11 PARKING SPACES ARE BEING ALLOCATED FROM LOT 5AR1 TO LOT 3A1.				PER SHARED PARKING AGREEMENT, 11 PARKING SPACES ARE BEING ALLOCATED FROM LOT 5AR1 TO LOT 3A1.			

SHOPPING CENTER RETAIL	4 SPACES PER 1000 SF
RESTAURANT IN SHOPPING CENTER	10 ADDITIONAL SPACES PER 1000 SF
INDOOR COMMERCIAL AMUSEMENT	1 PER 100 SF
RESTAURANT WITH DRIVE THRU	1 PER 50 SF PLUS 12
GAS STATION/CONVENIENCE	5 PLUS 1 SP PER 200 SF
RECREATION COURTS BENCH SEATING	1 SPACE PER 3 SEATS (1 SEAT=18")
BEAUTY SHOP	1 SPACE PER 100 SF

CASE NAME: City Futsal, The Shops at Grapevine Mills Crossing
CASE NUMBER: CU25-37
LOCATION: 3560 North Grapevine Mills Blvd.

MAYOR *SECRETARY*

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 2 OF 12

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

PLANNING SERVICES DEPARTMENT

REVISIONS			
REV NO.	DATE	DESCRIPTION	BY

ML CLARK CONSULTING, LLC
P.O. BOX 170
ADDISON, TEXAS 75001
(214) 675-1960
TBPE F-20431

CUP RETAIL SUBMITTAL

CITY FUTSAL

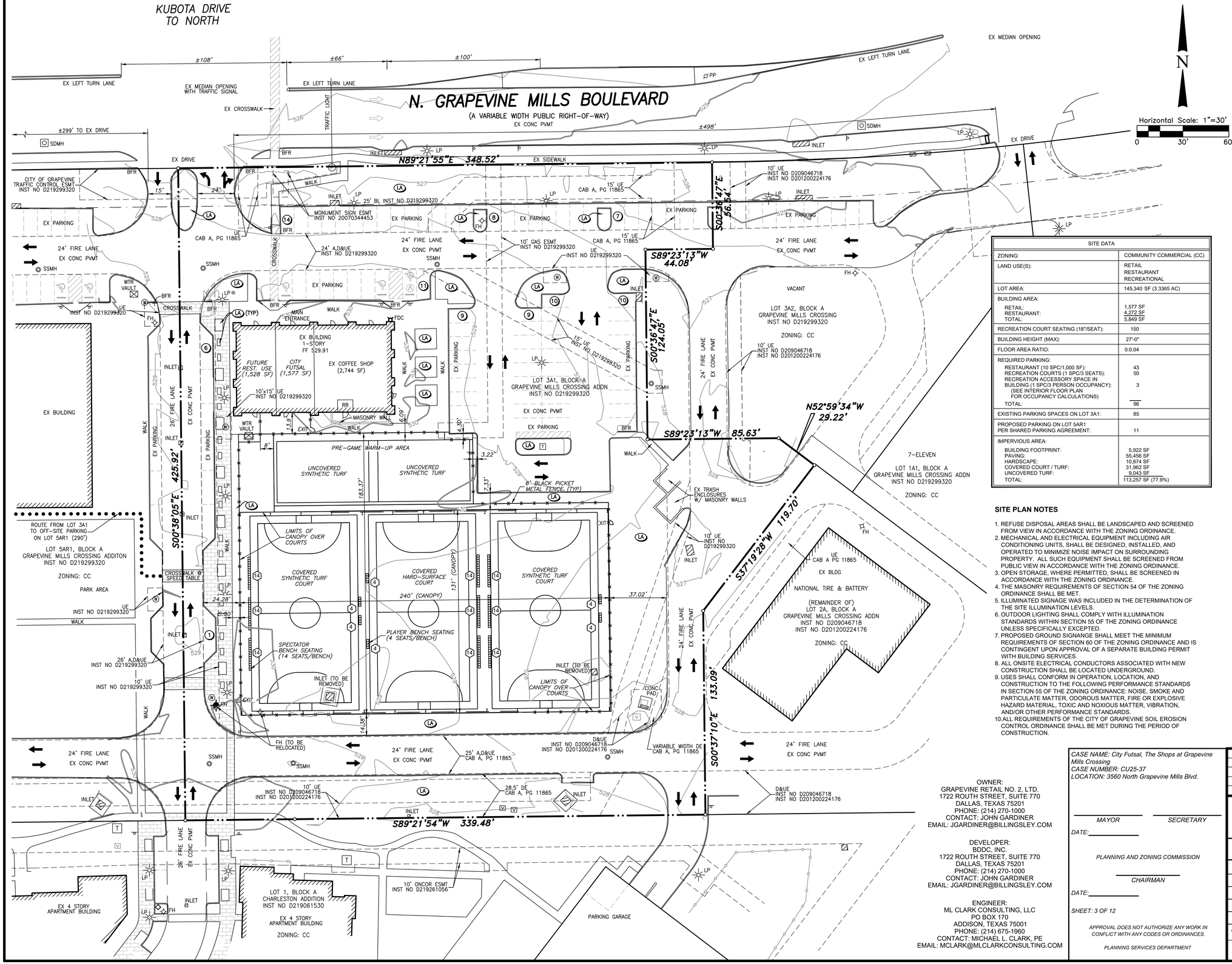
3.3365 ACRES OR 145,340 SF

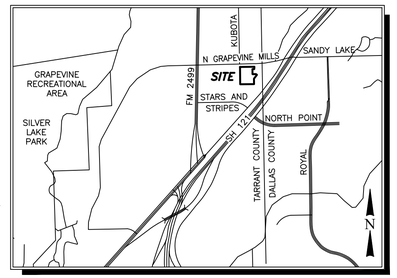
LOT 3A1, BLOCK A, GRAPEVINE MILLS CROSSING

JAMES GIBSON SURVEY, A-587

THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DESIGN BY	DRAWN BY	DATE	NOTES	FILE	SHEET
MLC	HDS	08/22/25	PEISER	003-013 CUPRTLSB	2 OF 12





VICINITY MAP
NOT-TO-SCALE

SITE DATA	
ZONING:	COMMUNITY COMMERCIAL (CC)
LAND USE(S):	RETAIL RESTAURANT RECREATIONAL
LOT AREA:	145,340 SF (3.3365 AC)
BUILDING AREA:	
RETAIL:	1,577 SF
RESTAURANT:	4,272 SF
TOTAL:	5,849 SF
RECREATION COURT SEATING (18"/SEAT):	150
BUILDING HEIGHT (MAX):	27'-0"
FLOOR AREA RATIO:	0:0.04
REQUIRED PARKING:	
RESTAURANT (10 SPC/1,000 SF):	43
RECREATION COURTS (1 SPC/3 SEATS):	50
RECREATION ACCESSORY SPACE IN BUILDING (1 SPC/3 PERSON OCCUPANCY): (SEE INTERIOR FLOOR PLAN FOR OCCUPANCY CALCULATIONS)	3
TOTAL:	96
EXISTING PARKING SPACES ON LOT 3A1:	85
PROPOSED PARKING ON LOT 5AR1 PER SHARED PARKING AGREEMENT:	11
IMPERVIOUS AREA:	
BUILDING FOOTPRINT:	5,922 SF
PAVING:	55,456 SF
HARDSCAPE:	10,874 SF
COVERED COURT / TURF:	31,962 SF
UNCOVERED TURF:	9,043 SF
TOTAL:	113,257 SF (77.9%)

LEGEND	
(X)	NUMBER OF PARKING SPACES
(X)	NUMBER OF BENCH SEATING
	ACCESSIBLE PARKING SPACE
V	VAN ACCESSIBLE PARKING SPACE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
D&UE	DRAINAGE & UTILITY EASEMENT
A,D&UE	ACCESS, DRAINAGE & UTILITY EASEMENT
BL	BUILDING LINE
RR	RISER ROOM
FH	EXIST. FIRE HYDRANT
FH	PROP. FIRE HYDRANT
FDC	EXIST. FIRE DEPT. CONNECTION
W	EXIST. WATER METER
SSMH	EXIST. SANITARY SEWER MANHOLE
SDMH	EXIST. STORM DRAIN MANHOLE
LP	EXIST. LIGHT POLE
PP	EXIST. POWER POLE
T	ELECTRIC TRANSFORMER
LA	LANDSCAPE AREA
BFR	BARRIER FREE RAMP
	TRAFFIC CIRCULATION ARROW

SITE PLAN 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 SIGNANGE 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.

PURPOSE STATEMENT

THE PURPOSE OF CU25-37 IS TO ALLOW THREE OUTDOOR SOCCER FIELDS, A 5,040 SQUARE FEET OF RECREATION AREA, AND A CHECK-IN AND CONCCESSIONS SUITE IN AN EXISTING BUILDING IN A PLANNED COMMERCIAL CENTER.

NOT FOR CONSTRUCTION

STATE OF TEXAS
MICHAEL L. CLARK
64013
REGISTERED
PROFESSIONAL ENGINEER
PE
8/22/25

OWNER:
GRAPEVINE RETAIL NO. 2, LTD.
1722 ROUTH STREET, SUITE 770
DALLAS, TEXAS 75201
PHONE: (214) 270-1000
CONTACT: JOHN GARDINER
EMAIL: JGARDINER@BILLINGSLEY.COM

DEVELOPER:
BDDC, INC.
1722 ROUTH STREET, SUITE 770
DALLAS, TEXAS 75201
PHONE: (214) 270-1000
CONTACT: JOHN GARDINER
EMAIL: JGARDINER@BILLINGSLEY.COM

ENGINEER:
ML CLARK CONSULTING, LLC
PO BOX 170
ADDISON, TEXAS 75001
PHONE: (214) 675-1960
CONTACT: MICHAEL L. CLARK, PE
EMAIL: MCLARK@MLCLARKCONSULTING.COM

CASE NAME: City Futsal, The Shops at Grapevine Mills Crossing
CASE NUMBER: CU25-37
LOCATION: 3560 North Grapevine Mills Blvd.

MAYOR *SECRETARY*

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

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

PLANNING SERVICES DEPARTMENT

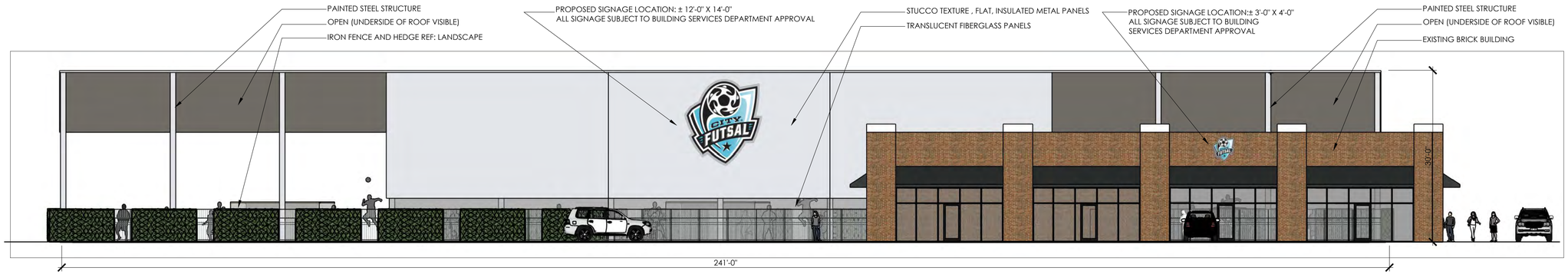
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CUP SITE PLAN

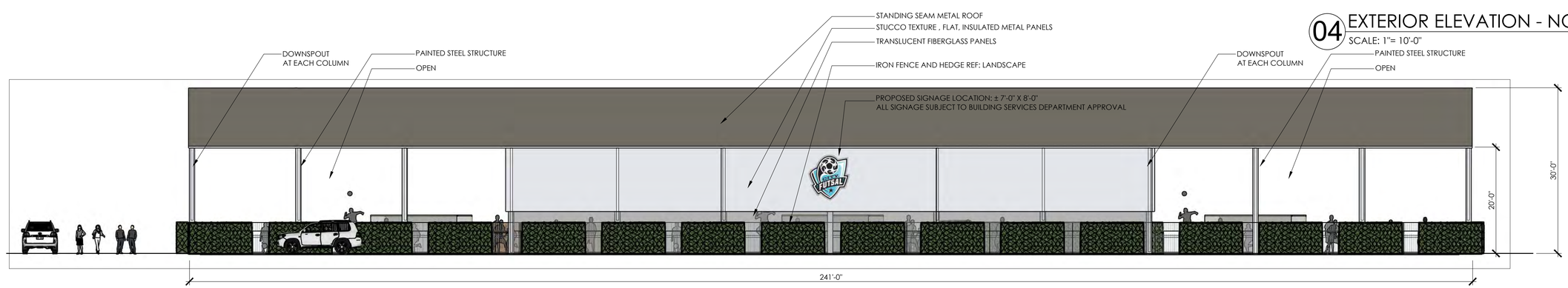
CITY FUTSAL
3.3365 ACRES OR 145,340 SF
LOT 3A1, BLOCK A, GRAPEVINE MILLS CROSSING
JAMES GIBSON SURVEY, A-587
THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DESIGN BY	DRAWN BY	DATE	NOTES	FILE	SHEET
MLC	HDS	08/22/25	PEISER	003-013 SPCUP	3 OF 12

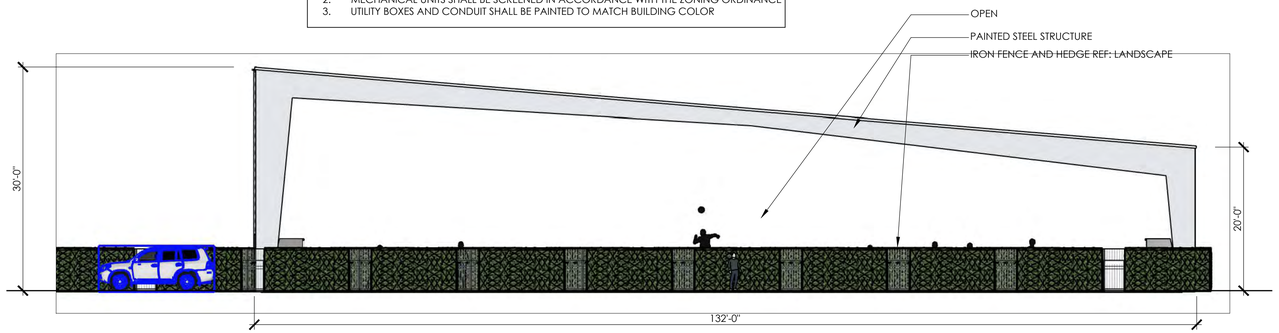


04 EXTERIOR ELEVATION - NORTH (ENTRY)

SCALE: 1"= 10'-0"

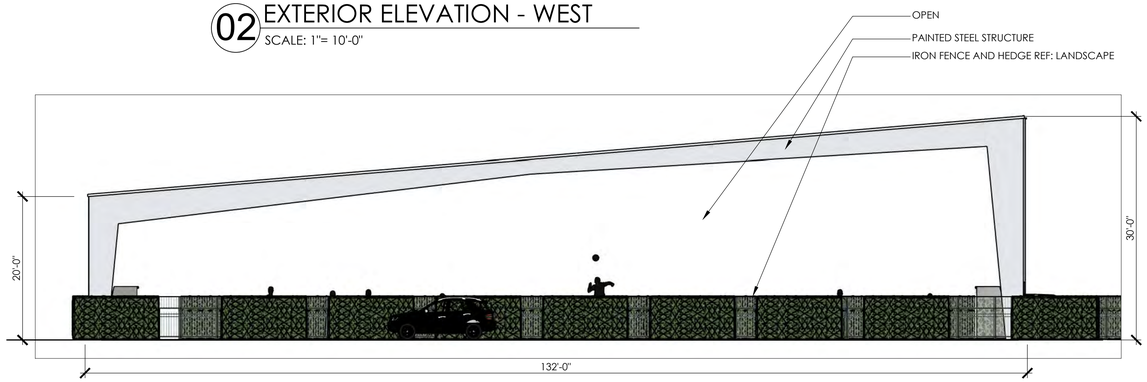


NOTE:
1. ALL SIGNAGE IS SUBJECT TO BUILDING SERVICES DEPARTMENT APPROVAL
2. MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE
3. UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR



02 EXTERIOR ELEVATION - WEST

SCALE: 1"= 10'-0"



01 EXTERIOR ELEVATION - EAST

SCALE: 1"= 10'-0"

EXAMPLE:
STUCCO TEXTURE , FLAT, INSULATED METAL PANELS



EXAMPLE:
TRANSLUCENT FIBERGLASS PANELS



6' TALL FENCE DESIGN FOR
PERIMETER OF COMPLEX



ORIENTATION	SOUTH		WEST		NORTH		EAST	
MATERIAL	S.F.	%	S.F.	%	S.F.	%	S.F.	%
STUCCO TEXTURED FLAT INSULATED METAL PANELS	1478	31%	0	0%	2781	37%	0	0%
TRANSLUCENT COMPOSITE FIBREGLASS PANELS	940	19%	0	0%	940	13%	0	0%
PAINTED STEEL STRUCTURE	114	2%	557	16%	174	2%	557	16%
OPEN AIR SPACE ON ELEVATION	2292	48%	2805	84%	3528	48%	2805	84%
TOTAL	4824		3362		7423		3362	

03 EXTERIOR ELEVATION - SOUTH

SCALE: 1"= 10'-0"



05 OVERVIEW PERSPECTIVE

SCALE: NTS

PURPOSE STATEMENT

THE PURPOSE OF CU25-37 IS TO ALLOW THREE OUTDOOR SOCCER FIELDS, A 5,040 SQUARE FEET OF RECREATION AREA, AND A CHECK-IN AND CONCESSIONS SUITE IN AN EXISTING BUILDING IN A PLANNED COMMERCIAL CENTER.

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CASE NUMBER: CU25-37
LOCATION: 3560 North Grapevine Mills Blvd.

MAYOR *SECRETARY*

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 4 OF 12

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PLANNING SERVICES DEPARTMENT

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CUP ELEVATIONS

CITY FUTSAL

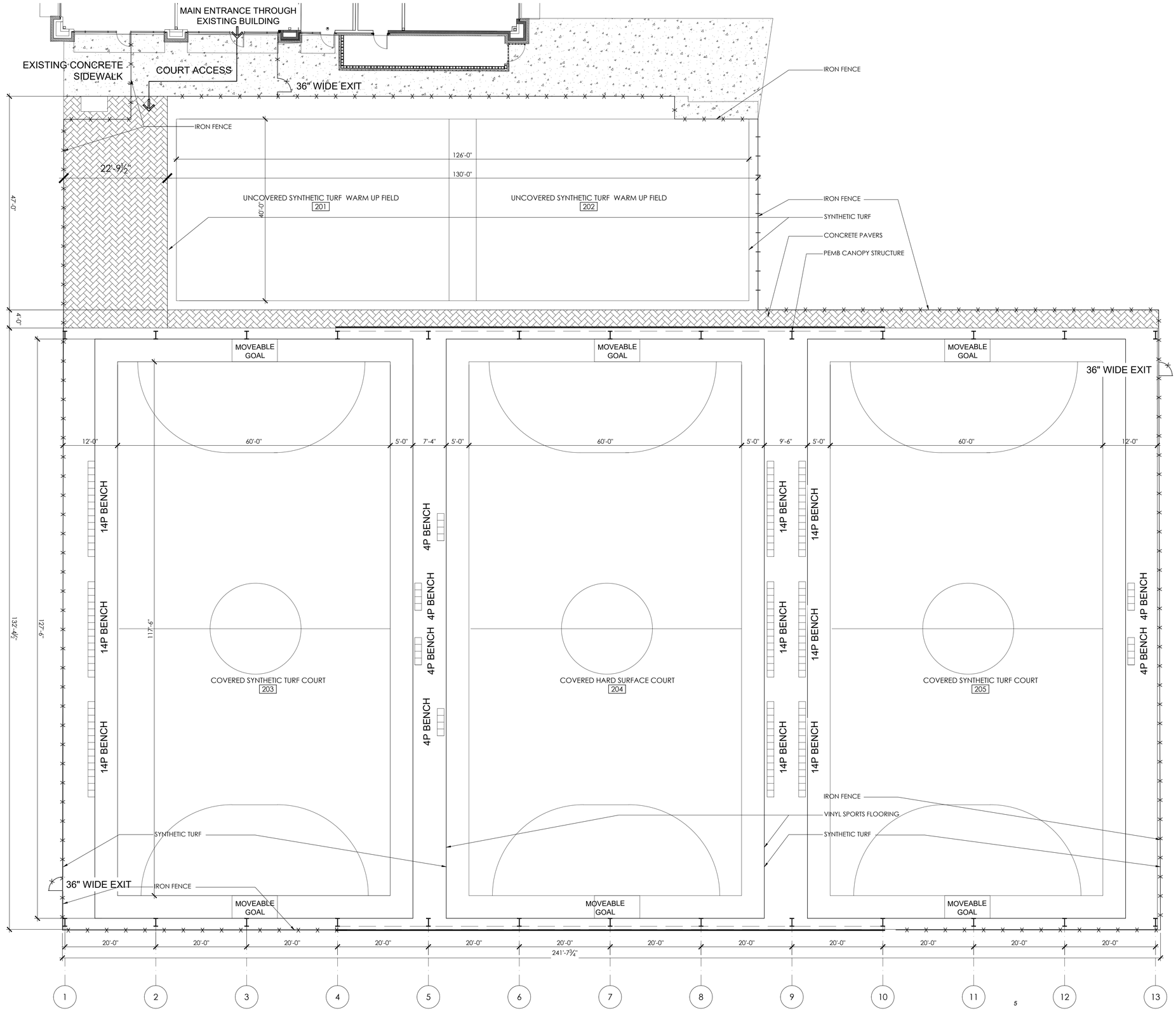
3.3365 ACRES OR 145,340 SF

LOT 3A1, BLOCK A, GRAPEVINE MILLS CROSSING

JAMES GIBSON SURVEY, A-587

THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DESIGN BY	DRAWN BY	DATE	NOTES	FILE	SHEET
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5

01 FLOOR PLAN - OUTDOOR COURTS

SCALE: 1" = 10'-0"

N

WALL LEGEND

- EXISTING PARTITION
- NEW 1 HR RATED PARTITION REF: WALL TYPES
- NEW NON RATED WALLS REF: WALL TYPES

SYMBOLS LEGEND

- G — GAS
- H20 — WATER

	OCCUPANCY CALCULATIONS FOR PARKING			
AREA NO.	ROOM NAME	PLAYER SEATS	SPECTATOR SEATS	TOTAL SEATS
201	OPEN TURF	0	0	0
202	OPEN TURF	0	0	0
203	COVERED TURF	8	42	50
204	COVERED COURT	8	42	50
205	COVERED TURF	8	42	50
				150

PLAN GENERAL NOTES

1. DOORS TO BE PLACED MIN. 6" FROM ADJACENT WALL OR CENTERED ON ROOM WHERE APPLICABLE
2. INTERIOR PARTITIONS TO BE 3 5/8" WIDE U.N.O.
3. EXTERIOR DIMENSIONS ARE TO CENTER LINE OF DOOR OR WINDOW
4. ALL FENCE GATES SHALL HAVE PANIC HARDWARE FOR EGRESS

PURPOSE STATEMENT

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CASE NUMBER: CU25-37
LOCATION: 3560 North Grapevine Mills Blvd.

MAYOR *SECRETARY*

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 5 OF 12

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

PLANNING SERVICES DEPARTMENT

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(214) 675-1960
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CUP FLOORPLAN OUTDOOR COURTS

CITY FUTSAL

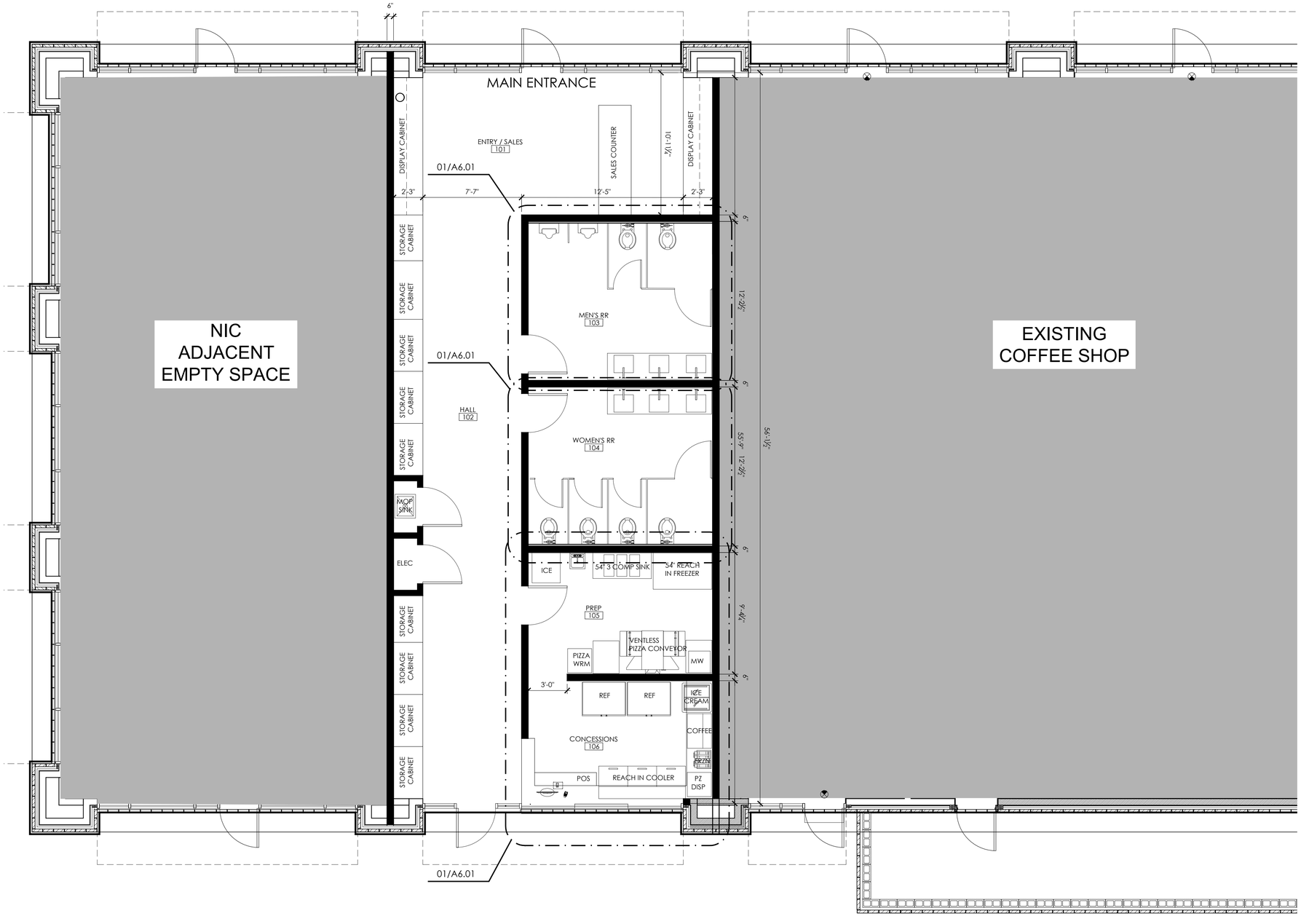
3.3365 ACRES OR 145,340 SF

LOT 3A1, BLOCK A, GRAPEVINE MILLS CROSSING

JAMES GIBSON SURVEY, A-587

THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DESIGN BY	DRAWN BY	DATE	NOTES	FILE	SHEET
MLC	HDS	08/15/25	PEISER	003-013 SPCUP	5 OF 12



WALL LEGEND

- EXISTING PARTITION
- NEW 1 HR RATED PARTITION
  REF: WALL TYPES
- NEW NON RATED WALLS
  REF: WALL TYPES

SYMBOLS LEGEND

- G — GAS
- H20 — WATER

	OCCUPANCY CALCULATIONS			
RM	ROOM NAME	SQ. FT.	FACTOR PER TABLE 1004.5	OCCUPANCY
101	ENTRY/SALES (MERCANTILE)	299	60	5
102	HALL	316		Accessory
103	MENS RR	72		Accessory
104	WOMENS RR	78		Accessory
105	PREP (KITCHEN)	132	200	1
106	CONCESSIONS (KITCHEN)	128	200	1
				7

PLAN GENERAL NOTES

1. DOORS TO BE PLACED MIN. 6" FROM ADJACENT WALL OR CENTERED ON ROOM WHERE APPLICABLE
2. INTERIOR PARTITIONS TO BE 3 5/8" WIDE U.N.O.
3. EXTERIOR DIMENSIONS ARE TO CENTER LINE OF DOOR OR WINDOW
4. ALL EXISTING SPRINKLERS ARE TO REMAIN AS IS: ANY MOVEMENT OF EXISTING SPRINKLERS SHALL BE REVIEWED AND APPROVED BY THIRD PARTY INSPECTOR

PURPOSE STATEMENT

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LOCATION: 3560 North Grapevine Mills Blvd.

MAYOR _____ *SECRETARY* _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 6 OF 12

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PLANNING SERVICES DEPARTMENT

REVISIONS			
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TBPE F-20431

CUP FLOORPLAN INTERIOR FINISH OUT

CITY FUTSAL

3.3365 ACRES OR 145,340 SF

LOT 3A1, BLOCK A, GRAPEVINE MILLS CROSSING

JAMES GIBSON SURVEY, A-587

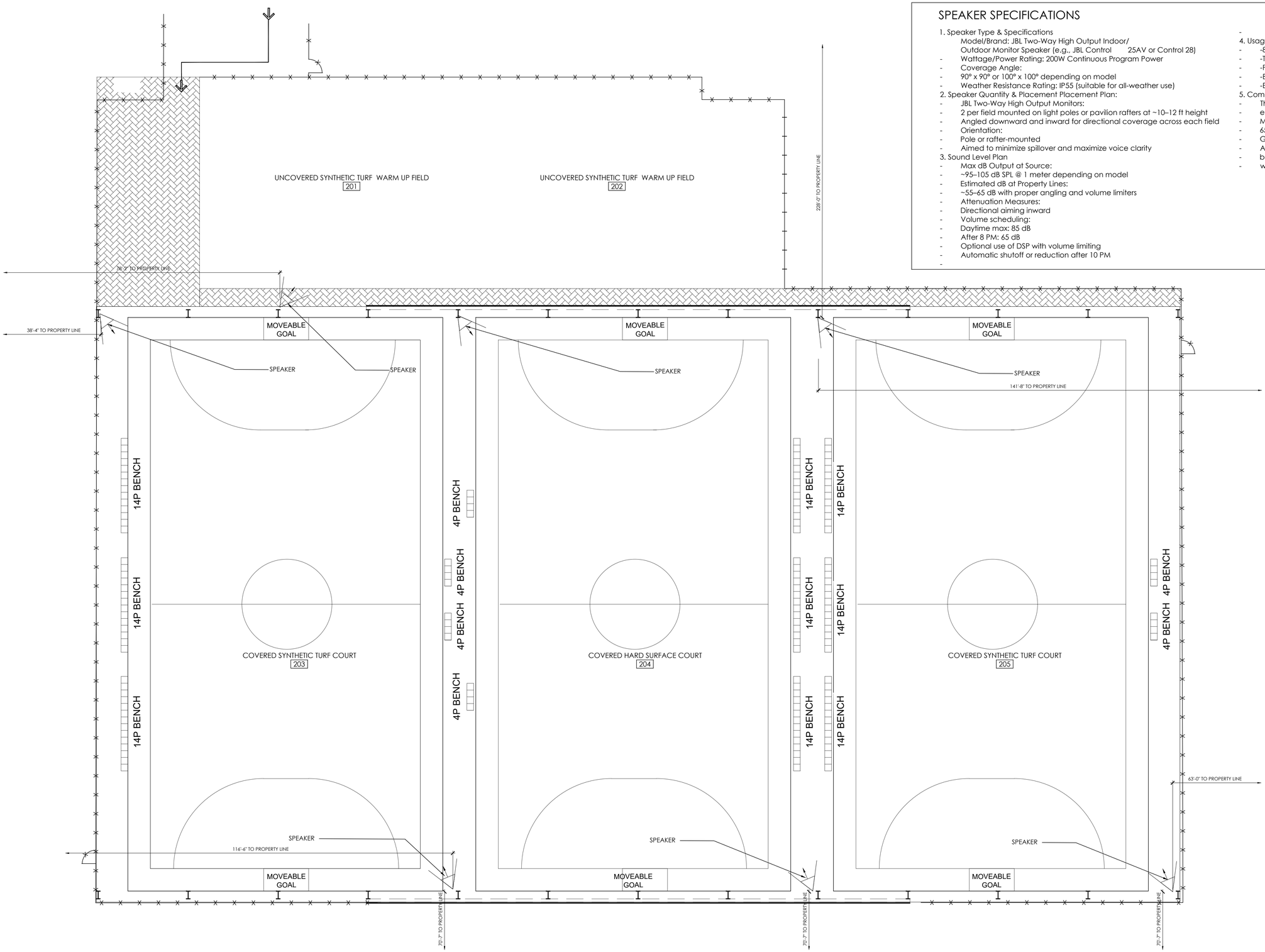
THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DESIGN BY	DRAWN BY	DATE	NOTES	FILE	SHEET
MLC	HDS	08/15/25	PEISER	003-013 SPCUP	6 OF 12

01 FLOOR PLAN - INTERIOR FINISH OUT

SCALE: 1/4"= 1'-0"

N



SPEAKER SPECIFICATIONS

1. Speaker Type & Specifications
   - Model/Brand: JBL Two-Way High Output Indoor/ Outdoor Monitor Speaker (e.g., JBL Control 25AV or Control 28)
   - Wattage/Power Rating: 200W Continuous Program Power
   - Coverage Angle:
   - 90° x 90° or 100° x 100° depending on model
   - Weather Resistance Rating: IP55 (suitable for all-weather use)
2. Speaker Quantity & Placement Placement Plan:
   - JBL Two-Way High Output Monitors:
   - 2 per field mounted on light poles or pavilion rafters at ~10–12 ft height
   - Angled downward and inward for directional coverage across each field
   - Orientation:
   - Pole or rafter-mounted
   - Aimed to minimize spillover and maximize voice clarity
3. Sound Level Plan
   - Max dB Output at Source:
   - ~95–105 dB SPL @ 1 meter depending on model
   - Estimated dB at Property Lines:
   - ~55–65 dB with proper angling and volume limiters
   - Attenuation Measures:
   - Directional aiming inward
   - Volume scheduling:
   - Daytime max: 85 dB
   - After 8 PM: 65 dB
   - Optional use of DSP with volume limiting
   - Automatic shutoff or reduction after 10 PM
   -
4. Usage Plan- Daily Hours of Operation:
   - -8 AM – 10 PM (with reduced volume after 8 PM)
   - -Types of Use:
   - -PA Announcements (Game changes, emergencies)
   - -Background Music (During events and warm-up periods)
   - -Emergency Alerts (Weather, medical, safety)
5. Compliance Statement
   - This speaker system design will comply with local noise ordinances,
   - ensuring:
   - Maximum estimated noise levels at property lines do not exceed
   - 65 dB during daytimeand 55 dB after 8 PM, in accordance with
   - Grapveine ordinances.
   - All speakers are oriented and volume-tuned to minimize sound spill
   - beyond the complex property. Automated scheduling and attenuation
   - will further ensure compliance during late hours.

PURPOSE STATEMENT

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CHAIRMAN

DATE:

SHEET: 7 OF 12

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PLANNING SERVICES DEPARTMENT

REVISIONS

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CUP OUTDOOR SPEAKER EXHIBIT

CITY FUTSAL

3.3365 ACRES OR 145,340 SF

LOT 3A1, BLOCK A, GRAPEVINE MILLS CROSSING

JAMES GIBSON SURVEY, A-587

THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DESIGN BY	DRAWN BY	DATE	NOTES	FILE	SHEET
MLC	HDS	08/15/25	PEISER	003-013 SPCUP	7 OF 12

01 SPEAKER PLAN - OUTDOOR COURTS
SCALE: 1" = 10'-0"

N

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 f orm 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.

MAINTENANCE NOTES

1. *The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.*
2. *All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.*
3. *All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.*
4. *All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.*
5. *All plant material which dies shall be replaced with plant material of equal or better value.*
6. *Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.*

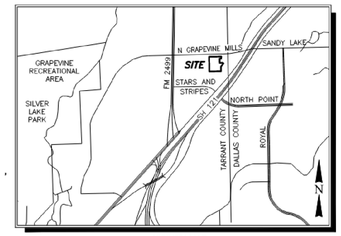
LANDSCAPE NOTES

1. *Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.*
2. *Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.*
3. *Contractor is responsible for obtaining all required landscape and irrigation permits.*
4. *Contractor to provide a minimum 2% slope away from all structures.*
5. *All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.*
6. *All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.*
7. *All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.*

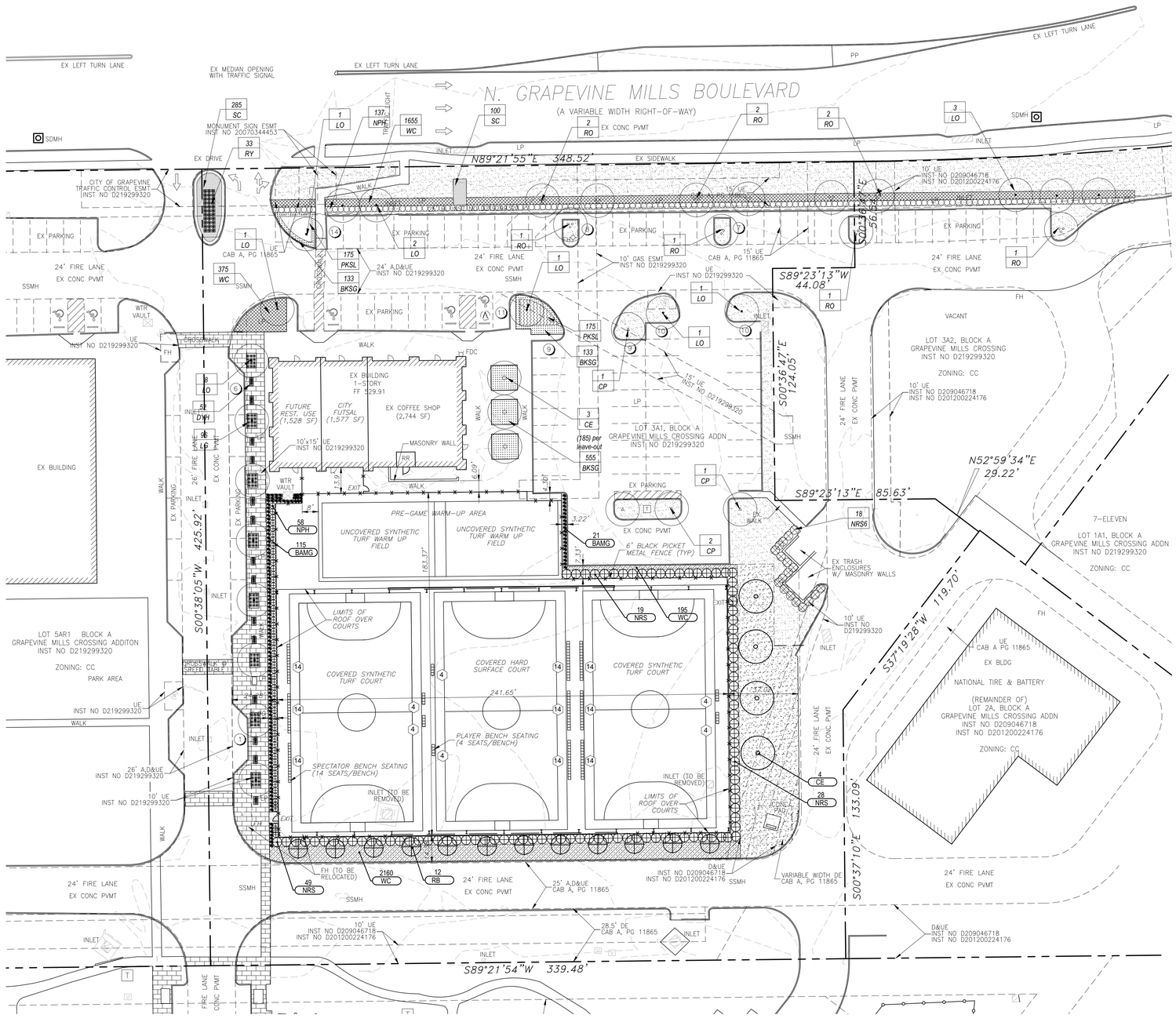
GENERAL LAWN NOTES

1. *Fine grade areas to achieve final contours indicated on civil plans.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.*
4. *Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.*
5. *All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.*
6. *All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation*
7. *Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.*

SITE DATA	
ZONING:	COMMUNITY COMMERCIAL (CC)
LAND USE(S):	RETAIL RESTAURANT RECREATIONAL
LOT AREA:	145,340 SF (3.3365 AC)
BUILDING AREA: RETAIL: RESTAURANT: TOTAL:	 1,577 SF 4,272 SF 5,849 SF
RECREATION COURT SEATING (18"/SEAT):	150
BUILDING HEIGHT (MAX):	27'-0"
FLOOR AREA RATIO:	0.0.04
REQUIRED PARKING: RESTAURANT (10 SPC/1,000 SF) RECREATION COURTS (1 SPC/3 SEATS): RECREATION ACCESSORY SPACE IN BUILDING (1 SPC/3 PERSON OCCUPANCY): (SEE INTERIOR FLOOR PLAN FOR OCCUPANCY CALCULATIONS) TOTAL:	 43 50 3 96
EXISTING PARKING SPACES ON LOT 3A1:	85
PROPOSED PARKING ON LOT 5AR1 PER SHARED PARKING AGREEMENT:	11
IMPERVIOUS AREA: BUILDING FOOTPRINT: PAVING: HARDSCAPE: COVERED COURT / TURF: UNCOVERED TURF: TOTAL:	 5,922 SF 55,456 SF 10,874 SF 31,962 SF 9,043 SF 113,257 SF (77.9%)



VICINITY MAP
NOT-TO-SCALE



NOTE: ALL SCREENED LANDSCAPE INDICATED IS EXISTING

EXISTING PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
4	CP	Chinese Pistache	*Pistacia chinensis*	4" cal.	B&B, 13' ht., 4'-5' spread min.
18	LO	Live Oak	*Quercus virginiana*	4" cal.	B&B, 13' ht., 4'-5' spread min.
10	RO	Red Oak 'Shumard'	*Quercus shumardii*	4" cal.	B&B, 13' ht., 4'-5' spread min.
3	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	B&B, 14' ht. 6' spread min.

SHRUBS

QTY.	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
137	NPH	Needlepoint Holly	*Ilex cornuta 'Needlepoint'*	5 gal.	container, full plant specimen
96	LG	Giant Liriope	*Liriope gigantea*	3 gal.	container, full plant specimen
33	RY	Red Yucca 'Brakelights'	*Hesperaloe parviflora 'Perpa'*	5 gal.	container, full plant specimen
52	DYH	Dwarf Yaupon Holly	*Ilex vomitoria nana*	5 gal.	container, full plant specimen
18	NRS6	Nellie R. Stevens Holly	*Ilex sp. 'Nellie R. Stevens'*	6' ht.	container, full to base

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
821	BKSG	Berkeley Sedge	*Carex divulsa*	4" pots	container, full top of container
350	PKSL	Pink Skullcap	*Scutellaria suffrutescens*	4" pots	container, full top of container
2030	WC	Wintercreeper	*Euonymus fortunei*	1 gal.	container, full plant, 6" o.c. selection at time of installation
		Common Bermudagrass	*Cynodon dactylon*	roll sod	solid sod, refer to notes
385	SC	Seasonal Color			container, full plant, 6" o.c. selection at time of installation

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

PROPOSED PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
4	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 13' ht., 4'-5' spread min.
12	RB	Redbud	*Cercis canadensis*	3' cal.	container grown, single trunk, 4' spread min., 10' ht. min.

SHRUBS

QTY.	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
136	BAMG	Blonde Ambition Grass		3 gal.	container, full plant specimen, 24" o.c.
58	NPH	Needlepoint Holly	*Ilex cornuta 'Needlepoint'*	5 gal.	container, full plant specimen, 36" o.c.
96	NRS	Nellie R. Stevens Holly	*Ilex sp. 'Nellie R. Stevens'*	6' ht.	container, full plant specimen, 4' o.c.

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
235	WC	Wintercreeper	*Euonymus fortunei coloratus*	4" pots	container, (3) 12" runners min., 12" o.c.
		Common Bermudagrass	*Cynodon dactylon*	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS: LOT 3A1

INTERIOR VEHICULAR OPEN SPACE REQUIREMENTS: (28,837 s.f.; 85 spaces)
Requirements: Mimimum 10% of gross parking area to be landscape area, (1) tree, 3" cal. per 400 s.f. of required landscape area. Minimum of (1) tree per parking island, (1) 9'x18' island per 12 parking spaces

Required	Provided
2,883 s.f.	5,734 s.f.
(7) parking islands	(5) provided
(5) trees, 3" cal.	(11) trees, 3" cal.

INTERIOR PARKING SCREEN REQUIREMENTS:
Requirements: 36" ht. screen at time of installation, or 30" evergreen planting along parking that abutts street frontage or ajacent property boundaries.

Provided

NON-VEHICULAR OPEN SPACE REQUIREMENTS: (92,756 s.f.)
Requirements: Mimimum 15% of gross site area to be non-vehicular open space, 50% of required area must be within the the front yard. (1) tree, 3" cal. per 3,000 s.f. of required landscape area.

Required	Provided
13,913 s.f. (15%)	16,387 s.f. (17.6%)
(5) trees	(5) trees

PERIMETER REQUIREMENTS:
Requirements: (1) tree 3" cal., per 50 l.f. along site perimeter.
Grapevine Mills Blvd: (348.52 l.f.)

Required	Provided
(7) trees, 3" cal.	(7) trees, 3" cal.

TOTAL TREES REQUIRED: 17

TOTAL TREES PROVIDED: 23

OWNER:
GRAPEVINE RETAIL NO. 2, LTD.
1722 ROUTH STREET, SUITE 770
DALLAS, TEXAS 75201
PHONE: (214) 270-1000
EMAIL: JGARDINER@BILLINGSLEY.COM

DEVELOPER:
BDDC, INC.
1722 ROUTH STREET, SUITE 770
DALLAS, TEXAS 75201
PHONE: (214) 270-1000
CONTACT: JOHN GARDINER
EMAIL: JGARDINER@BILLINGSLEY.COM

EXISTING PLANT LEGEND

QUANTITY
PLANT TYPE

TREES

TYPE	COMMON NAME
CP	Chinese Pistache
LO	Live Oak
RO	Red Oak 'Shumard'
CE	Cedar Elm

SHRUBS

TYPE	COMMON NAME
NPH	Needlepoint Holly
LG	Giant Liriope
RY	Red Yucca 'Brakelights'
DYH	Dwarf Yaupon Holly
NRS6	Nellie R. Stevens Holly

GROUNDCOVERS

TYPE	COMMON NAME
BKSG	Berkeley Sedge
PKSL	Pink Skullcap
WC	Wintercreeper
SC	Seasonal Color

PROPOSED PLANT LEGEND

QTY
Plant Type

TREES

TYPE	COMMON NAME
CE	Cedar Elm
MAG	'Little Gem' Magnolia

SHRUBS

TYPE	COMMON NAME
BAMG	Blonde Ambition Grass
NPH	Needlepoint Holly
NRS	Nellie R. Stevens Holly

GROUNDCOVERS

TYPE	COMMON NAME
WC	Wintercreeper

PURPOSE STATEMENT

THE PURPOSE OF CU25-37 IS TO ALLOW THREE OUTDOOR SOCCER FIELDS, A 5,040 SQUARE FEET OF RECREATION AREA, AND A CHECK-IN AND CONCCESSIONS SUITE IN AN EXISTING BUILDING IN A PLANNED COMMERCIAL CENTER

REGISTERED LANDSCAPE ARCHITECT BRIAN D. ADAMS 2761 STATE OF TEXAS
08.15.2025

CALL BEFORE YOU DIG 1-800-344-8377 TEXAS ONE CALL SYSTEM

01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"
0 15 30 60

CASE NAME: City Futsal, The Shops at Grapevine Mills Crossing
CASE NUMBER: CU25-37
LOCATION: 3560 North Grapevine Mills Blvd.

MAYOR *SECRETARY*

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 8 OF 12

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

PLANNING SERVICES DEPARTMENT

REVISIONS

REV NO.	DATE	DESCRIPTION	BY

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Contact Brian D. Adams
Email badams@smr-la.com

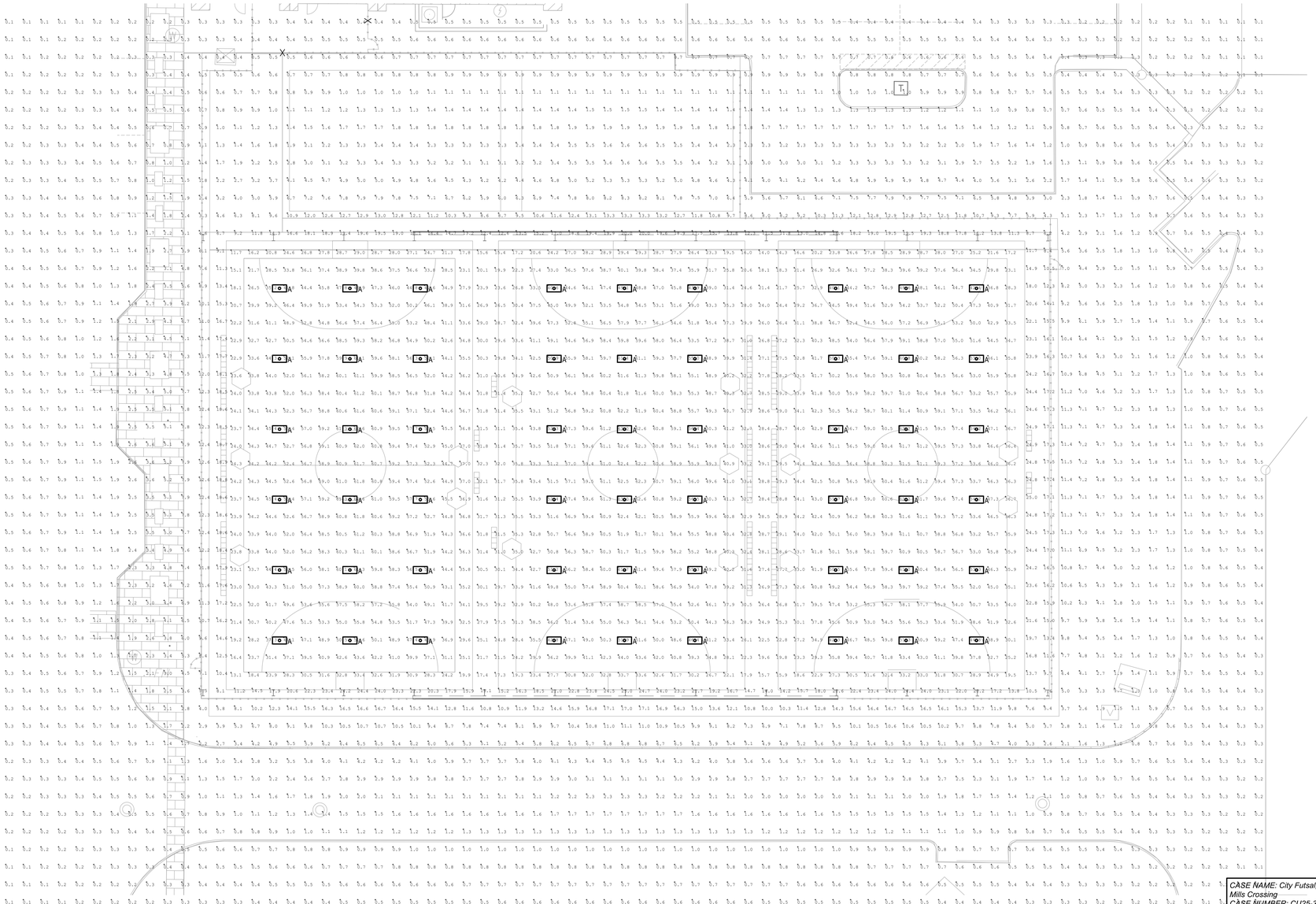
CUP LANDSCAPE PLAN

CITY FUTSAL
3.3365 ACRES OR 145,340 SF
LOT 3A1, BLOCK A, GRAPEVINE MILLS CROSSING
JAMES GIBSON SURVEY, A-587
THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DESIGN BY:	DRAWN BY:	DATE	NOTES	FILE	SHEET
BDA	BDA	08/15/25			8 OF 12

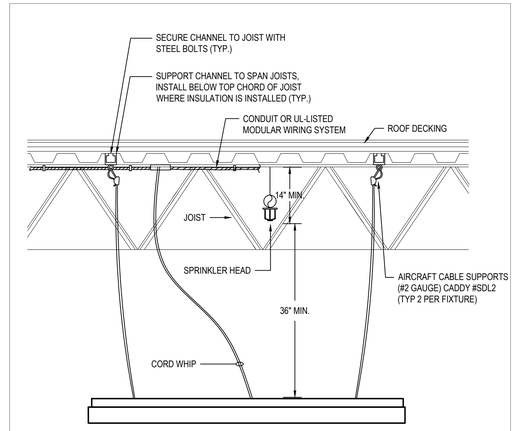
GENERAL NOTES:

1. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
2. ILLUMINATED SIGNAGE WAS INCLUDED IN DETERMINATION OF THE ILLUMINATION LEVELS.
3. ALL FIXTURES TO BE MOUNTED AT 25' A.F.F. UNLESS NOTED OTHERWISE.

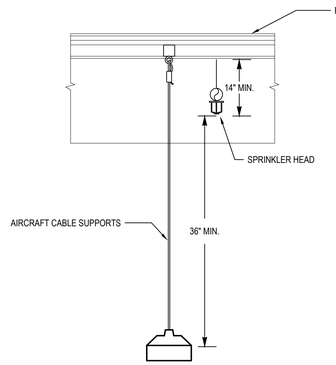


1 SITE PLAN - PHOTOMETRIC

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



SIDE VIEW



FRONT VIEW

HIGH BAY FIXTURE SUPPORT - SUSPENDED

NOT TO SCALE

PURPOSE STATEMENT

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CASE NAME: City Futsal, The Shops at Grapevine Mills Crossing
CASE NUMBER: CU25-37
LOCATION: 3560 North Grapevine Mills Blvd.

MAYOR *SECRETARY*

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 9 OF 12

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

PLANNING SERVICES DEPARTMENT

REVISIONS

REV NO.	DATE	DESCRIPTION	BY

ML CLARK CONSULTING, LLC
P.O. BOX 170
ADDISON, TEXAS 75001
(214) 675-1960
TBPE F-20431

CITY FUTSAL
3.3365 ACRES OR 145,340 SF
LOT 3A1, BLOCK A, GRAPEVINE MILLS CROSSING
JAMES GIBSON SURVEY, A-587
THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DESIGN BY	DRAWN BY	DATE	NOTES	FILE	SHEET
MLC	HDS	08/15/25	PEISER	003-013 SPCUP	9 OF 12

JSE
Jordan & Skala Engineers
6201 West Plano Parkway • Suite 250
Plano, TX. 75093
p. 469.385.1616 • f. 469.385.1615
Texas Registered Engineering Firm F-4950

Project Number:25030365
Drawn By:CS Checked By:SD

DAVID M. MATTHEWS II
89390
LICENSED
PROFESSIONAL ENGINEER
8.22.2025

THIS DRAWING IS THE PROPERTY OF JORDAN & SKALA ENGINEERS INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION BY JORDAN & SKALA ENGINEERS.

CITY FUTSAL

GRAPEVINE, TX

PRINT RECORD

DATE	ISSUED FOR

REVISIONS

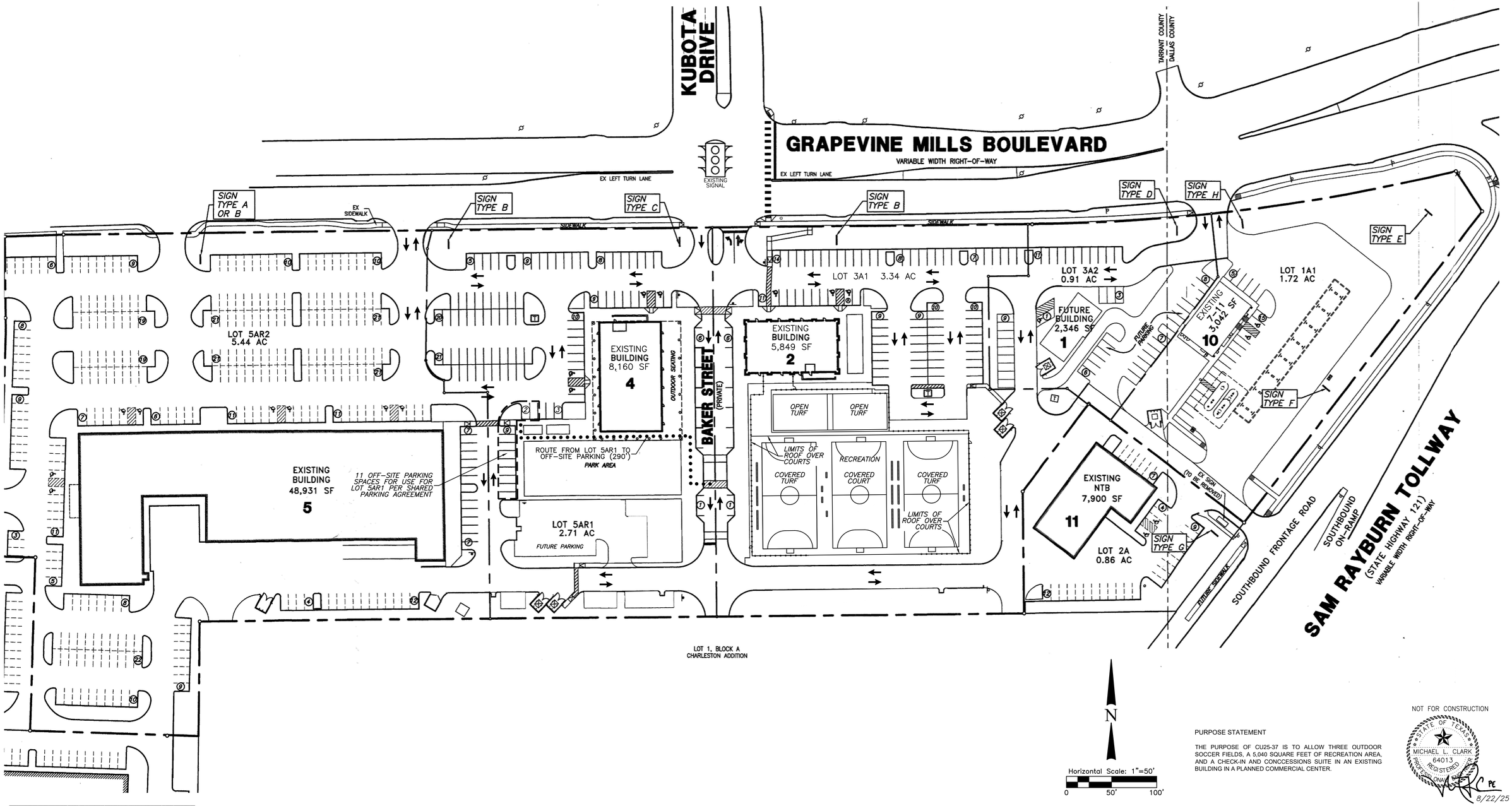
#	DATE	DESCRIPTION

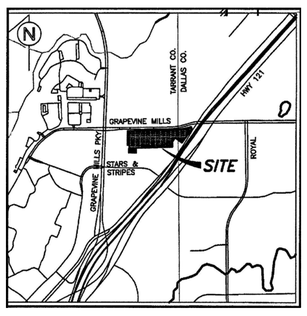
SHEET TITLE

SITE PLAN - PHOTOMETRIC

SHEET NUMBER

E1.0





N

Horizontal Scale: 1"=50'

0 50' 100'

PURPOSE STATEMENT

THE PURPOSE OF CU25-37 IS TO ALLOW THREE OUTDOOR SOCCER FIELDS, A 5,040 SQUARE FEET OF RECREATION AREA, AND A CHECK-IN AND CONCCESSIONS SUITE IN AN EXISTING BUILDING IN A PLANNED COMMERCIAL CENTER.

NOT FOR CONSTRUCTION

STATE OF TEXAS
MICHAEL L. CLARK
64013
REGISTERED
PROFESSIONAL ENGINEER
PE
8/22/25

CASE NAME: City Futsal, The Shops at Grapevine Mills Crossing
CASE NUMBER: CU25-37
LOCATION: 3560 North Grapevine Mills Blvd.

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 10 OF 12

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PLANNING SERVICES DEPARTMENT

REVISIONS

REV NO.	DATE	DESCRIPTION	BY

ML CLARK CONSULTING, LLC
P.O. BOX 170
ADDISON, TEXAS 75001
(214) 675-1960
TBPE F-20431

CIRCULATION PLAN

CITY FUTSAL

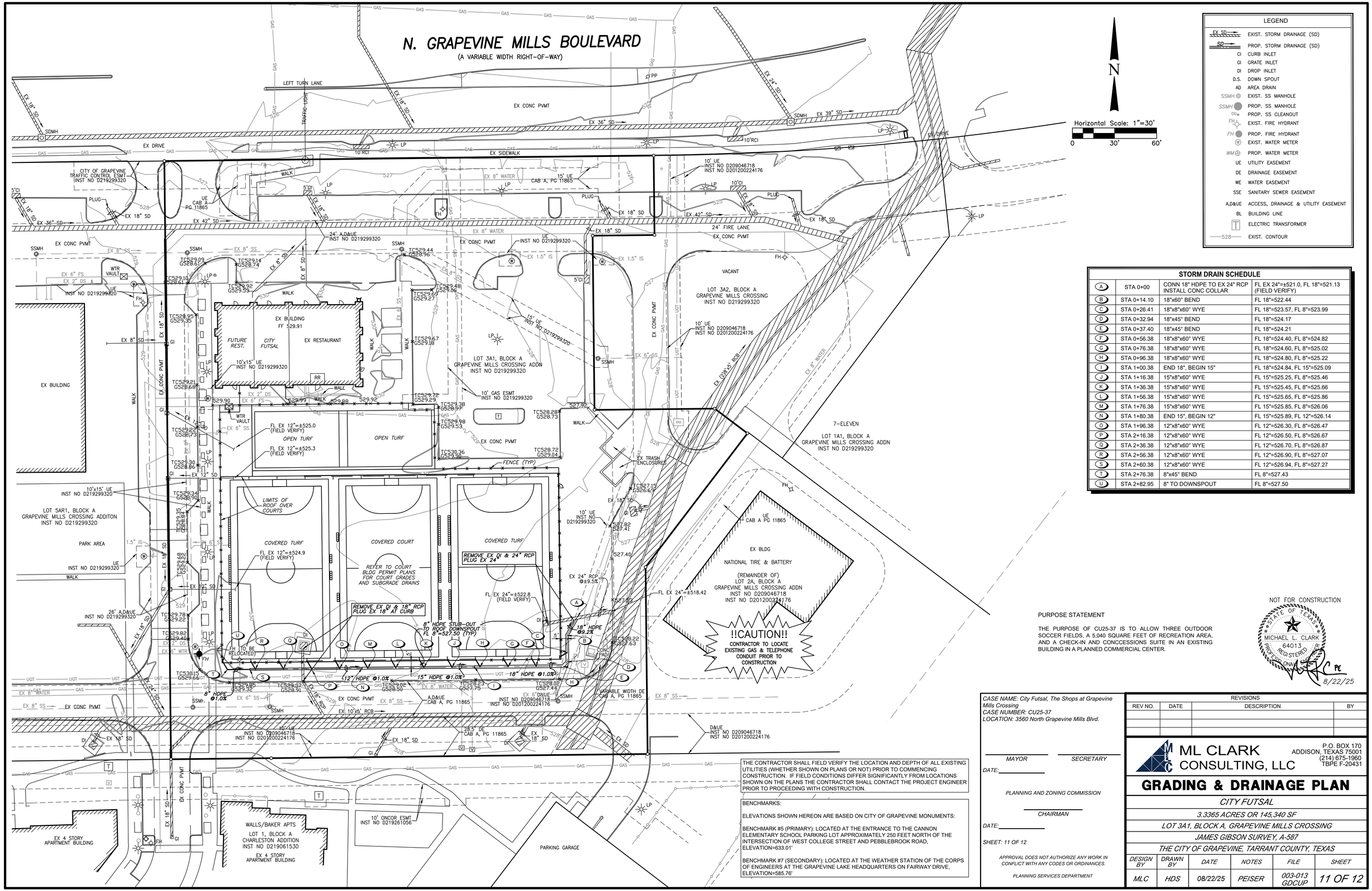
3.3365 ACRES OR 145,340 SF

LOT 3A1, BLOCK A, GRAPEVINE MILLS CROSSING

JAMES GIBSON SURVEY, A-587

THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DESIGN BY	DRAWN BY	DATE	NOTES	FILE	SHEET
MLC	HDS	08/22/25	PEISER	003-013 CIRCPLN	10 OF 12



LEGEND

EX SD	EXIST. STORM DRAINAGE (SD)
SD	PROP. STORM DRAINAGE (SD)
CI	CURB INLET
GI	GRATE INLET
DI	DROP INLET
D.S.	DOWN SPOUT
AD	AREA DRAIN
SSMH	EXIST. SS MANHOLE
SSMH	PROP. SS MANHOLE
	PROP. SS CLEANOUT
FH	EXIST. FIRE HYDRANT
FH	PROP. FIRE HYDRANT
W	EXIST. WATER METER
WM	PROP. WATER METER
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
A,D&UE	ACCESS, DRAINAGE & UTILITY EASEMENT
BL	BUILDING LINE
T	ELECTRIC TRANSFORMER
528	EXIST. CONTOUR

STORM DRAIN SCHEDULE

A	STA 0+00	CONN 18" HDPE TO EX 24" RCP INSTALL CONC COLLAR	FL EX 24"=±521.0, FL 18"=521.13 (FIELD VERIFY)
B	STA 0+14.10	18"x60° BEND	FL 18"=522.44
C	STA 0+26.41	18"x8"x60° WYE	FL 18"=523.57, FL 8"=523.99
D	STA 0+32.94	18"x45° BEND	FL 18"=524.17
E	STA 0+37.40	18"x45° BEND	FL 18"=524.21
F	STA 0+56.38	18"x8"x60° WYE	FL 18"=524.40, FL 8"=524.82
G	STA 0+76.38	18"x8"x60° WYE	FL 18"=524.60, FL 8"=525.02
H	STA 0+96.38	18"x8"x60° WYE	FL 18"=524.80, FL 8"=525.22
I	STA 1+00.38	END 18", BEGIN 15"	FL 18"=524.84, FL 15"=525.09
J	STA 1+16.38	15"x8"x60° WYE	FL 15"=525.25, FL 8"=525.46
K	STA 1+36.38	15"x8"x60° WYE	FL 15"=525.45, FL 8"=525.66
L	STA 1+56.38	15"x8"x60° WYE	FL 15"=525.65, FL 8"=525.86
M	STA 1+76.38	15"x8"x60° WYE	FL 15"=525.85, FL 8"=526.06
N	STA 1+80.38	END 15", BEGIN 12"	FL 15"=525.89, FL 12"=526.14
O	STA 1+96.38	12"x8"x60° WYE	FL 12"=526.30, FL 8"=526.47
P	STA 2+16.38	12"x8"x60° WYE	FL 12"=526.50, FL 8"=526.67
Q	STA 2+36.38	12"x8"x60° WYE	FL 12"=526.70, FL 8"=526.87
R	STA 2+56.38	12"x8"x60° WYE	FL 12"=526.90, FL 8"=527.07
S	STA 2+60.38	12"x8"x60° WYE	FL 12"=526.94, FL 8"=527.27
T	STA 2+76.38	8"x45° BEND	FL 8"=527.43
U	STA 2+82.95	8" TO DOWNSPOUT	FL 8"=527.50

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

BENCHMARKS:

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF GRAPEVINE MONUMENTS:

BENCHMARK #5 (PRIMARY): LOCATED AT THE ENTRANCE TO THE CANNON ELEMENTARY SCHOOL PARKING LOT APPROXIMATELY 250 FEET NORTH OF THE INTERSECTION OF WEST COLLEGE STREET AND PEBBLEBROOK ROAD, ELEVATION=633.01'

BENCHMARK #7 (SECONDARY): LOCATED AT THE WEATHER STATION OF THE CORPS OF ENGINEERS AT THE GRAPEVINE LAKE HEADQUARTERS ON FAIRWAY DRIVE, ELEVATION=585.76'

PURPOSE STATEMENT

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NOT FOR CONSTRUCTION

STATE OF TEXAS
MICHAEL L. CLARK
64013
REGISTERED
PROFESSIONAL ENGINEER
PE
8/22/25

CASE NAME: City Futsal, The Shops at Grapevine Mills Crossing
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MAYOR *SECRETARY*

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 11 OF 12

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PLANNING SERVICES DEPARTMENT

REVISIONS

REV NO.	DATE	DESCRIPTION	BY

ML CLARK CONSULTING, LLC
P.O. BOX 170
ADDISON, TEXAS 75001
(214) 675-1960
TBPE F-20431

GRADING & DRAINAGE PLAN

CITY FUTSAL

3.3365 ACRES OR 145,340 SF

LOT 3A1, BLOCK A, GRAPEVINE MILLS CROSSING

JAMES GIBSON SURVEY, A-587

THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DESIGN BY	DRAWN BY	DATE	NOTES	FILE	SHEET
MLC	HDS	08/22/25	PEISER	003-013 GDCUP	11 OF 12

N. GRAPEVINE MILLS BOULEVARD

(A VARIABLE WIDTH RIGHT-OF-WAY)

N

Horizontal Scale: 1"=30'

0 30' 60'

LEGEND

EX SS	EXIST. SANITARY SEWER (SS)
SS	PROP. SANITARY SEWER (SS)
EX WTR	EXIST. WATER (WTR)
WTR	PROP. WATER (WTR)
EX SD	EXIST. STORM DRAINAGE (SD)
SD	PROP. STORM DRAINAGE (SD)
T	GATE VALVE
SSMH	EXIST. SS MANHOLE
	PROP. SS MANHOLE
CO	PROP. SS CLEANOUT
FH	EXIST. FIRE HYDRANT
	PROP. FIRE HYDRANT
W	EXIST. WATER METER
	PROP. WATER METER
FDC	FIRE DEPARTMENT CONNECTION
FRR	FIRE RISER ROOM
DS	DOMESTIC SERVICE
FS	FIRE SERVICE
IS	IRRIGATION SERVICE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
A,D&UE	ACCESS, DRAINAGE & UTILITY EASEMENT
BL	BUILDING LINE
T	ELECTRIC TRANSFORMER

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NOT FOR CONSTRUCTION

STATE OF TEXAS
MICHAEL L. CLARK
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REGISTERED
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8/22/25

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MAYOR *SECRETARY*

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 12 OF 12

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PLANNING SERVICES DEPARTMENT

REVISIONS

REV NO.	DATE	DESCRIPTION	BY

ML CLARK CONSULTING, LLC
P.O. BOX 170
ADDISON, TEXAS 75001
(214) 675-1960
TBPE F-20431

UTILITY PLAN

CITY FUTSAL

3.3365 ACRES OR 145,340 SF

LOT 3A1, BLOCK A, GRAPEVINE MILLS CROSSING

JAMES GIBSON SURVEY, A-587

THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

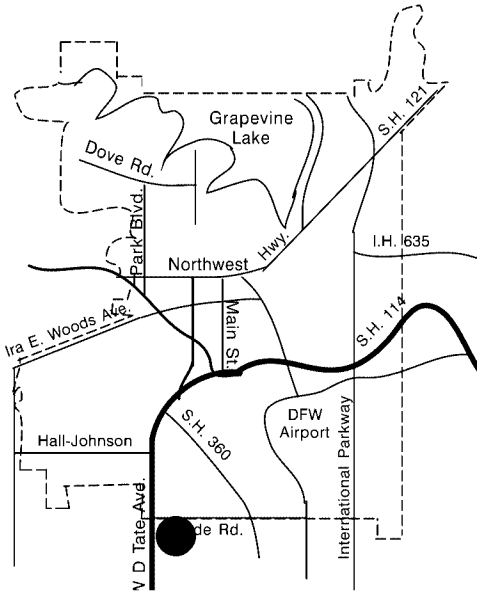
DESIGN BY	DRAWN BY	DATE	NOTES	FILE	SHEET
MLC	HDS	08/22/25	PEISER	003-013 UTILCUP	12 OF 12

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: SEPTEMBER 16, 2025

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF SPECIAL USE APPLICATION SU25-03; FIRELIFE CHURH



APPLICANT: Jared Patterson, Pastor Firelife Church

PROPERTY LOCATION AND SIZE:

The subject property is located at 5311 William D. Tate Avenue and is platted as Block 1, Lot 7R, Mulberry Square Addition. The addition contains 1.80 acres and has approximately 321.81 feet of frontage along Champagne Boulevard.

REQUESTED SPECIAL USE AND COMMENTS:

The site was previously approved for a conditional use permit CU12-28 (Ord. 2012-032) to allow retail sales of secondhand goods in a lease space exceeding 3,000 square feet within a planning commercial center. This request is specifically to allow a 185-seat church in an existing building within a planned commercial center.

Firelife Church is planning to relocate from its current location in Irving, Texas to the subject site. The church will occupy the entire building, totaling approximately 10,000 square feet. The sanctuary will seat 185 people, which requires 62 parking spaces. Of these, 50 spaces are provided on-site, and the remaining 12 parking spaces will be shared through surplus parking available on adjacent Lot 5R to the south. The site will have six access points, with the primary entry located midway of the lot along the south property line on Champagne Boulevard. The church's name will be displayed on the front door at the main entrance. No other exterior changes are proposed with this request.

PRESENT ZONING AND USE:

The property is currently zoned “CC,” Community Commercial District with a planned commercial center designation and is developed as a neighborhood shopping center.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was rezoned in the 1984 City-wide Rezoning from “C-2," Community Business District to “CC,” Community Commercial District.

- On March 18, 1997, the City Council approved CU97-12/SP97-20 (Ord. 1997-27) to allow the development of a Planned Commercial Center, possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a grocery store on Lot 5, and a waiver to section 47.E.2 of the Zoning Ordinance.

- On August 12, 1997, the City Council approved CU97-35 (Ord. 1997-87) to allow retail development on lot 9, additional paving on Lot 7, reduce the area of the northernmost retail building on Lot 8, and additional retail development next to the proposed grocery store to the south, and a waiver to section 47.E.2 of the Zoning Ordinance.

- On December 2, 1997, the City Council approved CU97-54 (Ord. 1997-136) to allow the development of a 5,300 square foot restaurant on Lot 3, and a waiver to section 47.E.2 of the Zoning Ordinance.

- On January 20, 1998, the City Council approved CU97-74 (Ord. 1998-09) to allow for the establishment of a 7,703 square foot medical office on Lot 6R, and a waiver to section 47.E.2 of the Zoning Ordinance.

- On April 21, 1998, the City Council approved CU98-09 (Ord. 1998-66) to allow realignment of the drive at the southeast corner of Lot 5R, revisions to the landscaping on lots 5R and 8R, and a waiver to section 47.E.2 of the Zoning Ordinance.

- On July 21, 1998, the City Council approved CU98-32 (Ord. 1998-93) to allow the development of a veterinary clinic within the trail area located on Lot 8R, and a waiver to section 47.E.2 of the Zoning Ordinance.

- On January 5, 1999, the City Council approved CU98-64 (Ord. 1999-08) to allow on-premise consumption of alcohol beverages (beer, wine, and mixed drinks) in conjunction with the development of a 2,750 square foot, 66 seat restaurant on Lot 8R.

- On September 5, 2000, the City Council approved CU00-47 (Ord. 2000-88) to allow the possession, storage, retail sale and on-premise consumption of alcohol beverages (beer, wine, and mixed drinks) in conjunction with an existing restaurant on Lot 8R.

- On November 7, 2000, the City Council approved CU00-51 (Ord. 2000-115) to allow the development of an automotive lube center and car wash on Lot 10R.

- On April 24, 2002, SPRC approved CU02-11 to allow the addition of a 100 square foot monument sign along West Glade Road.

- On September 17, 2002, the City Council approved CU02-38 (Ord. 2002-72) to amend the floor plan for a restaurant with the possession, storage, retail sale and on-premise consumption of alcohol beverages (beer, wine, and mixed drinks) in conjunction with a restaurant on Lot 8R.

- On August 29, 2007 SPRC approved CU07-25 to allow the addition of a patio cover to an existing restaurant.

- On September 17, 2002, the City Council approved CU11-18 (Ord. 2011-31) to revise the existing floor plan and allow outside speakers in conjunction with an existing restaurant with the possession, storage, retail sale and on-premise consumption of alcohol beverages (beer, wine, and mixed drinks). Conditions of approval limit the hours of operation to 7:00 a.m. – 10:00 p.m., Sunday through Thursday, and 7:00 a.m. – 11:00 p.m. on Friday and Saturday.

- On August 1, 2014, the City Council approved CU14-31 (Ord. 2014-49) to allow a 40-foot, 287 square foot, multi-tenant pylon sing, along the State Highway 121 northbound service road.

- On May 16, 2017, the City Council approved CU17-08 (Ord. 2017-27) to allow retail sales of secondhand goods in a lease space exceeding 3,000 square feet on Lot 7R.

- On July 19, 2022, the City Council approved CU22-18 (Ord. 2022-043) to allow revisions to the exterior building elevations and allow two restaurants: a 1,985 square foot restaurant with drive through and outdoor seating, and a 1,985 square foot restaurant with outdoor seating on Lot 9R.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: “GV”, Grapevine Vintage District - Delaney Vineyards

SOUTH:	City of Euless
EAST:	“CC”, Community Commercial District - The Children’s Courtyard of Grapevine Daycare/private school and Action Behavior Center
WEST:	William D. Tate Avenue and City of Colleyville

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

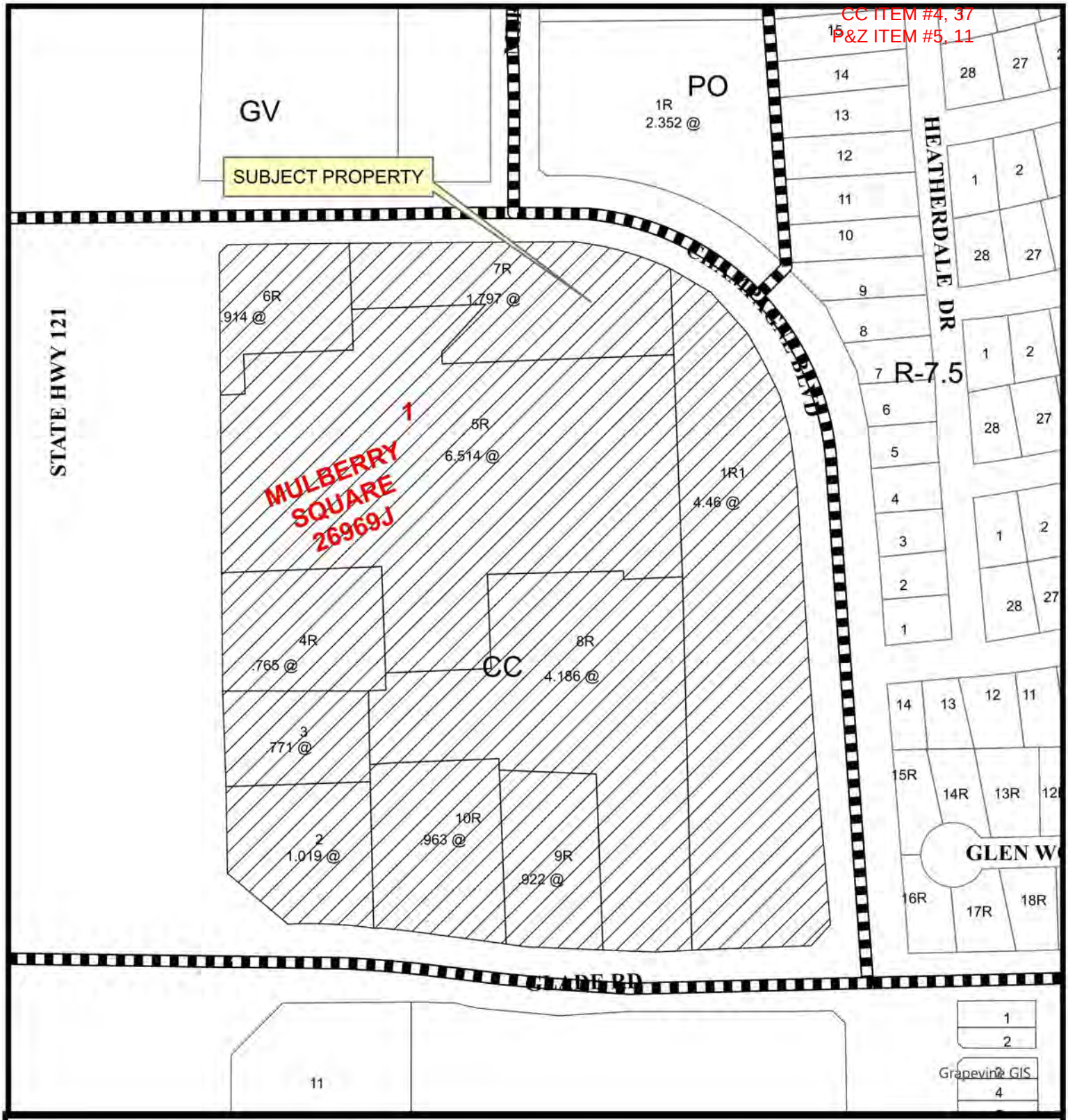
Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as a Commercial (CO) land use. The applicant’s proposal is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine’s Thoroughfare Plan designates Glade Road as a Type B Major Arterial, with a minimum 80-foot-right-of-way developed as four lanes with a median. The City of Grapevine’s Thoroughfare Plan does not designate Champagne Boulevard.

at/

CC ITEM #4, 37
P&Z ITEM #5, 11



0 100 200 300 400 Feet

SU25-03; Firelife Church
5311 William D Tate Avenue

Date Prepared: 9/2/2025

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

SPECIAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Subject Property Information

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

Gross area of parcel (to nearest tenth of acre)
1.8

Street frontage & distance to nearest cross street

Describe the Proposed Use
Church

Proposed Zoning
Exempt

Existing Zoning
Retail Community Shopping Center

Future Land Use Designation
Church renting an existing commercial building

Subject Property Address
5311 William D Tate Ave

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.

Property Owner Name John A. Henry, IV - manager of JAHCO Vineyard LLC

Company JAHCO Vineyard LLC

Address 1717 Main Street, Suite 2600

City Dallas State TX Zip Code 75201

Phone 405-478-0601 Email [redacted]

SU25-03
RECEIVED
JUL 28 2025

SPECIAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Jared Patterson, Pastor Firelife Church *(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 x _____ Date 7-28-25

John A. Henry, IV - sole manager of JAHCO Vineyard LLC

STATE OF: TEXAS
COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared John A. Henry - sole manager of JAHCO Vineyard LC *(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 28th day of JULY, 20 25

_____
NOTARY PUBLIC in and for the State of Texas

JUDITH A. SAMBOL
My Notary ID # 128894053
Expires February 23, 2028

JUL 28 2025
SU25-03

SPECIAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name Jared Patterson - Pastor Company Firelife Church

Address P.O. Box 165172

City Irving State TX Zip Code 75016

Phone 972-742-2373 Email [redacted]

Applicant's Signature Jared R. Patterson Date 7/25/25

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Jared Patterson *(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 25 day of July, 2025

NOTARY PUBLIC James B Voronin Exp. 8/10/2027 ID No. 134500592 STATE OF TEXAS

James Voronin
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:

JUL 28 2025
SU25-03

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)

SPECIAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

PLATTING VERIFICATION:

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

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

Address of subject property 5311 William D. Tate Ave

Legal description of subject property
MULBERRY SQUARE ADDITION BLOCK 1 LOT 7R

Justin Duncan — 7.29.2025
Public Works Department — Date

SU25-03
JUL 28 2025

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

City of Grapevine

Signage Requirements

Signage Requirements

The following is a list of requirements for signage associated with zoning applications. A completed checklist must be submitted with each application. Applicants shall indicate willingness to comply with standards by checking the box adjacent to the standard.

Sign Posting Standards

Zoning signage shall comply with the following standards:

☑ The applicant shall be responsible for posting at least one zoning sign on each corner of the subject property 10-14 days prior to the Joint City Council and Planning & Zoning Commission (P&Z) scheduled public hearing. If the subject property does not have any pervious frontage, the sign shall be posted in the window or in another clearly visible location as determined by staff.

☑ The applicant shall furnish an affidavit, as well as date-stamped photographs of each side of the posted sign(s), to the City of Grapevine Planning Services Department certifying that the required signs were posted on the subject property 10-14 days prior to the said public hearing.

☑ Failure to post signage 10-14 days prior to the public hearing shall result in the postponement of the case being presented to City Council and P&Z.

Public Hearing Date	Dates to post Signage
September 16, 2025	September 1-5
October 21, 2025	October 6-10
November 18, 2025	November 3-7
December 16, 2025	December 1-5

Sign Maintenance Standards

Maintenance of zoning notification signage shall comply with the following standards:

☑ The applicant shall be responsible for ensuring that the zoning sign(s) remain visible and present on the property from the time of posting to final action of the City of Grapevine.

☐ The applicant shall be responsible for removing zoning notification signage within one week of final action by the City of Grapevine.

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

SPECIAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Sign Design Criteria

Signs must be:

- ☑ 24 inches long by 48 inches wide, per State law.
- ☑ Signs must be designed and printed according to the template provided below.

NOTICE OF PUBLIC HEARING

A ZONING AND/OR DEVELOPMENT APPLICATION(S) HAS BEEN FILED FOR THIS PROPERTY

For information contact:
City of Grapevine
(817) - 410-3155
planning@grapevinetexas.gov

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

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

Name Jared Patterson Company Firefli Church

Address 3400 Sunset Oaks St.

City Dalworthington Gardens State TX Zip Code 76016

Phone 972-742-2373 Email [redacted]

Applicant's Signature Jared D. Patterson Date 7/28/25

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FIRELIFE CHURCH

HE'S IN US FOR US | HE'S ON US FOR OTHERS

July 25, 2025
Ladies and Gentlemen,

Thank you for your time and for your consideration regarding a "Special Use Permit". And thank you for serving this community so well.

My name is Jared Patterson, and I have been the Senior Pastor of Firelife Church since January of 2017. Firelife Church is a family-oriented church. It was founded in 1963 as The Assembly of God Tabernacle, in Irving, TX. The church faithfully served the city of Irving until May of 2025, when we sold our facility located in the Las Colinas business park. The reason we sold that property is two-fold. First, the church membership longed to be connected to a community. Secondly, the former leadership of the church did not realize the limitations that would be placed upon a church by the Las Colinas Association.

Our plan is to lease a property for the next 3-5 years. During which, we will either purchase land and build a new church home or purchase an existing property. One we hope to call home for the next 60+ years. We have identified 5311 William D. Tate Ave. Suite 100. Grapevine, TX 76051, as the property we want to lease. This location was formerly "Luv 2 Play" and is located next door to "Hobby Lobby". We signed a 3-year lease with the Vineyard Marketplace, JAHCO Vineyard LLC. However, the lease is contingent upon receiving the Special User Permit and the Certificate of Occupancy.

We specifically chose this location and the city of Grapevine for a few reasons. Firstly, our data revealed that this area is centrally located for our members and congregants. Many of our families live in or around Grapevine. Secondly, we were very attracted to the family culture of Grapevine and felt it was a great fit with our church culture. Additionally, this property is about 10 minutes from where our previous location had been since 2010.

Our intention is to plant ourselves within the community of Grapevine. We will provide a place of worship and discipleship for the whole family. We will continue to serve the needs of our church with the many ministries we offer. But we also plan to add our strength to yours. We plan to serve where there are needs, not only within our church. Families of the community who are in need or crisis can expect us to be available and to be consistent. We will promote civic engagement and will attend community events and festivals. We desire to be good neighbors.

Our hours of operation will be as follows: Sunday Church - 10:30am - 12:30pm; Family Nights - Wednesday's from 6:30pm - 8pm; and Business Hours: Monday - Thursday from 9am - 3pm. We will also have fellowship nights, prayer gatherings, and Bible workshops throughout the year.

JUL 28 2025

PO Box 165172 Irving, TX 75063 | 972-742-2373 [redacted] firelifechurch.org

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Suite 100 has 49 designated parking spaces. This would allow our sanctuary to seat about 150 and that may not be adequate. Therefore, we asked the owners and management of the Vineyard Marketplace if there was a solution. He said we have permission to use any additional parking that we may need, on any Sunday; stating that Hobby Lobby is closed on Sunday's and their parking spaces are vacant. It is also of note that Hobby Lobby has a right of refusal for any new tenant and a signed waiver by them is required to execute a new lease. Hobby Lobby signed that waiver giving Vineyard Marketplace the approval needed to sign the lease with us.

In closing, we would love the opportunity to become part of this great city and to add value to the culture of Grapevine, TX. Healthy and whole families make a city great, and we are devoted to help develop healthy families. Thank you for your time and again, we honor you for your service to this community!

Sincerely,

Jared Patterson
Senior Pastor | Firelife Church

PO Box 165172 Irving, TX 75063 | 972-742-2373 | [redacted] | firelifechurch.org

FRANCHISE TAX ACCOUNT STATUS

This record as of July 23, 2025 at 15:28:57

JAHCO VINEYARD LLC

Texas Taxpayer Number:	32062286334
Mailing Address:	PO BOX 14586 OKLAHOMA CITY, OK 73113 - 0586
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:	12/09/2016
Texas SOS File Number:	0802601010
Registered Agent Name:	JOHN A. HENRY IV
Registered Office Street Address:	1717 MAIN STREET, SUITE 2600 DALLAS, TX 75201

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Public Information Report for Year

2023

Title	Name and Address
MANAGER	**JOHN A HENRY IV** 1717 MAIN STREET, SUITE 2600 DALLAS, TX 75201
DIRECTOR	**JOHN A HENRY IV** 1717 MAIN STREET, SUITE 2600 DALLAS, TX 75201

JUL 28 2025
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Tarrant Appraisal District
Property Information | PDF
Account Number: 07064578

LOCATION

Address: 5311 WILLIAM D TATE AVE
City: GRAPEVINE
Georeference: 26969J-1-7R
Subdivision: MULBERRY SQUARE ADDITION
Neighborhood Code: RET-Northeast Tarrant County General

Latitude: 32.8840608571
Longitude: -97.0969117185
TAD Map: 2120-440
MAPSCO: TAR-041K



PROPERTY DATA

Legal Description: MULBERRY SQUARE ADDITION Block 1 Lot 7R

Jurisdictions:
CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: F1
Year Built: 1998
Personal Property Account: 14670297
Agent: POPP HUTCHESON PLLC (09252)
Notice Sent Date: 4/15/2025
Notice Value: $2,495,750
Protest Deadline Date: 5/15/2025

Site Number: 80735797
Site Name: VINEYARD MARKET PLACE
Site Class: RETCommunity - Retail-Community Shopping Center
Parcels: 4
Primary Building Name: SHOPPING STRIP / 07064586
Primary Building Type: Commercial
Gross Building Area+++: 11,496
Net Leasable Area+++: 9,983
Percent Complete: 100%
Land Sqft*: 78,277
Land Acres*: 1.7969
Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
JAHCO VINEYARD LLC
Primary Owner Address:
1717 MAIN ST STE 2600
DALLAS, TX 75201

Deed Date: 12/15/2016
Deed Volume:
Deed Page:
Instrument: D216293875

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Previous Owners	Date	Instrument	Deed Volume	Deed Page
HSMEP VINEYARD LP	1/8/2007	D207010142	0000000	0000000
CLEARVIEW VINEYARD MKT PLACE	9/12/2004	D204296067	0000000	0000000
VINEYARD MARKETPLACE LTD PRTN	1/1/1997	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	$1,681,095	$532,284	$2,213,379	$1,776,504
2024	$948,136	$532,284	$1,627,229	$1,480,420
2023	$948,136	$532,284	$1,627,229	$1,480,420
2022	$948,136	$532,284	$1,625,000	$1,480,420
2021	$948,136	$532,284	$1,480,420	$1,480,420
2020	$677,527	$532,284	$1,246,235	$1,209,811

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.

JUL 28 2025

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(6) owner/manager of The Vineyard Marketplace addressing parking issue & solution.

CC ITEM #4, 37
P&Z ITEM #5, 11

From: Graham Irvine [redacted] (8)
Subject: RE: Firelife Church Inquiry for Parking Agreemne
Date: July 17, 2025 at 5:33 PM
To: Jared Patterson [redacted]
Cc: Donna Moore [redacted] Christine Schipper [redacted] Peter Conran [redacted]

(4) (2) Jared, let them know that we have a waiver letter signed by Hobby Lobby for your use, and that Hobby Lobby is a tenant/we own their box, and there are cross parking and cross access rights throughout the entire shopping center, therefore the specific dedication is not relevant related to requiting other approvals. However, I do understand that the City allots a certain amount of parking spaces per use, however as anyone can see the Hobby Lobby parking field is never full even on Black Friday. Therefore, given that Hobby Lobby is closed on Sunday, a variance should certainly be granted.

If there is any objection, then you are welcome to loop me in, but I do not want to go back to Hobby Lobby for something that is not necessary. If push comes to shove, then we can share the letter we already have on file.

Thanks,

Graham Irvine
Chief Investment Officer
JAH Realty, L.P.
1717 Main Street, Suite 2600
Dallas, TX 75201
[redacted]
T: 214.220.0274 | D: 214.220.2275 | C: 972.523.8253

JAH REALTY

www.jahrealty.net
Follow us on LinkedIn

This e-mail and any files transmitted with it is for the sole use of the intended recipient(s) and may contain confidential and privileged information and may also be subject to copyright or other intellectual property protection. If you are not the intended recipient, please contact the sender by reply e-mail or telephone and delete all copies and the original message from your system.

From: Jared Patterson [redacted]
Sent: Thursday, July 17, 2025 3:18 PM
To: Graham Irvine [redacted]
Cc: Donna Moore [redacted] Christine Schipper [redacted]
Subject: Firelife Church Inquiry for Parking Agreemne

JUL 28 2025
SU25-03

CAUTION: This email originated from outside of JAH. Do not click links or open attachments unless you recognize the sender and know the content is safe.

(1) Good Afternoon,

I am writing to ask for your advice and input. We are meeting with the city of

I am writing to ask for your advice and input. We are meeting with the city of Grapevine, TX, seeking a "Special Use Permit" for Suite 100 at the Vineyard Marketplace. This "SUP" is required for any property that will be changing its previous use. The process is pretty detailed and is somewhat slow-moving. Our application and paperwork must be submitted by August 4, then there is a public hearing on September 17.

There is one issue that came up in our initial meeting with city officials and we are seeking your guidance and permission to solve.

Suite 100 has 49 dedicated parking spaces. This number directly affects the size of our "worship center" and is slightly lower than hoped. Now, the city does not think this will be an issue for the church, but stated that some sort of parking agreement between Firelife Church and Hobby Lobby (or another vendor) would make it a non-issue.

It is our understanding that Hobby Lobby is closed on Sunday's, which is the only day where parking may be inadequate. Therefore, we are requesting permission to use 15-20 spaces (if needed) on Sunday's between 10:30am - 12:30pm. And if there needs to be some sort of compensation, we are happy to do that as well.

Is this something we could pursue? How would we go about getting this agreement? What are all other details involved?

Thank you for your time and consideration!

Sincerely,
Jared Patterson
Senior Leader I Firelife Church

JUL 28 2025
SU25-03

JAH REALTY

VIA E-MAIL AND
US MAIL

September 3, 2025

City of Grapevine Building Department
ATTN: Albert Triplett
200 S. Main Street
Grapevine, TX 76051

Delivered via email to atriplett@grapevinetexas.gov

With Copy to:
JAHCO Vineyard LLC
PO Box 14586
Oklahoma City, OK 73113
c/o JAH Realty L.P

Re: Parking Lot Use – 2030 Glade Rd., Grapevine, TX 76051

To Whom It May Concern,

This letter serves as confirmation the property Owner, JAHCO Vineyard LLC, hereby grants Firelife Church permission to utilize the entirety of the parking lot located at **2030 Glade Rd., Grapevine, TX 76051**. JAHCO Vineyard LLC, as the property owner, grants access and cross-parking rights for all the separately platted parcels it owns at the above address to Firelife Church for its business operations.

Should you have any questions or require additional documentation, please do not hesitate to contact our office.

Sincerely,



Graham Irvine
Chief Investment Officer, JAH Realty, L.P.

Dallas
1717 Main Street, Suite 2600
Dallas, Texas 75201
Tel: (214) 220-0274
Fax: (214) 220-2478

Oklahoma City
P.O. Box 14586
Oklahoma City, OK 73113
Tel: (405) 478-0601
Fax: (405) 478-0605

www.jahrealty.net

cc:

Jared Patterson, Firelife Church
Peter Conran, JAH Realty, L.P.

ORDINANCE NO. 2025-063

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING SPECIAL USE PERMIT SU25-03 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU12-28 (ORDINANCE NO. 2012-032) SPECIFICALLY TO ALLOW A 185-SEAT CHURCH IN AN EXISTING BUILDING WITHIN A PLANNED COMMERCIAL CENTER, BLOCK 1, LOT 7R, MULBERRY SQUARE ADDITION (5311 WILLIAM D. TATE AVENUE) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS SPECIAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

WHEREAS, the City Council of the City of Grapevine, Texas, has determined that there is a necessity and need for this special use permit and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified and, therefore, feels that the issuance of this special use permit for the particular piece of property is needed, is called for, 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 special use permit in accordance with Section 49 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Special Use Permit No. SU25-03 to amend the previously approved site plan of CU12-28 (Ordinance No. 2012-032) to allow retail sales of secondhand goods in a lease space in excess of 3,000 square feet within a planned commercial center, specifically to allow a 185-seat church (Firelife Church) in an existing building within a planned commercial center, in a district zoned “CC”, Community Commercial District within the following described property: Block 1, Lot 7R, Mulberry Square Addition (5311 William D. Tate Avenue) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

Section 5. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to secure 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 6. This ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas, affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances which are in direct conflict with the provisions of this ordinance.

Section 7. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of September 2025.

APPROVED:

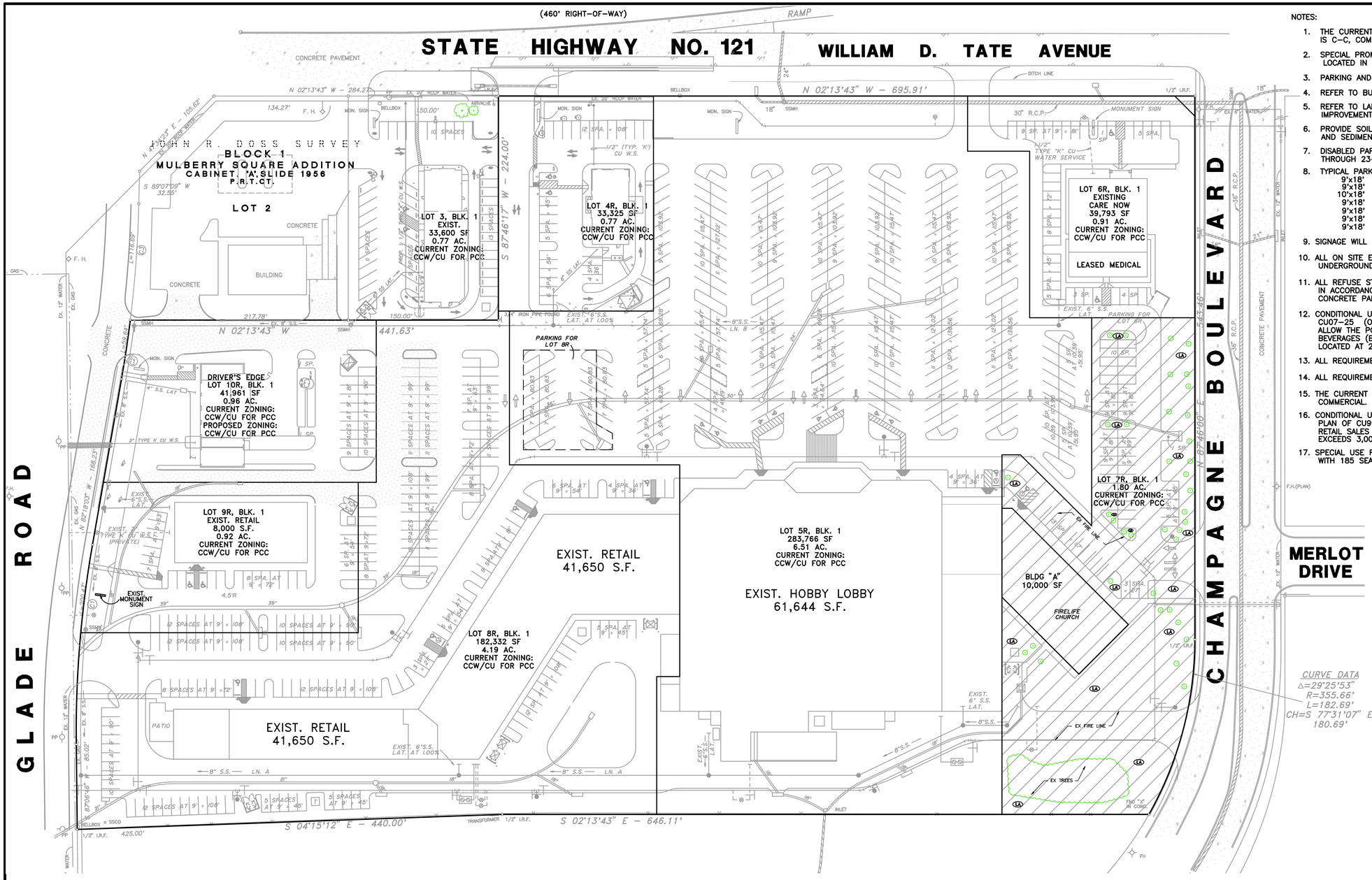
_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

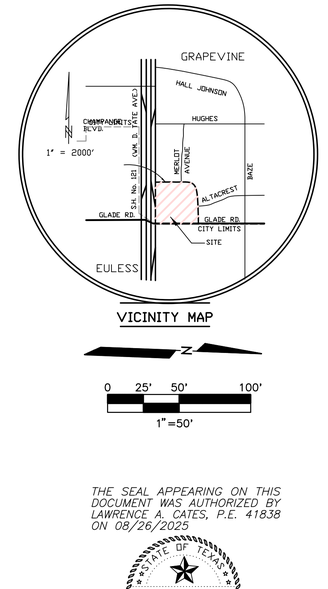
APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney



NOTES:

1. THE CURRENT ZONING OF LOTS 3,4R,5R,6R,7R,8R,9R AND 10R, MULBERRY SQUARE ADDITION IS C–C, COMMUNITY COMMERCIAL.
2. SPECIAL PROMOTIONAL DISPLAYS OF BEER AND WINE ON A TEMPORARY BASIS MAY BE LOCATED IN VARIOUS AREAS WITHIN THE PREMISES.
3. PARKING AND DRIVE AREAS TO BE PAVED WITH MINIMUM 5" CONCRETE PAVEMENT.
4. REFER TO BUILDING ELEVATIONS AND SIGN DETAILS.
5. REFER TO LANDSCAPE PLAN FOR LANDSCAPE BUFFERS AND OTHER ON – SITE LANDSCAPE IMPROVEMENTS.
6. PROVIDE SOIL EROSION CONTROL IN ACCORDANCE WITH THE CITY OF GRAPEVINE SOIL EROSION AND SEDIMENTATION ORDINANCE (SECTION 47.E.1.b.18).
7. DISABLED PARKING TO BE DESIGNATED IN ACCORDANCE WITH CHAPTER 23, SECTION 26–64 THROUGH 23–69 OF THE CODE OF ORDINANCES.
8. TYPICAL PARKING SPACES AS FOLLOWS:
   - 9'x18' LOT 3, BLOCK 1
   - 9'x18' LOT 4R, BLOCK 1
   - 10'x18' LOT 5R, BLOCK 1
   - 9'x18' LOT 6R, BLOCK 1
   - 9'x18' LOT 7R, BLOCK 1
   - 9'x18' LOT 8R, BLOCK 1
   - 9'x18' LOT 9R, BLOCK 1
9. SIGNAGE WILL BE IN ACCORDANCE WITH SECTION 60 OF THE SIGN REGULATIONS.
10. ALL ON SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
11. ALL REFUSE STORAGE AREAS (DUMPSTER ENCLOSURES BEHIND BUILDINGS) SHALL BE SCREENED IN ACCORDANCE WITH SECTION 50.b.3. (SECTION 47.e.1.b.22). DUMPSTER SCREENING TO BE CONCRETE PANELS PAINTED TO MATCH BUILDINGS.
12. CONDITIONAL USE REQUEST CU11– IS A REQUEST FOR APPROVAL OF AN AMENDMENT OF CU07–25 (ORDINANCE 2000–) FOR A PLANNED COMMERCIAL CENTER, SPECIFICALLY TO ALLOW THE POSESSION, STORAGE, RETAIL SALE, AND ON–PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED DRINKS) IN CONJUNCTION WITH AN EXISTING RESTAURANT, LOCATED AT 2030 GLADE ROAD, SUITE 296) ON THE REVISED SITE PLAN.
13. ALL REQUIREMENTS OF SECTION 25, "CC" COMMUNITY COMMERCIAL DISTRICT SHALL BE MET.
14. ALL REQUIREMENTS OF SECTION 53, LANDSCAPING REGULATIONS SHALL BE MET.
15. THE CURRENT LAND USE DESIGNATION AS CONTAINED IN THE COMPREHENSIVE MASTER PLAN IS COMMERCIAL.
16. CONDITIONAL USE REQUEST CU12–28 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU98–34 (ORD. 99–107) FOR A PLANNED COMMERCIAL CENTER, SPECIFICALLY TO ALLOW RETAIL SALES OF SECONDHAND GOODS IN AN ENCLOSED BUILDING WHERE THE SIZE OF THE SPACE EXCEEDS 3,000 SQUARE FEET IN AREA.
17. SPECIAL USE REQUEST SU25–03 IS TO REQUEST TO ALLOW A CHURCH OF 10,000 SF WITH 185 SEATS.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LAWRENCE A. CATES, P.E. 41838 ON 08/26/2025

STATE OF TEXAS
LAWRENCE A. CATES
41838
REGISTERED
PROFESSIONAL ENGINEER
Lawrence A. Cates P.E.

LEGEND

- LA – EXIST. LANDSCAPE AREA
- EXIST. TREE
- SUBJECT TRACT

PROJECT DATA

LOT	LAND AREA (S.F.)	BUILDING AREA (S.F.)	OCCUPANCY	PARKING REQUIRED	PARKING PROVIDED	BUILDING COVERAGE	LANDSCAPE AREA (S.F.)	PERVIOUS SURFACE (S.F.)	IMPERVIOUS SURFACE (S.F.)
LOT 3	33,600	5,300	RESTAURANT	40	43	16%	8,720	8,720	24,880
LOT 4R	33,325	2,886	RESTAURANT	29	29	8.7%	7,530	7,530	25,795
LOT 5R	283,766	61,644	GROCER/RETAIL	247	310	21.7%	34,300	34,300	249,466
LOT 6R	39,793	7,703	MEDICAL	47	37*	19.4%	14,816	14,816	24,977
LOT 7R*	78,280	10,000	CHURCH	62	50****	12.8%	34,867	34,867	43,413
LOT 8R***	182,332	41,650	RETAIL/REST.	230	230***	22.8%	33,733	33,733	148,599
LOT 9R	39,941	8,000	RETAIL	32	49	20.0%	5,660	5,660	34,281
LOT 10R	41,961	** 5,324	RETAIL	22	22	10.9%	8,582	8,582	33,379
TOTALS	**732,998**	**142,507**	**N.A.**	**624**	**773**	**19.3%**	**148,208**	**148,208**	**584,790**

* (TEN) ADDITIONAL PARKING SPACES ARE PROVIDED FOR ON LOT 7R
** INCLUDES 748 S.F. MEZZANINE
*** INCLUDES 22 PARKING SPACES PROVIDED ON LOT 5R
**** INCLUDE: 12 PARKING SPACES ON LOT 5R USED ON WEDNESDAY FROM 6:30 PM TO 8:00 PM & SUNDAY FROM 10:30 AM TO 12:00 PM.

THE PURPOSE OF SU25–03 IS SPECIFICALLY TO ALLOW FOR A 185–SEAT CHURCH IN AN EXISTING BUILDING WITHIN A PLANNED COMMERCIAL CENTER.

CASE NAME: Firelife Church
CASE NUMBER: SU25-03
ADDRESS/LEGAL: 5311 William D. Tate Avenue #100 / Lot 7R, Block 1 - Mulberry Square Addition

_____ _____
MAYOR SECRETARY
DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN
DATE: _____

SHEET: 1 OF 3

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

DEPARTMENT OF PLANNING SERVICES

OWNER, LOT 3:
ARCHLAND PROPERTY II, LLP
110 N CARPENTER STREET
CHICAGO, ILLINOIS 60607

OWNER, LOT 4R:
SPIRIT MASTER FUNDING X, LLC
4515 LYNDON B JOHNSON FREEWAY
DALLAS, TEXAS 75244

OWNER, LOTS 5R,7R,8R,& 9R:
JAHCO VINEYARDS, LLC
1717 MAIN STREET, SUITE 2600
DALLAS, TEXAS 75201

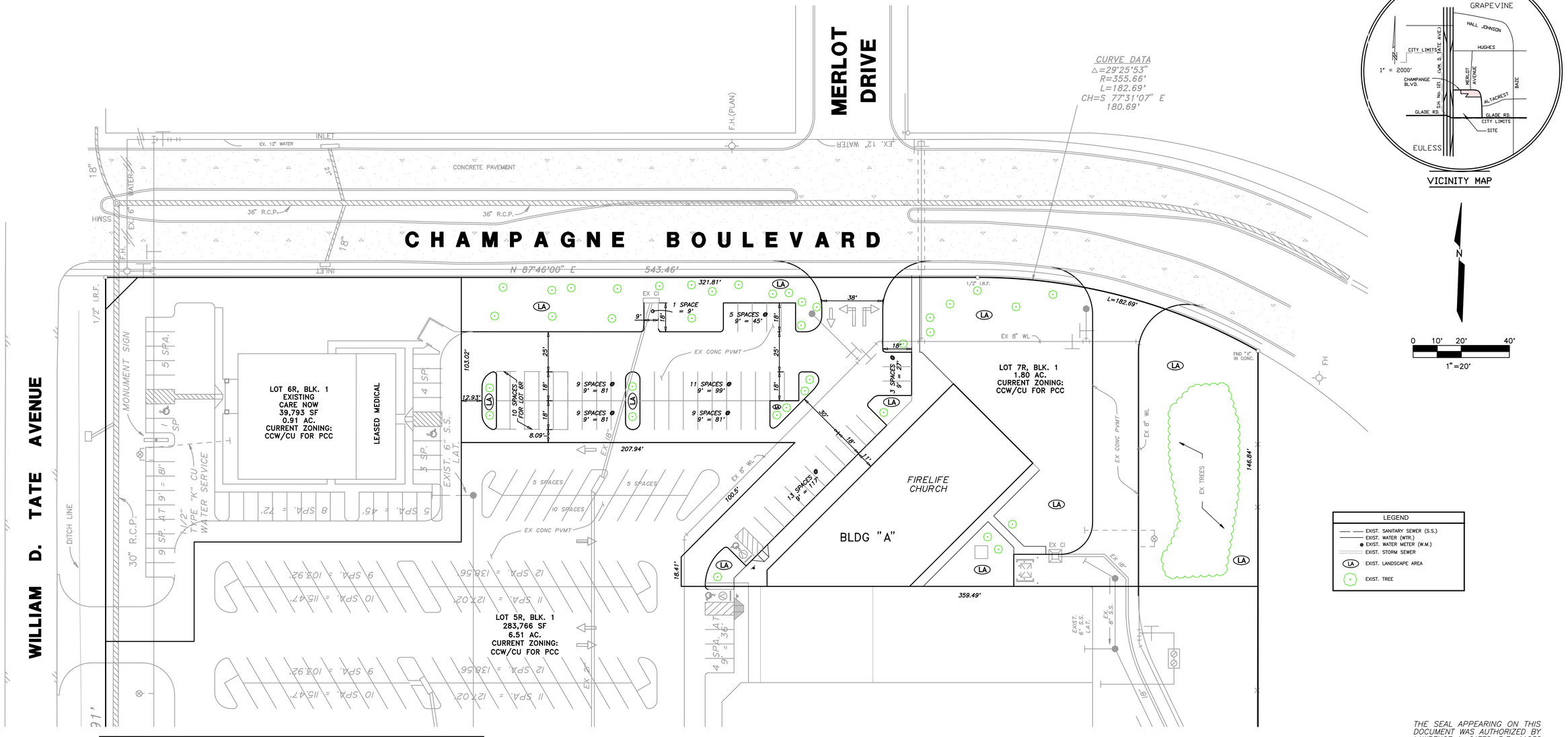
OWNER, LOT 6R:
ROBERT & NATHALIE CORRY F R TR
265 ROCKY POINT ROAD
PALOS VERDES ESTATES, CALIFORNIA 90274

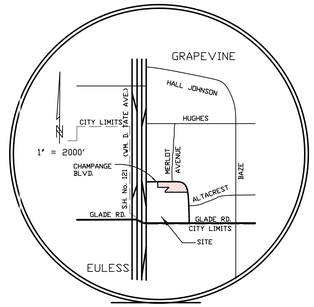
OWNER, LOT 10R:
SCULLIN REAL ESTATE VII, LLC
4651 VIA FIRENZE
BONITA SPRINGS, FLORDIA 34134

ENGINEER/SURVEYOR:
LAWRENCE A. CATES CONSULTING ENGINNER
2160 COURTLAND DRIVE
FRISCO, TEXAS 75034
(214)906–7043

MASTER SITE PLAN
LOTS 7R, BLOCK ONE
MULBERRY SQUARE ADDITION
J. DOSS SURVEY, ABSTRACT NO. 440
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

CASE NUMBER: SU25–03
CASE NAME: FIRELIFE CHURCH
CASE ADDRESS: 5311 WILLIAM D. TATE AVENUE #100
LOTS 7R, BLOCK 1, MULBERRY SQUARE ADDITION





VICINITY MAP

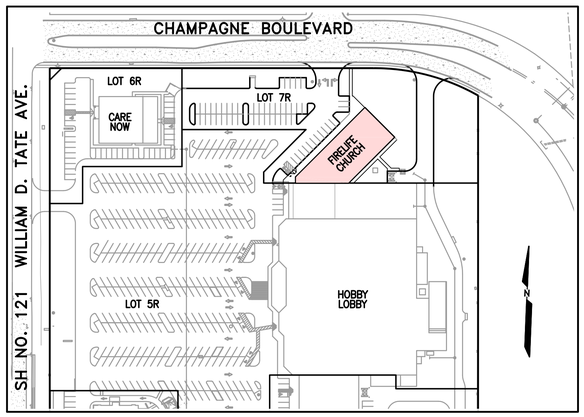
N

0 10' 20' 40'

1"=20'

LEGEND

- EXIST. SANITARY SEWER (S.S.)
- EXIST. WATER (WTR.)
- EXIST. WATER METER (W.M.)
- EXIST. STORM SEWER
- LA EXIST. LANDSCAPE AREA
- EXIST. TREE



OVERALL SITE PLAN KEY

SITE DATA LOT 7R
LAND AREA = 78,280
BUILDING AREA = 10,000 SF
PARKING REQUIRED = 62 SPACES*
PARKING AVAILABLE = 62 SPACES*
BUILDING COVERAGE = 12.8%
LANDSCAPE AREA = 34,867 SF

* BASED UPON 1 SPACE PER 3 SEATS (185 TOTAL SEATS)
** INCLUDES 12 SPACES ON LOT 5R

OWNER, LOT 7R:
JAHCO VINEYARDS, LLC
1717 MAIN STREET, SUITE 2600
DALLAS, TEXAS 75201

ENGINEER/SURVEYOR:
LAWRENCE A. CATES CONSULTING ENGINNER
2160 COURTLAND DRIVE
FRISCO, TEXAS 75034
(214)906-7043

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LAWRENCE A. CATES, P.E. 41838 ON 08/26/2025

STATE OF TEXAS
LAWRENCE A. CATES
41838
REGISTERED
PROFESSIONAL ENGINEER
Lawrence A. Cates P.E.

CASE NAME: Firelife Church
CASE NUMBER: SU25-03
ADDRESS/LEGAL: 5311 William D. Tate Avenue #100 / Lot 7R, Block 1 - Mulberry Square Addition

_____ MAYOR _____ SECRETARY
DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN
DATE: _____

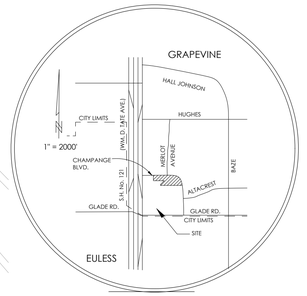
SHEET: 2 OF 3

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

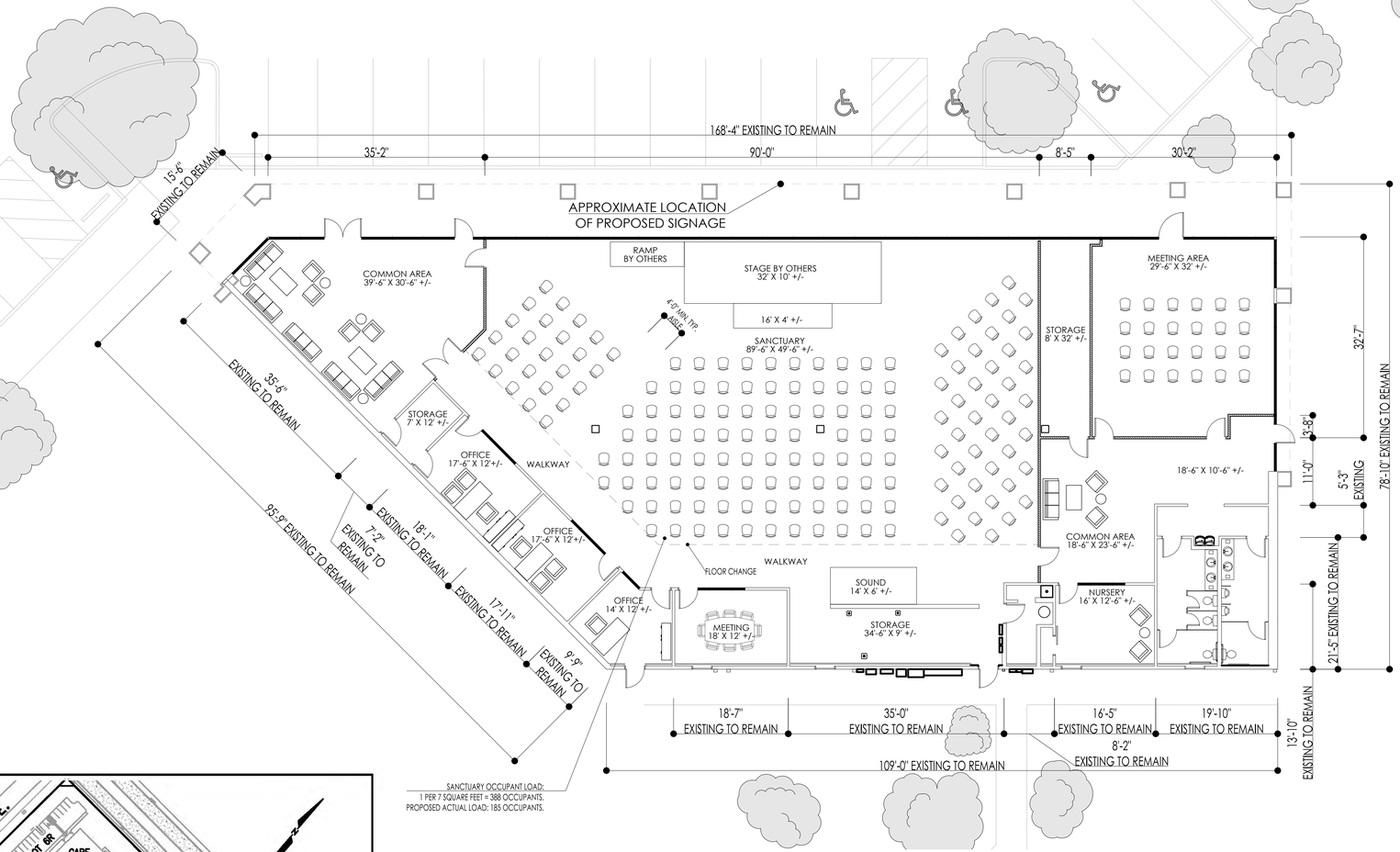
DEPARTMENT OF PLANNING SERVICES

SITE PLAN/DIMENSION CONTROL/ LANDSCAPE PLAN FOR FIRELIFE CHURCH

LOT 7R, BLOCK ONE
MULBERRY SQUARE ADDITION
J. DOSS SURVEY, ABSTRACT NO. 440
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.80 AC. OR 78,280 SF
ZONED: CCW/CU FOR PCC
PREPARED: AUGUST 26, 2025



VICINITY MAP



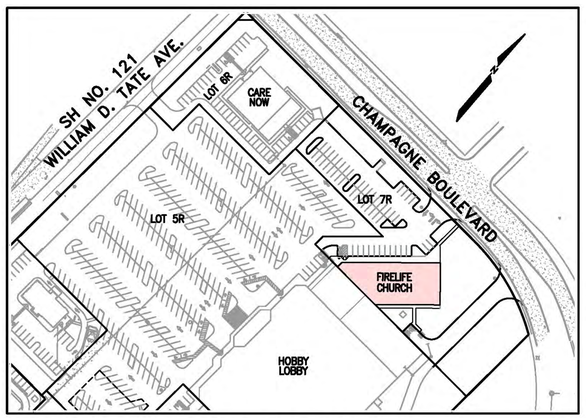
TYPICAL: ALL EXISTING TREES / LANDSCAPING TO REMAIN

EXISTING SIGNAGE NOTE:
ALL PREVIOUS SIGNAGE HAS BEEN REMOVED. THERE IS CURRENTLY NO EXISTING EXTERIOR SIGNAGE.

FLOOR PLAN

0 5'-4" 10'-8" 21'-4"

SCALE: 3/32" = 1'-0"



OVERALL SITE PLAN KEY

HOURS OF OPERATION

SUNDAY CHURCH SERVICE:	10:30AM - 12:30PM
WEDNESDAY CHURCH SERVICE:	6:30PM - 8:00PM
BUSINESS HOURS:	MONDAY - FRIDAY 9:00AM - 3:00PM

POTENTIAL VACATION BIBLE SCHOOL DAYS AND TIMES:

JUNE	MONDAY	9:00AM - 12:00PM
	TUESDAY	9:00AM - 12:00PM
	WEDNESDAY	9:00AM - 12:00PM
	THURSDAY	9:00AM - 12:00PM

SYMBOLS

- NEW WALL
- EXISTING DRYWALL
- WALL TO BE REMOVED

CASE NAME: Firelife Church
CASE NUMBER: SU25-03
ADDRESS/LEGAL: 5311 William D. Tate Ave. #100 / Lot 7R, Block 1 - Mulberry Square Addition

MAYOR *SECRETARY*

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 3 OF 3

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

DEPARTMENT OF PLANNING SERVICES

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Space Planning Specialists
These drawings, or parts thereof, may not be reproduced in any form, by any method, for any purpose, without prior written consent from Space Planning Specialists

SCALE: 3/32" = 1'-0"
on 36"x24" plot
ISSUE DATES:
08/26/2025

SPACE PLANNING SPECIALISTS
COMMERCIAL SPACE PLANNING
& INTERIOR DESIGN
(972) 414-9391
SpacePlanningSpecialists.com

REGISTERED ARCHITECT
RUSSELL MORAN
12521
STATE OF TEXAS
8-26-2025

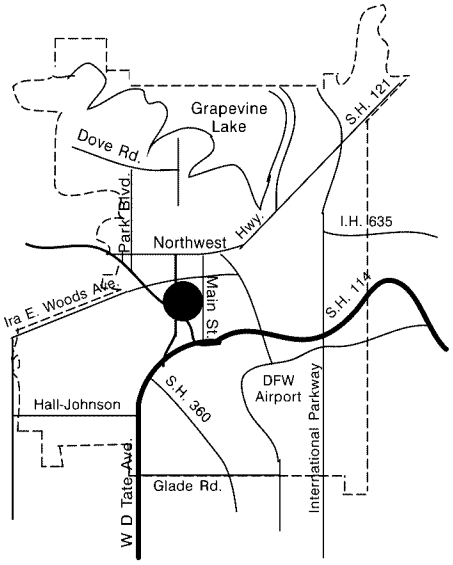
SITE PLAN/DIMENSION CONTROL/ LANDSCAPE PLAN
FOR
FIRELIFE CHURCH
LOT 7R, BLOCK ONE
MULBERRY SQUARE ADDITION
J. DOSS SURVEY ABSTRACT NO. 440
CITY OF GRAPEVINE, TARRANT COUNTY TEXAS
1.80 AC. OR 78,280 SF
ZONED: CCW/CU FOR PCC
PREPARED: AUGUST 26, 2025

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: SEPTEMBER 16, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF ZONING CHANGE APPLICATION Z25-05, CONDITIONAL USE APPLICATION CU25-41, AND PLANNED DEVELOPMENT OVERLAY PD25-04; NORTHWEST ANIMAL HOSPITAL



APPLICANT: Lynn Engineering

PROPERTY LOCATION AND SIZE:

The subject properties are addressed as 1027 William D Tate Avenue and 1104 Valley Vista Drive, proposed to be platted as Lot 1-R-1, Block 2, Bellaire Addition. The properties contain a total of 0.70 acre and have approximately 209 feet of frontage along William D Tate Avenue, 194 feet of frontage along West Nash Street, and 80 feet of frontage along Valley Vista Drive.

REQUESTED ZONING CHANGE, CONDITIONAL USE, PLANNED DEVELOPMENT OVERLAY AND COMMENTS:

A portion of the site was previously approved for a conditional use permit CU93-17 (Ord. 1994-05) to allow for a veterinary hospital, where animals are kept overnight and a waiver to the site plan requirements of Section 47.E.2. in accordance with Section 47.F., specifically to waive the site plan application requirement.

The applicant is specifically requesting to rezone 0.28 acre (1104 Valley Vista Drive) from an "R-20", Single-Family District to a "CN", Neighborhood Commercial District. The applicant is also requesting a conditional use permit (CU25-41) to allow for the expansion of an existing veterinarian office use onto the adjacent lot (1104 Valley Vista Drive) to provide additional parking and a planned development overlay (PD25-04) to deviate from, but not be limited to, a reduction in buffer requirements and a decrease in minimum required landscaping, Section 24, "*CN", Neighborhood Commercial District,* J. *Landscape*

Requirements and *M. Design Requirements* of the Comprehensive Zoning Ordinance, No. 82-73.

The applicant intends to demolish the existing single-family residential dwelling at 1104 Valley Vista Drive to expand parking for the existing Northwest Animal Hospital at 1027 William D Tate Avenue. There are no proposed changes to the existing animal hospital. With the additional lot, there will be a total of 40 parking spaces. Seventeen parking spaces are required for the use, which had previously been met onsite at 1027 William D Tate Avenue.

The applicant is requesting the following deviations as part of the planned development overlay:

- Section 24. *Neighborhood Commercial District* – Reduction in residential buffer requirements
    - When a "CN", Neighborhood Commercial District, is adjacent to a residentially-zoned district, a 20-foot buffer is required. The applicant is proposing a minimum of 10.1 feet of buffer between the adjacent residential property to the south.

Because of a 40-foot right-of-way taking along William D Tate Avenue, in 1993, 1027 William D Tate Avenue was approved for a Board of Zoning Adjustment special exception (BZA93-44) to allow a zero (0) foot landscaped front yard setback to be utilized as parking area instead of landscaped area.

- Section 24. *Neighborhood Commercial District* – Reduction in required perimeter tree requirement
    - For the entire, combined lot, 22 perimeter trees are required. Fifteen (15) trees are provided. The applicant intends to plant 11 trees along West Nash and Valley Vista frontages in an effort to increase landscaping and screening to adjacent properties.
- Section 53. *Landscaping Regulations* – Less than 50% of the landscaping in the required front yard
    - As part of this request, the applicant is proposing that less than 50% of the required landscaping to be located within the required front yard (William D Tate frontage). Required open space is met on the entirety of the lot.

PRESENT ZONING AND USE:

1027 William D Tate Avenue is currently developed with a veterinary hospital and is zoned "CN", Neighborhood Commercial District. 1104 Valley Vista Drive is currently developed with a single-family dwelling and is zoned "R-20", Single-Family District.

HISTORY OF TRACT AND SURROUNDING AREA:

1027 William D Tate Avenue was rezoned from "R-3", Multiple Family Dwelling District to "CN", Neighborhood Commercial District during the 1984 City-wide Rezoning. 1104

Valley Vista Drive was rezoned from "C-2", Community Business District to "R-20", Single-Family District during the 1984 City-wide Rezoning.

- On January 18, 1994, City Council approved CU93-17 (Ord. 1994-05) to establish a veterinary hospital, where animals are kept overnight, and to waive the site plan requirements of Section 47.E.2. in accordance with Section 47.F.

- On February 16, 1994, the Board of Zoning Adjustment approved BZA93-44 for the following special exceptions: a 115 foot lot depth when 150-foot lot depth is required and a 0-foot landscaped front yard setback, that is required to be 25 feet, to be utilized as a parking area.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"CN", Neighborhood Commercial District – Law Office
SOUTH:	"CN", Neighborhood Commercial District and "R-7.5", Single-Family District – Shell gas station and a single-family dwelling
EAST:	"R-7.5", Single-Family District – Single-family dwellings
WEST:	"CC", Community Commercial District – Chase bank

AIRPORT IMPACT:

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

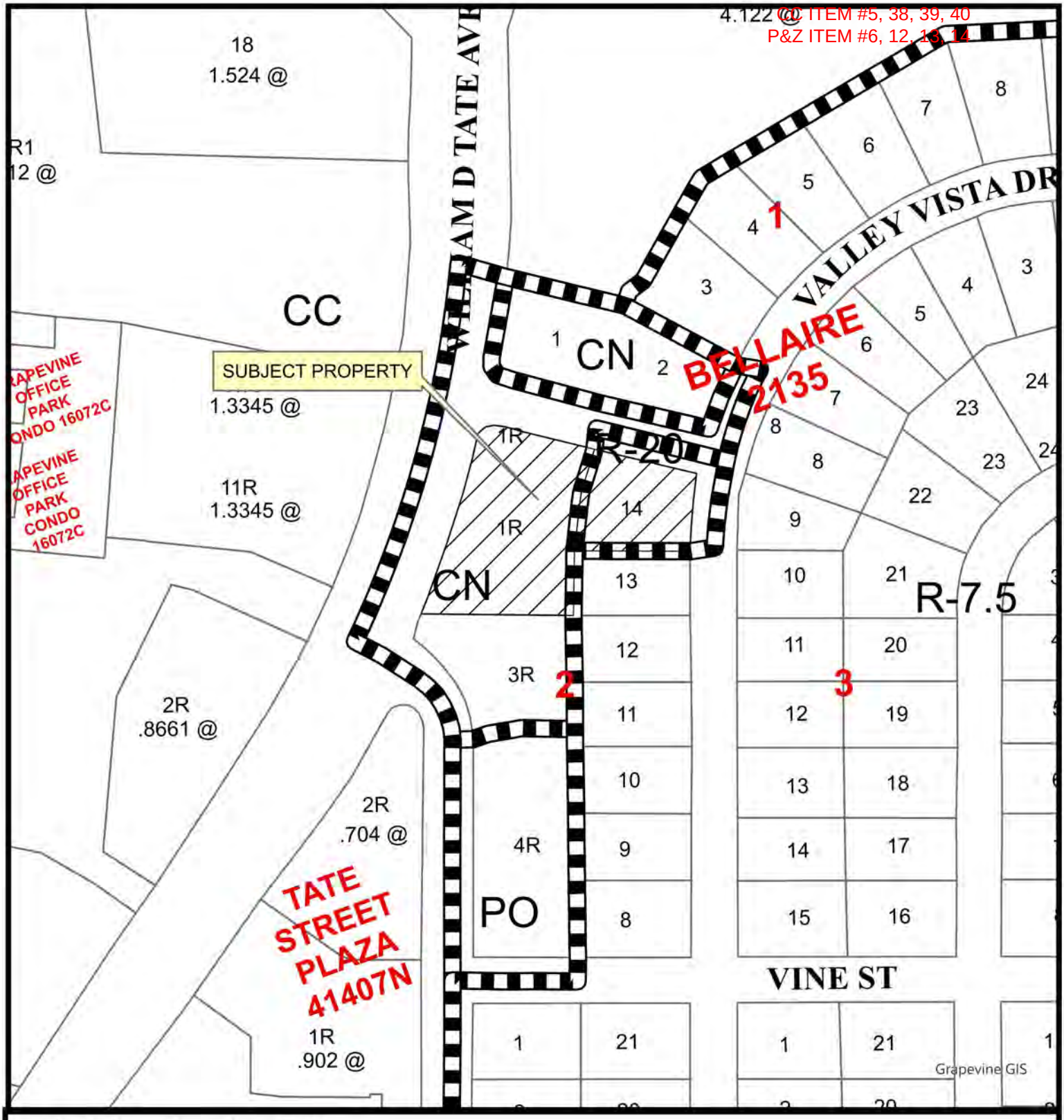
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates William D Tate Avenue as a Type C Minor Arterial with a minimum 80-foot right-of-way developed as four lanes with a center turn lane.

/lf



Z25-05/ CU25-41/ PD25-04; Northwest Animal Hospital
1027 William D Tate Avenue & 1104 Valley Vista Drive

Date Prepared: 9/2/2025

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
P&Z ITEM

Received 7/28/2025 as part of initial submittal

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 1-R-1, BLOCK 2, BELLAIRE ADDITION, SECTION A

Gross area of parcel (to nearest tenth of acre)
0.7028AC

Street frontage & distance to nearest cross street
210' ON WILLIAM D. TATE AVE., 215' ON NASH ST., 85' ON VALLEY VISTA DR.

Describe the Proposed Use
PARKING LOT ADDITION FOR NORTHWEST ANIMAL HOSPITAL

Proposed Zoning
CN - NEIGHBORHOOD COMMERCIAL

Existing Zoning
R-20

Future Land Use Designation
Vet Clinic - Parking Lot

Subject Property Address
1104 VALLEY VISTA DR.

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.

Property Owner Name Jason Steinle

Company Steinle Holdings & Investments, LLC

Address 4703 Mill Brook Drive

City Colleyville State Texas Zip Code 76034

Phone 817-300-8466 Email [redacted]

RECEIVED
JUL 28 2025
225-05

CC ITE
P&Z ITE

Received 7/28/2025 as part of initial submittal

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

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Mark Hutson *(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 Jason A Steinle Date 7/25/25

STATE OF: TEXAS
COUNTY OF: TARRANT

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

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

Jennifer Lambert
NOTARY PUBLIC in and for the State of Texas

JENNIFER LAMBERT
Notary Public, State of Texas
My Comm. Exp. 06-26-2026
ID No. 12425584-0

Z25-08
RECEIVED
JUL 28 2025

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

CC ITE
P&Z ITE

Received 7/28/2025 as part of initial submittal

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 Mark Hutson Company Lynn Engineering

Address 16415 Addison Rd., Ste. 440

City Addison State Texas Zip Code 75001

Phone 469-758-5072 Email [redacted]

Applicant's Signature _____ Date 7/28/25

STATE OF: Texas
COUNTY OF: Denton

BEFORE ME, a Notary Public, on this day personally appeared Mark Hutson *(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 28th day of July, 2025

AMERICA RUVALCABA
My Notary ID # 131795191
Expires November 13, 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

(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 28 2025
225-05

CC ITE
P&Z ITE

Received 7/28/2025 as part of initial submittal

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 1104 Valley Vista Dr., Grapevine, TX

Legal description of subject property
Lot 1-R-1, Block 2, Bellaire Addition, Section A

Cristina D'Anna — 7.29.2025

Public Works Department — Date

CUAS-41
PDAS-04
225-05
RECEIVED
JUL 28 2025

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

CC ITEM
P&Z ITEM

Received 7/28/2025 as part of initial submittal

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
LOT 1-R-1, BLOCK 2, BELLAIRE ADDITION, SECTION A

Gross area of parcel (to nearest tenth of acre)
0.7028AC

Street frontage & distance to nearest cross street
210' ON WILLIAM D. TATE AVE., 215' ON NASH ST., 85' ON VALLEY VISTA DR.

Describe the Proposed Use
PARKING LOT ADDITION FOR NORTHWEST ANIMAL HOSPITAL

Proposed Zoning
CN - NEIGHBORHOOD COMMERCIAL

Existing Zoning
R-20

Future Land Use Designation
~~NEIGHBORHOOD COMMERCIAL~~ VET CLINIC PARKING

Subject Property Address
1104 VALLEY VISTA DR.

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.

Property Owner Name Jason Steinle

Property Owner Phone Number 817-300-8466

Company Steinle Holdings & Investments, LLC

Address 4703 Mill Brook Drive

City Colleyville State Texas Zip Code 76034

Email [redacted]

RECEIVED
JUL 28 2025

CUAS-41

CC ITEM
P&Z ITEM

Received 7/28/2025 as part of initial submittal

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Mark Hutson *(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 Jason A Steinle Date 7/25/25

STATE OF: Texas
COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 25th day of July 2026, 20 25

NOTARY PUBLIC in and for the State of Texas

CARISMA C. DUNBAR
Notary Public, State of Texas
My Comm. Exp. 02-28-2026
ID No. 1131195-7

RECEIVED
JUL 28 2025
CUAS-41

CC ITEM
P&Z ITEM

Received 7/28/2025 as part of initial submittal

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name Mark Hutson Company Lynn Engineering

Address 16415 Addison Rd., Ste. 440

City Addison State Texas Zip Code 75001

Phone 469-758-5072 Email [redacted]

Applicant's Signature _____ Date 7/28/25

STATE OF: Texas
COUNTY OF: Denton

BEFORE ME, a Notary Public, on this day personally appeared Mark Hutson *(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 28th day of July, 2025

AMERICA RUVALCABA
My Notary ID # 131795191
Expires November 13, 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

(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.)

RECEIVED
JUL 28 2025
CU25-11

CC ITEM
P&Z ITEM

Received 7/28/2025 as part of initial submittal

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 1104 Valley Vista Dr., Grapevine, TX

Legal description of subject property
Lot 1-R-1, Block 2, Bellaire Addition, Section A

Cristina D'Anna — Public Works Department

7.29.2025 — Date

CUAS-41
PDAS-04
225-05
RECEIVED
JUL 28 2025

CC ITEM #5, 38, 39, 40
P&Z ITEM #6, 12, 13, 14

LYNNENGINEERING

16415 Addison Road; Ste. 440
Addison, TX 75001
(469) 283-2625
FIRM F-324

Northwest Animal Hospital- Narrative Letter

DATE: August 27, 2025

TO: City of Grapevine

FROM: Mark Hutson, P.E.

RE: NW Animal Hospital- Narrative Letter

To Whom it May Concern,

The intent of this narrative letter is to describe the overall scope of the Northwest Animal Hospital Parking Lot Expansion project located at 1104 Valley Vista Drive, Grapevine, Texas.

The scope of the project is to expand the parking area needed for an additional 21 parking spaces in a recently purchased adjacent lot. This area will be paved with concrete pavement and will utilize the existing drive off Nash Street. The total parking count with the new lot will be 40 spaces along with 2 ADA spaces to be in conformance with City standards.

The additional parking area is needed to help offset the need for renting overflow parking with a property across Nash Street from this place of business. This will directly enhance the property's value by meeting the current parking needs as well as any future expansion to the existing footprint for Northwest Animal Hospital.

In order to allow this parking area to be added, we need to rezone the current lot from R-20 (Residential) to the CN (Neighborhood Commercial District). We are also needing to assign this property as a Planned Development Overlay (PD) to accommodate the parking- which requires a variance from the setback requirements.

In short, the addition of the Northwest Animal Hospital Parking Lot Expansion will allow a well-established business with a better parking solution and add long-term value for expansion options in the future.

CC ITEM #5, 38, 39, 40
P&Z ITE Received 7/28/2025 as part of initial submittal

LEGAL DESCRIPTION OF SURVEYED TRACT: Being a tract of land out of the William Dooley Survey, Abstract No. 422 and situated in the City of Grapevine, Tarrant County, Texas, said tract being all of Lot 1-R, Block 2, Bellaire Addition Section A, an addition to the City of Grapevine, Texas according to the plat thereof recorded in Cabinet A, Slide 1597 of the Plat Records of said County, and all of Lot 14, Block 2, Bellaire Addition Section A, an addition to the City of Grapevine, Texas according to the plat thereof recorded in Volume 388-R, Page 68 of said Records, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch "MILLER 5665" capped steel rod set for the southwest corner of said Lot 1-R, said rod being in the easterly right-of-way line of William D. Tate Avenue;

Thence North 00 degrees 33 minutes 00 seconds East with the westerly boundary line of said Lot 1-R and said easterly right-of-way line a distance of 58.75 feet to a 1/2 inch capped steel rod found for an angle point therein;

Thence North 17 degrees 41 minutes 00 seconds East continuing with said westerly boundary line and said easterly right-of-way line a distance of 100.00 feet to a 1/2 inch capped steel rod found for an angle point therein;

Thence North 07 degrees 35 minutes 00 seconds East continuing with said westerly boundary line and said easterly right-of-way line a distance of 32.27 feet to the southwesterly end of a corner clip for said easterly right-of-way line and the southerly right-of-way line of W Nash Street;

Thence North 56 degrees 13 minutes 30 seconds East with corner clip a distance of 19.82 feet to a 1/2 inch capped steel rod found for the northeast end thereof;

Thence South 75 degrees 08 minutes 00 seconds East with the northerly boundary line of said Lot 1-R and with said southerly right-of-way line a distance of 194.18 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the northeast corner of said Lot 14, said rod being in the westerly right-of-way line of Valley Vista Drive and also being in a curve to the left with a radius of 420.00 feet and whose chord bears South 06 degrees 00 minutes 18 seconds West at 79.85;

Thence southerly with the easterly boundary line of said Lot 14 and said westerly right-of-way line and with said curve along an arc length of 79.97 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the southeast corner of said Lot 14;

Thence North 89 degrees 27 minutes 00 seconds West with the southerly boundary line of said Lot 14 a distance of 115.00 feet to a 1 inch steel pipe found for the southwest corner thereof, said rod being in the easterly boundary line of said Lot 1-R;

Thence South 00 degrees 45 minutes 45 seconds West with the easterly boundary line of said Loit 1-R a distance of 70.15 feet to a 1 inch steel pipe found for the southeast corner thereof;

CC ITEM #5, 38, 39, 40
P&Z ITE
Received 7/28/2025 as part of initial submittal

Thence North 89 degrees 22 minutes 50 seconds West with the southerly boundary line of said Lot 1-R a distance of 115.08 feet to the **point of beginning** and containing 0.7028 acre of land, more or less.

Received 7/28/2025 as part of initial submittal

City of Grapevine

Signage Requirements

Signage Requirements

The following is a list of requirements for signage associated with zoning applications. A completed checklist must be submitted with each application. Applicants shall indicate willingness to comply with standards by checking the box adjacent to the standard.

Sign Posting Standards

Zoning signage shall comply with the following standards:

☑ The applicant shall be responsible for posting at least one zoning sign on each corner of the subject property 10-14 days prior to the Joint City Council and Planning & Zoning Commission (P&Z) scheduled public hearing. If the subject property does not have any pervious frontage, the sign shall be posted in the window or in another clearly visible location as determined by staff.

☑ The applicant shall furnish an affidavit, as well as date-stamped photographs of each side of the posted sign(s), to the City of Grapevine Planning Services Department certifying that the required signs were posted on the subject property 10-14 days prior to the said public hearing.

☑ Failure to post signage 10-14 days prior to the public hearing shall result in the postponement of the case being presented to City Council and P&Z.

Public Hearing Date	Dates to post Signage
September 16, 2025	September 1-5
October 21, 2025	October 6-10
November 18, 2025	November 3-7
December 16, 2025	December 1-5

Sign Maintenance Standards

Maintenance of zoning notification signage shall comply with the following standards:

☑ The applicant shall be responsible for ensuring that the zoning sign(s) remain visible and present on the property from the time of posting to final action of the City of Grapevine.

☑ The applicant shall be responsible for removing zoning notification signage within one week of final action by the City of Grapevine.

RECEIVED
JUL 28 2025
CU25-01
PD25-02

Sign Design Criteria

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

Received 7/28/2025 as part of initial submittal

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

Signs must be:

- ☑ 24 inches long by 48 inches wide, per State law.
- ☑ Signs must be designed and printed according to the template provided below.

NOTICE OF PUBLIC HEARING

A ZONING AND/OR DEVELOPMENT APPLICATION(S) HAS BEEN FILED FOR THIS PROPERTY

GRAPEVINE TEXAS

For information contact:
City of Grapevine
(817) - 410-3155
planning@grapevinetexas.gov

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

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

Name Mark Hutson Company Lynn Engineering

Address 16415 Addison Rd., Ste. 440

City Addison State Texas Zip Code 75001

Phone 469-758-5072 Email [redacted]

Applicant's Signature _____ Date _____

RECEIVED
JUL 28 2025
CU25-41
PDA25-04

CC ITEM #
P&Z ITEM #

Received 7/28/2025 as part of initial submittal

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
LOT 1-R-1, BLOCK 2, BELLAIRE ADDITION, SECTION A

Gross area of parcel (to nearest tenth of acre)
0.7028AC

Street frontage & distance to nearest cross street
210' ON WILLIAM D. TATE AVE., 215' ON NASH ST., 85' ON VALLEY VISTA DR.

Describe the Proposed Use
PARKING LOT ADDITION FOR NORTHWEST ANIMAL HOSPITAL

Proposed Zoning
CN - NEIGHBORHOOD COMMERCIAL

Existing Zoning
R-20

Future Land Use Designation
VET CLINIC PARKING LOT

Subject Property Address
1104 VALLEY VISTA DR.

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.

Property Owner Name Jason Steinle

Company Steinle Holdings & Investments, LLC

Address 4703 Mill Brook Drive

City Colleyville State Texas Zip Code 76034

Phone 817-300-8466 Email [redacted]

RECEIVED
JUL 28 2025
PDRS-24

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

CC ITEM #5, 38, 39, 40
P&Z ITE
Received 7/28/2025 as part of initial submittal

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate MARK HUTSON *(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 7/25/25

STATE OF: TEXAS
COUNTY OF: TARRANT

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

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

_____
NOTARY PUBLIC in and for the State of Texas

JENNIFER LAMBERT
Notary Public, State of Texas
My Comm. Exp. 06-26-2026
ID No. 12425584-0

CUAS-4
RECEIVED
JUL 28 2025
PDAS-04

CC ITE
P&Z ITE

Received 7/28/2025 as part of initial submittal

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name Mark Hutson Company Lynn Engineering

Address 16415 Addison Rd. , Suite 440

City Addison State TX Zip Code 75001

Phone 469-758-5072 Email [redacted]

Applicant's Signature _____ Date 7/28/25

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Hutson Mark DL#14743717 *(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 28 day of July, 20 25

SYED NAQVI NOTARY PUBLIC STATE OF TEXAS ID# 133025162 EXPIRES 04-06-2029

_____

NOTARY PUBLIC in and for the State of Texas

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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

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

RECEIVED JUL 28 2025

CU25-04

(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)

PD25-04

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

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

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

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

Address of subject property 1104 Valley Vista Dr., Grapevine, TX

Legal description of subject property
Lot 1-R-1, Block 2, Bellaire Addition, Section A

Cristina D'Anna — 7.29.2025
Public Works Department — Date

CUAS-41
PDAS-04
225-05
RECEIVED
JUL 28 2025

CC ITEM #5, 38, 39, 40
P&Z ITEM #6, 12, 13, 14

LYNNENGINEERING

16415 Addison Road; Ste. 440
Addison, TX 75001
(469) 283-2625
FIRM F-324

Northwest Animal Hospital-

Planned Development Overlay Narrative Letter

DATE: August 27, 2025

TO: City of Grapevine

FROM: Mark Hutson, P.E.

RE: NW Animal Hospital- Planned Development Overlay Narrative Letter

To Whom it May Concern,

The intent of this narrative letter is to address needed variances for the Planned Development Overlay (PD) designation of the Northwest Animal Hospital Parking Lot Expansion project located at 1104 Valley Vista Drive, Grapevine, Texas.

The following variances and responses for each are addressed below:

- Section 24. M Design Requirements- "Whenever a "CN", Neighborhood Commercial District is adjacent to any residentially zoned district, a buffer strip at least 20 feet in width shall be provided between the two districts."
    - A: The planned pavement improvements are planned to vary from 31.8' to 10', which account for 20' on average from the southern adjacent residential property. This is to align the improved parking with the adjacent W Nash Street ROW.
- Perimeter tree requirement (specifically for the existing, eastern, portion of the property)
    - A: There are 11 newly planned trees and 4 existing trees planned along W. Nash Street and Valley Vista Dr. Outside of the southern limits of the new pavement will have some planned landscaping/ bushes, as well as 2 new trees in the future dog walking area. Total trees provided is now 15.
- Adjacent residential screening requirements
    - A: The adjacent area to the residential property is planned to minimize the disruption to the existing residential property. The existing residential fence is to remain, and planned pavement is pulled off from the property limits on

LYNNENGINEERING

16415 Addison Road; Ste. 440
Addison, TX 75001
(469) 283-2625
FIRM F-324

average of 20'. This area is planned to be fenced with a 6' tall privacy fence to provide an adequate buffer for the adjacent residential lot.

- Landscaping Regulations – In all nonresidential zoning districts, a minimum of 15% of the total site area shall be devoted to feature landscaping with not less than 50% of the landscaping being located in the required front yard.
    - A: The development meets the minimum of 15% total site area to be landscaped. The Required front yard (along William D. Tate) is part of the existing front yard, which is outside of the proposed working area for this project. However, in the proposed development area, we have dedicated the entirety of the street frontages along Valley Vista Dr. & Nash St. to be entirely landscaped.

To reiterate, the overall scope of the project is to expand the parking area needed for an additional 21 parking spaces in a recently purchased adjacent lot. This area will be paved with concrete pavement and will utilize the existing drive off Nash Street. The total parking count with the new lot will be 40 spaces along with 2 ADA spaces to be in conformance with City standards.

The additional parking area is needed to help offset the need for renting overflow parking with a property across Nash Street from this place of business. This will directly enhance the property's value by meeting the current parking needs as well as any future expansion to the existing footprint for Northwest Animal Hospital.

In short, the addition of the Northwest Animal Hospital Parking Lot Expansion will allow a well-established business with a better parking solution and add long-term value for expansion options in the future.

ORDINANCE NO. 2025-064

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z25-05 ON A 0.28 ACRE TRACT OF LAND OUT OF THE LOT 1-R-1, BLOCK 2, BELLAIRE ADDITION, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (1104 VALLEY VISTA DRIVE) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "R-20", SINGLE-FAMILY DISTRICT TO "CN", NEIGHBORHOOD 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,

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 Z25-05 to rezone the following described property to-wit: being a .028 acre tract of land out of the Lot 14, Block 2, Bellaire Addition-Grapevine, Tarrant County, Texas (1104 Valley Vista Drive), more fully and completely

described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned “R-20”, Single-Family District is hereby changed to “CN”, Neighborhood 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 16th day of September, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2025-065

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-41 TO ALLOW FOR THE EXPANSION OF AN EXISTING VETERINARIAN OFFICE USE ONTO THE ADJACENT LOT (1104 VALLEY VISTA DRIVE) TO PROVIDE ADDITIONAL PARKING, FOR LOT 1-R-1, BLOCK 2, BELLAIRE ADDITION (1027 WILLIAM D TATE AVENUE AND 1104 VALLEY VISTA DRIVE) IN A DISTRICT ZONED "CN" NEIGHBORHOOD 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 CU25-41 to amend the previously approved site plan CU93-17 (Ordinance No. 1994-05), specifically to allow for the expansion of an existing veterinarian office use onto the adjacent lot (1104 Valley Vista Drive) to provide additional parking in a district zoned "CN", Neighborhood Commercial District within the following described property: Lot 1-R-1, Block 2, Bellaire Addition (1027 William D Tate Avenue and 1104 Valley Vista Drive) 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 16th day of September, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2025-066

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD25-04 TO DEVIATE FROM, BUT NOT BE LIMITED TO, A REDUCTION IN BUFFER REQUIREMENTS AND A DECREASE IN MINIMUM REQUIRED LANDSCAPING, SECTION 24, "CN", NEIGHBORHOOD COMMERCIAL DISTRICT, J. LANDSCAPE REQUIREMENTS AND M. DESIGN REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE, NO. 82-73 (1027 WILLIAM D TATE AVENUE AND 1104 VALLEY VISTA DRIVE) 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. PD25-04 to deviate from, but not be limited to, a reduction in buffer requirements and a decrease in minimum required landscaping, Section 24, "*CN", Neighborhood Commercial District,* J. *Landscape Requirements* and *M. Design Requirements* of the Comprehensive Zoning Ordinance, No. 82-73 within the following described property: Lot 1-R-1, Block 2, Bellaire Addition (1027 William D Tate Avenue and 1104 Valley Vista Drive) 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 16th day of September, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

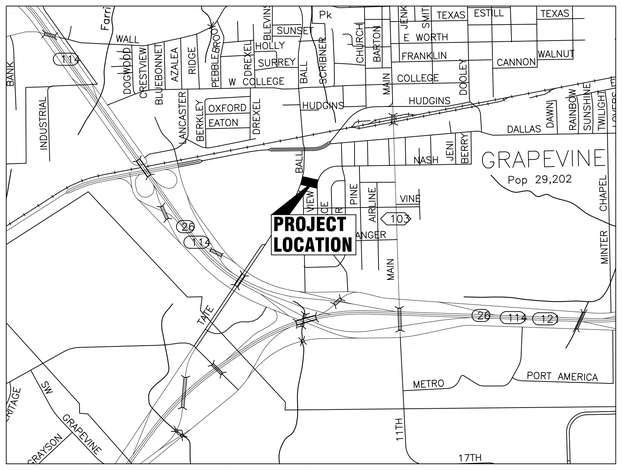
_____
Matthew C.G. Boyle
City Attorney

CONSTRUCTION PLANS
FOR

NORTHWEST ANIMAL HOSPITAL
PARKING LOT EXPANSION

GRAPEVINE,TEXAS

SITE PLAN DATA SUMMARY TABLE		
Item	**Required**	**Proposed**
General Site Data		
Zoning (from zoning map)		CN (NEIGHBORHOOD COMMERCIAL)
Land Use (from Ordinance; including all applicable uses)		VET CLINIC PARKING
Total Lot Area (Square Feet and Acres)		30,611.56 SQFT/ 0.70 ACRES
First Floor-Building Footprint Area (Square Feet)		3535 SQFT
Total Building Area (Square Feet)		3535 SQFT
Building Height (Feet/ # Stories)		24' 1-5/8"
Floor Area Ratio (ratio x.xx:1)		0.15:1
Open Storage (Square Feet)	N/A	N/A
Building Units		
Building Distance Separation	N/A	N/A
# of Studios/ Efficiencies/ Minimum Unit Size)	N/A	N/A
# of 1 Bedrooms/ Minimum Unit Size	N/A	N/A
# of 2 Bedrooms/ Minimum Unit Size	N/A	N/A
# of 3 Bedrooms/ Minimum Unit Size	N/A	N/A
Total Unit Count	N/A	N/A
Residential Density (Units/ Net Acreage*) Net Acreage = Total Acreage Minus Streets and Open Space	N/A	N/A
Parking		
Parking Ratio (from Zoning Ordinance)	(1 Spots/ 300 SQFT Floor Area)+5= 17 spots required	40
Accessible Parking (# of Spaces)	2 Spots Required if Total Parking is Between 26 and 50	2



LOCATION MAP

NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	ZONING EXHIBIT
C3	CONCEPT PLAN
C4	SITE PLAN
C5	GENERAL CONSTRUCTION NOTES
C6	DETAILS
L1.1	LANDSCAPE PLAN
A1.1	BUILDING ELEVATIONS
C7	GRADING PLAN
C8	PAVING PLAN
C9	PAVING DETAILS
C10	EXISTING DRAINAGE AREA MAP
C11	PROPOSED DRAINAGE AREA MAP
C12	EROSION CONTROL PLAN
C13	EROSION CONTROL DETAILS

FEMA NOTE:
TRACT LIES WITHIN ZONE 'X', COMMUNITY NUMBER 480598, MAP NUMBER 48439C0115K, DATED 09/25/2009, CITY OF GRAPEVINE & TARRANT COUNTY.

ZONE 'X' IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

BENCHMARK:
CP1 A CUT "X" ON SOUTHERN CURB INLET IN NORTHWEST ANIMAL HOSPITAL PARKING LOT
NORTHING: 7,023,226.0200
EASTING: 2,402,890.3701
ELEV: 652.17'

OWNER–APPLICANT

NORTHWEST ANIMAL HOSPITAL

JASON STEINLE, OWNER/OPERATOR
1104 VALLEY VISTA DRIVE
GRAPEVINE, TX 76051

THE PURPOSE OF Z25–05 IS TO REZONE 0.26 ACRE (1104 VALLEY VISTA DRIVE) FROM "R–20", SINGLE–FAMILY DISTRICT TO A "CN", NEIGHBORHOOD COMMERCIAL DISTRICT. THE PURPOSE OF CU25–41 IS TO ALLOW FOR THE EXPANSION OF THE USE OF AN EXISTING VETERINARIAN OFFICE INTO THE ADJACENT LOT TO PROVIDE ADDITIONAL PARKING AND A PLANNED DEVELOPMENT OVERLAY (PD25–04) TO DEVIATE FROM, BUT NOT LIMITED TO, A REDUCTION IN SETBACK REQUIREMENTS AND A DECREASE MINIMUM REQUIRED LANDSCAPING.

CASE NAME: NORTHWEST ANIMAL HOSPITAL
CASE NUMBER: Z25–05/ CU25–41/ PD25–04
LOCATION: 1027 WILLIAM D TATE AVE AND 1104 VALLEY VISTA DR

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 1 OF 15

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

PLANNING SERVICES DEPARTMENT

Site Plan/Landscape Plan/Building Elevations
for
Northwest Animal Hospital
Lot 1-R-1, Block 2, Bellaire Addition
Section A
City of Grapevine, Tarrant County, Texas
0.7028 acres
Zone: "CN" Neighborhood Commercial
Date of Preparation: July 02, 2025

F-324

ARCH./ENG. SEAL:
STATE OF TEXAS
MARK A. HUTSON
89330
REGISTERED PROFESSIONAL ENGINEER
09/02/2025

LYNN ENGINEERING
16415 ADDISON RD, SUITE 440
ADDISON, TEXAS 75001
PH: (469) 283-2625

1104 VALLEY VISTA DR.
GRAPEVINE, TX 76051

PROJECT NAME:

COVER SHEET

NORTHWEST ANIMAL HOSPITAL

CUSTOMER NAME:

PROJECT NO.:	NAME	DRAWN BY:	RMM	CHECKED BY:	MH & COS	DESIGNED BY:	RMM	JOB NO.	30.104673

PRINTED

DATE	REMARKS
00/00/00	PRELIMINARY
00/00/00	PERMIT
00/00/00	FOR CONSTRUCTION

REVISIONS

NO.	REMARKS
00/00/00	REVISION 1
00/00/00	REVISION 2
00/00/00	REVISION 3
00/00/00	REVISION 4

PAGE NO:

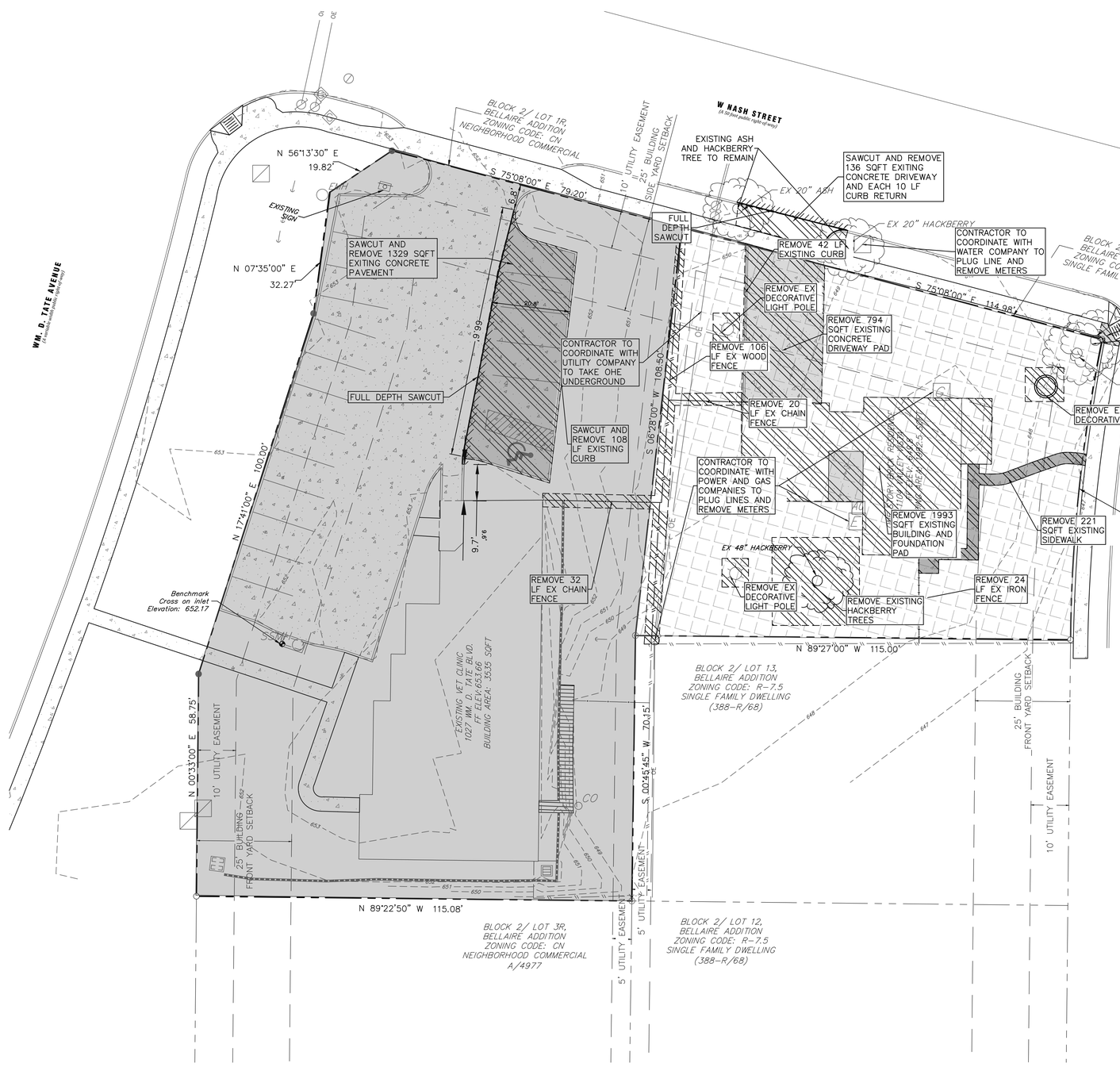
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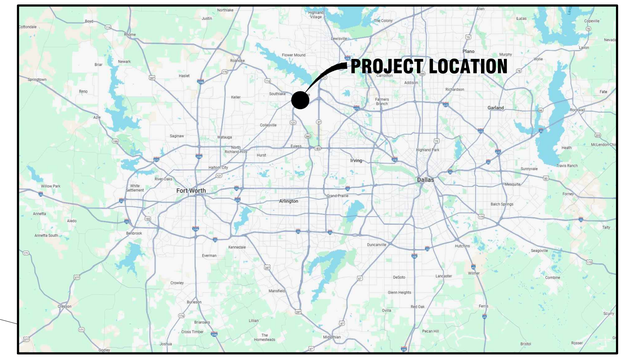
Date: Sep 02, 2025, 2:48pm User ID: cameron.sides
File: N:\Land Development\ENG 2024\30.104673 - Northwest Animal Hospital - Jason Steinle\3 - CAD\Plans\Construction Plans\104673-CRV01.dwg

THE PURPOSE OF Z25-05 IS TO REZONE 0.26 ACRE (1104 VALLEY VISTA DRIVE) FROM "R-20", SINGLE-FAMILY DISTRICT TO A "CN", NEIGHBORHOOD COMMERCIAL DISTRICT. THE PURPOSE OF CU25-41 IS TO ALLOW FOR THE EXPANSION OF THE USE OF AN EXISTING VETERINARIAN OFFICE INTO THE ADJACENT LOT TO PROVIDE ADDITIONAL PARKING AND A PLANNED DEVELOPMENT OVERLAY (PD25-04) TO DEVIATE FROM, BUT NOT LIMITED TO, A REDUCTION IN SETBACK REQUIREMENTS AND A DECREASE MINIMUM REQUIRED LANDSCAPING.

0 15 30

GRAPHIC SCALE IN FEET
SCALE: 1"=15'





VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING	PROPOSED	
●		1/2" IRON ROD FOUND
○		1/2" IRON ROD SET
⊙		IRON PIPE FOUND
▲		NAIL FOUND
△		COMPUTED POINT
■		MONUMENT FOUND
P.O.B.		POINT OF BEGINNING
◆		BENCHMARK
(XXX)		RECORD INFORMATION
(P)	(P)	PARKING SPOT COUNT
☼	●	LIGHT POLE
⊗	●	POWER POLE
⊗	✝	DOWN GUY
⊗	✝	FIRE HYDRANT
⊘	●	WATER VALVE
⊠	●	WATER METER
GM ○	GM ●	GAS METER
GV ○	GV ●	GAS VALVE
◇	◆	GAS METER
WV ○	WV ●	WOOD FENCE
EMH ○	EMH ●	ELECTRONIC MANHOLE
WWMH ○	WWMH ●	WASTEWATER MANHOLE
WMH ○	WMH ●	ELECTRICAL MANHOLE
WWMH ○	WWMH ●	WASTEWATER MANHOLE
SSMH ○	SSMH ●	STORMSEWER MANHOLE
WTR ○	WTR ●	WATER MANHOLE
CO ○	CO ●	CURB INLET
		DRAIN ACCOUNTER
		SLOPE
		CURB INLET
		CURB & GUTTER
		SIGN
E	E	ELECTRIC METER
T	T	ELECTRIC TRANSFORMER
		PARKING COUNT
		PEDESTAL
		BOLLARD
-OHE-	-OHE-	OVER HEAD ELEC. LINE
-OT-	-OT-	OVER HEAD TELEPHONE
-SD-	-SD-	STORM SEWER LINE
-W-	-W-	WATER LINE
-WW-	-WW-	WASTEWATER LINE
-FM-	-FM-	FORCE MAIN
-UE-	-UE-	UNDERGROUND ELECTRIC
-UT-	-UT-	UNDERGROUND TELEPHONE
-G-	-G-	GAS LINE
		PROPERTY LINE
		SAWCUT
		FLOW DIRECTION
		CONCRETE
		WOODEN RAMP
		RETAINING WALL
		TO BE REMOVED

CASE NAME: NORTHWEST ANIMAL HOSPITAL
CASE NUMBER: Z25-05/ CU25-41/ PD25-04
LOCATION: 1027 WILLIAM D TATE AVE AND 1104 VALLEY VISTA DR

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 2 OF 15

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

PLANNING SERVICES DEPARTMENT

Site Plan/Landscape Plan/Building Elevations
for
Northwest Animal Hospital
Lot 1-R-1, Block 2, Bellaire Addition
Section A
City of Grapevine, Tarrant County, Texas
0.7028 acres
Zone: "CN" Neighborhood Commercial
Date of Preparation: July 02, 2025

BEFORE YOU DIG CALL:
1-800-245-4545

TEXAS ONE CALL SYSTEM

NOTE:
CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION/EXCAVATION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON COMBINATION OF FIELD SURVEY & CITY RECORD DRAWINGS

F-324

ARCH./ENG. SEAL:
STATE OF TEXAS
MARK A. HUTSON
89330
REGISTERED PROFESSIONAL ENGINEER
09/02/2025

LYNNENGINEERING
16415 ADDISON RD, SUITE 440
ADDISON, TEXAS 75001
PH: (469) 283-2625

1104 VALLEY VISTA DR.
GRAPEVINE, TX 76051

ZONING EXHIBIT

PROJECT NAME:

NORTHWEST ANIMAL HOSPITAL

CUSTOMER NAME:

PROJECT NO.:	NAME	DRAWN BY:	RMM	CHECKED BY:	MH & CGS	DESIGNED BY:	RMM	JOB NO.	30.104673

PRINTED

DATE	REMARKS
00/00/00	PRELIMINARY
00/00/00	PERMIT
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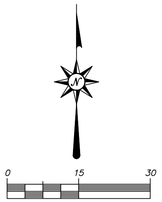
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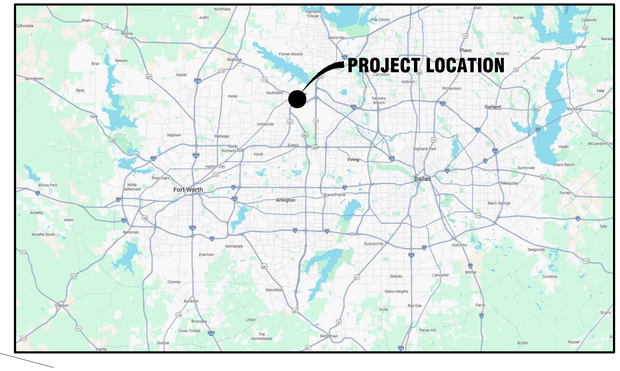
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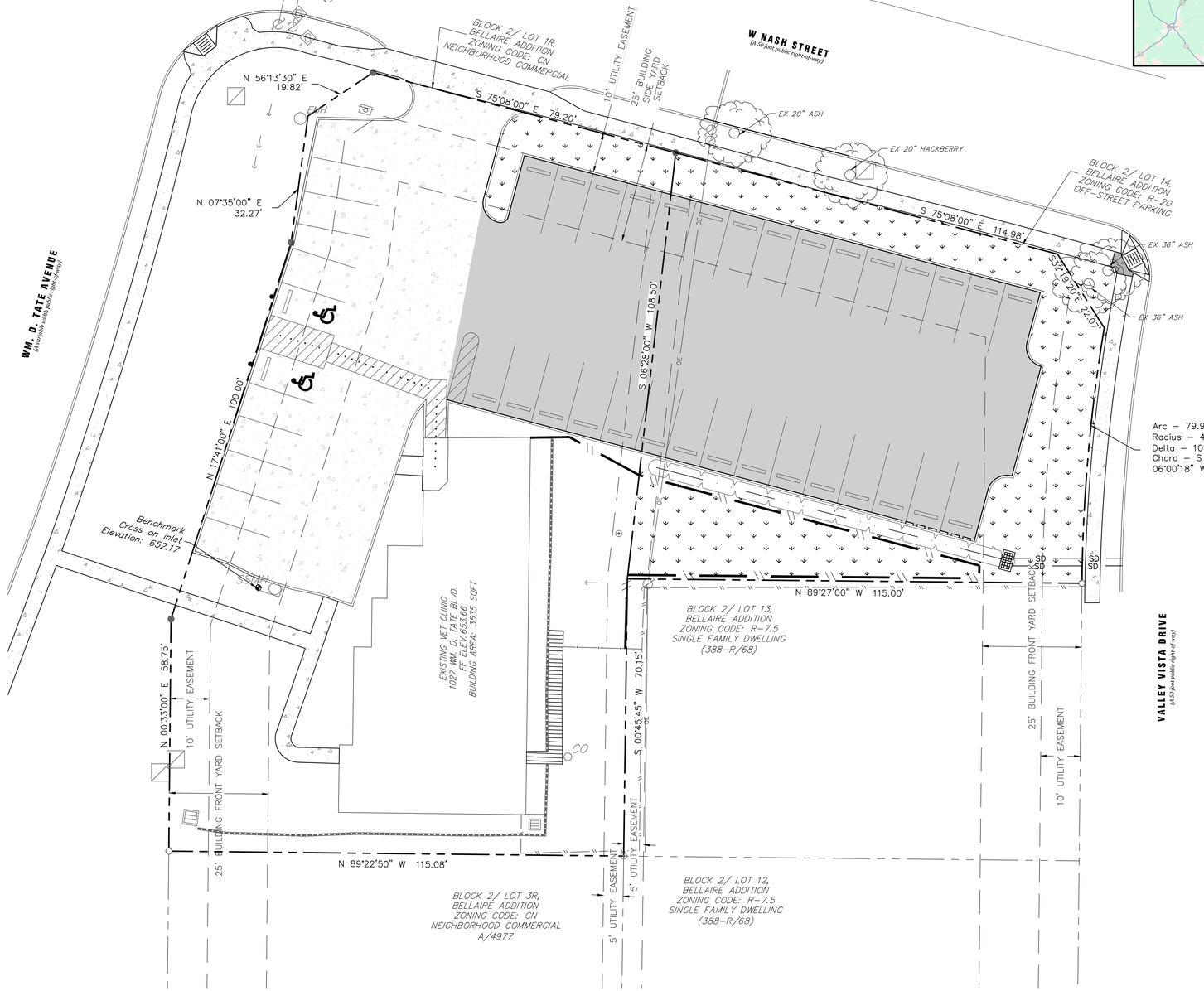
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SITE STATISTICS		
Item		
EXISTING GENERAL SITE DATA	1027 WILLIAM D TATE BLVD.	1104 VALLEY VISTA DR.
EXISTING USE	COMMERCIAL BUILDING	SINGLE-FAMILY DWELLING
PROPOSED USE	COMMERCIAL BUILDING	OFF-STREET PARKING LOT
EXISTING LOT AREA	19,972.57 SQFT (0.46 ACRE)	10,639.90 SQFT (0.25 ACRE)
EXISTING BUILDING AREA	3,535 SQFT	1,992.5 SQFT (TO BE DEMOLISHED)
PROPOSED GENERAL SITE DATA	REQUIRED	1027 WILLIAM D TATE BLVD. (WITH EXPANSION)
PROPOSED PROPERTY AREA	"CN" MINIMUM LOT SIZE IS 20,000 SQFT	30,612.87 SQFT (0.70 ACRE)
IMPERVIOUS COVER	60%	60% (0.42 ACRE)
OPEN SPACE PERCENTAGE	40%	40% (0.28 ACRE)
PARKING	REQUIRED	PROPOSED
TOTAL EXISTING CLINIC PARKING	19 SPOTS (1 ADA SPOT)	N/A
TOTAL PARKING	(5 + 1 SPOTS/ 300 SQFT FLOOR)= 17 SPOTS REQUIRED	40 SPOTS + 2 ADA SPOTS
TOTAL ADA PARKING	2 SPOTS REQUIRED IF TOTAL PARKING IS BETWEEN 26 AND 50	2



VICINITY MAP
NOT TO SCALE



LEGEND

EXISTING	PROPOSED	
●		1/2" IRON ROD FOUND
○		1/2" IRON ROD SET
⊙		IRON PIPE FOUND
▲		NAIL FOUND
△		COMPUTED POINT
■		MONUMENT FOUND
P.O.B.		POINT OF BEGINNING
		BENCHMARK
(XXX)		RECORD INFORMATION
		LIGHT POLE
		POWER POLE
		DOWN GUY
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		GAS METER
		GAS VALVE
		WOOD FENCE
		CHAIN LINK FENCE
		WIRE FENCE
EMH	EMH	ELECTRICAL MANHOLE
WWMH	WWMH	WASTEWATER MANHOLE
SSMH	SSMH	STORMSEWER MANHOLE
WTR	WTR	WATER MANHOLE
CO	CO	CLEAN OUT
		DRAINAGE INLET
		CURB INLET
		CURB & GUTTER
		SIGN
		ELECTRIC METER
		ELECTRIC TRANSFORMER
		TELEPHONE PEDESTAL
		BOLLARD
		PARKING COUNT
OHE	OHE	OVER HEAD ELEC. LINE
OT	OT	OVER HEAD TELEPHONE
SD	SD	STORM SEWER LINE
W	W	WATER LINE
WW	WW	WASTEWATER LINE
FM	FM	FORCE MAIN
UE	UE	UNDERGROUND ELECTRIC
UT	UT	UNDERGROUND TELEPHONE
G	G	GAS LINE
		PROPERTY LINE
		FLOW DIRECTION
		CONCRETE
		LANDSCAPE AREA
		WOODEN RAMP
		RETAINING WALL
		ADA PATH

THE PURPOSE OF Z25-05 IS TO REZONE 0.26 ACRE (1104 VALLEY VISTA DRIVE) FROM "R-20", SINGLE-FAMILY DISTRICT TO A "CN", NEIGHBORHOOD COMMERCIAL DISTRICT. THE PURPOSE OF CU25-41 IS TO ALLOW FOR THE EXPANSION OF THE USE OF AN EXISTING VETERINARIAN OFFICE INTO THE ADJACENT LOT TO PROVIDE ADDITIONAL PARKING AND A PLANNED DEVELOPMENT OVERLAY (PD25-04) TO DEVIATE FROM, BUT NOT LIMITED TO, A REDUCTION IN SETBACK REQUIREMENTS AND A DECREASE MINIMUM REQUIRED LANDSCAPING.

CASE NAME: NORTHWEST ANIMAL HOSPITAL
CASE NUMBER: Z25-05/ CU25-41/ PD25-04
LOCATION: 1027 WILLIAM D TATE AVE AND 1104 VALLEY VISTA DR

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 3 OF 15

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

PLANNING SERVICES DEPARTMENT

Site Plan/Landscape Plan/Building Elevations
for
Northwest Animal Hospital
Lot 1-R-1, Block 2, Bellaire Addition
Section A
City of Grapevine, Tarrant County, Texas
0.7028 acres
Zone: "CN" Neighborhood Commercial
Date of Preparation: July 02, 2025

BEFORE YOU DIG CALL:
1-800-245-4545

TEXAS ONE CALL SYSTEM

NOTE:
CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION/EXCAVATION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON COMBINATION OF FIELD SURVEY & CITY RECORD DRAWINGS

F-324

ARCH./ENG. SEAL:
STATE OF TEXAS
MARK A. HUTSON
89330
REGISTERED
PROFESSIONAL LAND SURVEYOR
09/02/2025

LYNN ENGINEERING
16415 ADDISON RD, SUITE 440
ADDISON, TEXAS 75001
PH: (469) 283-2625

PROJECT NAME:
1104 VALLEY VISTA DR.
GRAPEVINE, TX 76051

CONCEPT PLAN

NORTHWEST ANIMAL HOSPITAL

CUSTOMER NAME:

PROJECT NO.:			
NAME	DRAWN BY:	RMM	
	CHECKED BY:	MH & CGS	
	DESIGNED BY:	RMM	
JOB NO.	30.104673		

PRINTED

DATE	REMARKS
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00/00/00	PERMIT
00/00/00	FOR CONSTRUCTION

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00/00/00	REVISION 4

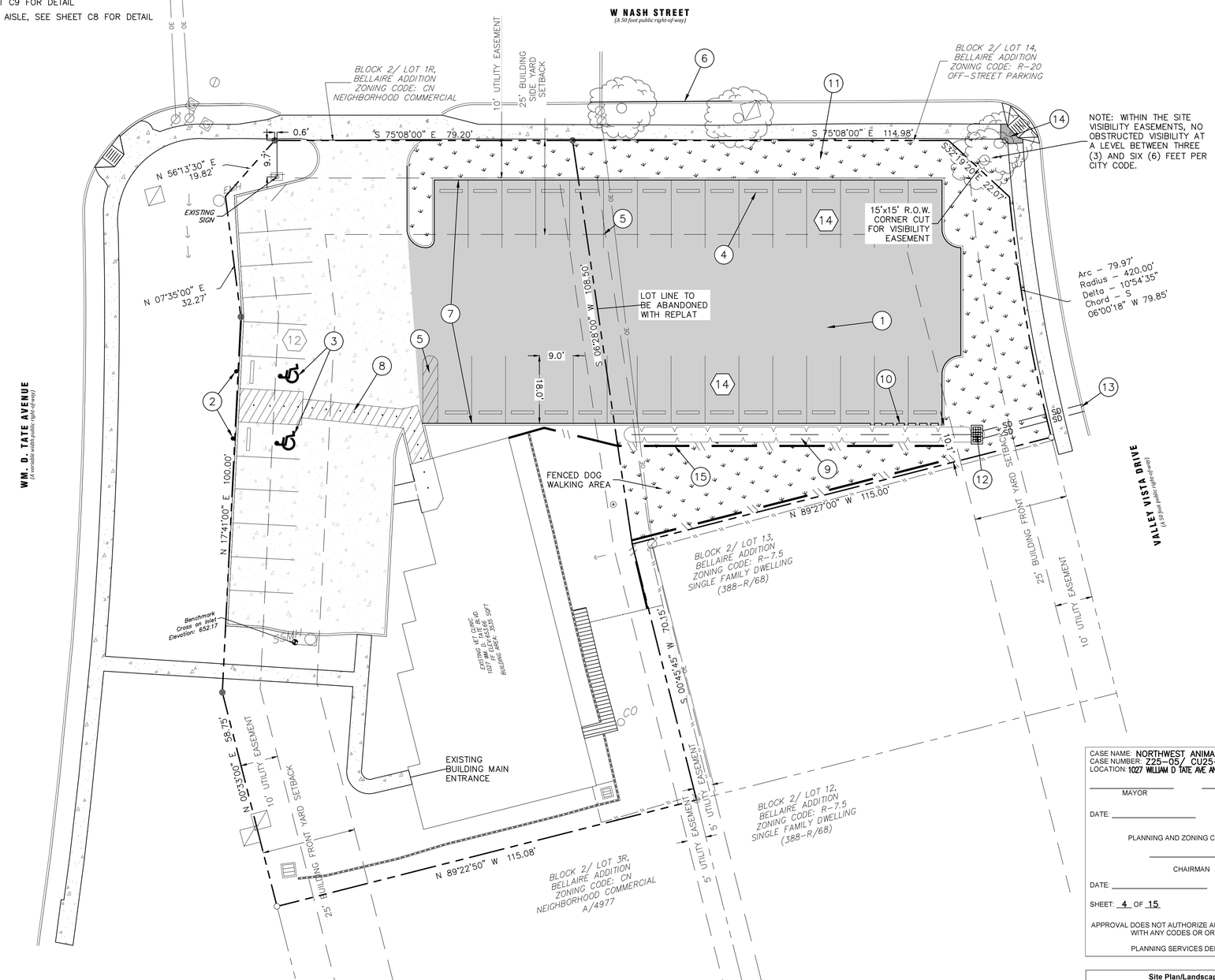
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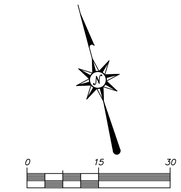
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File: N:\Land Development\ENG 2024\30.104673 - Northwest Animal Hospital - Jason Steinle\3 - CAD\Base Files\104673- SITE-Steve.dwg

SITE KEY:

1. PROPOSED 934 SQYD CONCRETE PAVING. SEE SHEET C10 FOR DETAIL
2. PROPOSED ACCESSIBLE SIGN, SEE SHEET C8 FOR DETAIL
3. PROPOSED ACCESSIBLE PARKING SPACES SEE SHEET C8 FOR DETAIL
4. PROPOSED WHEELSTOP DRILLED INTO PROPOSED PAVEMENT WITH 5/8" DOWEL 5" INTO PAVEMNENT SEE SHEET C8 FOR DETAIL
5. PROPOSED 4" WHITE PAINTED PARKING STRIPE SEE SHEET C8 FOR DETAIL
6. INSTALL 30 LF 6" STAND UP CURB AND GUTTER, MEET AND MATCH EXISTING ELEVATION SEE SHEE C9 FOR DETAIL
7. PROPOSED 409 LF 6" STAND UP CURB, MEET AND MATCH EXISTING ELEVATION. SEE SHEET C9 FOR DETAIL
8. PROPOSED 5' PAINTED ACCESS AISLE, SEE SHEET C8 FOR DETAIL
9. INSTALL 4' DRAINAGE SWALE, SEE SHEET C6 FOR DETAIL
10. PROPOSED SEVEN (7x) 12" WIDE CURB CUTS, SPACED 2' APART. SEE SHEET C6 FOR DETAIL
11. PROPOSED LANDSCAPE AREA, SEE SHEET L1.1 FOR DETAIL
12. INSTALL TWO 2'x2' AREA DRAIN BOXES. SEE SHEE CX FOR DETAIL
13. INSTALL TWO 28 LF 4" PVC PIPES WITH MANUFACTURER END TREATMENT. MAINTAIN MINIMUM 2% SLOPE AND DAYLIGHT TO EXISTING CURB
14. INSTALL 18 SQFT CONCRETE SIDEWALK SO THAT THERE IS A 36"x36" LANDING AT TOP OF EXISTING CURB RAMP
15. PROPOSED 230 LF 6' PRIVACY FENCE. CONTRACTOR TO CONSULT WITH OWNER FOR BRAND SPECIFICATION.

SITE STATISTICS		
Item		
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LEGEND

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○		1/2" IRON ROD SET
⊙		IRON PIPE FOUND
▲		NAIL FOUND
△		COMPUTED POINT
■		MONUMENT FOUND
P.O.B.		POINT OF BEGINNING
		BENCHMARK
(XXX)		RECORD INFORMATION
☼	✸	LIGHT POLE
		POWER POLE
		DOWN GUY
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		GAS METER
		GAS VALVE
		WOOD FENCE
		CHAIN LINK FENCE
		WIRE FENCE
EMH	EMH	ELECTRICAL MANHOLE
WWMH	WWMH	WASTEWATER MANHOLE
SSMH	SSMH	STORMSEWER MANHOLE
WTR	WTR	WATER MANHOLE
CO	CO	CLEAN OUT
		DRAINAGE INLET
		CURB INLET
		CURB & GUTTER
		SIGN
E	E	ELECTRIC METER
T	T	ELECTRIC TRANSFORMER
T	T	TELEPHONE PEDESTAL
		BOLLARD
#	#	PARKING COUNT
—OHE—	—OHE—	OVER HEAD ELEC. LINE
—OT—	—OT—	OVER HEAD TELEPHONE
—SD—	—SD—	STORM SEWER LINE
—W—	—W—	WATER LINE
—WW—	—WW—	WASTEWATER LINE
—FM—	—FM—	FORCE MAIN
—UE—	—UE—	UNDERGROUND ELECTRIC
—UT—	—UT—	UNDERGROUND TELEPHONE
—G—	—G—	GAS LINE
		PROPERTY LINE
		FLOW DIRECTION
		CONCRETE
		LANDSCAPE AREA
		WOODEN RAMP
		RETAINING WALL
		ADA PATH

NOTES:
1. NO NEW LIGHTING IS PROPOSED. PHOTOMETRIC PLAN NOT REQUIRED
2. THIS SITE WAS APPROVED FOR BZA93-44 FOR A SPECIAL EXCEPTION TO ALLOW A 115' LOT DEPTH ON A LOT ZONED "CN", NEIGHBORHOOD COMMERCIAL AND TO ALLOW FOR A 0' LANDSCAPED FRONT YARD SETBACK TO INSTEAD BE UTILIZED AS PARKING AREA.
3. THIS PLAN REFERENCES A TOPOGRAPHIC AND BOUNDARY SURVEY COMPLETED BY MILLER SURVEYING, INC.
   3.1. FILE NAME: 25034 topo 6-9-25.dwg

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CASE NUMBER: Z25-05/ CU25-41/ PD25-04
LOCATION: 1027 WILLIAM D TATE AVE AND 1104 VALLEY VISTA DR

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 4 OF 15

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PLANNING SERVICES DEPARTMENT

Site Plan/Landscape Plan/Building Elevations
for
Northwest Animal Hospital
Lot 1-R-1, Block 2, Bellaire Addition
Section A
City of Grapevine, Tarrant County, Texas
0.7028 acres
Zone: "CN" Neighborhood Commercial
Date of Preparation: July 02, 2025

BEFORE YOU DIG CALL:
1-800-245-4545
TEXAS ONE CALL SYSTEM

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F-324
ARCH/ENG SEAL:
STATE OF TEXAS
MARK A. HUTSON
89330
REGISTERED PROFESSIONAL ENGINEER
09/02/2025

LYNNENGINEERING
16415 ADDISON RD, SUITE 440
ADDISON, TEXAS 75001
PH: (469) 283-2625

1104 VALLEY VISTA DR.
GRAPEVINE, TX 76051
PROJECT NAME:

SITE PLAN

NORTHWEST ANIMAL HOSPITAL
CUSTOMER NAME:

PROJECT NO.:	NAME	DRAWN BY:	RMM	CHECKED BY:	MH & CGS	DESIGNED BY:	RMM	JOB NO.	30.104673

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GENERAL NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS"– LATEST EDITION, "TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS AND BRIDGES" – LATEST EDITION AND THE CITY OF GRAPEVINE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A COPY OF THE BID PROPOSAL FOR ALL PUBLIC IMPROVEMENTS TO THE CITY OF GRAPEVINE AT THE PRE–CONSTRUCTION MEETING. THIS PROPOSAL SHALL INCLUDE UNIT COSTS, QUANTITIES AND AMOUNTS.
3. ANY DISCREPANCIES BETWEEN GENERAL NOTES AND CITY SPECIFICATIONS OR DETAILS SHALL BE WHICHEVER IS MORE RESTRICTIVE AS DETERMINED BY THE CITY INSPECTOR.
4. THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING A 5% INSPECTION FEE TO THE CITY OF GRAPEVINE AT THE PRE–CONSTRUCTION MEETING FOR ALL PUBLIC IMPROVEMENTS AND PRIVATE STORM DRAIN.
5. NO WATER JETTING IS ALLOWED FOR WATER, SANITARY SEWER AND STORM DRAINAGE CONSTRUCTION.
6. ALL TRENCHES THAT ARE EXCAVATED TO A DEPTH IN EXCESS OF FIVE (5) FEET SHALL BE EXCAVATED AND MAINTAINED IN A MANNER THAT MEETS ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. PRIOR TO THE EXCAVATION AND CONSTRUCTION OF THE TRENCH(ES), THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TWO (2) TRENCH SAFETY PLANS PREPARED BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH OSHA STANDARDS.
7. ALL EMBEDMENT AND BACKFILL SHALL BE WETTED TO APPROXIMATE OPTIMUM MOISTURE AND COMPACTED IN TWELVE (12) INCH LIFTS TO 95% STANDARD PROCTOR DENSITY. DENSITY TESTS SHALL BE OBTAINED FOR EACH FIVE (5) FEET OF DEPTH AND FOR EACH 100 LINEAL FEET OF TRENCH OR INCREMENT THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A COPY OF ALL GEOTECHNICAL LABORATORY REPORTS/TEST RESULTS TO THE CITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY OF GRAPEVINE BUILDING DEPARTMENT AT 817–410–3010, TO REQUEST A TREE PRESERVATION INSPECTION PRIOR TO ANY WORK COMMENCING ON THE SITE.
9. THERE SHALL BE NO FILLING IN THE FLOODPLAIN OR DUMPING WITHIN THE CITY OF GRAPEVINE WITHOUT AN EXECUTED "FILL" AGREEMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ALL FIELD CHANGES TO THE PLANS. THE PROJECT ENGINEER SHALL INCORPORATE THESE CHANGES INTO "AS–BUILT" RECORD DRAWINGS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EROSION CONTROL IN ACCORDANCE WITH THE EROSION CONTROL PLAN PREPARED BY THE ENGINEER AND APPENDIX F OF THE CITY OF GRAPEVINE'S CODE OF ORDINANCES.
12. THE CITY OF GRAPEVINE'S CONSTRUCTION INSPECTOR OVERTIME POLICY ALLOWS THE CONTRACTOR TO WORK FROM 7 A.M. TO 7 P.M., MONDAY THROUGH SATURDAY. NO WORK IS ALLOWED ON SUNDAYS. OVERTIME CHARGES OF $45 PER HOUR SHALL BE PAID TO THE CITY BY THE CONTRACTOR FOR WORK OUTSIDE THE NORMAL WORK WEEK (I.E. 8 A.M. TO 5 P.M., MONDAY THROUGH FRIDAY). SATURDAY WORK REQUIRES A FOUR (4) HOUR MINIMUM OVERTIME CHARGE.
13. EACH CONTRACTOR WITHIN THE PROPOSED DEVELOPMENT SHALL GUARANTEE THEIR WORK FOR A PERIOD OF TWO (2) YEARS AFTER THE DATE OF FINAL ACCEPTANCE BY THE CITY OF ALL PUBLIC IMPROVEMENTS. MAINTENANCE BONDS SHALL BE IN AN AMOUNT EQUAL TO 25 PERCENT OF THE CONSTRUCTION COSTS OF THE IMPROVEMENTS WITHIN PUBLIC RIGHT–OF–WAY OR EASEMENTS. THIS INCLUDES EXCAVATION/FILL FOR PUBLIC STREETS.
14. THE CITY OF GRAPEVINE'S CODE OF ORDINANCES SHALL BE ADHERED TO. SPECIAL ATTENTION SHOULD BE GIVEN TO APPENDIX F, EROSION AND SEDIMENTATION CONTROL. SECTION F OF THIS ORDINANCE ALLOWS THE DIRECTOR OF PUBLIC WORKS TO ISSUE A "STOP–WORK ORDER" FOR ANY DEVELOPMENT, IMPROVEMENT, OR CONSTRUCTION WHICH IS IN VIOLATION OF THIS ORDINANCE.
15. ALL UTILITY RELOCATIONS WILL BE DONE AT THE DEVELOPER'S EXPENSE.
16. ALL WATER USED IN CONSTRUCTION SHALL BE POTABLE WATER; UNLESS OTHERWISE APPROVED BY PUBLIC WORKS INSPECTOR AND CITY ENGINEER.
17. ALL WATER LINES SHALL BE DR18 CLASS 150 C–900 PVC UNDER 16" AND DR18 CLASS 235 C–905 FOR 16" AND ABOVE. UNLESS SPECIFIED OTHERWISE.
18. SANITARY SEWER PIPES SHALL BE A MINIMUM OF SDR 35 PVC AND MEET ALL TCEQ AND NTCOG SEPARATION REQUIREMENTS.

SITE PLAN 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.

LANDSCAPE PLAN 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 THEPERIOD OF CONSTRUCTION.

GENERAL ENVIRONMENTAL NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS REGARDING EXCESS AND WASTE MATERIALS, INCLUDING METHODS OF HANDLING AND DISPOSAL.
2. CONTRACTOR SHALL LOCATE MATERIAL STORAGE AREAS AWAY FROM STORM WATER CONVEYANCE SYSTEMS. PROVIDE PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER POTENTIALLY TOXIC MATERIALS.
3. FUEL STORAGE IS NOT ALLOWED ON THIS PROJECT.
4. THE CONTRACTOR SHALL ADVISE OWNER IMMEDIATELY, VERBALLY AND IN WRITING, OF ANY FUEL OR TOXIC MATERIALS SPILLS WITHIN THE PROJECT/CONSTRUCTION AREA AND THE ACTIONS TO BE TAKEN TO REMEDY THE PROBLEM.
5. THE CONTRACTOR SHALL DISPOSE OF FUELS, HAZARDOUS MATERIALS, AND CONTAMINATED EXCAVATIONS IN A LEGALLY APPROVED MANNER.
6. NO OPEN BURNING IS ALLOWED ON THIS PROJECT.

SITE GRADING NOTES:

1. THE CONTRACTOR SHALL CONTROL DUST CAUSED BY THE WORK AND COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES.
2. ALL EXCESS EXCAVATED MATERIAL IS TO BE REMOVED FROM THE SITE. THE EXCESS EXCAVATION MATERIAL SHALL NOT BE STOCKPILED.
3. ADJUST MANHOLES COVERS, VALVE BOXES, ELECTRICAL MANHOLES, ETC. TO MATCH PROPOSED FINISHED GRADE (NO SEPARATE PAY).

CASE NAME: NORTHWEST ANIMAL HOSPITAL
CASE NUMBER: Z25–05/ CU25–41/ PD25–04
LOCATION: 1027 WILLIAM D TATE AVE AND 1104 VALLEY VISTA DR

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 5 OF 15

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Zone: "CN" Neighborhood Commercial
Date of Preparation: July 02, 2025

THE PURPOSE OF Z25–05 IS TO REZONE 0.26 ACRE (1104 VALLEY VISTA DRIVE) FROM "R–20", SINGLE–FAMILY DISTRICT TO A "CN", NEIGHBORHOOD COMMERCIAL DISTRICT. THE PURPOSE OF CU25–41 IS TO ALLOW FOR THE EXPANSION OF THE USE OF AN EXISTING VETERINARIAN OFFICE INTO THE ADJACENT LOT TO PROVIDE ADDITIONAL PARKING AND A PLANNED DEVELOPMENT OVERLAY (PD25–04) TO DEVIATE FROM, BUT NOT LIMITED TO, A REDUCTION IN SETBACK REQUIREMENTS AND A DECREASE MINIMUM REQUIRED LANDSCAPING.

F-324

ARCH./ENG. SEAL:
STATE OF TEXAS
MARK A. HUTSON
89330
REGISTERED PROFESSIONAL ENGINEER
09/02/2025

LYNN ENGINEERING
16415 ADDISON RD, SUITE 440
ADDISON, TEXAS 75001
PH: (469) 283-2625

1104 VALLEY VISTA DR.
GRAPEVINE, TX 76051

GENERAL CONSTRUCTION NOTES

PROJECT NAME:

NORTHWEST ANIMAL HOSPITAL

CUSTOMER NAME:

PROJECT NO.:	NAME	DRAWN BY:	RMM	CHECKED BY:	MH & CGS	DESIGNED BY:	RMM	JOB NO.	30.104673

PRINTED

DATE	REMARKS
00/00/00	PRELIMINARY
00/00/00	PERMIT
00/00/00	FOR CONSTRUCTION

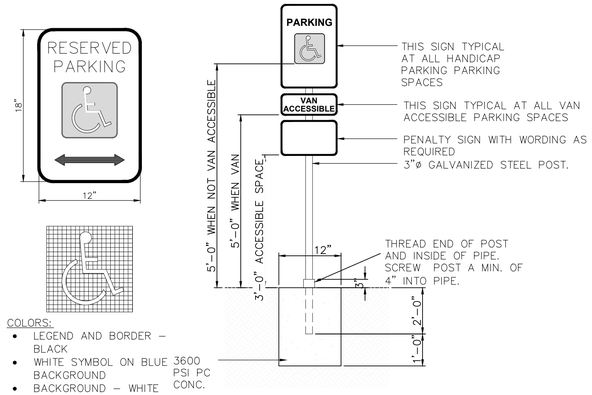
REVISIONS

NO.	REMARKS
00/00/00	REVISION 1
00/00/00	REVISION 2
00/00/00	REVISION 3
00/00/00	REVISION 4

PAGE NO:

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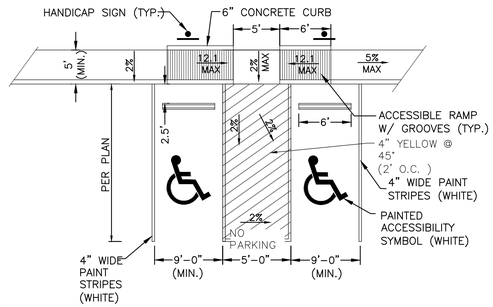


COLORS:

- LEGEND AND BORDER – BLACK
- WHITE SYMBOL ON BLUE BACKGROUND
- BACKGROUND – WHITE

HANDICAP SIGN DETAIL

N.T.S.

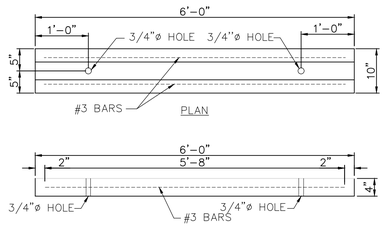


NOTES:

1. ALL WALKWAYS, RAMPS AND HANDICAP PARKING SIGNAGE, ETC. SHALL MEET CURRENT ADA & TAS RULES.
2. 2% MAXIMUM SLOPE IN ALL DIRECTIONS IN AREAS OF HANDICAP PARKING SPACES.
3. UPON COMPLETION OF CONSTRUCTION OF THE SITE AND BUILDING, OWNER MUST SCHEDULE AN INSPECTION FOR TAS COMPLIANCE.

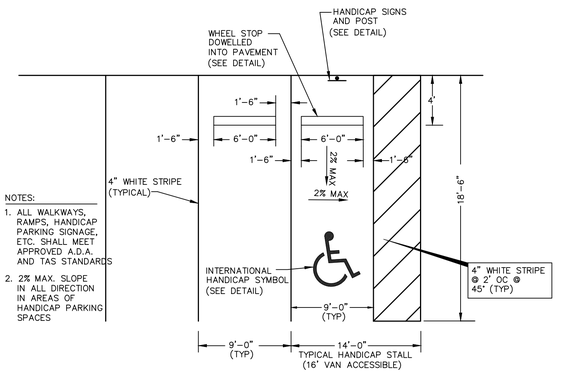
HANDICAP PARKING STALL DETAIL

N.T.S.



WHEELSTOP DETAIL

N.T.S.

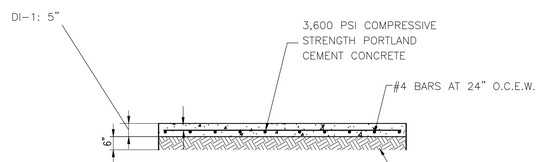


NOTES:

1. ALL WALKWAYS, RAMPS, HANDICAP PARKING SIGNAGE, ETC. SHALL MEET APPROVED A.D.A. AND TAS STANDARDS
2. 2% MAX. SLOPE IN ALL DIRECTION IN AREAS OF HANDICAP PARKING SPACES

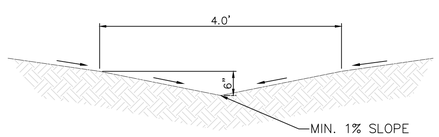
STRIPING FOR 90° PARKING

N.T.S



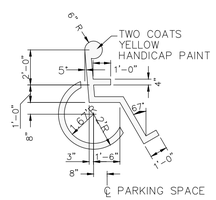
RIGID CONCRETE SECTION

N.T.S.



EARTHEN CHANNEL DETAIL

NOT TO SCALE



HANDICAP SYMBOL DETAIL

N.T.S.

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CASE NAME: NORTHWEST ANIMAL HOSPITAL
CASE NUMBER: Z25-05 / CU25-41 / PD25-04
LOCATION: 1027 WILLIAM D TATE AVE AND 1104 VALLEY VISTA DR

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 6 OF 15

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

PLANNING SERVICES DEPARTMENT

Site Plan/Landscape Plan/Building Elevations
for
Northwest Animal Hospital
Lot 1-R-1, Block 2, Bellaire Addition
Section A
City of Grapevine, Tarrant County, Texas
0.7028 acres
Zone: "CN" Neighborhood Commercial
Date of Preparation: July 02, 2025

F-324

ARCH./ENG. SEAL:
STATE OF TEXAS
MARK A. HUTSON
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REGISTERED PROFESSIONAL ENGINEER
09/02/2025

LYNNENGINEERING
16415 ADDISON RD, SUITE 440
ADDISON, TEXAS 75001
PH: (469) 283-2625

1104 VALLEY VISTA DR.
GRAPEVINE, TX 76051

DETAILS

PROJECT NAME:

NORTHWEST ANIMAL HOSPITAL

CUSTOMER NAME:

PROJECT NO.:	NAME	DRAWN BY:	RMM	CHECKED BY:	MH & CGS	DESIGNED BY:	RMM	JOB NO.	30.104673

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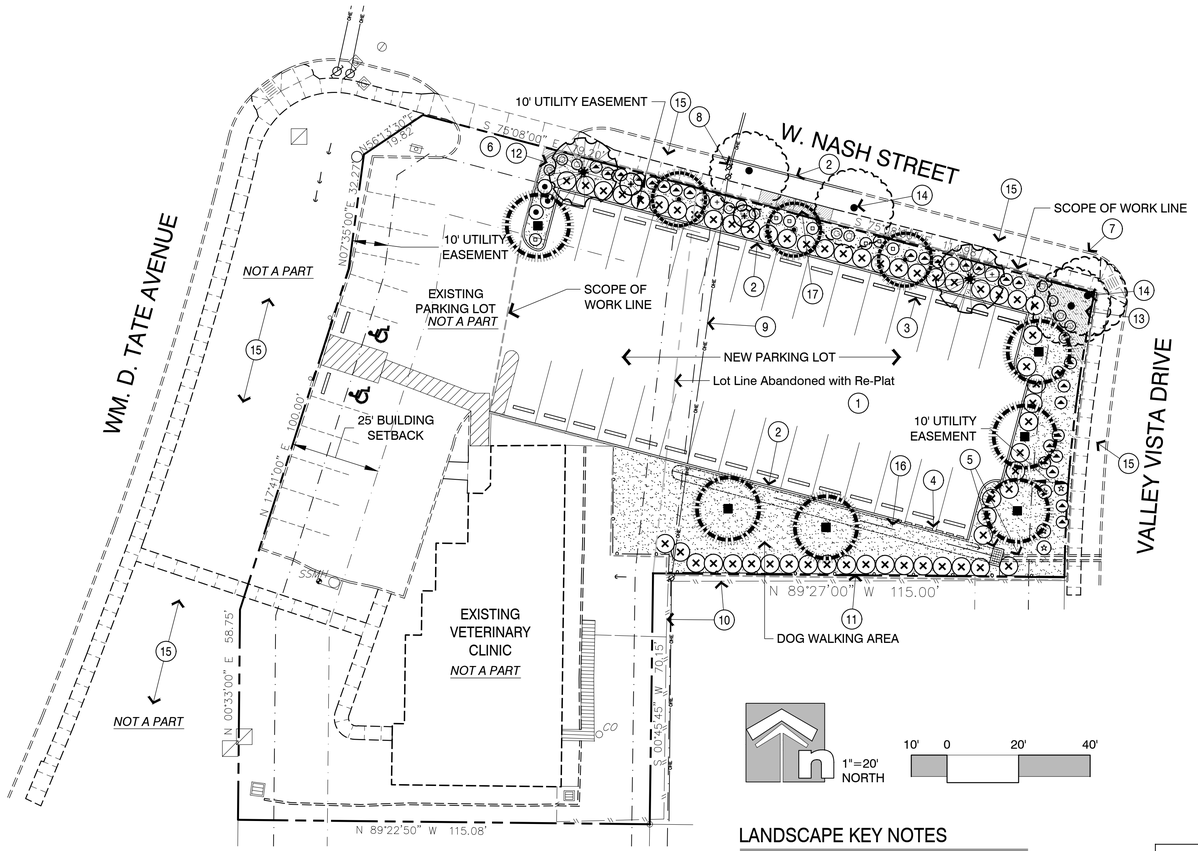
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PAGE NO:

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LANDSCAPE KEY NOTES

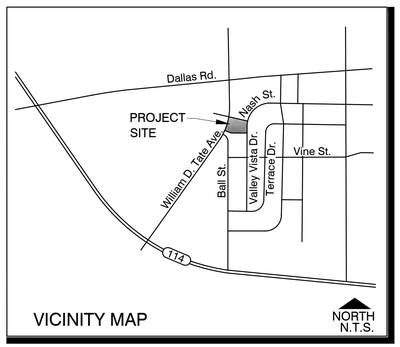
1. NEW CONCRETE PAVING PARKING LOT
2. NEW CONCRETE CURB TYP.
3. NEW WHEEL STOP TYP.
4. NEW CURB OPENING (See Civil Eng. Plans)
5. NEW CATCH BASIN / STORM DRAINS (See Civil Eng. Plans)
6. EXISTING ENTRY DRIVEWAY
7. EXISTING STREET CURB & GUTTER
8. EXISTING POWER POLE TYP.
9. EXISTING OVERHEAD ELECTRIC LINE
10. EXISTING FENCE
11. NEW METAL FENCING
12. 10' X 10' SIGHT VISIBILITY AREA
13. 20' X 20' SIGHT VISIBILITY AREA
14. EXISTING TREE TO REMAIN TYP.
15. EXISTING LANDSCAPE AREA (Not a Part)
16. SWALE (See Civil Eng. Plans)
17. NEW CONCRETE SIDEWALK
    (Where Existing Driveway Removed, See Civil Eng. Plans)

PLANT LIST

SYMBOL	BOTANICAL NAME / COMMON NAME		SIZE / QUAN.	REMARKS / Install Ht.
	Trees			
	QUERCUS VIRGINIANA HERITAGE LIVE OAK	(Proposed)	3" Caliper 2	11' Ht., 6' Spread
	PISTACIA CHINENSIS CHINESE PISTACHIO	(Proposed)	3" Caliper 6	10' Ht., 6' Spread
	PRUNUS MEXICANA MEXICAN PLUM	(Proposed)	3" Caliper 3	9' Ht., 5' Spread
	TREE TO REMAIN	(Existing)	4	
	-SHRUBS-			
	SYRINGA X HYACINTHIFOLIA 'POCAHONTAS' POCAHONTAS LILAC	(Proposed)	15 GAL. 2	4' Ht. Min.
	BUXUS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	(Proposed)	5 GAL. 4	2' Ht. Min.
	ILEX VOMITORIA 'STOKES' DWARF YAUPON HOLLY	(Proposed)	5 GAL. 26	18" Ht. Min.
	JUNIPERUS CHINENSIS 'GOLD COAST' GOLD COAST JUNIPER	(Proposed)	5 GAL. 3	2' Ht. Min.
	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY	(Proposed)	15 GAL. 58	4' Ht. Min.
	PYRACANTHA COCCINEA SCARLET FIRETHORN	(Proposed)	5 GAL. 4	2' Ht. Min.
	PINUS MUGO 'MUGO' MUGO PINE	(Proposed)	5 GAL. 7	2' Ht. Min.
	-GROUNDCOVER-			
	JUNIPERUS HORIZONTALIS 'WILTONII' BLUE CARPET JUNIPER	(Proposed)	5 GAL. 13	

Crushed Granite 1"-2" Size - 3" DEPTH IN ALL AREAS OF PLANTING.
(Vaquero Stone & Supply or equal).
Submit Digital sample to MLA prior to installation

Total Trees (15)



Purpose statement: "The purpose of Z25-05 is to rezone 0.26 acre (1104 Valley Vista Drive) from "R-20", Single-Family District to a "CN", Neighborhood Commercial District.
The purpose of CU28-37 is to allow for the expansion of the use of an existing veterinarian office into the adjacent lot to provide additional parking and a planned development overlay (PD25-04) to deviate from, but not be limited to, a reduction in setback requirements and to decrease minimum required landscaping."

LANDSCAPE CALCULATIONS

LANDSCAPE AREA - 5,958 S.F.
Tree Requirements
Perimeter Area -(1) Tree Per 50' of 340 L.F.
Required (7), Provided (7), Includes (4) Existing Trees
Total Perimeter Trees (7)
Interior Area - (1) Tree Per 400 S.F. of 5,958 S.F.
Trees Required (13)

Total Site Area - 14,936 S.F.
Non-Vehicular Open Space - 5,958 S.F. (39.9%)
1 Tree per 3,000 S.F. (2) Required, (Combined Property)
Total Required Trees (22)
Total Trees Provided (15)

Total Gross Parking Area 15,126.4 S.F.

NOTE:
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.

Site Plan/Landscape Plan/Building Elevations
for
Northwest Animal Hospital
Lot 1-R-1, Block 2, Bellaire Addition
Section A
City of Grapevine, Tarrant County, Texas
0.7028 acres
Zone: "CN" Neighborhood Commercial
Date of Preparation: July 02, 2025

MLA Associates
Landscape Architects, Inc.

CASE NAME: NORTHWEST ANIMAL HOSPITAL
CASE NUMBER: Z25-05/CU25-41/PD25-04
LOCATION: 1027 WILLIAM D TATE AVE. & 1104 VALLEY VISTA DR.

_____ MAYOR
_____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 7 OF 15

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

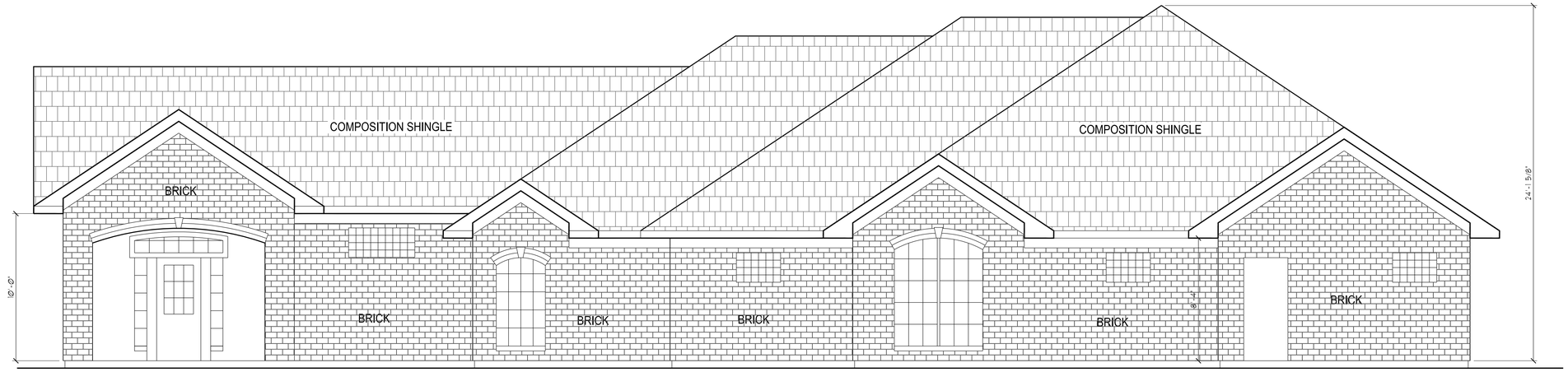
PLANNING SERVICES DEPARTMENT

NORTHWEST ANIMAL HOSPITAL
1027 WILLIAM D TATE AVENUE
GRAPEVINE, TEXAS 76051
TARRANT COUNTY

ROBERT QUINTANA ARCHITECTS
16415 ADDISON RD.
SUITE 430
DALLAS TEXAS 75254
(972) 233-2718

Preliminary Landscape Plan

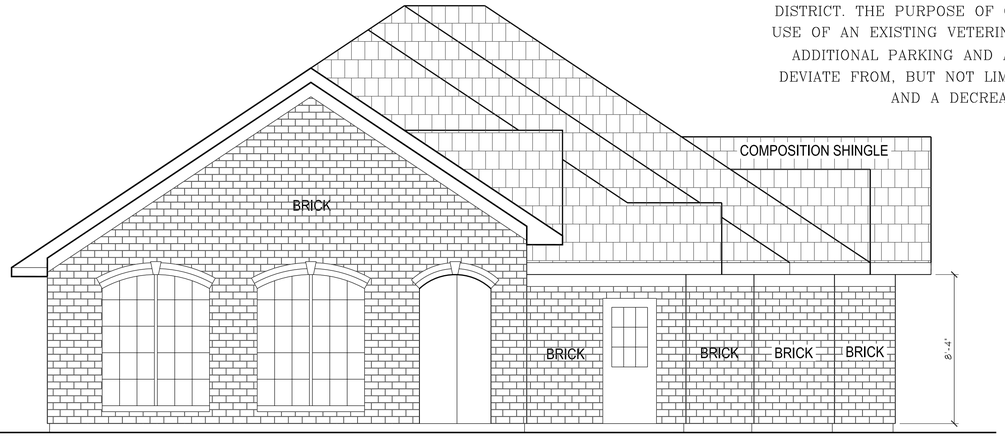
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REVISION: AUGUST.27.2025
REVISION: AUGUST.15.2025
DRAWN BY: PCM
CHECKED BY:
JOB NO. : 25-361
SHEET: **7** of 15



1 NORTH ELEVATION
1/4" = 1'-0"

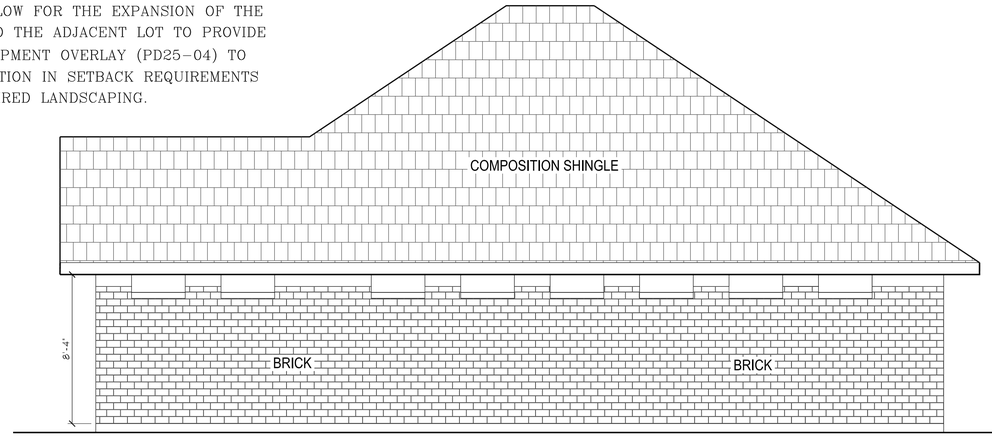
MASONRY FINISH
100%
OTHER FINISH
0%

THE PURPOSE OF Z25-05 IS TO REZONE 0.26 ACRE (1104 VALLEY VISTA DRIVE) FROM "R-20", SINGLE-FAMILY DISTRICT TO A "CN", NEIGHBORHOOD COMMERCIAL DISTRICT. THE PURPOSE OF CU25-41 IS TO ALLOW FOR THE EXPANSION OF THE USE OF AN EXISTING VETERINARIAN OFFICE INTO THE ADJACENT LOT TO PROVIDE ADDITIONAL PARKING AND A PLANNED DEVELOPMENT OVERLAY (PD25-04) TO DEVIATE FROM, BUT NOT LIMITED TO, A REDUCTION IN SETBACK REQUIREMENTS AND A DECREASE MINIMUM REQUIRED LANDSCAPING.



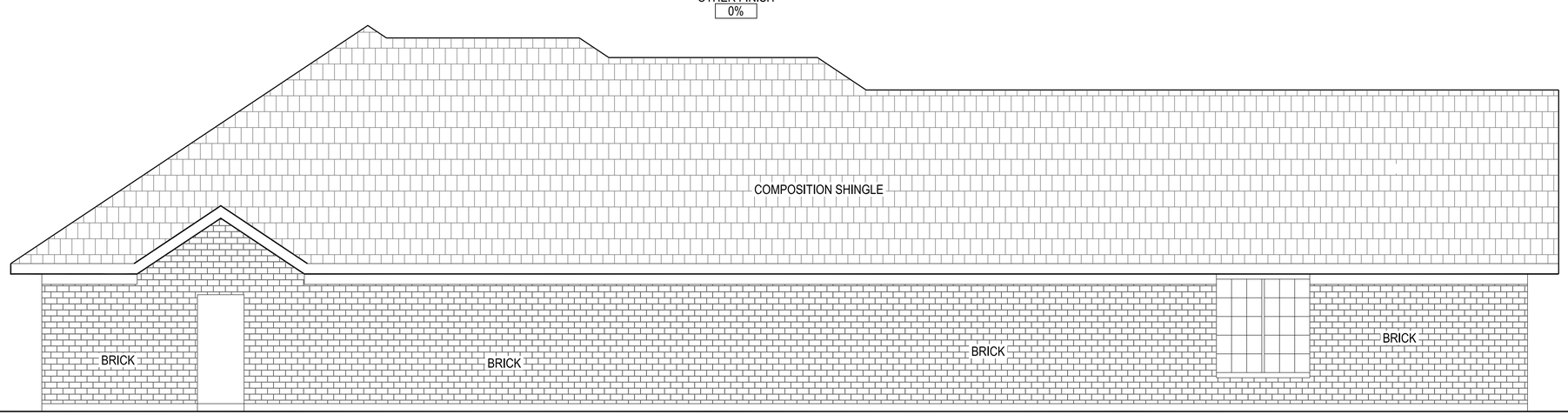
2 EAST ELEVATION
1/4" = 1'-0"

MASONRY FINISH
100%
OTHER FINISH
0%



3 SOUTH ELEVATION
1/4" = 1'-0"

MASONRY FINISH
100%
OTHER FINISH
0%



4 WEST ELEVATION
1/4" = 1'-0"

MASONRY FINISH
100%
OTHER FINISH
0%

CASE NAME: NORTHWEST ANIMAL HOSPITAL
CASE NUMBER: Z25-05/CU25-41/PD25-04
LOCATION: 1027 WILLIAM D TATE AVE. & 1104 VALLEY VISTA DR.

_____ MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: _____

SHEET: 8 OF 15

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PLANNING SERVICES DEPARTMENT

Site Plan/Landscape Plan/Building Elevations
for
Northwest Animal Hospital
Lot 1-R-1, Block 2, Bellaire Addition
Section A
City of Grapevine, Tarrant County, Texas
0.7028 acres
Zone: "CN" Neighborhood Commercial
Date of Preparation: July 02, 2025

REVISIONS:

NORTHWEST ANIMAL HOSPITAL
1027 WILLIAM D TATE DR.
GRAPEVINE, TEXAS 76051

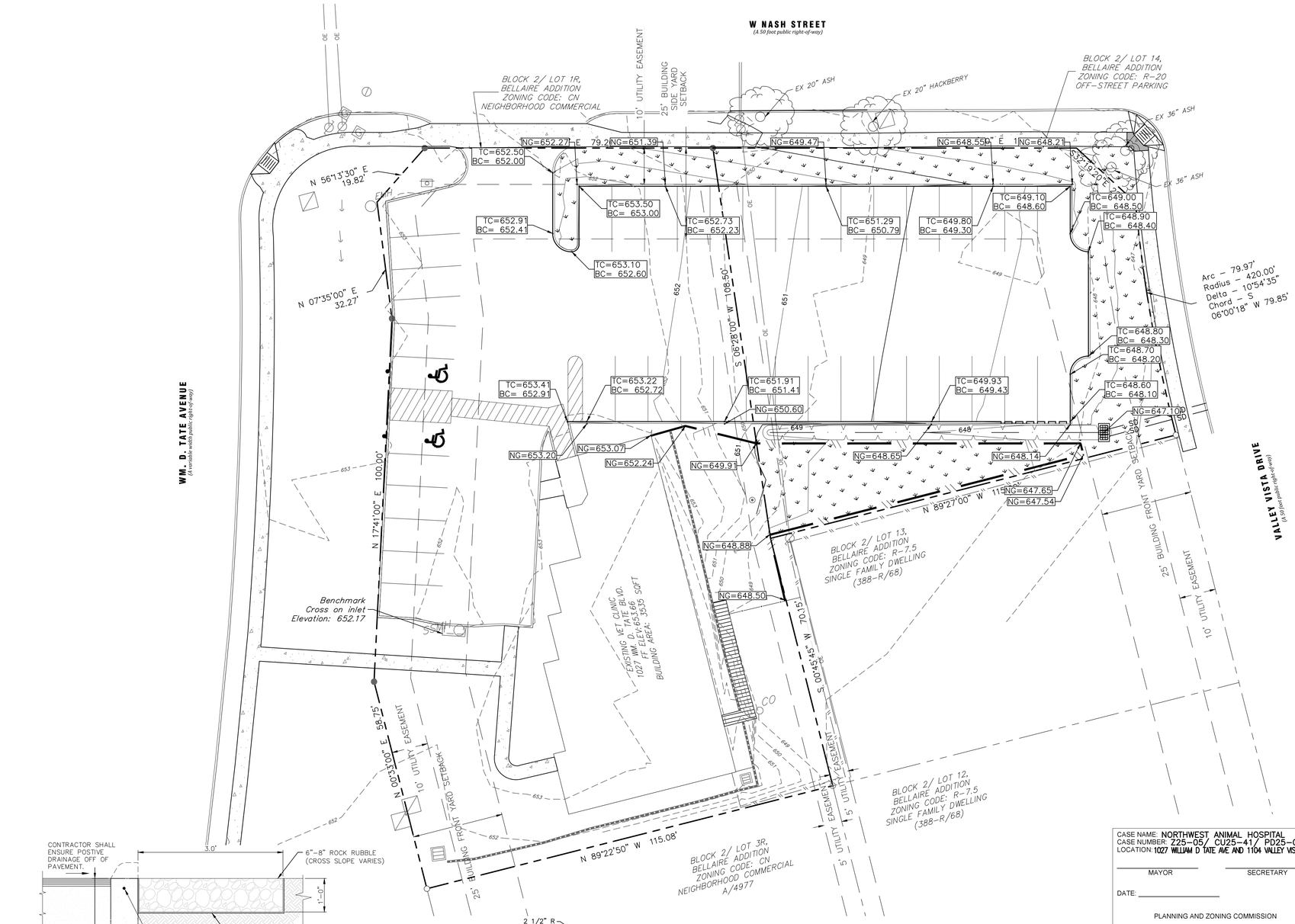
ROBERT QUINTANA ARCHITECTS
16415 ADDISON RD.
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(972) 233-2718

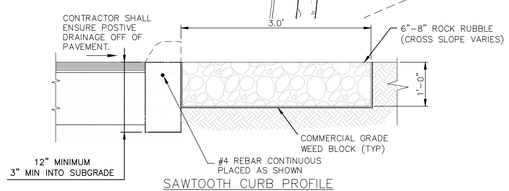
BUILDING ELEVATIONS

DATE: 27 August 2025
DRAWN BY: XXXX
CHECKED BY:
JOB NO. : 25-361
SHEET:

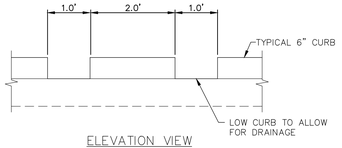
A1.1

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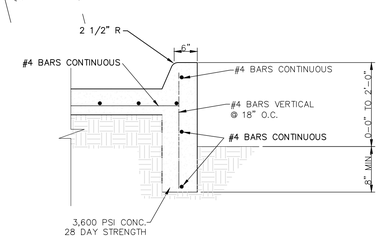
SAWTOOTH CURB PROFILE



ELEVATION VIEW

SAWTOOTH CURB DETAIL

NOT TO SCALE



0'-2' CONCRETE STEP-DOWN CURB SECTION (A)

NOT TO SCALE

0 15 30

GRAPHIC SCALE IN FEET
SCALE: 1"=15'

LEGEND

EXISTING	PROPOSED	
●	●	1/2" IRON ROD FOUND
○	○	1/2" IRON ROD SET
⊙	⊙	IRON PIPE FOUND
▲	▲	NAIL FOUND
△	△	COMPUTED POINT
■	■	MONUMENT FOUND
P.O.B.	P.O.B.	POINT OF BEGINNING
◒	◒	BENCHMARK
(XXX)	(XXX)	RECORD INFORMATION
☼	✹	LIGHT POLE
⊗	◒	POWER POLE
⏚	⏚	DOWN GUY
		FIRE HYDRANT
⊘	◒	WATER VALVE
⊠	◪	WATER METER
GM	GM	GAS METER
GV	GV	GAS VALVE
		WOOD FENCE
		CHAIN LINK FENCE
		WIRE FENCE
EMH	EMH	ELECTRICAL MANHOLE
WMH	WMH	WASTEWATER MANHOLE
SSMH	SSMH	STORMSEWER MANHOLE
WTR	WTR	WATER MANHOLE
CO	CO	CLEAN OUT
		DRAINAGE INLET
		CURB INLET
		CURB & GUTTER
		SIGN
E	E	ELECTRIC METER
T	T	ELECTRIC TRANSFORMER
T	T	TELEPHONE PEDESTAL
		BOLLARD
—OHE—	—OHE—	OVER HEAD ELEC. LINE
—OT—	—OT—	OVER HEAD TELEPHONE
—SD—	—SD—	STORM SEWER LINE
—W—	—W—	WATER LINE
—WW—	—WW—	WASTEWATER LINE
—FM—	—FM—	FORCE MAIN
—UE—	—UE—	UNDERGROUND ELECTRIC
—UT—	—UT—	UNDERGROUND TELEPHONE
—G—	—G—	GAS LINE
		PROPERTY LINE
		RETAINING WALL
		FLOW DIRECTION
NG=XXX.X		NATURAL GROUND ELEVATION
BC=XXX.X		BOTTOM OF CURB ELEVATION
TC=XXX.X		TOP OF CURB ELEVATION

CASE NAME: NORTHWEST ANIMAL HOSPITAL
CASE NUMBER: Z25-05/ CU25-41/ PD25-04
LOCATION: 1027 WILLIAM D TATE AVE AND 1104 VALLEY VISTA DR

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 9 OF 15

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Section A
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0.7028 acres
Zone: "CN" Neighborhood Commercial
Date of Preparation: July 02, 2025

BEFORE YOU DIG CALL:
1-800-245-4545

TEXAS ONE CALL SYSTEM

NOTE:
CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION/EXCAVATION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON COMBINATION OF FIELD SURVEY & CITY RECORD DRAWINGS

F-324

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PH: (469) 283-2625

1104 VALLEY VISTA DR.
GRAPEVINE, TX 76051

GRADING PLAN

PROJECT NAME:

NORTHWEST ANIMAL HOSPITAL

CUSTOMER NAME:

PROJECT NO.:	NAME	DRAWN BY:	RMM	CHECKED BY:	MH & CGS	DESIGNED BY:	RMM	JOB NO.	30.104673

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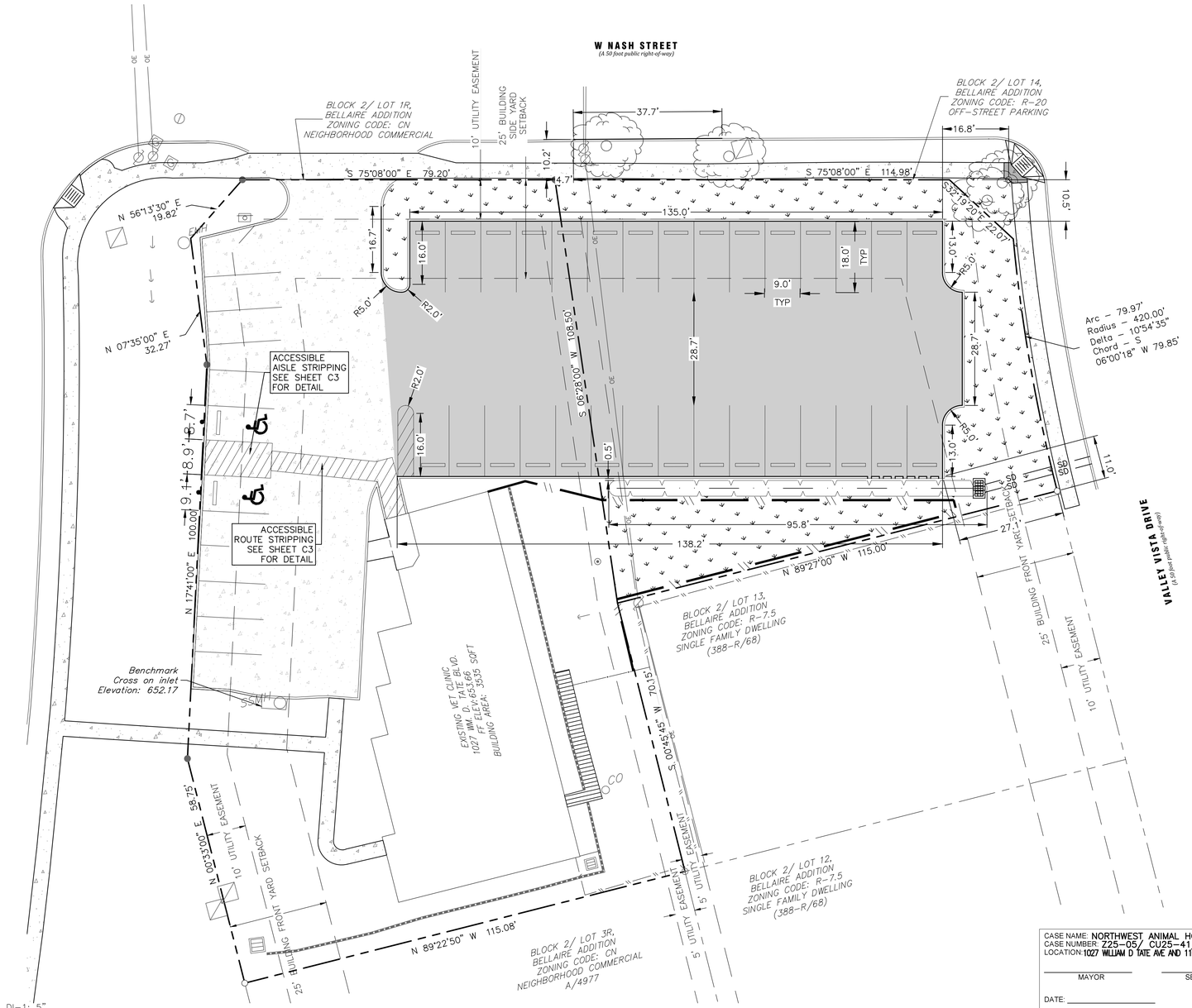
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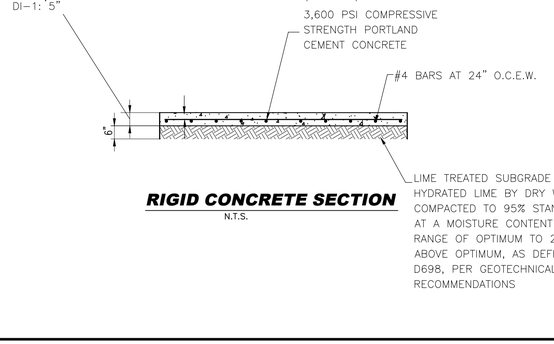
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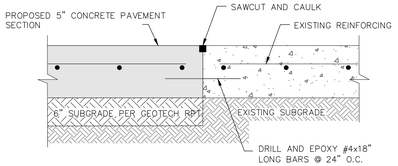
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THE PURPOSE OF Z25-05 IS TO REZONE 0.26 ACRE (1104 VALLEY VISTA DRIVE) FROM "R-20", SINGLE-FAMILY DISTRICT TO A "CN", NEIGHBORHOOD COMMERCIAL DISTRICT. THE PURPOSE OF CU25-41 IS TO ALLOW FOR THE EXPANSION OF THE USE OF AN EXISTING VETERINARIAN OFFICE INTO THE ADJACENT LOT TO PROVIDE ADDITIONAL PARKING AND A PLANNED DEVELOPMENT OVERLAY (PD25-04) TO DEVIATE FROM, BUT NOT LIMITED TO, A REDUCTION IN SETBACK REQUIREMENTS AND A DECREASE MINIMUM REQUIRED LANDSCAPING.





RIGID CONCRETE SECTION
N.T.S.



CONCRETE TO EXISTING CONCRETE PAVEMENT TIE-IN
NOT TO SCALE



GRAPHIC SCALE IN FEET
SCALE: 1"=15'

LEGEND

PAVING NOTES:

DI-1: 5" 3600 PSI PORTLAND CEMENT CONCRETE PAVEMENT WITH #4 BARS AT 24" OCEW, 6" LIME TREATED SUBGRADE

CONTRACTION JOINTS SHOULD BE PLACED AT A MAXIMUM SPACING OF 15 FEET EACH WAY. EXPANSION JOINTS SHALL BE SMOOTH DOWEL JOINTS WITH THE PAVEMENT THICKNESS INCREASED 25%. ONE END OF DOWELS IS TO BE GREASED AND CAPPED USING 1 INCH EXPANSION JOINT MATERIAL IN THE JOINT.

NOTE:
GEOTECHNICAL REPORT BY:
TERRADYNE
TBPE FIRM REGISTRATION NO.: F-6799
CARROLLTON, TEXAS
JUNE 18, 2025
TERRADYNE PROJECT NO. D251119

PAVEMENT QUANTITIES:
DI-1: 1016 SQ.YDS.
MONOLITHIC CONC. CURB: 390 LF

DIMENSION NOTES:
ALL DIMENSIONS ARE TO THE INSIDE OF THE CURB FACE

SUBGRADE PREPERATION
BEFORE PAVEMENT CONSTRUCTION, ALL TOPSOIL AND DELETERIOUS MATERIALS MUST BE REMOVED. THE EXPOSED SUBGRADE SHOULD BE PROOF-ROLLED USING A HEAVY RUBBER-TIRED VEHICLE TO IDENTIFY WEAK AREAS, WHICH MUST BE UNDEROUT AND REPLACED WITH PROPERLY COMPACTED FILL. THIS PROCESS SHOULD BE OBSERVED BY A GEOTECHNICAL ENGINEER AND DONE DURING DRY WEATHER. THE TOP SIX (6) INCHES OF SUBGRADE MUST BE SCARIFIED AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698), AT MOISTURE CONTENTS BETWEEN OPTIMUM AND 4% ABOVE OPTIMUM (0 TO +4%).

FILL MATERIALS SHOULD BE CLEAN (FREE OF ORGANIC OR OTHER DELETERIOUS CONTENT), HAVE A MAXIMUM PARTICLE SIZE UNDER 3 INCHES, AND BE PLACED IN EIGHT (8) INCH LIFTS OF LOOSE MATERIAL, AND MAY CONSIST OF ON-SITE OR SIMILAR SOILS. EACH LIFT MUST BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR DENSITY AT MOISTURE CONTENTS BETWEEN OPTIMUM AND 2% ABOVE OPTIMUM.

LIME STABILIZATION OF THE SUBGRADE IS RECOMMENDED. A MINIMUM OF SIX (6) PERCENT HYDRATED LIME (BY DRY WEIGHT) SHOULD BE USED TO STABILIZE TO A DEPTH OF SIX (6) INCHES. THE ACTUAL LIME PERCENTAGE SHOULD BE DETERMINED DURING CONSTRUCTION VIA LABORATORY TESTING. THIS TREATMENT SHOULD REDUCE THE PLASTICITY INDEX TO BELOW 15 AND BE PERFORMED PER NCTCOG SPECIFICATIONS. LIME-STABILIZED SOILS SHOULD ALSO BE COMPACTED TO 95% OF ASTM D698 DENSITY, AT MOISTURE CONTENTS BETWEEN OPTIMUM AND 2% ABOVE OPTIMUM.

PRIOR TO LIME STABILIZATION AND AFTER FINAL GRADING, THE SUBGRADE SHOULD BE TESTED FOR SOLUBLE SULFATES. INITIAL TESTS SHOWED LOW LEVELS (<100 PPM), BUT LEVELS ABOVE 3,000 PPM ARE CONSIDERED HIGH AND SHOULD BE ADDRESSED IF ENCOUNTERED.

IF THE SUBGRADE IS DISTURBED BY UTILITY WORK, TRAFFIC, WEATHER, OR DESICCATION, IT MUST BE REWORKED AND COMPACTED. FINAL SUBGRADE CONDITIONS MUST BE TESTED WITHIN 72 HOURS PRIOR TO PLACEMENT OF CONCRETE PAVING.

CASE NAME: NORTHWEST ANIMAL HOSPITAL
CASE NUMBER: Z25-05/ CU25-41/ PD25-04
LOCATION: 1027 WILLIAM D TATE AVE AND 1104 VALLEY VISTA DR

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 10 OF 15

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

PLANNING SERVICES DEPARTMENT

Site Plan/Landscape Plan/Building Elevations
for
Northwest Animal Hospital
Lot 1-R-1, Block 2, Bellaire Addition
Section A
City of Grapevine, Tarrant County, Texas
0.7028 acres
Zone: "CN" Neighborhood Commercial
Date of Preparation: July 02, 2025

BEFORE YOU DIG CALL:
1-800-245-4545

TEXAS ONE CALL SYSTEM

NOTE:
CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION/EXCAVATION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON COMBINATION OF FIELD SURVEY & CITY RECORD DRAWINGS

F-324

ARCH./ENG. SEAL:
STATE OF TEXAS
MARK A. HUTSON
89330
REGISTERED PROFESSIONAL ENGINEER
09/02/2025

LYNNENGINEERING
16415 ADDISON RD, SUITE 440
ADDISON, TEXAS 75001
PH: (469) 283-2625

1104 VALLEY VISTA DR.
GRAPEVINE, TX 76051

PAVING PLAN

PROJECT NAME:

NORTHWEST ANIMAL HOSPITAL

CUSTOMER NAME:

PROJECT NO.:	NAME	DRAWN BY:	RMM	CHECKED BY:	MH & CGS	DESIGNED BY:	RMM	JOB NO.	30.104673

PRINTED

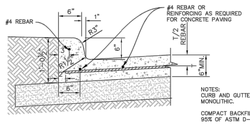
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00/00/00	PERMIT
00/00/00	FOR CONSTRUCTION

REVISIONS

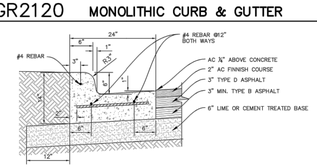
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00/00/00	REVISION 4

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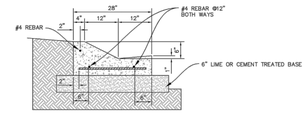
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GR2120 MONOLITHIC CURB & GUTTER



GR2120A CONCRETE CURB AND GUTTER



(WITH PUBLIC WORKS DIRECTORS APPROVAL ONLY)

GR2120B CONCRETE LAYDOWN CURB AND GUTTER

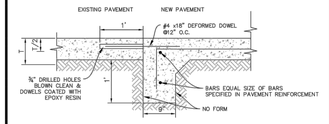
CURB NOTES:

ALL CURBS SHALL BE CONSTRUCTED OF 3600 PSI PORTLAND CEMENT CONCRETE UNLESS OTHERWISE SHOWN.

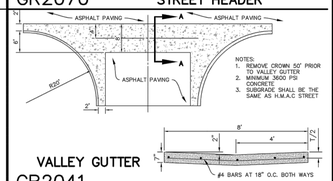
ASPHALT STREET– JOINTS SHALL MATCH SIDEWALK.

COMPACT BACKFILL BEHIND CURB TO 95% OF ASTM D-698

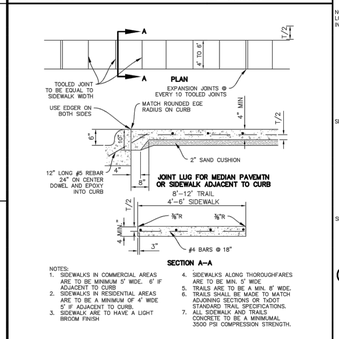
THE CONTRACTOR SHALL PROVIDE A PLYWOOD TEMPLATE MATCHING THE DIMENSIONS SHOWN. IT MORE THAN ONE RADIUS IS USED, IT SHALL ALSO BE USED TO VERIFY COMPLIANCE WITH THE DETAIL BY THE PUBLIC WORKS INSPECTOR.



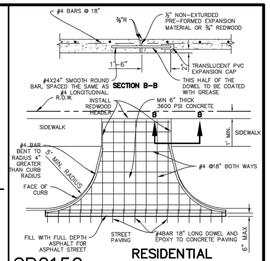
GR2070 STREET HEADER



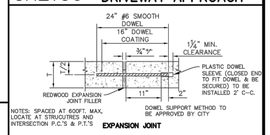
VALLEY GUTTER
GR2041



GR2170 CONCRETE SIDEWALK



GR2150 RESIDENTIAL DRIVEWAY APPROACH



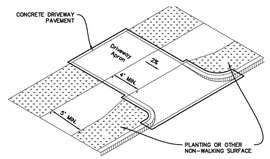
GR2050 REINFORCED CONCRETE PAVEMENT JOINTS

PAVING DETAILS

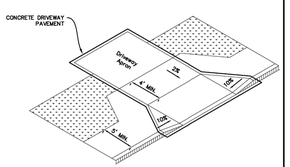
PAVING DETAILS GRAPEVINE, TEXAS

City of Grapevine
Public Works Department
P.O. BOX 76099 PH 817-410-3155

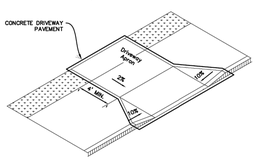
DRAWING	SCALE	DATE	PROJECT No.	SHEET
	NTS	1-9-2020		OF



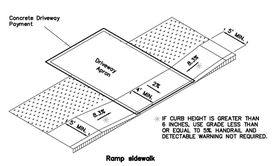
Setback sidewalk



Apron offset sidewalk

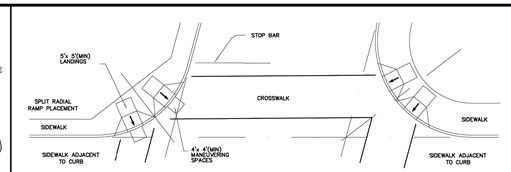


Wide sidewalk

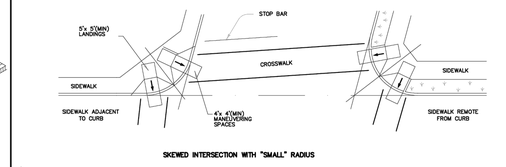


Ramp sidewalk

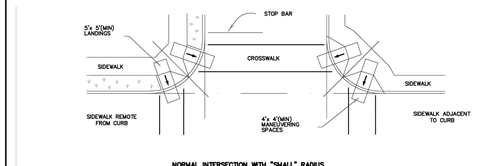
SIDEWALK TREATMENT AT DRIVEWAYS



SKEWED INTERSECTION WITH "LARGE" RADIUS



SKEWED INTERSECTION WITH "SMALL" RADIUS



NORMAL INTERSECTION WITH "SMALL" RADIUS

TYPICAL CROSSING LAYOUTS

GENERAL NOTES

CURB RAMPS

1. ALL SLOPES SHOWN ARE MAXIMUM ALLOWABLE, LESSER SLOPES THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
2. THE MINIMUM SIDEWALK WIDTH IS 4'. WHERE THE SIDEWALK IS ADJACENT TO THE BACK OF CURB, A 5' SIDEWALK WIDTH IS DESIRABLE. WHERE A 5' SIDEWALK CANNOT BE PROVIDED DUE TO SITE CONSTRAINTS, SIDEWALK WIDTH MAY BE REDUCED TO 4' FOR SHORT DISTANCES 5'x 5' PASSING AREAS AT INTERVALS NOT TO EXCEED 200' ARE REQUIRED.
3. LANDINGS SHALL BE 5'x 5' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
4. MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4'x 4', WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL LANE.
5. MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP SURFACES IS 2%.
6. PROVIDE FLARED SIDES WHERE THE PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP FLARED SIDES SHALL BE SLOPED AT 10%(8 MAXIMUM, MEASURED PARALLEL TO THE CURB. RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP, EITHER BECAUSE THE ADJACENT SURFACE IS PLANTED, SUBSTANTIALLY OBSTRUCTED, OR OTHERWISE UNSUITABLE.
7. DETAILED INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND 16 TAC 68.102.
8. TO SERVE AS A PEDESTRIAN REFUGE AREA, THE MEDIAN SHOULD BE A MINIMUM OF 6' WIDE, MEASURED FROM BACK OF CURBS. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
9. SMALL CHANNELIZATION ISLANDS, WHICH DO NOT PROVIDE A MINIMUM 5'x 5' LANDING AT THE TOP OF CURB RAMPS, SHALL BE CUT THROUGH LEVEL WITH THE SURFACE OF THE STREET.
10. CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. WHERE CURB RAMPS ARE PERPENDICULAR AND CURBS ARE NOT REQUIRED, CURB RAMPS SHALL ALIGN WITH THEORETICAL CROSSWALKS UNLESS OTHERWISE DIRECTED.
11. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. PROVIDE CURB RAMPS WHEREVER ON ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
12. PLACE CONCRETE AT A MINIMUM DEPTH OF 5" FOR RAMPS, FLARES AND LANDINGS, UNLESS OTHERWISE DIRECTED.
13. PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET.
14. EXISTING FEATURES THAT COMPLY WITH TAS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.

DETECTABLE WARNING MATERIAL

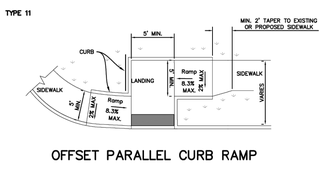
15. CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 705 OF THE TAS. THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. FURNISH AND INSTALL AS DETECTABLE WARNING SURFACE MATERIAL ADJACENT TO CONCRETE SURFACE MATERIAL ADJACENT TO UNTOOLED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
16. DETECTABLE WARNING MATERIALS MUST MEET TXDOT DEPARTMENTAL MATERIALS SPECIFICATION DMS 4300 AND BE LISTED ON THE MATERIAL PRODUCER LIST. INSTALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
17. DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
18. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE PEDESTRIANS ARE EXPECTED TO ENTER THE STREET.
19. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS AT THE BACK OF CURB. ALIGN THE ROWS OF DOMES TO BE PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP RUN AND THE STREET. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.
20. SHADED AREAS ON SHEET 1 OF 4 INDICATE THE APPROXIMATE LOCATION FOR THE DETECTABLE WARNING SURFACE FOR EACH CURB RAMP TYPE.

DETECTABLE WARNING PAVERS

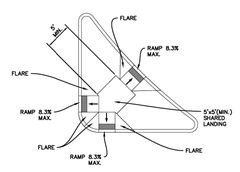
21. FURNISH DETECTABLE WARNING PAVER UNITS MEETING ALL REQUIREMENTS OF ASTM C-936, C-33. LAY IN A TWO BY TWO UNIT BASKET WEAVE PATTERN OR AS DIRECTED.

SIDEWALKS

22. PROVIDE CLEAR GROUND SPACE AT OPERABLE PARTS, INCLUDING PEDESTRIAN PUSH BUTTONS. OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE REACH RANGES SPECIFIED IN TAS 308.
23. PLACE TRAFFIC SIGNAL OR ILLUMINATION POLES, GROUND BOXES, CONTROLLER BOXES, SIGNS, DRAINAGE FACILITIES AND OTHER ITEMS SO AS NOT TO OBSTRUCT THE PEDESTRIAN ACCESS ROUTE OR CLEAR GROUND SPACE.
24. STREET GRADES AND CROSS SLOPES SHALL BE AS SHOWN ELSEWHERE IN THE PLANS.
25. THE PEDESTRIAN ACCESS ROUTE SHALL COINCIDE WITH THE GENERAL ALIGNMENT AND SLOPE OF SIDEWALKS AND CROSSWALKS WITHIN THE PUBLIC RIGHT OF WAY MAY FOLLOW THE GRADE OF THE PARALLEL ROADWAY. WHERE A CONTINUOUS GRADE GREATER THAN 5%(8% MUST BE PROVIDED, HANDRAILS MAY BE DESIRABLE TO IMPROVE ACCESSIBILITY. HANDRAILS MAY ALSO BE NEEDED TO PROTECT PEDESTRIANS FROM POTENTIALLY HAZARDOUS CONDITIONS. IF PROVIDED, HANDRAILS SHALL COMPLY WITH TAS 505.
26. HANDRAIL EXTENSIONS SHALL NOT PROTRUDE INTO THE USABLE LANDING AREA OR INTO INTERSECTING PEDESTRIAN ROUTES.
27. SIDEWALK DETAILS ARE SHOWN ELSEWHERE IN THE PLANS.



OFFSET PARALLEL CURB RAMP



COMBINATION ISLAND RAMPS

PLAN REVISIONS

No.	Description	Date

Curb Ramp Details
GRAPEVINE, TEXAS

City of Grapevine
Public Works Department
P.O. BOX 76099 PH 817-410-3155

DRAWING	SCALE	DATE	PROJECT No.	SHEET
	NTS	4-18-18		10 OF 14

CURB RAMP DETAILS

THE PURPOSE OF Z25-05 IS TO REZONE 0.26 ACRE (1104 VALLEY VISTA DRIVE) FROM "R-20", SINGLE-FAMILY DISTRICT TO A "CN", NEIGHBORHOOD COMMERCIAL DISTRICT. THE PURPOSE OF CU25-41 IS TO ALLOW FOR THE EXPANSION OF THE USE OF AN EXISTING VETERINARIAN OFFICE INTO THE ADJACENT LOT TO PROVIDE ADDITIONAL PARKING AND A PLANNED DEVELOPMENT OVERLAY (PD25-04) TO DEVIATE FROM, BUT NOT LIMITED TO, A REDUCTION IN SETBACK REQUIREMENTS AND A DECREASE MINIMUM REQUIRED LANDSCAPING.

CASE NAME: NORTHWEST ANIMAL HOSPITAL
CASE NUMBER: Z25-05/ CU25-41/ PD25-04
LOCATION: 1027 WILLIAM D TATE AVE AND 1104 VALLEY VISTA DR

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 11 OF 15

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

PLANNING SERVICES DEPARTMENT

Site Plan/Landscape Plan/Building Elevations
for
Northwest Animal Hospital
Lot 1-R-1, Block 2, Bellaire Addition
Section A
City of Grapevine, Tarrant County, Texas
0.7028 acres
Zone: "CN" Neighborhood Commercial
Date of Preparation: July 02, 2025

F-324

ARCH./ENG. SEAL:
STATE OF TEXAS
MARK A. HUTSON
89330
REGISTERED PROFESSIONAL ENGINEER
09/02/2025

LYNNENGINEERING
16415 ADDISON RD, SUITE 440
ADDISON, TEXAS 75001
PH: (469) 283-2625

1104 VALLEY VISTA DR.
GRAPEVINE, TX 76051

PROJECT NAME:

NORTHWEST ANIMAL HOSPITAL

CUSTOMER NAME:

PAVING DETAILS

PROJECT NO.:		DESIGNED BY:	RMM
DRAWN BY:	RMM	CHECKED BY:	MH & CCS
		JOB NO.	30.104673

PRINTED

DATE	REMARKS
00/00/00	PRELIMINARY
00/00/00	PERMIT
00/00/00	FOR CONSTRUCTION

REVISIONS

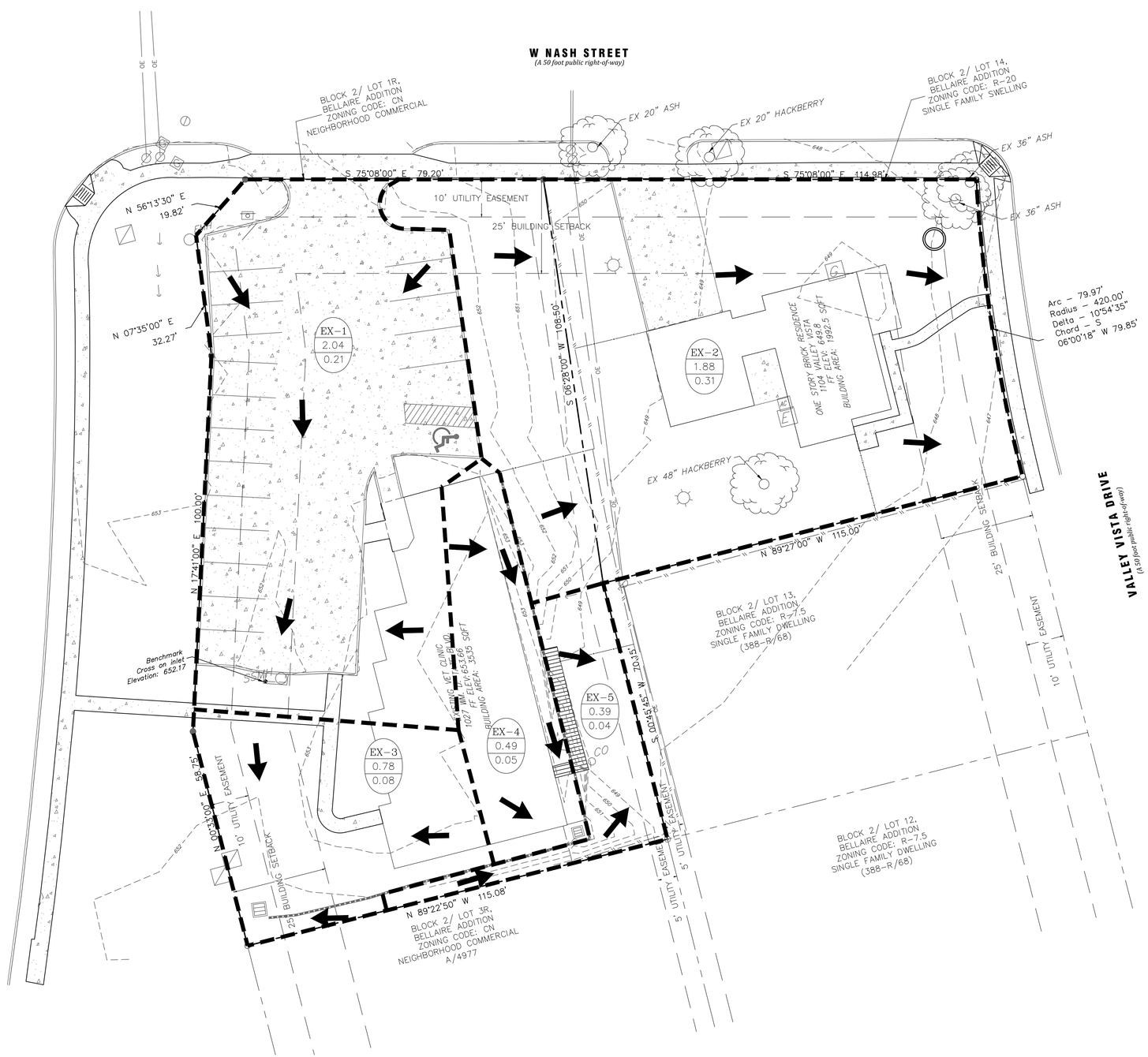
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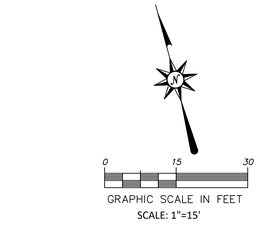
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File: N:\Land Development\ENG 2024\30.104673 - Northwest Animal Hospital - Jason Steinle\3 - CAD\Plans\Construction Plans\104673-CR101.dwg





LEGEND

- EX / 14.8 / 5.4 — EXISTING AREA DESIGNATION / RUNOFF IN C.F.S. (100 YR.) / DRAINAGE AREA (ACRES)
- EXISTING DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- 20 — EXISTING CONTOUR

EXISTING CONDITIONS

AREA	ACRES	C	Tc (min)	5 YEAR		25 YEAR		100 YEAR			OUTFALL COMMENTS
				I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Cf	Q (CFS)	
EX-1	0.21	0.80	10	5.75	0.97	7.9	1.32	9.7	1.25	2.04	DRAINS TO PARKING LOT SOUTHERN CURB INLET
EX-2	0.31	0.50	10	5.75	0.89	7.9	1.22	9.7	1.25	1.88	DRAINS TO VALLEY VISTA DRIVE
EX-3	0.08	0.80	10	5.75	0.37	7.9	0.50	9.7	1.25	0.78	DRAINS TO GRATE INLET AT SOUTHWESTERN PROPERTY CORNER
EX-4	0.05	0.80	10	5.75	0.23	7.9	0.31	9.7	1.25	0.49	DRAINS TO GRATE INLET AT SOUTHEASTERN PROPERTY CORNER
EX-5	0.04	0.80	10	5.75	0.18	7.9	0.25	9.7	1.25	0.39	DRAINS OFFSITE TO ADJACENT PROPERTY
TOTAL	0.69				2.64		3.60			5.57	

*Intensities per ATLAS 14 rainfall data for Grapevine, TX

TYPE OF AREA OR LAND USE	ADOPTED RUNOFF COEFFICIENT C
PARKS OR OPEN AREAS	0.3
RESIDENTIAL (LOTS OVER ONE ACRE)	0.35
RESIDENTIAL (LOTS ONE ACRE OR LESS)	0.5
TOWNHOUSES, DUPLEXES	0.6
INDUSTRIAL	0.7
APARTMENTS	0.75
BUSINESS	0.8
MERCANTILE DISTRICT	0.9

FEMA NOTE:

THIS TRACT LIES WITHIN ZONE "X" OF THE FIRM RATE MAP COMMUNITY NUMBER 480596, MAP 48439C0035L DATED 3/21/2019 FOR TARRANT COUNTY AND INCORPORATED AREAS.

ZONE 'X' IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE PURPOSE OF Z25-05 IS TO REZONE 0.26 ACRE (1104 VALLEY VISTA DRIVE) FROM "R-20", SINGLE-FAMILY DISTRICT TO A "CN", NEIGHBORHOOD COMMERCIAL DISTRICT. THE PURPOSE OF CU25-41 IS TO ALLOW FOR THE EXPANSION OF THE USE OF AN EXISTING VETERINARIAN OFFICE INTO THE ADJACENT LOT TO PROVIDE ADDITIONAL PARKING AND A PLANNED DEVELOPMENT OVERLAY (PD25-04) TO DEVIATE FROM, BUT NOT LIMITED TO, A REDUCTION IN SETBACK REQUIREMENTS AND A DECREASE MINIMUM REQUIRED LANDSCAPING.

CASE NAME: NORTHWEST ANIMAL HOSPITAL
CASE NUMBER: Z25-05/ CU25-41/ PD25-04
LOCATION: 1027 WILLIAM D TATE AVE AND 1104 VALLEY VISTA DR

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 12 OF 15

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

PLANNING SERVICES DEPARTMENT

Site Plan/Landscape Plan/Building Elevations
for
Northwest Animal Hospital
Lot 1-R-1, Block 2, Bellaire Addition
Section A
City of Grapevine, Tarrant County, Texas
0.7028 acres
Zone: "CN" Neighborhood Commercial
Date of Preparation: July 02, 2025

BEFORE YOU DIG CALL:
1-800-245-4545

TEXAS ONE CALL SYSTEM

NOTE:
CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION/EXCAVATION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON COMBINATION OF FIELD SURVEY & CITY RECORD DRAWINGS

F-324

ARCH/ENG SEAL:
STATE OF TEXAS
MARK A. HUTSON
89330
REGISTERED PROFESSIONAL ENGINEER
09/02/2025

LYNNENGINEERING
16415 ADDISON RD, SUITE 440
ADDISON, TEXAS 75001
PH: (469) 283-2625

1104 VALLEY VISTA DR.
GRAPEVINE, TX 76051
PROJECT NAME:

EXISTING DRAINAGE AREA MAP

NORTHWEST ANIMAL HOSPITAL
CUSTOMER NAME:

PROJECT NO.:	NAME	DRAWN BY:	RMM	CHECKED BY:	MH & CGS	DESIGNED BY:	RMM	JOB NO.	30.104673

PRINTED

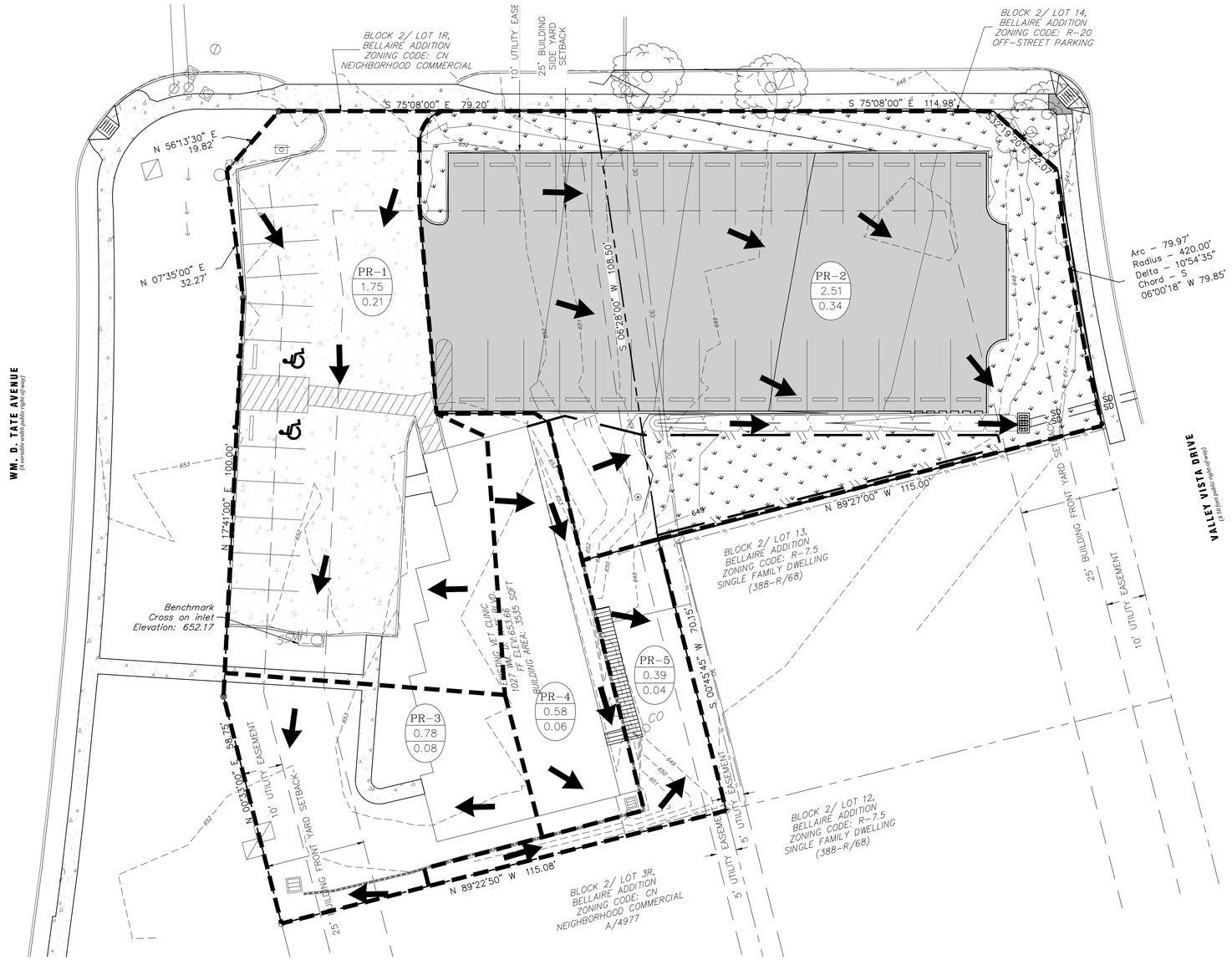
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00/00/00	PERMIT
00/00/00	FOR CONSTRUCTION

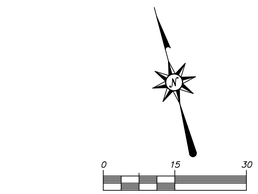
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00/00/00	REVISION 3
00/00/00	REVISION 4

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File: N:\Land Development\ENG 2024\30.104673 - Northwest Animal Hospital - Jason Steinle\3 - CAD\Plans\Construction Plans\104673-DAM01.dwg





LEGEND

- PR / 14.8 / 5.4 — PROPOSED AREA DESIGNATION / RUNOFF IN C.F.S. (100 YR.) / DRAINAGE AREA (ACRES)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- 20 — EXISTING CONTOUR
- 20 — PROPOSED CONTOUR

CASE NAME: NORTHWEST ANIMAL HOSPITAL
CASE NUMBER: Z25-05/ CU25-41/ PD25-04
LOCATION: 1027 WILLIAM D TATE AVE AND 1104 VALLEY VISTA DR
MAYOR / SECRETARY
DATE:
PLANNING AND ZONING COMMISSION
CHAIRMAN
DATE:
SHEET: 13 OF 15
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPARTMENT

Site Plan/Landscape Plan/Building Elevations
for
Northwest Animal Hospital
Lot 1-R-1, Block 2, Bellaire Addition
Section A
City of Grapevine, Tarrant County, Texas
0.7028 acres
Zone: "CN" Neighborhood Commercial
Date of Preparation: July 02, 2025

PROPOSED CONDITIONS

AREA	ACRES	C	Tc (min)	5 YEAR		25 YEAR		100 YEAR			OUTFALL COMMENTS
				I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Cf	Q (CFS)	
PR-1	0.18	0.80	10	5.75	0.83	7.9	1.13	9.7	1.25	1.75	DRAINS TO PARKING LOT SOUTHERN CURB INLET
PR-2	0.34	0.61	10	5.75	1.19	7.9	1.63	9.7	1.25	2.51	DRAINS TO VALLEY VISTA DRIVE
PR-3	0.08	0.80	10	5.75	0.37	7.9	0.50	9.7	1.25	0.78	DRAINS TO GRATE INLET AT SOUTHWESTERN PROPERTY CORNER
PR-4	0.06	0.80	10	5.75	0.28	7.9	0.38	9.7	1.25	0.58	DRAINS TO GRATE INLET AT SOUTHWESTERN PROPERTY CORNER
PR-5	0.04	0.80	10	5.75	0.18	7.9	0.25	9.7	1.25	0.39	DRAINS OFFSITE TO ADJACENT PROPERTY
TOTAL	0.70				2.85		3.89			6.01	

*Intensities per ATLAS 14 rainfall data for Grapevine, TX

TYPE OF AREA OR LAND USE	ADOPTED RUNOFF COEFFICIENT C
PARKS OR OPEN AREAS	0.3
RESIDENTIAL (LOTS OVER ONE ACRE)	0.35
RESIDENTIAL (LOTS ONE ACRE OR LESS)	0.5
TOWNHOUSES, DUPLEXES	0.6
INDUSTRIAL	0.7
APARTMENTS	0.75
BUSINESS	0.8
MERCANTILE DISTRICT	0.9

AREA: PR-2		*C*
Total Area	0.340 acre	
Impervious Area	0.210 acre	0.80
Pervious Area	0.130 acre	0.30
Weighted C		0.61

FEMA NOTE:

THIS TRACT LIES WITHIN ZONE "X" OF THE FIRM RATE MAP COMMUNITY NUMBER 480596, MAP 48439C0035L DATED 3/21/2019 FOR TARRANT COUNTY AND INCORPORATED AREAS.

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BEFORE YOU DIG CALL:
1-800-245-4545

TEXAS ONE CALL SYSTEM

NOTE:
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F-324

ARCH./ENG. SEAL:
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MARK A. HUTSON
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REGISTERED PROFESSIONAL ENGINEER
09/02/2025

LYNNENGINEERING
16415 ADDISON RD, SUITE 440
ADDISON, TEXAS 75001
PH: (469) 283-2625

1104 VALLEY VISTA DR.
GRAPEVINE, TX 76051

PROJECT NAME:

PROPOSED DRAINAGE AREA MAP

NORTHWEST ANIMAL HOSPITAL

CUSTOMER NAME:

PROJECT NO.:	NAME	DRAWN BY:	RMM	CHECKED BY:	MH & CGS	DESIGNED BY:	RMM	JOB NO.	30.104673

PRINTED

DATE	REMARKS
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00/00/00	FOR CONSTRUCTION

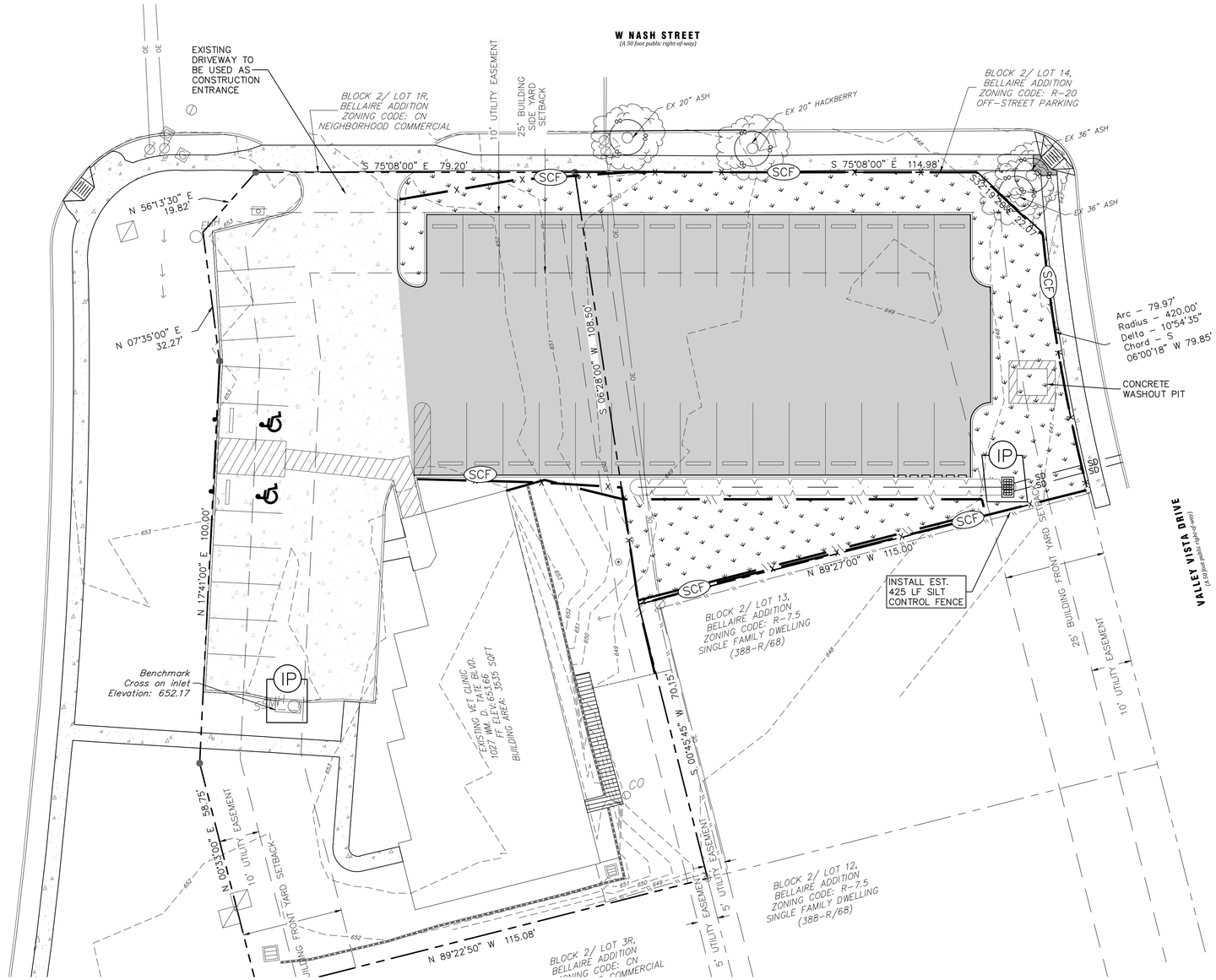
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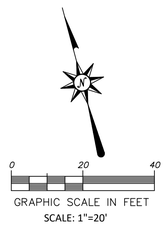
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00/00/00	REVISION 4

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LEGEND

- 675 — EXISTING CONTOURS
- SCF X — SEDIMENT CONTROL FENCE
- IP — PROPOSED INLET PROTECTION, SEE DETAIL
- TREE PROTECTION FENCE

CASE NAME: NORTHWEST ANIMAL HOSPITAL
CASE NUMBER: Z25-05/ CU25-41/ PD25-04
LOCATION: 1027 WILLIAM D TATE AVE AND 1104 VALLEY VISTA DR

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 14 OF 15

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

PLANNING SERVICES DEPARTMENT

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Northwest Animal Hospital
Lot 1-R-1, Block 2, Bellaire Addition
Section A
City of Grapevine, Tarrant County, Texas
0.7028 acres
Zone: "CN" Neighborhood Commercial
Date of Preparation: July 02, 2025

BEFORE YOU DIG CALL:
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TEXAS ONE CALL SYSTEM

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09/02/2025

LYNNENGINEERING
16415 ADDISON RD, SUITE 440
ADDISON, TEXAS 75001
PH: (469) 283-2625

PROJECT NAME:
1104 VALLEY VISTA DR.
GRAPEVINE, TX 76051

EROSION CONTROL PLAN

CUSTOMER NAME:
NORTHWEST ANIMAL HOSPITAL

PROJECT NO.:			
NAME	DRAWN BY:	RMM	
	CHECKED BY:	MH & CGS	
	DESIGNED BY:	RMM	
JOB NO.	30.104673		

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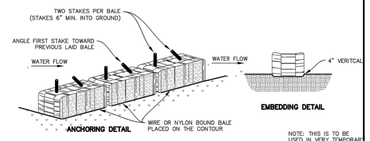
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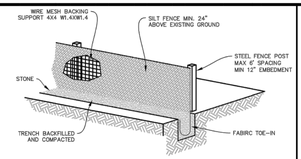
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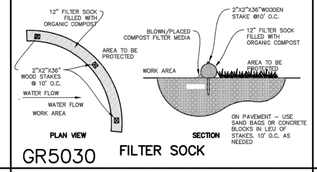
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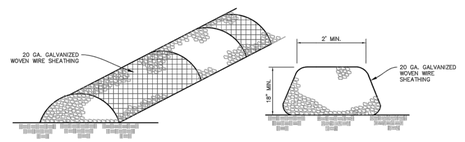
GR5020 HAY BALE DIKE



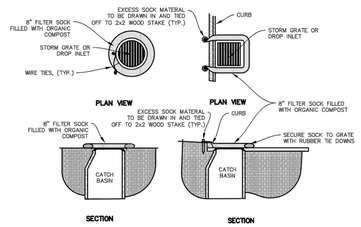
GR5010 SILT FENCE



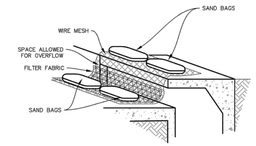
GR5030 FILTER SOCK



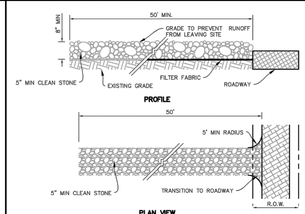
ROCK FILTER DAM
GR5070



GRATE/ DROP INLET PROTECTION
GR5040



CURB INLET PROTECTION
GR5060



1. STONE SHALL BE 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
2. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH CRUSHED STONE, WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
3. THE ENTRANCE SHALL MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
4. THE ENTRANCE MUST BE PROPERLY GRADED, OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

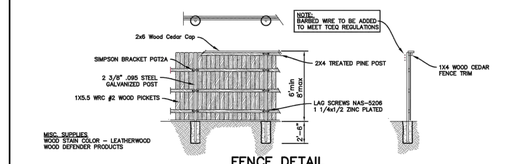
CONSTRUCTION ENTRANCE
GR5050

EROSION CONTROL NOTES:
1. THE SPECIFIC PLANT MATERIALS PROPOSED TO PROTECT FILL AND EXCAVATED SLOPES SHALL BE AS INDICATED ON THE PLANS. PLANT MATERIALS MUST BE SUITABLE FOR USE UNDER LOCAL CLIMATE AND SOIL CONDITIONS. IN GENERAL, HYDROSEEDING OR SODDING BERMUDA GRASS IS ACCEPTABLE DURING THE SUMMER MONTHS (MAY 1 TO AUGUST 31). WINTER RYE OR FESQUE GRASS MAY BE PLANTED DURING TIMES OTHER THAN THE SUMMER MONTHS AS A TEMPORARY MEASURE UNTIL SUCH TIME AS THE PERMANENT PLANTING CAN BE MADE.
2. PRIOR TO COMMENCING ANY CONSTRUCTION, A CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE SHALL BE INSTALLED AT THE LOCATION(S) SHOWN.
3. AS INLETS ARE COMPLETED, TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED.
4. AT THE COMPLETION OF THE PAVING AND FINAL GRADING, THE DISTURBED AREA(S) SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS.
5. SILT FENCE AND INLET SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL REVEGETATION HAS BEEN COMPLETED.
6. DISTURBED AREAS THAT ARE SEEDED OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. DISTURBED AREAS SHALL BE WATERED, FERTILIZED, AND RESEEDED OR RESODDED, IF NECESSARY.

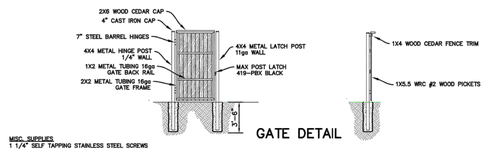
Erosion Control Details				
GRAPEVINE, TEXAS				
City of Grapevine Public Works Department P.O. BOX 760099 PH 817-410-3185				
DRAWN:	SCALE: NTS	DATE: 4-18-18	PROJECT No.	SHEET OF

EROSION CONTROL DETAILS

THE PURPOSE OF Z25-05 IS TO REZONE 0.26 ACRE (1104 VALLEY VISTA DRIVE) FROM "R-20", SINGLE-FAMILY DISTRICT TO A "CN", NEIGHBORHOOD COMMERCIAL DISTRICT. THE PURPOSE OF CU25-41 IS TO ALLOW FOR THE EXPANSION OF THE USE OF AN EXISTING VETERINARIAN OFFICE INTO THE ADJACENT LOT TO PROVIDE ADDITIONAL PARKING AND A PLANNED DEVELOPMENT OVERLAY (PD25-04) TO DEVIATE FROM, BUT NOT LIMITED TO, A REDUCTION IN SETBACK REQUIREMENTS AND A DECREASE MINIMUM REQUIRED LANDSCAPING.

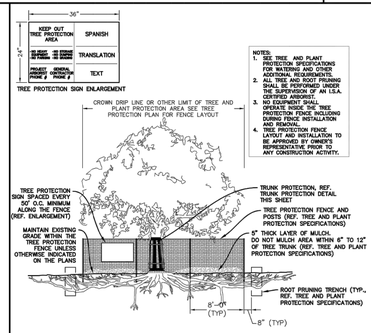


FENCE DETAIL

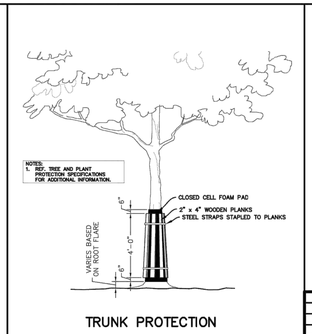


GATE DETAIL

6' or 8' FENCE DETAIL



TREE PROTECTION FENCE

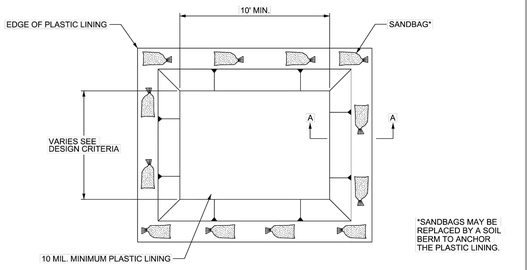


TRUNK PROTECTION

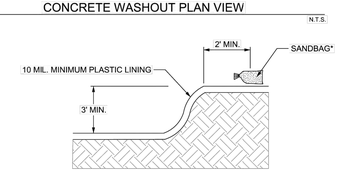
MISCELLANEOUS DETAILS				
GRAPEVINE, TEXAS				
City of Grapevine Public Works Department P.O. BOX 760099 PH 817-410-3185				
DRAWN:	SCALE: NTS	DATE: 1-10-2020	PROJECT No.	SHEET OF

MISCELLANEOUS DETAILS

ISWM™ TECHNICAL MANUAL — CONSTRUCTION CONTROLS



CONCRETE WASHOUT PLAN VIEW
N.T.S.



CONCRETE WASHOUT SECTION A-A
N.T.S.

CONCRETE WAHSOUT NOTES:

1. WASHOUT AREA MUST BE CLEARLY MARKED WITH SIGNAGE NOTING THE WASHOUT AREA.
2. WASHOUT STRUCTURES SHALL BE CLEANED OUT WHEN THE STRUCTURE IS 75% FULL. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY.

FIGURE 4.1 SCHEMATICS OF CONCRETE WASHOUT CONTAINMENT

CONCRETE WAST MANAGEMENT
REVISED

CASE NAME: NORTHWEST ANIMAL HOSPITAL
CASE NUMBER: Z25-05/ CU25-41/ PD25-04
LOCATION: 1027 WILLIAM D TATE AVE AND 1104 VALLEY VISTA DR

MAYOR — SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 15 OF 15

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

PLANNING SERVICES DEPARTMENT

Site Plan/Landscape Plan/Building Elevations
for
Northwest Animal Hospital
Lot 1-R-1, Block 2, Bellaire Addition
Section A
City of Grapevine, Tarrant County, Texas
0.7028 acres
Zone: "CN" Neighborhood Commercial
Date of Preparation: July 02, 2025

F-324

ARCH./ENG. SEAL: STATE OF TEXAS — MARK A. HUTSON — 89330 — REGISTERED PROFESSIONAL ENGINEER — 09/02/2025

LYNNENGINEERING
16415 ADDISON RD, SUITE 440
ADDISON, TEXAS 75001
PH: (469) 283-2625

PROJECT NAME:
1104 VALLEY VISTA DR.
GRAPEVINE, TX 76051

EROSION CONTROL DETAILS

NORTHWEST ANIMAL HOSPITAL

CUSTOMER NAME:

PROJECT NO.:	NAME	DRAWN BY:	RMM	CHECKED BY:	MH & CGS	DESIGNED BY:	RMM	JOB NO.	30.104673

PRINTED

DATE	REMARKS
00/00/00	PRELIMINARY
00/00/00	PERMIT
00/00/00	FOR CONSTRUCTION

REVISIONS

NO.	REMARKS
00/00/00	REVISION 1
00/00/00	REVISION 2
00/00/00	REVISION 3
00/00/00	REVISION 4

PAGE NO:

C13

Date: Sep 02, 2025, 2:49pm User ID: cameron.sides
File: N:\Land Development\ENG 2024\30.104673 - Northwest Animal Hospital - Jason Steinle\3 - CAD\Plans\Construction Plans\104673-GRV01.dwg

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: SEPTEMBER 16, 2025

SUBJECT: CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING ORDINANCE (82-73), SAME BEING APPENDIX D OF THE CODE OF ORDINANCES RELATED TO CREATION OF A BROWNSTONE RESIDENTIAL DISTRICT, DELETION OF THE PLANNED RESIDENTIAL DISTRICTS (PRD-6 AND PRD-12), AND AMENDING RELATED DEFINITIONS.

BACKGROUND:

In March 2022, a request was submitted for a Transit District Overlay for a proposed development of condominiums that resembled urban-style townhomes. City staff confirmed that the terminology used for condominiums and townhomes aligns with the Preferred Use Matrix in Section 41B. of the Zoning Ordinance. However, the City Council and the Planning and Zoning Commission expressed concerns about merging of different types of ownership and requested clarifications for future projects within the Overlay.

The Commission held workshops to clarify the differences among rowhouses, townhomes, and condominiums, ultimately favoring fee simple ownership and advocating for condominiums to be treated as single-family homes.

Staff was tasked with defining these terms and considering two new zoning districts: a Condominium District and a Brownstone District. However, during workshops on June 10 and August 11, 2025, the focus shifted to finalizing the Brownstone District. It was determined that a separate Condominium District was redundant, as the existing “R-MF” District already allowed condominiums with a conditional use permit. The Commission also decided to eliminate the unused “PRD-6” and “PRD-12” zoning districts and establish new standards for the Brownstone District and associated parking for brownstones and live/work units.

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

ORDINANCE NO. 2025-067

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 CREATION OF A BROWNSTONES RESIDENTIAL DISTRICT, DELETION OF PLANNED RESIDENTIAL DISTRICTS (PRD-6 AND PRD-12), AND AMENDING RELATED DEFINITIONS, (AM22-02); REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City has adopted a comprehensive zoning ordinance that establishes various zoning districts to regulate the use and development of land in accordance with adopted plans and policies; and

WHEREAS, the City's zoning ordinance is intended to provide a range of residential district classifications to accommodate diverse housing types and development patterns within the community; and

WHEREAS, there is a demonstrated need for moderately dense residential products that provide a transition between traditional single-family neighborhoods and higher-intensity districts; and

WHEREAS, the creation of a Brownstones Residential District will encourage a high-quality, moderately dense housing option that complements surrounding land uses while supporting the City's long-range planning and housing goals; and

WHEREAS, the Brownstones Residential District is particularly appropriate for areas within the Transit District, where moderately dense residential development supports walkability, enhances transit ridership, and contributes to a vibrant, mixed-use environment; and

WHEREAS, establishing this new district will provide a clear regulatory framework for the review and approval of brownstone-style residential developments and will further the City's objective of diversifying housing opportunities.

WHEREAS, the Planned Residential Low-Density District Regulations-6 and Planned Residential Medium Density District Regulations-12, are included among the zoning tools authorized by the ordinance; and

WHEREAS, although these districts are currently available within the zoning ordinance, no property within the City has been designated under these classifications; and

WHEREAS, the City Council finds it necessary and appropriate to amend the zoning ordinance in order to fully implement these district classifications, clarify their intended application, and ensure that related definitions and standards are consistent and effective; and

WHEREAS, the proposed amendments will provide property owners, developers, and the community with additional zoning tools to guide quality development and redevelopment in alignment with the City's long-range planning goals;

WHEREAS, the Planning and Zoning Commission held public meetings and reviewed proposed amendments to the City's development regulations relative to these amendments, considering community input, staff recommendations, and best practices in managing residential infill development; 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 by deleting the "Apartment" and "Apartment House" definitions.

Section 3. That Section 12 of the Zoning Ordinance – "Definitions.", the following definitions are hereby added, as follows:

****

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 4. That Section 12 of the Zoning Ordinance – "Definitions.", is hereby, amended, as follows:

****

Condominium 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 A detached building on one lot having separate accommodations for two (2) single-family dwellings or occupied by two (2) families.

****

Efficiency Unit 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 600 square feet. A habitable room shall be defined as being a space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas, shall not be considered habitable space.

****

Fourplex building A detached building containing four (4) single-family attached dwellings units on one platted lot.

Multifamily dwelling 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 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 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 A detached building containing three (3) single-family attached dwelling units on one platted lot.

****

Section 5. That Section 20 of the Zoning Ordinance – "R-TH, Townhouse District Regulations.", is hereby, amended, as follows:

****

D. *Density requirements*: The following density requirement shall apply:

1. Maximum Density: The maximum density within the R-TH District shall not exceed 8 dwelling units per gross acre.

****

Section 6. That Section 34 of the Zoning Ordinance – "PRD-6, Planned Residential Low-Density District.", is hereby amended in its entirety, repealed and replaced with, "BR, Brownstone Residential District Regulations", as follows:

****

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 Residential 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*:

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 Residential 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:
   a. 15 feet shall be required for each end unit in a row of brownstones containing five or more units.
   b. 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 Residential 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 7. That Section 35 of the Zoning Ordinance – "PRD-12 Planned Residential Medium-Density District.", is repealed and deleted in its entirety, and left as "Reserved".

Section 8. That Section 56 of the Zoning Ordinance – "Off-Street Parking Requirements.", Subsection C., "Number of parking spaces required." is hereby, amended, as follows:

****

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

****

Proposed Changes	Number of parking spaces	Required for Each
Residential		
Multifamily Dwellings, condominiums, triplex, fourplex, and live/work space – 2 parking spaces per dwelling unit	2	Dwelling unit

****

Section 9. 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 10. 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 11. 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 12. 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 16th day of September, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: CONDITIONAL USE APPLICATION CU25-27; FORTIFIED FILM SOULUTIONS (SECOND READING)

RECOMMENDATION:

Staff recommends the City Council approve Conditional Use Application CU25-27 on the second reading of an ordinance, and take any other action necessary.

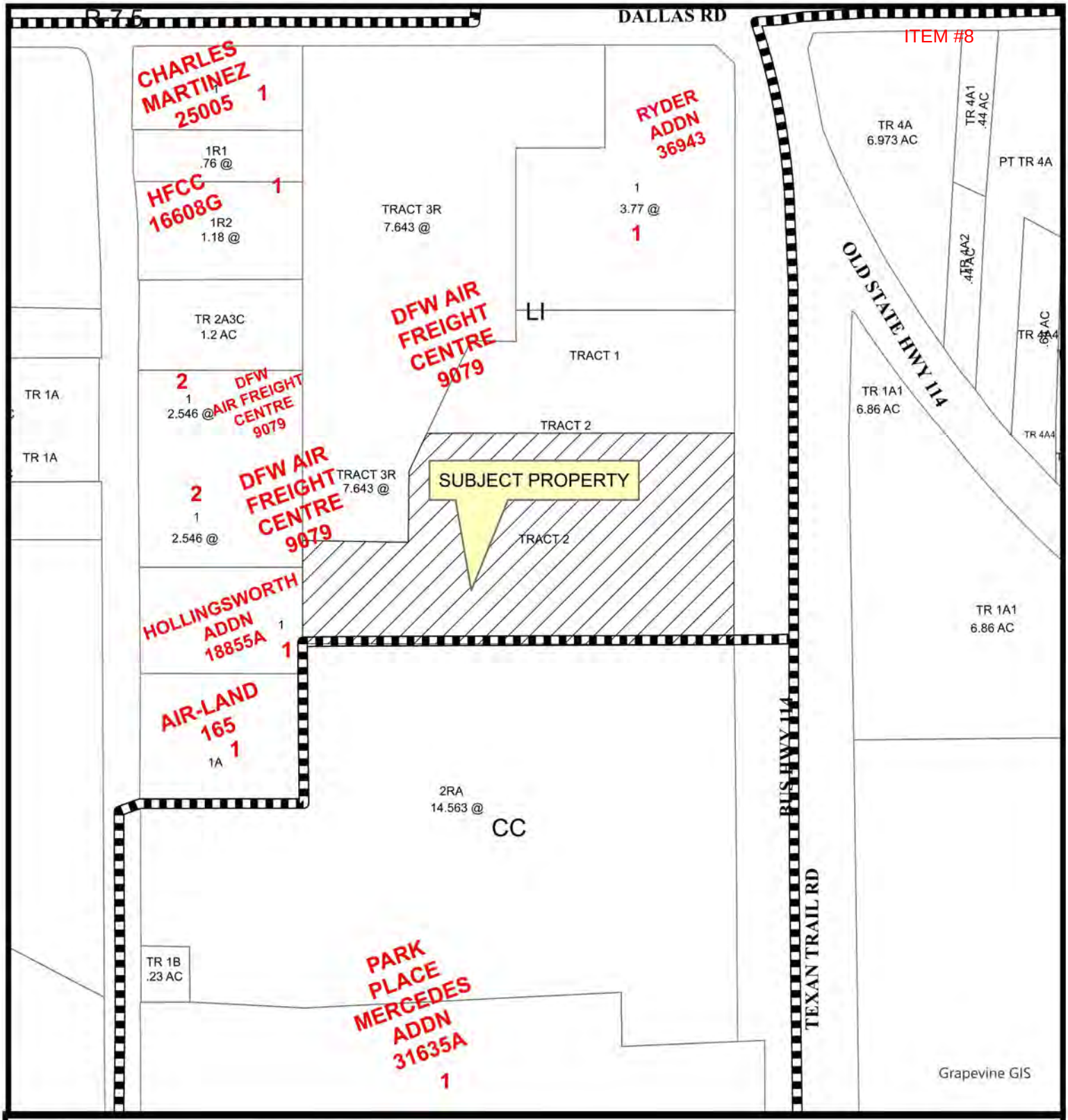
BACKGROUND:

Conditional Use Request CU25-27 was submitted by Skylar Lyle, Baird Hampton and Brown, and approved on the first reading of an ordinance by City Council at the August 19, 2025 meeting. The request was to allow for the application and installation of paint protection film and window film (window tinting) in conjunction with a proposed business.

The subject property is developed with two single story, 80,054 square foot warehouse-office buildings on a 279,220 square foot (6.41 acres) lot. 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.

The applicant sought approval of a special exception from the Board of Zoning Adjustment relative to allowing the building and site to remain as developed, as the site is not compliant with Zoning Ordinance (82-73) relative to the existing minimum open space, maximum impervious area, uninterrupted 25-foot landscaped front yard, and landscape requirements. The Board approved the special exception requests at their September 8, 2025 meeting.

/at



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.

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
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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 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.

REPRESENTATIVE OF

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.

TARRANT COUNTY PROPERTIES LLC

Property Owner's Signature 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 ~~property owner~~ REPRESENTATIVE OF 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

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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 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

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

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

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BAIRD, HAMPTON & BROWN

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

ITEM #3

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

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JUL 07 2025

ITEM #8

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
RECEIVED
JUL 07 2025

Public Information Report for Year 2024

ITEM #8

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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ITEM #8

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*			

CU95-27

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JUL 07 2025

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 16th day of September 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: ORDINANCE ADOPTING AD VALOREM TAX RATES

RECOMMENDATION: City Council to consider an ordinance adopting the total ad valorem tax rate of 0.237228, the O&M ad valorem tax rate of .134431 and the debt service ad valorem tax rate of .102797 per $100 valuation for tax year 2025 and fiscal year 2026.

FUNDING SOURCE: N/A

BACKGROUND: The ad valorem tax shall be apportioned as follows:

* General Fund, a tax rate of 0.134431 per $100
* Debt Service, a tax rate of 0.102797 per $100

The FY 2026 budget was developed using the following values for tax rate purposes:

* Total appraised and assessed value: $19,736,482,578
* Adjusted 2025 total taxable value: $ 3,942,666,506
* New construction value: $ 79,958,113

The FY 2026 budget includes the General Fund and Debt Service apportions of the taxes as noted above.

The proposed tax rate of 0.237228 per $100 value is 0.003937 less than the previous year tax rate.

The proposed tax rate of 0.237228 per $100 value is equal to the calculated No New Revenue (NNR) tax rate.

The proposed tax rate of 0.237228 per $100 value is 0.059338 less than the calculated Voter Approval tax rate.

There is no special language required this year to motion for adoption since the total rate is not more than the NNR rate and the M&O rate is less than the M&O NNR rate.

Staff recommends approval.

ORDINANCE NO. 2025-055

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, SETTING THE ANNUAL TAX RATE FOR TAX YEAR 2025 LEVYING TAXES TO BE ASSESSED ON ALL TAXABLE PROPERTY WITHIN THE LIMITS OF THE CITY OF GRAPEVINE, TEXAS; PROVIDING PENALTIES AND INTEREST FOR THE DELINQUENT TAXES; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of Grapevine, Texas has approved an operating budget for the fiscal year 2025 - 2026 (FY 2026), in compliance with appropriate state laws and the Charter of the City of Grapevine; and,

WHEREAS, a public hearing was held on the FY 2026 budget and all interested parties were given an opportunity to be heard for or against any item contained therein; and,

WHEREAS, an ad valorem tax rate of $0.237228 per $100 valuation has been considered for tax year 2025; 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 a tax rate is hereby levied upon all taxable property in the City of Grapevine, Texas for tax year 2025 at a rate of twenty-three seventy-two and twenty-eight hundreds cents ($0.237228) per one hundred dollars ($100.00) valuation.

Section 3. That there shall be and there is hereby levied the following taxes on each one hundred dollars ($100.00) valuation on all taxable property within the City of Grapevine, Texas, to be assessed and collected by the Tax Assessor/Collector and collected for tax year 2025, and said taxes are to be assessed and collected for the purposes and in the amounts hereinafter stipulated, to-wit:

A. For the General Fund, a tax rate of $0.134431 per $100 is levied.

B. For Debt Service, a tax rate of $0.102797 per $100 is levied.

Section 4. That taxes levied by this ordinance shall be due and payable on the first day of October 2025 and if unpaid shall become delinquent on the first day of February 2026. Upon taxes becoming delinquent, interest and penalty will be added as required in Section 33.01 of the Texas Property Tax Code, and shall commence on the first day of February 2025. The City of Grapevine is hereby authorized to adopt any and all legal remedies provided by the Texas Property Tax Code for the purpose of collecting delinquent taxes.

Section 5. That the fact that the fiscal year begins on October 1, 2025 requires that this ordinance be effective upon its passage and adopted to preserve the public peace, property, health, and safety, and shall be in full force and effect from and after its passage and adoption, and an emergency is hereby declared.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, on this the 16th day of September, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS

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

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: REQUEST TO CALL A PUBLIC HEARING TO INITIATE A ZONE CHANGE FOR PROPERTY LOCATED AT 1109 AIRLINE DRIVE, PLATTED AS BLOCK 4, LOT 2, J.J. DANIELS ADDITION, FROM "PO", PROFESSIONAL OFFICE DISTRICT TO "R-7.5", SINGLE-FAMILY DISTRICT.

RECOMMENDATION: City Council to consider calling a public hearing to initiate a zone change for property located at 1109 Airline Drive, platted as Block 4, Lot 2, J.J. Daniels Addition, from a "PO", Professional Office District to "R-7.5", Single-Family District.

BACKGROUND:

The subject property is currently zoned as "PO," Professional Office District, and is developed as a private parking lot. It is presently fenced, gated and used for storing a boat, trailer and parking vehicles. The ownership of this lot, by Rebel Properties II, LTD, is the same as that of the adjacent lot to the east, located at 1101 South Main Street, which houses a multi-tenant professional office building.

Historically, this parking lot was used under a lease agreement between the previous property owners, Roy Stewart and Mike Davis, and Texas Power and Light (TP&L), allowing TP&L to park their large trucks and other equipment. TP&L previously occupied the adjacent office building at 1101 South Main Street at one time, but they no longer occupy space within the building.

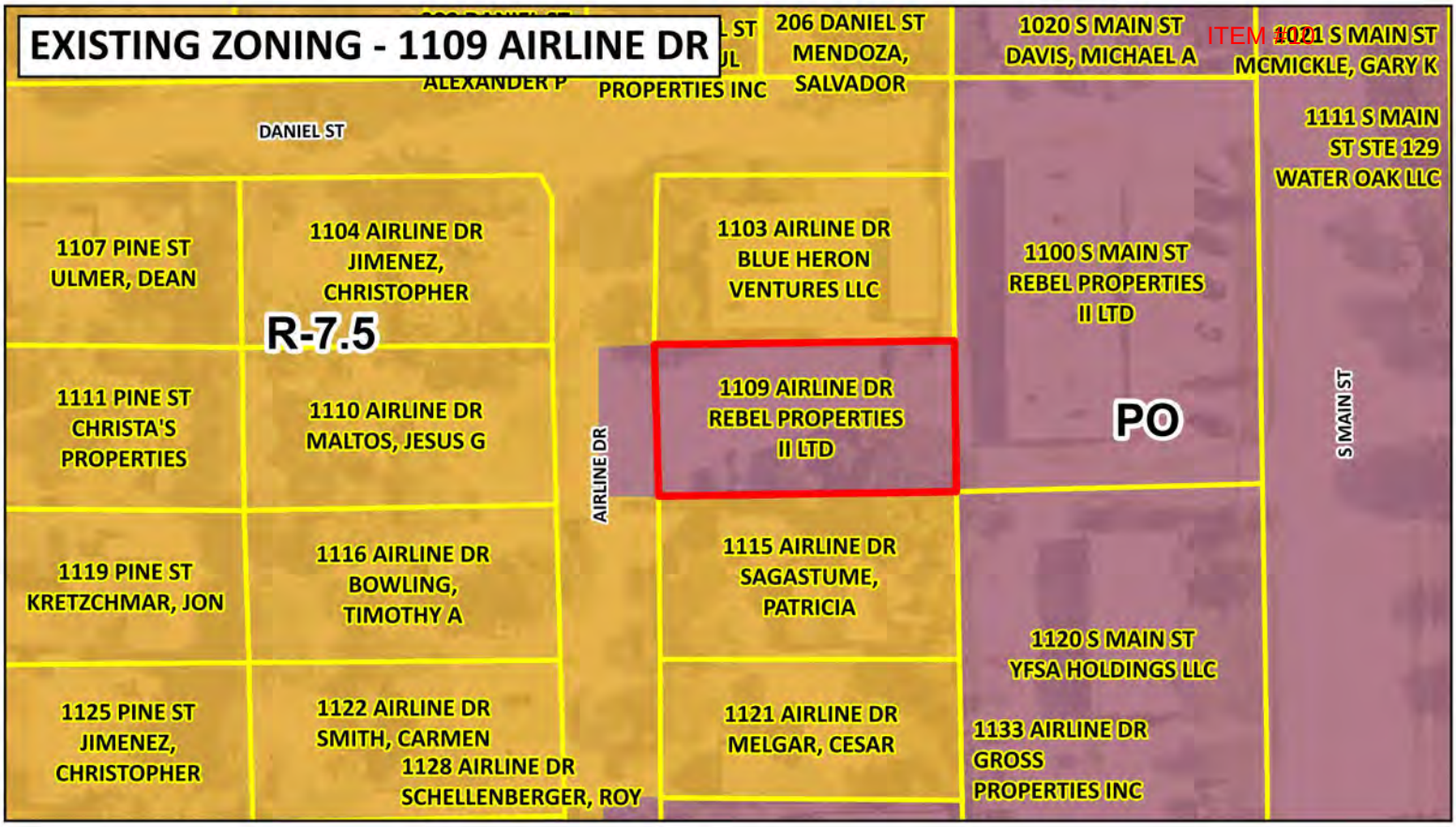
The subject property was rezoned from the "R-1," Single-Family Dwelling District, on March 18, 1980 with zoning case, Z80-12; Ord. No. 80-20 to an "SP," Specific Use Permit District, for parking purposes only, in accordance with the requirements of the "C-1" Neighborhood Business District, at the request of property owners Roy Stewart and Mike Davis for the purpose of developing a parking lot. In the 1984 City-wide Rezoning, the property was rezoned to "C-W", Commercial Warehouse after adoption of the Zoning Ordinance, No. 82-73. On May 3, 1984 the subject property was rezoned to "PO", Professional Office District with Ord. No. 84-22 which is intended for low intensity office and professional uses.

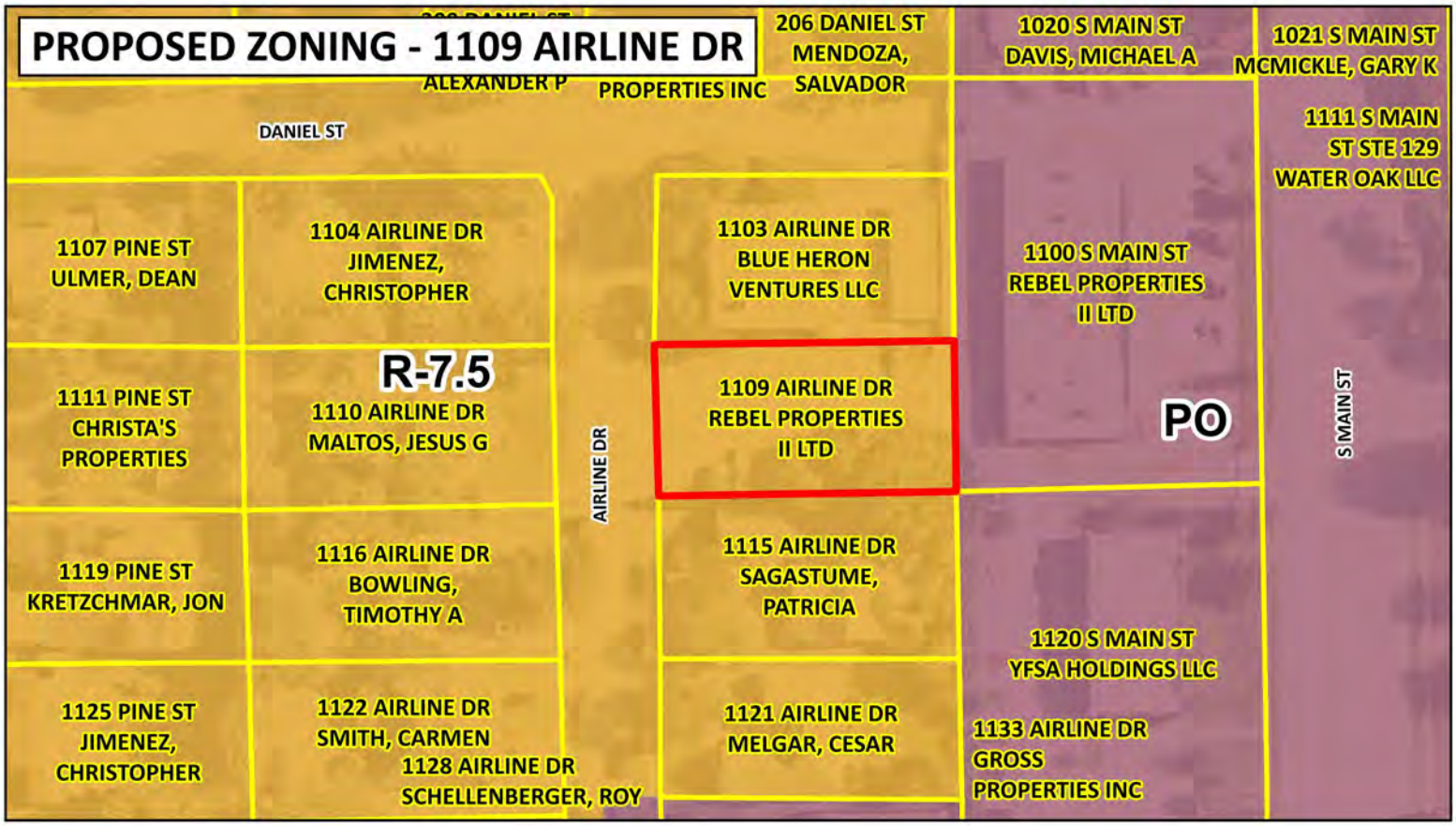
ISSUES:

The subject property is in the center of a residential subdivision, surrounded by single-family homes to the south and west, and single-family zoning to the north, south and west. The area is currently experiencing renewed interest with reinvestment in existing homes

as well as redeveloping land for new single-family residences. Presently, the property is a fenced and gated private parking lot used for personal storage and parking. It would be ideal if, in the future, the property was reverted to residential use.

The subject property is also currently within the boundaries of the Transit District Overlay. A separate request will be made to amend the boundary by removing the subject property from the Overlay.





Parcel of Interest

Parcels

PO - Professional Office District

R-7.5 - Single-Family District

0 50 100 150 200

Feet

Date: 8/11/2025

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE CONTRACT AND OWNER COSTS FOR THE WATER AND WASTEWATER TREATMENT PLANT ADMINISTRATION BUILDING IMPROVEMENTS PROJECT

RECOMMENDATION: City Council to consider approval of a Guaranteed Maximum Price (GMP) contract for the renovations and new construction associated with the Water and Wastewater Treatment Plant Administration Building Improvements Project with Fransen Pittman Construction and approval of owner contingency and an ordinance appropriating the funds.

FUNDING SOURCE: Upon approval of the attached appropriation ordinance, funds from the sale of bonds and associated interest will be available in the Utility Enterprise Fund in a total amount not to exceed $20,750,000.

BACKGROUND: This project includes construction of two new administration buildings, one at the Water Treatment Plant and one at the Wastewater Treatment Plant. In addition, the proposed project includes new maintenance facilities at both sites.

The project development history includes:

- A 2022 Space Utilization Study conducted by Freese and Nichols, Inc. identified significant modernization needs at both facilities.
- The 2023 retention of Freese and Nichols, Inc as the design firm for the project.
- The 2024 Request for Qualifications for the Construction Manager at Risk (CMAR).
- The selection of Fransen Pittman Construction, by a seven -member staff panel, was based on their fee structure, financial stability, qualifications, and resource availability.

Fransen Pittman, a firm based in Colorado with a DFW office located in Southlake, Texas, has previously completed the City Hall Renovation and is currently managing construction for the Convention and Visitors Bureau (CVB) Project at the Golf Course.

Project Cost Breakdown:

Guaranteed Maximum Price Administration Buildings (Construction): $14,710,526
Guaranteed Maximum Price WWTP Maintenance Building (Construction): $2,379,231 Guaranteed Maximum Price WTP Maintenance Building (Construction): $2,381,013
Total GMP to Fransen Pittman Construction: $19,470,770

Furniture, Fixtures & Equipment (FF&E): $937,798
Contingency: $341,432
Total requested cost $20,750,000

Staff expects the project to start in October of this year with an anticipated 18-month construction schedule.

Staff recommends approval

FRANSEN PITTMAN
EXPECT PRECISION

8/28/2025

Grapevine WTP & WWTP Admin Improvements
Estimate Summary

Item No:	ITEM DESCRIPTION	Total Amounts	
1	General Conditions	$	1,233,311
2	WT Admin / WWT Admin	$	13,477,215
3	WT Maintenance Shop	$	2,381,013
4	WWT Maintenance Shop	$	2,379,231
	Total	**$**	**19,470,770**

FRANSEN PITTMAN
EXPECT PRECISION

8/28/2025

Grapevine WTP & WWTP Admin Improvements
Allowances

Location	ITEM DESCRIPTION	Allowance Amount
WTP	Shoring for Basement Excavation	$ 75,000
WTP	Rock Excavation	$ 75,000
WTP/WWTP	Dewatering	$ 10,000
WTP/WWTP	Wind and Weather Protection Allowance	$ 25,000
WTP	Lab Equipment	$ 300,000
WWTP	Lab Equipment	$ 100,000
WTP	Sampling Wall Mock-Up / Install	$ 15,000
WTP	SCADA Connections	$ 10,000
WWTP	SCADA Connections	$ 10,000

FRANSEN PITTMAN
EXPECT PRECISION

August 28, 2025

Pricing Clarifications for

Grapevine WTP & WWTP Admin Improvements GMP

Division One

1 Utility development fees are to be paid direct between provider and the City. No costs for ONCOR or ATMOS gas are included.

2 It is assumed that the structural engineer of record will provide all structural engineering, no structural engineering services included.

3 Tax exempt project.

4 Permit and plan review fees are to be waived for this City project. Fees are excluded.

5 All ONCOR work and associated costs are assumed to be by Owner. Ie. electrical transformer, high voltage lines, and primary feeders.

6 Any utility fees for usage/consumptions during construction are to be paid directly by owner.

7 All third party testing/special inspections will be procured, contracted and managed by Owner

Division Two

1 Removal, remediation, and haul off of buried debris, contaminated soils, and/or hazardous materials is excluded.

2 An Allowance is included for removal, excavation and/or trenching of rock or any material that cannot be removed with conventional excavation equipment. This includes but is not limited to excavation work that requires chipping, drilling, splitting, or hammering.

3 WTP Admin building slab on grade includes select fill to top of limestone extending 5' beyond slab on grade limits per geotech pages 10 and 14.

4 WTP Maintenance shop building slab includes select fill to top of limestone extending 5' beyond slab on grade limits per geotech pages 10 and 14.

5 WTP electrical pad includes select fill to top of limestone extending 5' beyond slab on grade limits.

6 Asphalt paving at WTP and WWTP sites include 12" of type A flexbase over 6" scarified and compacted subgrade extending 12" beyond area of pavement.

FRANSEN PITTMAN
EXPECT PRECISION

August 28, 2025

7 Concrete paving at WTP and WWTP sites includes scarifying and recompacting 6" of grade per C001.

8 WWTP Admin building includes 12" voids and no other soil remediation is included.

9 WWTP Maintenance shop building slab on grade includes 5' select fill cap extending 5' beyond slab limits per geotech page 10.

10 WTP site includes minor resodding of disturbed landscape.

11 At WTP maintenance shop we have included an 8" CMU masonry retaining wall with a concrete footer.

12 We have not included any termite or pest control.

13 C002 has a note that mentions upgrading the south side fence along the property line to the airport and location and scope is unknown. This is not included.

14 One MAX 2200 Pro Slide gate operator for new chain-link slide gate at the North access at WWTP is included.

Division Three

1 Fransen Pittman does not warrant slabs-on-grade and slabs cast on metal decking against cracking that only affect the aesthetic characteristics of the floor.

2 Special coatings and/or special floor preparations required for concrete due to moisture or ph conditions are excluded from the Scope of Work.

3 Wet concrete curing methods and materials are excluded. Concrete to be cured utilize a spray applied curing compound.

4 All mud slabs are excluded with exception of inclusion at WWTP admin building.

Division Four

1 We have included 1-1/2" rigid insulation at CMU exterior wall systems.

2 We have not included masonry water repellant.

FRANSEN PITTMAN
EXPECT PRECISION

August 28, 2025

Division Five

1 AESS or NOMMA finish requirements on steel are not included.

2 AISC fabricator and erector are not included.

3 Steel roof access ladders are included in lieu of aluminum.

4 1.5" type b decking is included at the following locations: WWT reinforced laundry room area and WWT maintenance PPE storage, restroom and IT room. No topping slab is included at these locations.

5 Railing at interior stair at WT is included as painted steel pipe with picket style guard rails as shown on AA405.

Division Seven

1 Building envelop testing and/or third party consultation is not included.

2 We have not included spray insulation underneath level 2 balcony at WTP admin building as it is not shown.

3 We have included Westile Bison ScrewJack Pedestals at WTP Admin balcony and WWTP Admin patio.

Division Eight

1 Impact resistant rated materials are not included.

Division Nine

1 Floor covering prices do not include special high moisture and/or excessive alkalinity adhesives or special floor preparations.

3 Wall assembly construction is based on the partition wall types indicated on the drawings not a different wall assembly to meets certain STC requirements. Estimate has not included costs to test STC ratings of walls.

4 Drywall finish is included as a level 4 smooth finish at new walls and ceilings.

5 Walk off mats are only available in standard sizes. We have included standard size that best fits location per plans.

6 8" 18 gauge steel joists at the WWT reinforced laundry area and WWT maintenance PPE storage, restroom and IT room. No topping slab is included at these locations.

FRANSEN PITTMAN
EXPECT PRECISION

August 28, 2025

Division Ten

1 Lockers shown on detail 7/A503 appear to be setting directly on the concrete slab. No base is shown.

2 Signage is included as follows: code required interior signage, plastic laminate raised text with window for insert. Exterior is non-lite cast aluminum standard depth and clear anodized finish with Helvetica font.

Division Twelve

1 Window blinds are included as (22) each at WT Administration and (30) each at WWT Administration.

2 Window blind for window type C5 at WWT conference room has been split amongst the top and bottom portions

3 Window blinds are not included for the upper windows at window type A3 on the 2nd level stairs at WT Administration.

4 Window blinds in the maintenance shops building are not included.

5 Control room consoles are included per description in the estimate by Evan's Consoles.

Division Fifteen

1 The permanent heating/cooling equipment provided as part of the Scope of Work may be used by Fransen Pittman for construction heating/cooling prior to Substantial Completion of the Project. Proper equipment maintenance, as recommended by the manufacturer, shall be implemented by Fransen Pittman. The warranty period on equipment shall begin when such equipment is put into use during construction.

2 Cleaning existing ductwork is not included. There is minimal ductwork that is existing to remain and the existing condition of the ductwork is unknown.

3 Fire sprinkler coverage under any canopies is not shown and is not included.

4 Fire pumps are not included.

5 Temporary stand pipes for fire suppression systems are not included.

FRANSEN PITTMAN
EXPECT PRECISION

August 28, 2025

6 Wet and dry fire sprinkler coverage is included only for the areas inside of the dashed lines at the Water Treatment Plant. It is assumed that all other areas do not require fire sprinkler coverage.

7 New HVAC equipment is included as BACNET capable per the equipment schedules. New HVAC equipment will be controlled by standalone thermostats. A BMS is understood to be future scope and is not included.

8 Roof mounted equipment is to be installed with factory insulated curbs per the drawing details.

9 All ductwork at exposed ceilings is included as galvanized with 1" internal Liner.

Division Sixteen

1 Existing to remain building and site lighting will be as-is condition. No costs to replace existing lighting lamps or other hardware pieces.

2 Fire Alarm is a deferred submittal and final design and cost will be determined by the AHJ.

3 An allowance for design build lightning protection is included at both WT and WWT administration buildings only.

4 Schneider Electric will provide new cameras that are compatible to the existing Video Expert by Motorola/Pelco VMS not a Panasonic VMS system that was specified.

5 A similar Security Expert SEC system will be used to manage the intercommunications and duress system in lieu of the specified Inovonics Duress system.

6 Removal of existing overhead power poles and lines is not included. ONCOR has stated that there are 2 poles that they do not own and appear to be supporting tele/data connections. This scope of work will need to be defined.

7 Path of egress smoke detection is not required by code and is not included.

ITEM #11

FRANSEN PITTMAN
EXPECT PRECISION

Grapevine WTP & WWTP Admin Improvements

GMP Estimate

ESTIMATE DATE: 08/28/25
BUILDING AREA IN SQ FT: 24320
DRAWINGS PREPARED BY: Freese & Nichols
DRAWINGS ARE DATED: 7/18/2025

DIV NO	DIVISION RECAP		DIVISION TOTAL	$ PER S.F.	% OF TTL
00	General Conditions		1,233,311	$50.71	6.3%
01 02 31 32 33 34	General Requirements, Existing Conditions, Site Work		2,951,558	$121.36	15.2%
03	Concrete		1,696,420	$69.75	8.7%
04	Masonry		2,010,080	$82.65	10.3%
05	Metals		1,180,264	$48.53	6.1%
06	Carpentry		107,954	$4.44	0.6%
07	Moisture Protection		852,262	$35.04	4.4%
08	Doors, Windows & Glass		701,976	$28.86	3.6%
09	Finishes		800,502	$32.92	4.1%
10	Specialties		218,877	$9.00	1.1%
11	Equipment		560,723	$23.06	2.9%
12	Furnishings		460,089	$18.92	2.4%
13	Special Construction		0	$0.00	0.0%
14	Conveying Systems		118,474	$4.87	0.6%
21 22 23	Mechanical		2,571,562	$105.74	13.2%
26 27 28	Electrical & Low Voltage		2,535,132	$104.24	13.0%
		DIRECT COST	17,999,204	$740.10	92.44%
	State & Local Tax (consumables only)	8.25%	38,709	$1.63	0.20%
	SalesTax Allowance	LS	Exempt	$0.00	0.00%
	Permit & Plan Review Fee Allowance	LS	Waived by City	$0.00	0.00%
	Project Fee	2.40%	467,304	$19.21	2.40%
	Construction Contingency	2.50%	486,775	$20.02	2.50%
	Escalation Contingency	0.00%	Excluded	$0.00	0.00%
	Liability Insurance	1.41%	273,568	$11.25	1.41%
	Builder's Risk Insurance	0.21%	41,648	$1.71	0.21%
	Preconstruction Fee	LS	20,000	$0.82	0.10%
	Performance and Payment Bond	LS	142,562	$5.86	0.73%
		TOTAL COST	$19,470,770	$800.61	100.0%

ITEM #11

Division 00 General Conditions

Item Code	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	$ PER S.F.	% OF TTL
	01 10 00 ADMINISTRATIVE REQUIREMENTS					
01 11 01	Superintendent x2	54.0	Wks	633,398	$26.04	3.3%
01 11 03	Construction Manager - Removed for Other Staffing	0.0	Wks	Clarification		
01 11 06	Project Engineer	40.5	Wks	163,392	$6.72	0.8%
01 11 07	Project Coordinator	20.0	Wks	48,771	$2.01	0.3%
01 11 00	Project Manager	54.0	Wks	308,599	$12.69	1.6%
	01 12 00 FIELD OFFICE EXPENSES					
01 12 01	Courier	54	Wks	1,080	$0.04	0.0%
01 12 02	Reproductions/Reprographics	54	Wks	2,700	$0.11	0.0%
01 12 03	Progress photographs - superintendent to use company issued iPhone		Clar	Clarification	$0.00	0.0%
01 12 04	Field Office Equipment x2	54	Wks	7,695	$0.32	0.0%
01 12 05	Field Office Supplies x2	54	Wks	7,695	$0.32	0.0%
01 12 06	Textura - put this in div. 02 means and methods - no line item on proposal form		Clar	Clarification	$0.00	0.0%
	01 15 00 INSURANCE (indirect costs - see summary page for insurances)					
	01 21 00, 01 22 00 TEMPORARY FACILITIES					
01 21 01	Jobsite telephone/Sup. Cell phone/Radios	12	Mo	3,741	$0.15	0.0%
01 21 02	Electrical, Gas, Water Consumption Costs By Owner		Excl	Excluded	$0.00	0.0%
01 21 03	Temporary Water		Excl	Excluded	$0.00	0.0%
01 21 04	Portable chemical toilets x2	12	Mo	5,094	$0.21	0.0%
01 21 06	Jobsite IT		Excl	Excluded	$0.00	0.0%
01 22 01	Office trailer	12	Mo	45,021	$1.85	0.2%
01 22 02	Job sign		Excl	Excluded	$0.00	0.0%
01 22 04	Temporary job fence - to be cost of the work as required		Clar	Clarification	$0.00	0.0%
01 22 05	Temporary storage - to be cost of the work as required		Clar	Clarification	$0.00	0.0%
01 22 07	Safety supplies/First Aid x2		Excl	Excluded	$0.00	0.0%
01 22 08	Water, ice and cups	12	Mo	2,725	$0.11	0.0%
	01 25 00 TRASH					
01 25 01	Dumpster - for GC Work - additional dumpsters to be in cost of work as required	4	Ea	3,400	$0.14	0.0%
	DIVISION 1 TOTALS			**1,233,311**	$50.71	6.3%

ITEM #11

Division 2 Site Work

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	$ PER S.F.	% OF TTL
02 32 00	**Geotechnical Investigation**					
1	Geotechnical Investigation and Report - Freese and Nichols Report - By Owner		CLAR	By Owner	$0.00	0.0%
2	Special Inspections and Testing		CLAR	By Owner	$0.00	0.0%
3	SUE / Potholing - Freese and Nichols - By Owner		CLAR	By Owner	$0.00	0.0%
02 32 00	Geotechnical Investigation			0	$0.00	0.0%
02 41 16	**Structure Demolition**					
1	Structure Demolition Pkg Budget 2A - WTP Admin	1	LS	52,681	$2.17	0.3%
2	Existing Lift Demo		INCL	Included	$0.00	0.0%
3	Exterior Wall Demo		INCL	Included	$0.00	0.0%
4	Concrete Stair and Landing Demo		INCL	Included	$0.00	0.0%
5	Bathroom Door, Walls, and Fixtures Demo		INCL	Included	$0.00	0.0%
6	Interior Door and Side Window Demo		INCL	Included	$0.00	0.0%
7	Structure Demolition Pkg Budget 2A - WTP Shop		EXCL	Excluded	$0.00	0.0%
8	Existing Maintenance Shop Demo - By Owner		EXCL	Excluded	$0.00	0.0%
9	Structure Demolition Pkg Budget 2A - WWTP Admin	1	LS	34,701	$1.43	0.2%
10	Misc. Demo from Building Remains		INCL	Included	$0.00	0.0%
11	Existing Buildings Demo - By Owner		EXCL	Excluded	$0.00	0.0%
12	South Entry Gate Paving Demo		INCL	Included	$0.00	0.0%
13	South Entry Gate Fence, Column, Gate Demo		INCL	Included	$0.00	0.0%
14	Structure Demolition Pkg Budget 2A - WWTP Shop	1	LS	12,103	$0.50	0.1%
15	Existing Building Demo		INCL	Included	$0.00	0.0%
16	Site and Pavement Demo		INCL	Included	$0.00	0.0%
02 41 16	Structure Demolition			99,485	$4.09	0.5%
02 58 00	**Asbestos Abatement**					
1	Asbestos Abatement Pkg Budget 2A - WTP Admin	1	LS	3,276	$0.13	0.0%
2	Tan Caulking at Door Frames Demo/Dispose		INCL	Included	$0.00	0.0%
3	Asbestos Abatement Pkg Budget 2A - WWTP Admin	1	LS	3,617	$0.15	0.0%
4	Windows Demo/Dispose		INCL	Included	$0.00	0.0%
02 58 00	Asbestos Abatement			6,893	$0.28	0.0%
31 00 00	**Earthwork**					
1	Earthwork Pkg 2B - WTP Admin	1	LS	279,472	$11.49	1.4%
2	Basement Excavation and Export		INCL	Included	$0.00	0.0%
3	Undercut Pad Up to 6' and Export		INCL	Included	$0.00	0.0%
4	Select Fill to Top of Limestone Extending 5' Beyond Slab		INCL	Included	$0.00	0.0%
5	Fine Grading		INCL	Included	$0.00	0.0%
6	6" Scarify and Recompact Pavement Prep		INCL	Included	$0.00	0.0%
7	12" Type A Flexbase at Asphalt		INCL	Included	$0.00	0.0%
8	Asphalt Pavement Demo		INCL	Included	$0.00	0.0%
9	Saw Cut and Demo Curb		INCL	Included	$0.00	0.0%
10	Concrete Flatwork Demo		INCL	Included	$0.00	0.0%
11	Selective Tree Removal		INCL	Included	$0.00	0.0%
12	Strip Existing Vegetation and Haul Off		INCL	Included	$0.00	0.0%
13	Select Fill Cap at Admin Pad		INCL	Included	$0.00	0.0%
14	Shoring at Basement	1	ALLOW	75,000	$3.08	0.4%
15	Rock Excavating Allowance	1	ALLOW	75,000	$3.08	0.4%
16	Earthwork Pkg 2B - WTP Shop	1	LS	42,623	$1.75	0.2%
17	Select Fill to Top of Limestone Extending 5' Beyond Slab		INCL	Included	$0.00	0.0%
18	Fine Grading		INCL	Included	$0.00	0.0%
19	6" Scarify and Recompact Pavement Prep		INCL	Included	$0.00	0.0%
20	12" Type A Flexbase at Asphalt		INCL	Included	$0.00	0.0%
21	Saw Cut and Demo Curb		INCL	Included	$0.00	0.0%
22	Strip Existing Vegetation and Haul Off		INCL	Included	$0.00	0.0%
23	Select Fill Cap at Shop Pad		INCL	Included	$0.00	0.0%
24	Earthwork Pkg 2B - WWTP Admin	1	LS	347,807	$14.30	1.8%
25	Excavate Grade and Allow for 12" Void Forms Beneath Building Slab		INCL	Included	$0.00	0.0%
26	Pad Prep		INCL	Included	$0.00	0.0%
27	Fine Grading		INCL	Included	$0.00	0.0%
28	6" Scarify and Recompact Pavement Prep		INCL	Included	$0.00	0.0%
29	12" Type A Flexbase at Asphalt		INCL	Included	$0.00	0.0%
30	Asphalt Pavement Demo Per Plans		INCL	Included	$0.00	0.0%
31	Saw Cut and Demo Curb		INCL	Included	$0.00	0.0%
32	Selective Tree Removal		INCL	Included	$0.00	0.0%
33	Strip Existing Vegetation and Haul Off		INCL	Included	$0.00	0.0%
34	Concrete Flatwork Demo		INCL	Included	$0.00	0.0%
35	Earthwork Pkg 2B - WWTP Shop	1	LS	117,928	$4.85	0.6%
36	Undercut Pad Up to 5' and Export		INCL	Included	$0.00	0.0%
37	Pad Prep		INCL	Included	$0.00	0.0%
38	Fine Grading		INCL	Included	$0.00	0.0%
39	6" Scarify and Recompact Pavement Prep		INCL	Included	$0.00	0.0%
40	12" Type A Flexbase at Asphalt		INCL	Included	$0.00	0.0%
41	Asphalt Pavement Demo		INCL	Included	$0.00	0.0%
42	Saw Cut and Demo Curb		INCL	Included	$0.00	0.0%
43	5' Select Fill Cap at Shop Pad		INCL	Included	$0.00	0.0%
44	Temporary Job Fence	1,350	LF	6,750	$0.28	0.0%
31 00 00	Earthwork			944,581	$38.84	4.9%

ITEM #11

Division 2 Site Work

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	$ PER S.F.	% OF TTL
31 10 00 Survey - Site						
1	Survey	1	LS	34,728	$1.43	0.2%
2	Control Verification and Calculations		INCL	Included	$0.00	0.0%
3	Building Envelope/Corner Layout		INCL	Included	$0.00	0.0%
4	Erosion Control		INCL	Included	$0.00	0.0%
5	Gridline Layout		INCL	Included	$0.00	0.0%
31 10 00	Survey - Site			34,728	$1.43	0.2%
31 11 00 Site - Civil						
1	Civil Design Coordination and Point Calculation	1	LS	3,392	$0.14	0.0%
2	Potholing, utility verification, early site confirmation	1	LS	3,392	$0.14	0.0%
31 11 00	Site - Civil			6,784	$0.28	0.0%
31 23 19 Dewatering						
1	Dewatering (construction or permanent) is included only as a part of this allowance; permanent filtration systems or temporary construction filtration systems for storm water removal or any other dewatering systems are only included as a part of this allowance. Ground water testing, filtration, pumping and ground water sediment control is only included as a part of this allowance.	1	ALLOW	10,000	$0.41	0.1%
31 23 19	Dewatering			10,000	$0.41	0.1%
31 25 00 Erosion/Sedimentation Control (SWMP)						
1	Vehicle Tracking Control	1	LS	6,850	$0.28	0.0%
4	Inlet Protection	32	CMH	3,495	$0.14	0.0%
5	Concrete Washout	4	EA	11,390	$0.47	0.1%
7	Maintain Erosion Control	12	MON	33,479	$1.38	0.2%
8	Remove Erosion Control	4	EA	5,390	$0.22	0.0%
9	Dumpster	10	EA	8,500	$0.35	0.0%
31 25 00	Erosion/Sedimentation Control (SWMP)			69,104	$2.84	0.4%
31 25 01 Stormwater Inspection & Audit						
1	3rd Party Inspections & Audits	12	MON	8,106	$0.33	0.0%
31 25 01	Stormwater Inspection & Audit			8,106	$0.33	0.0%
32 17 23 Pavement Markings						
1	Pavement Markings Pkg 2C - WTP Admin	1	LS	4,600	$0.19	0.0%
2	Pavement Markings Pkg 2C - WTP Shop		INCL	Included	$0.00	0.0%
3	Pavement Markings Pkg 2C - WWTP Admin	1	LS	5,511	$0.23	0.0%
4	Pavement Markings Pkg 2C - WWTP Shop		INCL	Included	$0.00	0.0%
5	Stalls per Plan Layout		INCL	Included	$0.00	0.0%
6	ADA Blue Box with White Stencil per ADA Code		INCL	Included	$0.00	0.0%
7	Fire Lane No Parking Stencil per City Code		INCL	Included	$0.00	0.0%
8	No Parking Stencil per TAS Code		INCL	Included	$0.00	0.0%
9	ADA Signage per TAS Code		INCL	Included	$0.00	0.0%
10	Wheel Stops Excluded		EXCL	Excluded	$0.00	0.0%
32 17 23	Pavement Markings			10,111	$0.42	0.1%
32 13 13 Site Paving						
1	Site Paving Pkg 2C - WTP Admin	1	LS	104,336	$4.29	0.5%
2	Asphalt Paving at Entry Drive		INCL	Included	$0.00	0.0%
3	Ribbon Curb Throughout		INCL	Included	$0.00	0.0%
4	4" Sidewalk		INCL	Included	$0.00	0.0%
5	Drive Path to T Filters		INCL	Included	$0.00	0.0%
6	Light Pole Bases		INCL	Included	$0.00	0.0%
7	Site Paving Pkg 2C - WTP Shop	1	LS	139,961	$5.75	0.7%
8	6" Concrete Paving at Building Entry and Parking		INCL	Included	$0.00	0.0%
9	Ribbon Curb Throughout		INCL	Included	$0.00	0.0%
10	Light Pole Bases		INCL	Included	$0.00	0.0%
11	Retaining Wall Footer and CMU Block Wall with Average Height of 2'		INCL	Included	$0.00	0.0%
12	Site Paving Pkg 2C - WWTP Admin	1	LS	203,192	$8.35	1.0%
13	Asphalt Paving at Admin Parking		INCL	Included	$0.00	0.0%
14	Paving, Curb, and Gutter at Cart Parth		INCL	Included	$0.00	0.0%
15	4" Sidewalk		INCL	Included	$0.00	0.0%
16	South Entry Gate Paving Expansion		INCL	Included	$0.00	0.0%
17	Ribbon Curb Throughout		INCL	Included	$0.00	0.0%
19	Site Paving Pkg 2C - WWTP Shop	1	LS	118,933	$4.89	0.6%
20	Paving at Building Perimeter		INCL	Included	$0.00	0.0%
21	4" Sidewalk		INCL	Included	$0.00	0.0%
22	Ribbon Curb Throughout		INCL	Included	$0.00	0.0%
23	Area at Animal Shelter Parking for Recycling Containers		INCL	Included	$0.00	0.0%
32 13 13	Site Paving			566,422	$23.29	2.9%

ITEM #11

Division 2 Site Work

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	$ PER S.F.	% OF TTL
32 31 00 Fences & Gates						
1	Fence & Gates Pkg 2G - WWTP Admin	1	LS	142,747	$5.87	0.7%
2	South Entry New Gate, Reuse Existing Fence Panels, New Columns, Reuse Existing Operator		INCL	Included	$0.00	0.0%
3	North Entry New Gate, New Operator and Posts, Chain-link with Barbwire 8' Overall Height		INCL	Included	$0.00	0.0%
4	Admin Building New 8' Heigh Ornamental Fence and (1) Pedestrian Gate with Panic Hardware	200	LF	Included	$0.00	0.0%
32 31 00	Fences & Gates			142,747	$5.87	0.7%
32 32 00 Retaining Walls						
1	Retaining Wall Included at WTP Maintenance Shop Reference 32 13 13 Site Paving		Clar	Clarification	$0.00	0.0%
2	No Retaining Wall Included at WWTP Admin Building		Clar	Clarification	$0.00	0.0%
32 32 00	Retaining Walls			0	$0.00	0.0%
32 90 00 Landscaping						
1	Landscaping & Design Build Irrigation Pkg 2F - WTP Admin	1	LS	26,857	$1.10	0.1%
2	Fine Grading, Bermuda Sod, and Temporary Irrigation at Disturbed Areas Only		INCL	Included	$0.00	0.0%
3	Landscaping & Design Build Irrigation Pkg 2F - WWTP Admin	1	LS	71,417	$2.94	0.4%
4	Trees, Shrubs, and Groundcovering per Landscape Plans		INCL	Included	$0.00	0.0%
5	Fine Grading, Bermuda Sod, and Temporary Irrigation Per Landscape Plans		INCL	Included	$0.00	0.0%
6	Landscaping & Design Build Irrigation Pkg 2F - WWTP Shop		EXCL	Excluded	$0.00	0.0%
32 90 00	Landscaping			98,274	$4.04	0.5%
12 93 00 Site Furnishings						
1	Site Furnishings Pkg 2F - WTP Admin	1	LS	10,000	$0.41	0.1%
2	Site Furnishings Pkg 2F - WTP Shop (Assumed None Required)		EXCL	Excluded	$0.00	0.0%
3	Site Furnishings Pkg 2F - WWTP Admin	1	LS	7,500	$0.31	0.0%
4	Site Furnishings Pkg 2F - WWTP Shop (Assume None Required)		EXCL	Excluded	$0.00	0.0%
12 93 00	Site Furnishings			17,500	$0.72	0.1%
33 10 00 Utilities						
1	Site Utilities Pkg 2B - WTP Admin	1	LS	315,623	$12.98	1.6%
2	Remote FDC		INCL	Included	$0.00	0.0%
3	Site Utilities Pkg 2B - WTP Shop	1	LS	83,143	$3.42	0.4%
4	Site Utilities Pkg 2B - WWTP Admin	1	LS	314,729	$12.94	1.6%
5	Remote FDC		INCL	Included	$0.00	0.0%
6	Site Utilities Pkg 2B - WWTP Shop	1	LS	92,234	$3.79	0.5%
33 10 00	Utilities			805,729	$33.13	4.1%
02 99 01 General Requirements						
1	Textura Invoicing Setup Fee	1	LS	5,280	$0.22	0.0%
2	Jobsite Technology and Tool Boxes	12	MON	69,464	$2.86	0.4%
02 99 01	General Requirements			74,744	$3.07	0.4%
02 99 02 Material Handling						
1	Material Handling Equipment for Sites	6	MON	31,350	$1.29	0.2%
02 99 02	Material Handling			31,350	$1.29	0.2%
02 99 04 Wind and Weather Protection Allowance						
1	Wind and Weather protection allowance is to include all temporary heating needs for interior / exterior trades, all temporary wind and weather protection for interior / exterior trades and all snow/water removal or protection (this includes all concrete blankets and skin tenting and includes all FP labor, materials, equipment, tools and subcontractor-help). This also includes any necessary Fire Watch needs for the project.	1	ALLOW	25,000	$1.03	0.1%
02 99 04	Wind and Weather Protection Allowance			25,000	$1.03	0.1%
			DIVISION 2 TOTALS	2,951,558	$121.36	15.2%

ITEM #11

Division 3 Concrete

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	$ PER S.F.	% OF TTL
03 11 00 Turnkey Concrete						
1	Turnkey Concrete Pkg 3A - WTP Admin	1	LS	714,347	$29.37	3.7%
2	Basement		INCL	Included	$0.00	0.0%
3	Drilled Piers		INCL	Included	$0.00	0.0%
4	Concrete Beams per Plans		INCL	Included	$0.00	0.0%
5	Concrete Columns Up to 11' Height with Pilaster and Footing		INCL	Included	$0.00	0.0%
6	12" Basement Wall (16" at Open Pit Area)		INCL	Included	$0.00	0.0%
7	12" Basement Wall at Elevator Pit		INCL	Included	$0.00	0.0%
8	12" Concrete Slab		INCL	Included	$0.00	0.0%
9	Level 1		INCL	Included	$0.00	0.0%
10	12" Void Forms		INCL	Included	$0.00	0.0%
11	Concrete Beams per Plans		INCL	Included	$0.00	0.0%
12	6" Concrete Slab		INCL	Included	$0.00	0.0%
13	12" Concrete Slab		INCL	Included	$0.00	0.0%
14	Deck Shoring		INCL	Included	$0.00	0.0%
15	Concrete at Ramp		INCL	Included	$0.00	0.0%
16	Concrete Curb at Perimeter		INCL	Included	$0.00	0.0%
17	Pads for Lab Equipment and Electrical Equipment		INCL	Included	$0.00	0.0%
18	Level 2		INCL	Included	$0.00	0.0%
19	12x24 Concrete Beam		INCL	Included	$0.00	0.0%
20	3" Concrete Slab on Deck		INCL	Included	$0.00	0.0%
21	Site		INCL	Included	$0.00	0.0%
22	Transformer Pad		INCL	Included	$0.00	0.0%
23	Bollard Install		INCL	Included	$0.00	0.0%
24	Turnkey Concrete Pkg 3A - WTP Shop	1	LS	154,536	$6.35	0.8%
25	Concrete Curb at Perimeter		INCL	Included	$0.00	0.0%
26	Concrete Grade Beams		INCL	Included	$0.00	0.0%
27	8" Concrete Slab on Grade		INCL	Included	$0.00	0.0%
28	Mechanical Pads		INCL	Included	$0.00	0.0%
29	Turnkey Concrete Pkg 3A - WWTP Admin	1	LS	657,224	$27.02	3.4%
30	Drilled Piers		INCL	Included	$0.00	0.0%
31	18x24 Concrete Beam w/ Void Forms		INCL	Included	$0.00	0.0%
32	8" Concrete Slab w/ Void Forms		INCL	Included	$0.00	0.0%
33	12" x 10 Tall Concrete Wall		INCL	Included	$0.00	0.0%
34	Shoring at Concrete Wall		INCL	Included	$0.00	0.0%
35	Mud Slab Under Void Forms		INCL	Included	$0.00	0.0%
36	Concrete Stair, Foundations, and Landings to Maintenance Shop		INCL	Included	$0.00	0.0%
37	Concrete Curb at Perimeter		INCL	Included	$0.00	0.0%
38	Turnkey Concrete Pkg 3A - WWTP Shop	1	LS	170,313	$7.00	0.9%
39	Concrete Curb at Perimeter		INCL	Included	$0.00	0.0%
40	Concrete Grade Beams		INCL	Included	$0.00	0.0%
41	8" Concrete Slab on Grade		INCL	Included	$0.00	0.0%
03 11 00	Turnkey Concrete			1,696,420	$69.75	8.7%
	DIVISION 3 TOTALS			1,696,420	$69.75	8.7%

ITEM #11

Division 4 Masonry

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	$ PER S.F.	% OF TTL
04 22 00	**Concrete Unit Masonry**					
1	Masonry Pkg 4A - WTP Admin	1	LS	437,150	$17.97	2.2%
2	Cast Stone Sill (Match Existing as Close as Possible)		INCL	Included	$0.00	0.0%
3	Standard 12" CMU at Basement		INCL	Included	$0.00	0.0%
4	Standard 8" CMU		INCL	Included	$0.00	0.0%
5	Brick Veneer Infill at Existing (Match Existing as Close as Possible)		INCL	Included	$0.00	0.0%
6	Standard Brick Veneer Masonry		INCL	Included	$0.00	0.0%
7	Rigid Insulation		INCL	Included	$0.00	0.0%
8	Masonry Pkg 4A - WTP Shop	1	LS	605,487	$24.90	3.1%
9	Standard 12" CMU		INCL	Included	$0.00	0.0%
10	Standard Brick Veneer Masonry		INCL	Included	$0.00	0.0%
11	Glass Block		INCL	Included	$0.00	0.0%
12	Rigid Insulation		INCL	Included	$0.00	0.0%
13	Masonry Pkg 4A - WWTP Admin	1	LS	441,341	$18.15	2.3%
14	Standard 8" CMU		INCL	Included	$0.00	0.0%
15	Standard Brick Veneer Masonry		INCL	Included	$0.00	0.0%
16	Rigid Insulation		INCL	Included	$0.00	0.0%
17	Brick Columns at South Entry	4	EA	Included	$0.00	0.0%
18	Monument Sign		INCL	Included	$0.00	0.0%
19	Masonry Pkg 4A - WWTP Shop	1	LS	526,101	$21.63	2.7%
20	Standard 12" CMU		INCL	Included	$0.00	0.0%
21	Standard Brick Veneer Masonry		INCL	Included	$0.00	0.0%
22	Glass Block		INCL	Included	$0.00	0.0%
23	Rigid Insulation		INCL	Included	$0.00	0.0%
04 22 00	Concrete Unit Masonry			2,010,080	$82.65	10.3%
	DIVISION 4 TOTALS			**2,010,080**	$82.65	10.3%

ITEM #11

Division 5 Steel

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	$ PER S.F.	% OF TTL
05 12 00 Structural Steel						
1	Structural Steel & Joist Pkg 5A - WTP Admin	1	LS	310,025	$12.75	1.6%
2	Joist and Decking		INCL	Included	$0.00	0.0%
3	Wide Flange Beams		INCL	Included	$0.00	0.0%
4	Misc. Support Steel		INCL	Included	$0.00	0.0%
5	Steel Lintels		INCL	Included	$0.00	0.0%
6	Hoist Beam and Pit Ladder		INCL	Included	$0.00	0.0%
7	Roof Access and Cross Over Ladders (hot dipped galvanized)		INCL	Included	$0.00	0.0%
8	Operable Partition Support		INCL	Included	$0.00	0.0%
9	Overhead Door Support		INCL	Included	$0.00	0.0%
10	Elevator Guide Rails		INCL	Included	$0.00	0.0%
11	Bollards		INCL	Included	$0.00	0.0%
12	Steel Stairs, Landing, Railing, and Wall Railing		INCL	Included	$0.00	0.0%
13	Aluminum and Cable Railings Pkg 5A - WTP Admin	1	LS	49,432	$2.03	0.3%
14	Ramp Railing at South Entry		INCL	Included	$0.00	0.0%
15	Railing at North Entry		INCL	Included	$0.00	0.0%
16	Removeable Railing at Pit		INCL	Included	$0.00	0.0%
17	Balcony Railing		INCL	Included	$0.00	0.0%
18	Structural Steel & Joist Pkg 5A - WTP Shop	1	LS	142,140	$5.84	0.7%
19	Joist and Decking		INCL	Included	$0.00	0.0%
20	Wide Flange Beams		INCL	Included	$0.00	0.0%
21	Misc. Support Steel		INCL	Included	$0.00	0.0%
22	Steel Lintels		INCL	Included	$0.00	0.0%
23	Roof Access Ladder (hot dipped galvanized)		INCL	Included	$0.00	0.0%
24	Overhead Door Support		INCL	Included	$0.00	0.0%
25	Bollards		INCL	Included	$0.00	0.0%
26	Structural Steel & Joist Pkg 5A - WWTP Admin	1	LS	210,884	$8.67	1.1%
27	Joist and Decking		INCL	Included	$0.00	0.0%
28	Wide Flange Beams		INCL	Included	$0.00	0.0%
29	Misc. Support Steel		INCL	Included	$0.00	0.0%
30	Steel Lintels		INCL	Included	$0.00	0.0%
31	Roof Access Ladder (hot dipped galvanized)		INCL	Included	$0.00	0.0%
32	Generator Gate Enclosure Pairs		INCL	Included	$0.00	0.0%
33	Aluminum and Cable Railings Pkg 5A - WWTP Admin	1	LS	37,982	$1.56	0.2%
34	Cable Railings at Concrete Stair to Maintenance Shop		INCL	Included	$0.00	0.0%
35	Cable Patio Railing		INCL	Included	$0.00	0.0%
36	Structural Steel & Joist Pkg 5A - WWTP Shop	1	LS	128,991	$5.30	0.7%
37	Joist and Decking		INCL	Included	$0.00	0.0%
38	Misc. Support Steel		INCL	Included	$0.00	0.0%
39	Steel Lintels		INCL	Included	$0.00	0.0%
40	Roof Access Ladder (hot dipped galvanized)		INCL	Included	$0.00	0.0%
41	Overhead Door Support		INCL	Included	$0.00	0.0%
42	Bollards		INCL	Included	$0.00	0.0%
43	Canopies Pkg 5A - WTP Admin	1	LS	92,272	$3.79	0.5%
44	Canopies Pkg 5A - WTP Shop	1	LS	18,512	$0.76	0.1%
45	Canopies Pkg 5A - WWTP Admin	1	LS	51,975	$2.14	0.3%
46	Canopies Pkg 5A - WWTP Shop	1	LS	21,353	$0.88	0.1%
47	Covered Parking Pkg 5A at WWTP Shop	1	LS	116,719	$4.80	0.6%
05 12 00	Structural Steel			1,180,284	$48.53	6.1%
	DIVISION 5 TOTALS			**1,180,284**	$48.53	6.1%

ITEM #11

Division 6 Woods & Plastics

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	$ PER S.F.	% OF TTL
06 40 00	**Finish Carp/Arch Woodwork**					
1	Cabinetry & Millwork Pkg 6B - WTP Admin	1	LS	43,773	$1.80	0.2%
2	Rest Room A101B AND a207 - P-lam Cabinets w/ Quartz Countertops		INCL	Included	$0.00	0.0%
3	Shower / Lockers A102C, A102D, A102E - Reference Division 10		EXCL	Excluded	$0.00	0.0%
4	Break Room A108 - P-lam Cabinets w/ Quartz Countertops (Includes Uppers)		INCL	Included	$0.00	0.0%
5	Laboratory A110 - Reference Division 12		EXCL	Excluded	$0.00	0.0%
6	Water Quality Tech Office A111 - Reference Division 12		EXCL	Excluded	$0.00	0.0%
7	Windowsill Corian w/ Plywood		INCL	Included	$0.00	0.0%
8	Cabinetry & Millwork Pkg 6B - WTP Shop	1	LS	13,580	$0.56	0.1%
9	Rest Room B105 - P-lam Cabinets w/ Quartz Countertops		INCL	Included	$0.00	0.0%
10	Maintenance Staff B103 - P-lam Cabinets w/ Quartz (Includes Uppers)		INCL	Included	$0.00	0.0%
11	Windowsill Corian w/ Plywood		INCL	Included	$0.00	0.0%
12	Cabinetry & Millwork Pkg 6B - WWTP Admin	1	LS	46,333	$1.91	0.2%
13	Rest Room C109 - P-lam Cabinets w/ Quartz Countertops		INCL	Included	$0.00	0.0%
14	Break Room C112 - P-lam Cabinets w/ Quartz (Includes Uppers)		INCL	Included	$0.00	0.0%
15	Laundry C114 - P-lam Cabinets w/ Quartz Countertops		INCL	Included	$0.00	0.0%
16	Laboratory C116 - Reference Division 12		EXCL	Excluded	$0.00	0.0%
17	Shower / Lockers C117A, C117B, C117C, C117D - Reference Division 10		EXCL	Excluded	$0.00	0.0%
18	Windowsill Corian w/ Plywood		INCL	Included	$0.00	0.0%
19	Cabinetry & Millwork Pkg 6B - WWTP Shop	1	LS	4,268	$0.18	0.0%
20	Rest Room D100B - P-lam Cabinets w/ Quartz Countertops		INCL	Included	$0.00	0.0%
21	Quartz Countertops Included as Specified		Clar	Clarification	$0.00	0.0%
22	Plastic Laminate Budget Based on Standard Colors		Clar	Clarification	$0.00	0.0%
23	Cabinets w/ Sinks to be ADA Compliant		Clar	Clarification	$0.00	0.0%
06 40 00	Finish Carp/Arch Woodwork			107,954	$4.44	0.6%
	DIVISION 6 TOTALS			**107,954**	$4.44	0.6%

ITEM #11

Division 7 Thermal & Moisture Protection

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	$ PER S.F.	% OF TTL
07 10 00	**Dampproofing & Waterproofing**					
1	Dampproofing, Waterproofing, and Joint Sealants Pkg 7A - WTP Admin	1	LS	108,909	$4.48	0.6%
2	Blind Side Sheet WP at Basement Walls		INCL	Included	$0.00	0.0%
3	Elevator Pit Slab and Walls Sheet WP		INCL	Included	$0.00	0.0%
4	Fluid Applied Air Barrier WP at Masonry		INCL	Included	$0.00	0.0%
5	Masonry Flashing		INCL	Included	$0.00	0.0%
6	Expansion and Control Joints		INCL	Included	$0.00	0.0%
7	Joint Sealants at Dissimilar Materials		INCL	Included	$0.00	0.0%
8	Paving and Slab Expansion and Control Joints		INCL	Included	$0.00	0.0%
9	Dampproofing, Waterproofing, and Joint Sealants Pkg 7A - WTP Shop	1	LS	86,199	$3.54	0.4%
10	Fluid Applied Air Barrier WP at Masonry		INCL	Included	$0.00	0.0%
11	Masonry Flashing		INCL	Included	$0.00	0.0%
12	Expansion and Control Joints		INCL	Included	$0.00	0.0%
13	Joint Sealants at Dissimilar Materials		INCL	Included	$0.00	0.0%
14	Paving and Slab Expansion and Control Joints		INCL	Included	$0.00	0.0%
15	Dampproofing, Waterproofing, and Joint Sealants Pkg 7A - WWTP Admin	1	LS	90,018	$3.70	0.5%
16	Fluid Applied Air Barrier WP at Masonry		INCL	Included	$0.00	0.0%
17	Masonry Flashing		INCL	Included	$0.00	0.0%
18	Expansion and Control Joints		INCL	Included	$0.00	0.0%
19	Joint Sealants at Dissimilar Materials		INCL	Included	$0.00	0.0%
20	Paving and Slab Expansion and Control Joints		INCL	Included	$0.00	0.0%
21	Dampproofing, Waterproofing, and Joint Sealants Pkg 7A - WWTP Shop	1	LS	67,037	$2.76	0.3%
22	Fluid Applied Air Barrier WP at Masonry		INCL	Included	$0.00	0.0%
23	Masonry Flashing		INCL	Included	$0.00	0.0%
24	Expansion and Control Joints		INCL	Included	$0.00	0.0%
25	Joint Sealants at Dissimilar Materials		INCL	Included	$0.00	0.0%
26	Paving and Slab Expansion and Control Joints		INCL	Included	$0.00	0.0%
27	Spray Insulation Excluded		EXCL	Excluded	$0.00	0.0%
28	Masonry Water Repellant Excluded		EXCL	Excluded	$0.00	0.0%
07 10 00	Dampproofing & Waterproofing			352,163	$14.48	1.8%
07 50 00	**Flat Roofing**					
1	Mod Bitumen Roofing Pkg 7C - WTP Admin	1	LS	98,106	$4.03	0.5%
2	2 Ply Mod Bit Low Roof and High Roof		INCL	Included	$0.00	0.0%
3	Coping Cap		INCL	Included	$0.00	0.0%
4	Roof Walk Pads		INCL	Included	$0.00	0.0%
5	Patching Roofing from Demo		INCL	Included	$0.00	0.0%
6	Downspouts		INCL	Included	$0.00	0.0%
7	Roof Hatch		INCL	Included	$0.00	0.0%
8	Pavers at Level 2 Balcony		INCL	Included	$0.00	0.0%
9	Mod Bitumen Roofing Pkg 7C - WTP Shop	1	LS	116,187	$4.78	0.6%
10	2 Ply Mod Bit Roof		INCL	Included	$0.00	0.0%
11	Coping Cap		INCL	Included	$0.00	0.0%
12	Roof Walk Pads		INCL	Included	$0.00	0.0%
13	Roof Hatch		INCL	Included	$0.00	0.0%
14	Downspouts		INCL	Included	$0.00	0.0%
15	Mod Bitumen Roofing Pkg 7C - WWTP Admin	1	LS	181,245	$7.45	0.9%
16	2 Ply Mod Bit Roof		INCL	Included	$0.00	0.0%
17	Coping Cap		INCL	Included	$0.00	0.0%
18	Roof Walk Pads		INCL	Included	$0.00	0.0%
19	Roof Hatch		INCL	Included	$0.00	0.0%
20	Downspouts		INCL	Included	$0.00	0.0%
21	Pavers at Patio		INCL	Included	$0.00	0.0%
22	Mod Bitumen Roofing Pkg 7C - WWTP Shop	1	LS	104,562	$4.30	0.5%
23	2 Ply Mod Bit Roof		INCL	Included	$0.00	0.0%
24	Coping Cap		INCL	Included	$0.00	0.0%
25	Roof Walk Pads		INCL	Included	$0.00	0.0%
26	Roof Hatch		INCL	Included	$0.00	0.0%
27	Downspouts		INCL	Included	$0.00	0.0%
07 50 00	Flat Roofing			500,100	$20.56	2.6%
	DIVISION 7 TOTALS			**852,262**	$35.04	4.4%

ITEM #11

Division 8 Doors & Windows

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	$ PER S.F.	% OF TTL
08 10 00 Doors & Frames						
1	Doors & Hardware Pkg 8A - WTP Admin	1	LS	109,007	$4.48	0.6%
2	Hollow Metal Frames	27	EA	Included	$0.00	0.0%
3	Hardware	1	LS	Included	$0.00	0.0%
4	Hollow Metal Doors	6	LEAFS	Included	$0.00	0.0%
5	Wood Doors	21	LEAFS	Included	$0.00	0.0%
6	Doors & Hardware Pkg 8A - WTP Shop	1	LS	49,291	$2.03	0.3%
7	Hollow Metal Frames	9	EA	Included	$0.00	0.0%
8	Hardware	1	LS	Included	$0.00	0.0%
10	Hollow Metal Doors	7	LEAFS	Included	$0.00	0.0%
11	Doors & Hardware Pkg 8A - WWTP Admin	1	LS	104,041	$4.28	0.5%
12	Hollow Metal Frames	27	EA	Included	$0.00	0.0%
13	Hardware	1	LS	Included	$0.00	0.0%
14	Hollow Metal Doors	2	LEAFS	Included	$0.00	0.0%
15	Wood Doors	25	LEAFS	Included	$0.00	0.0%
16	Doors & Hardware Pkg 8A - WWTP Shop	1	LS	45,899	$1.89	0.2%
17	Hollow Metal Frames	7	EA	Included	$0.00	0.0%
18	Hardware	1	LS	Included	$0.00	0.0%
19	Hollow Metal Doors	7	LEAFS	Included	$0.00	0.0%
20	Installation		INCL	Included	$0.00	0.0%
21	Hollow Metal Frames to be Standard 16ga Factory Primed		Clar	Clarification	$0.00	0.0%
22	Hollow Metal Doors to be Standard 18ga Factory Primed		Clar	Clarification	$0.00	0.0%
23	Wood Doors to be Standard Plain Sliced Maple Non Exotic Species		Clar	Clarification	$0.00	0.0%
24	Standard Hardware Includes Hinges, Cylindrical Locksets, Levers in Standard Finishes		Clar	Clarification	$0.00	0.0%
25	Unload & Protect	50	CMH	6,711	$0.28	0.0%
26	Sort & Distribute	80	CMH	11,938	$0.49	0.1%
27	Final Adjustment of Hardware	100	CMH	13,922	$0.57	0.1%
08 10 00	Doors & Frames			340,810	$14.01	1.8%
08 33 23 OH Coiling Doors/Grilles						
1	Overhead Door Pkg 8B - WTP Admin	1	LS	9,960	$0.41	0.1%
2	Cornell Cookson Model ESD20 10'-0 Ht x 10'-0 W and MGH Operator	1	EA	Included	$0.00	0.0%
3	Overhead Door Pkg 8B - WTP Shop	1	LS	48,848	$2.01	0.3%
4	Cornell Cookson Model ESD20 12'-0 Ht x 12'-0 W and MGH Operator	3	EA	Included	$0.00	0.0%
5	Overhead Door Pkg 8B - WWTP Admin (None Shown)		EXCL	Excluded	$0.00	0.0%
6	Overhead Door Pkg 8B - WWTP Shop	1	LS	57,769	$2.38	0.3%
7	Cornell Cookson Model ESD20 16'-0 Ht x 12'-0 W and MGH Operator	3	EA	Included	$0.00	0.0%
08 33 23	OH Coiling Doors/Grilles			116,577	$4.79	0.6%
08 80 00 Glazing						
1	Glazing Pkg 8C - WTP Admin	1	LS	105,743	$4.35	0.5%
2	Glass Window Types	272	SF	Included	$0.00	0.0%
3	Storefront Doors and Lites A105B, A106A, A106B	3	LEAFS	Included	$0.00	0.0%
4	Storefront Hardware	3	EA	Included	$0.00	0.0%
5	Narrow and Half Lites	1	LS	Included	$0.00	0.0%
6	Glazing Pkg 8C - WTP Shop	1	LS	30,086	$1.24	0.2%
7	Glass Window Types	32	SF	Included	$0.00	0.0%
8	Narrow and Half Lites	1	LS	Included	$0.00	0.0%
9	Glazing Pkg 8C - WWTP Admin	1	LS	106,209	$4.37	0.5%
10	Storefront Doors, Lites, and Transoms at C100A, C100B, C100C, C112B, C118A, C118B	6	LEAFS	Included	$0.00	0.0%
11	Storefront Hardware	6	EA	Included	$0.00	0.0%
12	Glass Window Types		SF	Included	$0.00	0.0%
13	Glazing Pkg 8C - WWTP Shop	1	LS	2,552	$0.10	0.0%
14	Narrow and Half Lites	1	LS	Included	$0.00	0.0%
15	1" IGU at Exterior w/ Aluminum Frame		Clar	Clarification	$0.00	0.0%
16	1/2" Clear Tempered w/ U Channel Frame at Interior Glass		Clar	Clarification	$0.00	0.0%
17	Based on Kawneer Series System or Similar		Clar	Clarification	$0.00	0.0%
08 80 00	Glazing			244,590	$10.06	1.3%
	DIVISION 8 TOTALS			701,976	$28.86	3.6%

ITEM #11

Division 9 Finishes

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	$ PER S.F.	% OF TTL
09 06 00 Temp. Prot. For New/Existing Finishes						
1	Daily Site Clean Up and Protection of Finishes	540	CMH	58,981	$2.43	0.3%
2	Final Clean Up	1	LS	13,376	$0.55	0.1%
3	Construction Debris Haul Off - Dumpsters	20	EA	20,500	$0.84	0.1%
09 06 00	Temp. Prot. For New/Existing Finishes			92,857	$3.82	0.5%
09 21 16 Gypsum Board Assemblies						
1	Drywall/Framing Pkg 9A - WTP Admin	1	LS	130,294	$5.36	0.7%
2	Drywall and Metal Stud Framing		INCL	Included	$0.00	0.0%
3	Insulation		INCL	Included	$0.00	0.0%
4	Tile Backerboard		INCL	Included	$0.00	0.0%
5	FRP at Janitor		INCL	Included	$0.00	0.0%
6	FRP 2x2 Ceiling Tile or Similar		INCL	Included	$0.00	0.0%
7	Blocking for Accessories		INCL	Included	$0.00	0.0%
8	Plywood at IDF Room		INCL	Included	$0.00	0.0%
9	Armstrong Formation Ceiling Cloud		INCL	Included	$0.00	0.0%
10	Drywall/Framing Pkg 9A - WTP Shop	1	LS	27,700	$1.14	0.1%
11	Drywall and Metal Stud Framing		INCL	Included	$0.00	0.0%
12	Insulation		INCL	Included	$0.00	0.0%
13	Tile Backerboard		INCL	Included	$0.00	0.0%
14	FRP 2x2 Ceiling Tile or Similar		INCL	Included	$0.00	0.0%
15	Blocking for Accessories		INCL	Included	$0.00	0.0%
16	Plywood at IDF Room		INCL	Included	$0.00	0.0%
17	Rigid Insulation and Plywood at E3 and F3 Walls		INCL	Included	$0.00	0.0%
18	Drywall/Framing Pkg 9A - WWTP Admin	1	LS	122,999	$5.06	0.6%
19	Drywall and Metal Stud Framing		INCL	Included	$0.00	0.0%
20	Insulation		INCL	Included	$0.00	0.0%
21	Tile Backerboard		INCL	Included	$0.00	0.0%
22	FRP at Janitor		INCL	Included	$0.00	0.0%
23	FRP 2x2 Ceiling Tile or Similar		INCL	Included	$0.00	0.0%
24	Blocking for Accessories		INCL	Included	$0.00	0.0%
25	Plywood at IDF Room		INCL	Included	$0.00	0.0%
26	Armstrong Formation Ceiling Cloud		INCL	Included	$0.00	0.0%
27	Light Gauge Joist Framing above Laundry Room		INCL	Included	$0.00	0.0%
28	Drywall/Framing Pkg 9A - WWTP Shop	1	LS	20,621	$0.85	0.1%
29	Drywall and Metal Stud Framing		INCL	Included	$0.00	0.0%
30	Insulation		INCL	Included	$0.00	0.0%
31	Tile Backerboard		INCL	Included	$0.00	0.0%
32	FRP at Janitor		INCL	Included	$0.00	0.0%
33	FRP 2x2 Ceiling Tile or Similar		INCL	Included	$0.00	0.0%
34	Blocking for Accessories		INCL	Included	$0.00	0.0%
35	Plywood at IDF Room		INCL	Included	$0.00	0.0%
36	Light Gauge Joist Framing above PPE Storage, Restroom, and IT Room		INCL	Included	$0.00	0.0%
37	Install Hollow Metal Frames Only		Clar	Clarification	$0.00	0.0%
38	Basement Walls to be Exposed with No Drywall Framing		Clar	Clarification	$0.00	0.0%
09 21 16	Gypsum Board Assemblies			301,614	$12.40	1.5%
09 01 60 Flooring Prep						
1	Floor core testing for chemical content and moisture content - Existing Slab at WTP	1	EA	3,000	$0.12	0.0%
09 01 60	Flooring Prep			3,000	$0.12	0.0%
09 60 00 Flooring						
1	Flooring Pkg 9B - WTP Admin	1	LS	79,285	$3.26	0.4%
2	Floor Tile at Restrooms, Showers, Lockers		INCL	Included	$0.00	0.0%
3	Wall Tile at Restrooms, Showers, Fountain Wall, Breakroom Backsplash		INCL	Included	$0.00	0.0%
4	Sealed Concrete at Basement, Fire Riser, Janitor, Elec/Mechanical, IT Room, Stair, Mud Room, Vestibule, Conference, Break Room, Control Room, Water Quality Tech Office, Corridor, Filter Control, Storages, Water Plant Officer Office, Chief Plant Officer Office, Copy/Storage		INCL	Included	$0.00	0.0%
5	Epoxy Flooring at Mini Lab, Laboratory		INCL	Included	$0.00	0.0%
6	Flooring Pkg 9B - WTP Shop	1	LS	16,465	$0.68	0.1%
7	Sealed Concrete at Equipment Storage, Maintenance Shop, Maintenance Staff, IDF Room		INCL	Included	$0.00	0.0%
8	Floor Tile at Restroom		INCL	Included	$0.00	0.0%
9	Wall Tile at Restroom, Breakroom Backsplash		INCL	Included	$0.00	0.0%
10	Flooring Pkg 9B - WWTP Admin	1	LS	85,939	$3.53	0.4%
11	Floor Tile at Restrooms, Showers, Lockers, Laundry, Mud Room		INCL	Included	$0.00	0.0%
12	Wall Tile at Restrooms, Showers, Fountain Wall, Breakroom Backsplash		INCL	Included	$0.00	0.0%
13	Sealed Concrete at Vestibule, Storages, Conference Room, Offices, Break Room, Control Room, Lab Office, Shared Offices, Corridor, Laundry, Janitor, Fire Riser, Electrical, IT Room, Mud Room, Incubator Room		INCL	Included	$0.00	0.0%
14	Epoxy Flooring at Laboratory, Incubator Room		INCL	Included	$0.00	0.0%
15	Flooring Pkg 9B - WWTP Shop	1	LS	15,205	$0.63	0.1%
16	Sealed Concrete at Maintenance Shop, Equipment PPE Storage, IT Room, Enclosed Vehicle Storage		INCL	Included	$0.00	0.0%
17	Floor Tile at Restroom		INCL	Included	$0.00	0.0%
18	Wall Tile at Restroom		INCL	Included	$0.00	0.0%
19	Walk Off Mats		INCL	Included	$0.00	0.0%
20	Includes Crack Isolation Membrane at Floor Tile and Waterproof Membrane at Showers Only		Clar	Clarification	$0.00	0.0%
21	Rubber Base Per Finish Schedule		Clar	Clarification	$0.00	0.0%
09 60 00	Flooring			196,894	$8.10	1.0%

ITEM #11

Division 9 Finishes

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	$ PER S.F.	% OF TTL
09 91 00 Painting						
1	Painting Pkg 9E - WTP Admin	1	LS	67,422	$2.77	0.3%
2	Paint Interior CMU Walls		INCL	Included	$0.00	0.0%
3	Paint HM Frames and HM Doors		INCL	Included	$0.00	0.0%
4	Paint Louver		INCL	Included	$0.00	0.0%
5	Tape, Bed, Paint Walls (Level 4 Finish)		INCL	Included	$0.00	0.0%
6	Paint Access Ladder		INCL	Included	$0.00	0.0%
7	Paint Bollards		INCL	Included	$0.00	0.0%
8	Paint Stair Railing (Metal Only)		INCL	Included	$0.00	0.0%
9	Paint Exposed Deck and Exposed Duct		INCL	Included	$0.00	0.0%
10	Painting Pkg 9E - WTP Shop	1	LS	38,275	$1.57	0.2%
11	Paint Interior CMU Walls		INCL	Included	$0.00	0.0%
12	Paint HM Frames and HM Doors		INCL	Included	$0.00	0.0%
13	Tape, Bed, Paint Walls (Level 4 Finish)		INCL	Included	$0.00	0.0%
14	Paint Access Ladder		INCL	Included	$0.00	0.0%
15	Paint Bollards		INCL	Included	$0.00	0.0%
16	Paint Exposed Deck and Exposed Duct		INCL	Included	$0.00	0.0%
17	Painting Pkg 9E - WWTP Admin	1	LS	58,970	$2.42	0.3%
18	Paint Interior CMU Walls		INCL	Included	$0.00	0.0%
19	Paint HM Frames and HM Doors		INCL	Included	$0.00	0.0%
20	Paint Louver		INCL	Included	$0.00	0.0%
21	Tape, Bed, Paint Walls (Level 4 Finish)		INCL	Included	$0.00	0.0%
22	Paint Access Ladder		INCL	Included	$0.00	0.0%
23	Paint Exposed Deck and Exposed Duct		INCL	Included	$0.00	0.0%
24	Painting Pkg 9E - WWTP Shop	1	LS	41,470	$1.71	0.2%
25	Paint Interior CMU Walls		INCL	Included	$0.00	0.0%
26	Paint HM Frames and HM Doors		INCL	Included	$0.00	0.0%
27	Tape, Bed, Paint Walls (Level 4 Finish)		INCL	Included	$0.00	0.0%
28	Paint Access Ladder		INCL	Included	$0.00	0.0%
29	Paint Bollards		INCL	Included	$0.00	0.0%
30	Paint Exposed Deck and Exposed Duct		INCL	Included	$0.00	0.0%
31	High Performance Coating Excluded		EXCL	Excluded	$0.00	0.0%
09 91 00	Painting			206,137	$8.48	1.1%
09 99 01 Flooring Stipulations						
1	Fransen Pittman cannot warrant any flooring product without first verifying the substrate material is free of defects, including but not limited to high moisture content or chemical composition compatibility with floor coverings and adhesives.		Clar	Clarification	$0.00	0.0%
2	Flooring is installed based on the results of manufacturer required testing at the time of installation. Fransen Pittman cannot provide a warranty if a product failure occurs and subsequent test results differ from testing at the time of installation.		Clar	Clarification	$0.00	0.0%
3	Fransen Pittman can only provide a warranty based on the installer and manufacturer's warranty. If the specified warranty differs from the warranty provided by the manufacturer of the approved product, the manufacturer's warranty prevails.		Clar	Clarification	$0.00	0.0%
09 99 01	Flooring Stipulations			0	$0.00	0.0%
	DIVISION 9 TOTALS			**800,502**	$32.92	4.1%

ITEM #11

Division 10 Specialties

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	$ PER S.F.	% OF TTL
10 11 00 Visual Display Surfaces						
1	Glass Marker Boards Pkg 10B - WTP Admin - By Owner if Required		CLAR	By Owner	$0.00	0.0%
2	Glass Marker Boards Pkg 10B - WTP Shop - By Owner if Required		CLAR	By Owner	$0.00	0.0%
3	Glass Marker Boards Pkg 10B - WWTP Admin - By Owner if Required		CLAR	By Owner	$0.00	0.0%
4	Glass Marker Boards Pkg 10B - WWTP Shop - By Owner if Required		CLAR	By Owner	$0.00	0.0%
10 11 00	Visual Display Surfaces			0	$0.00	0.0%
10 12 00 Flag Pole						
1	Flag Pole - Excluded	1	LS	Excluded	$0.00	0.0%
10 12 00	Flag Pole			0	$0.00	0.0%
10 14 00 Building Signage						
1	Signage Pkg - WTP Admin	1	LS	17,835	$0.73	0.1%
2	Signage Pkg - WTP Shop	1	LS	8,081	$0.33	0.0%
3	Signage Pkg - WWTP Admin	1	LS	21,124	$0.87	0.1%
4	Signage Pkg - WWTP Shop	1	LS	5,945	$0.24	0.0%
5	Monument Sign - WWTP Admin	1	LS	8,334	$0.34	0.0%
10 14 00	Building Signage			61,319	$2.52	0.3%
10 21 13 Metal Toilet Compartments						
1	None Shown - Excluded		EXCL	Excluded	$0.00	0.0%
10 21 13	Metal Toilet Compartments			0	$0.00	0.0%
10 28 13 Toilet Accessories						
1	Restroom Accessories Pkg 10B - WTP Admin	1	LS	11,025	$0.45	0.1%
2	Paper Towel/Waste Dispenser Combo	9	EA	Included	$0.00	0.0%
3	Soap Dispenser	9	EA	Included	$0.00	0.0%
4	Toilet Paper Holder	5	EA	Included	$0.00	0.0%
5	Toilet Seat Cover Dispenser	5	EA	Included	$0.00	0.0%
6	36" Grab Bar	5	EA	Included	$0.00	0.0%
7	42" Grab Bar	5	EA	Included	$0.00	0.0%
8	Framed Mirror 24x30	5	EA	Included	$0.00	0.0%
9	Mop Holder w/ Shelf	1	EA	Included	$0.00	0.0%
10	Towel Bar	3	EA	Included	$0.00	0.0%
11	Shower Rod and Curtain	3	EA	Included	$0.00	0.0%
12	ADA Shower Seat	3	EA	Included	$0.00	0.0%
13	ADA Two Way Grab Bar	3	EA	Included	$0.00	0.0%
14	Coat Hook	4	EA	Included	$0.00	0.0%
15	Restroom Accessories Pkg 10B - WTP Shop	1	LS	2,286	$0.09	0.0%
16	Paper Towel/Waste Dispenser Combo	1	EA	Included	$0.00	0.0%
17	Soap Dispenser	1	EA	Included	$0.00	0.0%
18	Toilet Paper Holder	1	EA	Included	$0.00	0.0%
19	Toilet Seat Cover Dispenser	1	EA	Included	$0.00	0.0%
20	36" Grab Bar	1	EA	Included	$0.00	0.0%
21	42" Grab Bar	1	EA	Included	$0.00	0.0%
22	Framed Mirror 24x30	1	EA	Included	$0.00	0.0%
23	Coat Hook	1	EA	Included	$0.00	0.0%
24	Restroom Accessories Pkg 10B - WWTP Admin	1	LS	12,103	$0.50	0.1%
25	Paper Towel/Waste Dispenser Combo	5	EA	Included	$0.00	0.0%
26	Soap Dispenser	5	EA	Included	$0.00	0.0%
27	Toilet Paper Holder	5	EA	Included	$0.00	0.0%
28	Toilet Seat Cover Dispenser	5	EA	Included	$0.00	0.0%
29	36" Grab Bar	5	EA	Included	$0.00	0.0%
30	42" Grab Bar	5	EA	Included	$0.00	0.0%
31	Framed Mirror 24x30	5	EA	Included	$0.00	0.0%
32	Mop Holder w/ Shelf	1	EA	Included	$0.00	0.0%
33	Towel Bar	5	EA	Included	$0.00	0.0%
34	Shower Rod and Curtain	4	EA	Included	$0.00	0.0%
35	ADA Shower Seat	4	EA	Included	$0.00	0.0%
36	ADA Two Way Grab Bar	4	EA	Included	$0.00	0.0%
37	Coat Hook	5	EA	Included	$0.00	0.0%
38	Restroom Accessories Pkg 10B - WWTP Shop	1	LS	2,286	$0.09	0.0%
39	Paper Towel/Waste Dispenser Combo	1	EA	Included	$0.00	0.0%
40	Soap Dispenser	1	EA	Included	$0.00	0.0%
41	Toilet Paper Holder	1	EA	Included	$0.00	0.0%
42	Toilet Seat Cover Dispenser	1	EA	Included	$0.00	0.0%
43	36" Grab Bar	1	EA	Included	$0.00	0.0%
44	42" Grab Bar	1	EA	Included	$0.00	0.0%
45	Framed Mirror 24x30	1	EA	Included	$0.00	0.0%
46	Coat Hook	1	EA	Included	$0.00	0.0%
47	ASI Spec or Similar		CLAR	Clarification	$0.00	0.0%
10 28 13	Toilet Accessories			27,700	$1.14	0.1%
10 22 26 Operable Partitions						
1	Operable Partitions Pkg 10B at WTP Admin	1	LS	22,480	$0.92	0.1%
2	Moderco Model #842 Standard Vinyl Wall Finish or Similar with Pocket Door		CLAR	Clarification	$0.00	0.0%
10 22 26	Operable Partitions			22,480	$0.92	0.1%

ITEM #11

Division 10 Specialties

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	$ PER S.F.	% OF TTL
10 26 00 Wall and Door Protection						
1	Wall Protection Pkg 10B - WTP Admin	1	LS	1,765	$0.07	0.0%
2	Wall Protection Pkg 10B - WTP Shop	1	LS	919	$0.04	0.0%
3	Wall Protection Pkg 10B - WWTP Admin	1	LS	1,009	$0.04	0.0%
4	Wall Protection Pkg 10B - WWTP Shop (None Included)		EXCL	Excluded	$0.00	0.0%
5	Stainless Steel 2" x 2" x 8' L Corner Guards		CLAR	Clarification	$0.00	0.0%
10 26 00	Wall and Door Protection			3,693	$0.15	0.0%
10 41 16 Emergency Key Cabinets						
1	Knox Box Pkg 10B - WTP Admin	1	LS	1,250	$0.05	0.0%
2	Knox Box Pkg 10B - WTP Shop	1	LS	1,250	$0.05	0.0%
3	Knox Box Pkg 10B - WWTP Admin	1	LS	1,250	$0.05	0.0%
4	Knox Box Pkg 10B - WWTP Shop	1	LS	1,250	$0.05	0.0%
10 41 16	Emergency Key Cabinets			5,000	$0.21	0.0%
10 43 16 Expansion Joint Covers						
1	Expansion Joint Covers Pkg 10B - WTP Admin	1	LS	5,000	$0.21	0.0%
2	Nystrom Expansion Joint Covers at Floor and Wall	30	LF	Included	$0.00	0.0%
10 43 16	Expansion Joint Covers			5,000	$0.21	0.0%
10 44 00 Fire Protection Specialties						
1	Fire Extinguishers & Cabinets Pkg 10B - WTP Admin	1	LS	3,560	$0.15	0.0%
2	FE & Semi Recessed Stainless Steel Cabinet	8	EA	Included	$0.00	0.0%
3	Fire Extinguishers & Cabinets Pkg 10B - WTP Shop	1	LS	1,804	$0.07	0.0%
4	FE & Brackets	5	EA	Included	$0.00	0.0%
5	Fire Extinguishers & Cabinets Pkg 10B - WWTP Admin	1	LS	2,220	$0.09	0.0%
6	FE & Semi Recessed Stainless Steel Cabinet	4	EA	Included	$0.00	0.0%
7	Fire Extinguishers & Cabinets Pkg 10B - WWTP Shop	1	LS	1,654	$0.07	0.0%
8	FE & Brackets	5	EA	Included	$0.00	0.0%
9	Activar Ambassador Series Cabinet or Similar		CLAR	Clarification	$0.00	0.0%
10 44 00	Fire Protection Specialties			9,238	$0.38	0.0%
10 51 00 Lockers & Benches						
1	Lockers Pkg 6B - WTP Admin	1	LS	36,722	$1.51	0.2%
2	Metal Lockers 24" x 24" x 72" - Space Saver Freestyle Lockers	14	EA	Included	$0.00	0.0%
3	Lockers Pkg 6B - WWTP Admin	1	LS	47,725	$1.96	0.2%
4	Metal Lockers 24" x 24" x 72" - Space Saver Freestyle Lockers	17	EA	Included	$0.00	0.0%
10 51 00	Lockers & Benches			84,447	$3.47	0.4%
	DIVISION 10 TOTALS			218,877	$9.00	1.1%

ITEM #11

Division 11 Equipment

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	$ PER S.F.	% OF TTL
11 31 00 Appliances						
1	Appliances Pkg 11C - WTP Admin	1	LS	31,791	$1.31	0.2%
2	Water Tech Office	1	LS	Included	$0.00	0.0%
3	True Refrigeration Reach In Fridge True T-43-HC 47"	1	EA	Included	$0.00	0.0%
4	Scotsman Undercounter Unit CU3030	1	EA	Included	$0.00	0.0%
5	Break Room	1	LS	Included	$0.00	0.0%
6	Ice Machine - Hoshizaki DCM-500BAH-OS	1	EA	Included	$0.00	0.0%
7	Range - GE Model #PSS93YPFS	1	EA	Included	$0.00	0.0%
8	Refrigerator - GE Model # GFE26JYMFS	1	EA	Included	$0.00	0.0%
9	Dishwasher - GE Model #GDT226SSLSS	1	EA	Included	$0.00	0.0%
10	Microwave - By Owner		EXCL	Excluded	$0.00	0.0%
11	Garbage Disposal	1	EA	Included	$0.00	0.0%
12	Appliances Pkg 11C - WTP Shop	1	LS	3,045	$0.13	0.0%
13	Refrigerator - GE Model # GFE26JYMFS	1	EA	Included	$0.00	0.0%
14	Microwave - By Owner		EXCL	Excluded	$0.00	0.0%
15	Garbage Disposal	1	EA	Included	$0.00	0.0%
16	Appliances Pkg 11C - WWTP Admin	1	LS	28,588	$1.18	0.1%
17	Ice Machine - Hoshizaki DCM-500BAH-OS	1	EA	Included	$0.00	0.0%
18	Range - GE Model #PGS930YPFS	1	EA	Included	$0.00	0.0%
19	Refrigerator - GE Model # GFE26JYMFS	1	EA	Included	$0.00	0.0%
20	Dishwasher - GE Model #GDT226SSLSS	2	EA	Included	$0.00	0.0%
21	Microwave - By Owner		EXCL	Excluded	$0.00	0.0%
22	Garbage Disposal	1	EA	Included	$0.00	0.0%
23	Washer - Speed Queen LFNE5BSP115T W01	2	EA	Included	$0.00	0.0%
24	Dryer - Speed Queen LDEE5BGS173TW01	2	EA	Included	$0.00	0.0%
25	Appliances Pkg 11C - WWTP Shop (None Included)		EXCL	Excluded	$0.00	0.0%
26	Appliances Specs/Quantities Listed per Equipment Matrix Received 06/30/25		Clar	Clarification	$0.00	0.0%
27	All Other Appliances are Budgeted Until Specification Received		Clar	Clarification	$0.00	0.0%
11 31 00	Appliances			63,424	$2.61	0.3%
11 53 00 Laboratory Equipment						
1	Incubator Pkg 11F - WWTP Admin	1	LS	88,843	$3.65	0.5%
2	Cold Room Model #LAB-G1NN 8x14		INCL	Included	$0.00	0.0%
3	Virtual Touchscreen		INCL	Included	$0.00	0.0%
4	Viewport Window 14"x14"		INCL	Included	$0.00	0.0%
5	GFCI Duplex		INCL	Included	$0.00	0.0%
6	Freight to Jobsite		INCL	Included	$0.00	0.0%
7	Access Into Building and Installation Coordination	1	LS	8,456	$0.35	0.0%
8	Commissioning and Owner Training		INCL	Included	$0.00	0.0%
9	WTP Lab Equipment	1	ALLOW	300,000	$12.34	1.5%
10	WWTP Lab Equipment	1	ALLOW	100,000	$4.11	0.5%
11 53 00	Laboratory Equipment			497,299	$20.45	2.6%
	DIVISION 11 TOTALS			**560,723**	$23.06	2.9%

ITEM #11

Division 12 Furnishings

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	$ PER S.F.	% OF TTL
12 20 00 Window Treatments						
1	Window Treatments Pkg 12A - WTP Admin	1	LS	6,681	$0.27	0.0%
2	Hunter Douglas 1" Cordless Aluminum Blinds	22	EA	Included	$0.00	0.0%
3	Window Treatments Pkg 12A - WTP Shop (None Included)		EXCL	Not Included		
4	Window Treatments Pkg 12A - WWTP Admin	1	LS	8,383	$0.34	0.0%
5	Hunter Douglas 1" Cordless Aluminum Blinds	30	EA	Included	$0.00	0.0%
9	Window Treatments Pkg 12A - WWTP Shop (None Included)		EXCL	Not Included	$0.00	0.0%
12 20 00	Window Treatments			15,064	$0.62	0.1%
12 31 00 Mfg & Specialty Casework						
1	Lab Casework Pkg 12C - WTP Admin	1	LS	89,032	$3.66	0.5%
2	Lab A110 & Water Quality Tech Office A111		INCL	Included	$0.00	0.0%
3	Powder Coat Steel Casework with Phenolic SPC Chem Sinks and Countertops		INCL	Included	$0.00	0.0%
5	Lab Casework Pkg 12C - WWTP Admin	1	LS	164,098	$6.75	0.8%
6	Lab C116		INCL	Included	$0.00	0.0%
7	Powder Coat Steel Casework with Phenolic SPC Chem Sinks and Countertops		INCL	Included	$0.00	0.0%
8	Fume Hood FH-1 Labconco or Equal		INCL	Included	$0.00	0.0%
12 31 00	Mfg & Specialty Casework			253,130	$10.41	1.3%
12 51 00 Furniture						
1	Control Room Consoles Pkg 12D - WTP Admin	1	LS	108,739	$4.47	0.6%
2	Control Room A109		INCL	Included	$0.00	0.0%
3	Console A - Large (Sit/Stand w/ 7 Monitor Capability)		INCL	Included	$0.00	0.0%
4	Console B - Large (Sit/Stand w/ 7 Monitor Capability)		INCL	Included	$0.00	0.0%
5	Millwork, Delivery, Offloading, Install		INCL	Included	$0.00	0.0%
6	Control Room Consoles Pkg 12D - WWTP Admin	1	LS	83,156	$3.42	0.4%
7	Control Room C113		INCL	Included	$0.00	0.0%
8	Console A - NextGen 46" x 72" Sit/Stand Dual Monitor		INCL	Included	$0.00	0.0%
9	Console B - NextGen 46" x 72" Sit/Stand Dual Monitor		INCL	Included	$0.00	0.0%
10	Console C - NextGen 46" x 72" Sit/Stand Dual Monitor		INCL	Included	$0.00	0.0%
11	Console D - NextGen 46" x 72" Sit/Stand Dual Monitor		INCL	Included	$0.00	0.0%
12	Millwork, Delivery, Offloading, Install		INCL	Included	$0.00	0.0%
12 51 00	Furniture			191,895	$7.89	1.0%
	DIVISION 12 TOTALS			**460,089**	$18.92	2.4%

ITEM #11

Division 14 Conveying Systems

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	$ PER S.F.	% OF TTL
14 20 00	**Elevators**					
1	Elevator Pkg 14A at WTP Admin	1	LS	108,674	$4.47	0.6%
2	Cab Finishes and Flooring		INCL	Included	$0.00	0.0%
3	TKE EOX Machine Room-Less		CLAR	Clarification	$0.00	0.0%
4	2,100lb Capacity, 150 FPM, 3 Stops		CLAR	Clarification	$0.00	0.0%
5	12-Month Maintenance and Service Period		INCL	Included	$0.00	0.0%
6	Platform for Installation and Pre-Inspection Requirements	1	LS	9,800	$0.40	0.1%
14 20 00	Elevators			118,474	$4.87	0.6%
	DIVISION 14 TOTALS			**118,474**	$4.87	0.6%

ITEM #11

Division 15 Mechanical

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	$ PER S.F.	% OF TTL
21 00 00 Fire Suppression						
1	Fire Protection Systems Pkg 15B - WTP Admin	1	LS	85,616	$3.52	0.4%
2	Fire Protection Systems Pkg 15B - WTP Shop (Not Required)		EXCL	Excluded	$0.00	0.0%
3	Fire Protection Systems Pkg 15B - WWTP Admin	1	LS	43,406	$1.78	0.2%
4	Fire Protection Systems Pkg 15B - WWTP Shop (Not Required)		EXCL	Excluded	$0.00	0.0%
5	Lift and Site Access	1	LS	3,600	$0.15	0.0%
21 00 00	Fire Suppression			132,622	$5.45	0.7%
22 00 00 Plumbing						
1	Plumbing Pkg 15A - WTP Admin	1	LS	330,575	$13.59	1.7%
2	Sampling Wall Mock Up / Install Allowance	1	ALLOW	15,000	$0.62	0.1%
3	Plumbing Pkg 15A - WTP Shop	1	LS	102,935	$4.23	0.5%
4	Plumbing Pkg 15A - WWTP Admin	1	LS	440,465	$18.11	2.3%
5	Gas Line from Meter to Building		INCL	Included	$0.00	0.0%
6	Plumbing Pkg 15A - WWTP Shop	1	LS	105,085	$4.32	0.5%
22 00 00	Plumbing			994,060	$40.87	5.1%
23 00 00 HVAC						
1	Mechanical Pkg 15A - WTP Admin	1	LS	595,510	$24.49	3.1%
2	Mechanical Pkg 15A - WTP Shop	1	LS	90,025	$3.70	0.5%
3	Mechanical Pkg 15A - WWTP Admin	1	LS	657,510	$27.04	3.4%
4	Mechanical Pkg 15A - WWTP Shop	1	LS	86,220	$3.55	0.4%
5	Site and Lift Access	1	LS	10,250	$0.42	0.1%
6	All Controls and BACNET Excluded		EXCL	Excluded	$0.00	0.0%
7	Includes Stand Alone T Stats		CLAR	Clarification	$0.00	0.0%
8	Test and Balance Included		CLAR	Included	$0.00	0.0%
23 00 00	HVAC			1,439,515	$59.19	7.4%
21 99 01 Mechanical Systems Coordinator						
1	Mechanical Systems Coordinator	40	Hours	5,365	$0.22	0.0%
21 99 01	Mechanical Systems Coordinator			5,365	$0.22	0.0%
	DIVISION 15 TOTALS			2,571,562	$105.74	13.2%

ITEM #11

Division 16 Electrical

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	$ PER S.F.	% OF TTL
26 00 00	**Electrical**					
1	Electrical Pkg 16A - WTP Admin	1	LS	459,299	$18.89	2.4%
2	SCADA Connections Allowance	1	ALLOW	10,000	$0.41	0.1%
3	Lightning Protection	1	LS	16,524	$0.68	0.1%
4	Electrical Pkg 16A - WTP Shop	1	LS	214,056	$8.80	1.1%
5	Electrical Pkg 16A - WWTP Admin	1	LS	848,704	$34.90	4.4%
6	SCADA Connections Allowance	1	ALLOW	10,000	$0.41	0.1%
7	Lightning Protection	1	LS	20,196	$0.83	0.1%
8	300kw Generator		CLAR	Clarification	$0.00	0.0%
9	Electrical Pkg 16A - WWTP Shop	1	LS	184,965	$7.61	0.9%
10	Fire Alarm Pkg 15B - WTP Admin	1	LS	34,820	$1.43	0.2%
11	Fire Alarm Pkg 15B - WTP Shop	1	LS	20,700	$0.85	0.1%
12	Fire Alarm Pkg 15B - WWTP Admin	1	LS	29,140	$1.20	0.1%
13	Fire Alarm Pkg 15B - WWTP Shop	1	LS	19,980	$0.82	0.1%
14	Fire Alarm Sensors Include Dual Smoke/C02 Sensors		CLAR	Clarification	$0.00	0.0%
15	Based on Providing Vigilante Fire Alarm System		CLAR	Clarification	$0.00	0.0%
26 00 00	Electrical			1,868,384	$76.83	9.6%
27 00 00	**Communications**					
1	Structured Cabling Pkg 16B - WTP Admin	1	LS	43,089	$1.77	0.2%
2	Structured Cabling Pkg 16B - WTP Shop	1	LS	33,122	$1.36	0.2%
3	Structured Cabling Pkg 16B - WWTP Admin	1	LS	83,253	$3.42	0.4%
4	Structured Cabling Pkg 16B - WWTP Shop	1	LS	7,973	$0.33	0.0%
27 00 00	Communications			167,437	$6.88	0.9%
28 13 00	**Access Control and Security Cameras**					
1	Access Control and Security Pkg 16B - WTP Admin	1	LS	216,868	$8.92	1.1%
2	Access Control and Security Pkg 16B - WTP Shop	1	LS	40,800	$1.68	0.2%
3	Access Control and Security Pkg 16B - WWTP Admin	1	LS	190,642	$7.84	1.0%
4	North Gate - Add New Pedestal, Control Keypad/CR, Intercom Station, 270 Deg Camera		INCL	Included	$0.00	0.0%
5	South Entry Gate - Rework Existing Equipment for New Location		INCL	Included	$0.00	0.0%
6	Access Control and Security Pkg 16B - WWTP Shop	1	LS	51,000	$2.10	0.3%
7	By Schneider Electric		CLAR	Clarification	$0.00	0.0%
28 13 00	Access Control and Security Cameras			499,310	$20.53	2.6%
	DIVISION 16 TOTALS			**2,535,132**	$104.24	13.0%

AMENDMENT No.2

WHEREAS, the City of Grapevine (CITY) and Freese and Nichols, *Inc*, (ENGINEER) made and entered into an engineering services contract, (the CONTRACT) which was authorized *by City Council* on the *7th* day of *November, 2023* in the amount of $2,130,000 (1,933,081 with 10% contingency);

WHEREAS, the CONTRACT was subsequently revised by: Amendment 1. in the amount $120,000 ($108,448 with a 10% contingency) which was authorized by City Council on August 20,2024 for (WWTP Generator, Secondary North Gate and WWTP Conceptual Design of two-building scheme; and

WHEREAS, the CONTRACT involves engineering services, as attached, for the following project:

WATER TREATMENT AND WASTEWATER TREATMENT ADMINISTRATION FACILITIES IMPROVEMENTS; and

WHEREAS, it has become necessary to execute Amendment No. 2 to the CONTRACT to include an increased scope of work and revised fee.

NOW THEREFORE, CITY and ENGINEER, acting herein by and through their duly authorized representatives, enter into the following agreement, which amends the CONTRACT:

1.

Article I of the CONTRACT is amended to include the additional engineering services specified in a proposal dated March 13, 2025 and a copy of which is attached hereto and incorporated herein. The cost to City for the additional Construction Services to be performed by Engineer totals $129,000. (See Attached Funding Breakdown Sheet, Page -3-)

2.

Article II of the CONTRACT is amended to provide for an increase in the fee to be paid to Engineer for all work and services performed under the Contract, as amended, so that the total fee paid by the City for all work and services shall be an amount of $2,379,000.

3.

All other provisions of the Contract, which are not expressly amended herein, shall remain in full force and effect.

EXECUTED and EFFECTIVE as of the date last written by a signatory, below.

APPROVED:
City of Grapevine

_____
Bruno Rumbelow
City Manager

DATE: _____

ENGINEER
Freese and Nichols, Inc.

_____
Vimal Nair, P.E.
Principal

DATE: _____

APPROVAL RECOMMENDED:

_____
Bryan Beck, P.E.
Director, *Public Works* Department

ATTEST:

City Council Date: _____

_____
Tara Brooks
City Secretary

FUNDING BREAKDOWN SHEET

Purchase Order No.

Summary of Original Contract, Amendment No 1. & Amendment No. 2

Department	Fund-Account-Center	Amount
201-48830-155-851-C00078 & 201-48830-155-851-C00079	Water Treatment and Wastewater Treatment Administration Facilities Improvements	1,933,081
201-44830-155-851-C00079	WWTP Admin Building Emergency Generator	$17,835
201-44830-155-851-C00079	WWTP Secondary Gate Entrance	$21,986
201-44830-155-851-C00079	WWTP Conceptual Design of two-building scheme	$68,627
201-48830-155-851-C00078 & 201-48830-155-851-C00079	*Construction Services*	*$129,000*
	Subtotal:	$2,170,529
	Contingency:	$208,471
	Total:	$2,379,000

ATTACHMENT A
SCOPE OF SERVICES FOR:
CONSTRUCTION PHASE SERVICES FOR THE WATER TREATMENT PLANT AND WASTEWATER TREATMENT PLANT ADMINISTRATION FACILITY IMPROVEMENTS

Overall Task Order Summary:

The scope of work is for Freese and Nichols Inc. (FNI) to provide PART TIME construction phase services on the Project for the City of Grapevine (Client). Assumptions include:

1. 54 week construction duration beginning October 2025
2. City is providing day-to-day inspection effort
3. City and/or CMAR are providing construction materials testing

ARTICLE 1 SCOPE OF WORK

PROJECT UNDERSTANDING

The scope of work is to supplement the original design contract that FNI is currently completing. This amendment will provide PART TIME construction phase services on:

Water Treatment Plant Administration Building

The Water Treatment Administration Building improvements will include a 3 level addition to the existing filter building. The roof structure will consist of a metal deck and steel roof joists, while the floor framing will be a composite deck over steel beams. The walls will be CMU with a brick veneer. The foundation design is based on the geotechnical report but is to be a drilled pier foundation with concrete walls for the basement walls.

No structural modification will be made to the existing filter building except when connecting to the new building. Work in the existing filter control room is not in scope.

Water Treatment Plant Maintenance Building

The new Maintenance building will consist of a CMU structure with a flat roof system over a metal deck and steel roof joists. The foundation is designed based on the recommendations in the geotechnical report but is to be a slab on ground foundation.

Wastewater Treatment Plant Administration Building

The existing Administration/Operations building will be demolished. Client is responsible for relocating the existing wood framed city owned buildings located north of the GRACE center, prior to construction of the new Wastewater Treatment Administration Building which will consist of a single-level building made up of CMU walls and a flat roof. Roof framing will consist of a metal deck and steel roof joists. Building design will include the installation of concrete or CMU walls for retaining the soil at the sloping topography for the foundation. It is assumed that there will be no additional retaining walls required around the building. A performance specification will also be provided for the canopy at plant level.

Wastewater Treatment Plant Maintenance Building

The new Maintenance building will consist of a CMU structure with a flat roof system over a metal deck and steel roof joists. The foundation is designed based on the recommendations in the geotechnical report but is to be a slab on ground foundation.

BASIC SERVICES

Task 1.0 Construction Phase Services

A. Upon beginning the construction phase services in October 2025, FNI will proceed with the performance of construction phase general representation and part time construction management services as described below. In performing these services, it is understood that FNI does not guarantee the CMAR's performance, nor is FNI responsible for the supervision of the CMAR's operation and employees. FNI shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the CMAR, or any safety precautions and programs relating in any way to the condition of the premises, the work of the CMAR or any Subcontractor. FNI shall not be responsible for the acts or omissions of any person (except its own employees or agents) at the Project site or otherwise performing any of the work of the Project.

Freese and Nichols, Inc. (FNI) will staff the project in the field as follows:

- Part-time Senior Construction Manager:
  - Average of 2 hours per week for 54 weeks (108 hours)
  - Senior construction manager will support as needed in the field and for issue resolution.
- Part-time Construction Manager:
  - Average 8 hours per week for 54 weeks (432 hours)
  - Construction manager will make one site visit per week and support items shown in scope below.

B. The primary roles and responsibilities of the Construction Manager are as follows

1. Attend the pre-construction conference with the CMAR.
2. Establish communication procedures with the Client and CMAR and Engineering Team with the Engineer of Record (EOR). Submit site visit reports of construction progress. Reports will describe construction progress in general terms and include progress photographs that include location and description of what is pictured. Any non-conforming work will be documented and elevated to the Inspector, Engineering Team and CMAR for corrective action. 54 visits total per the 8 hour per week budget. Visits will be utilized when needed and not necessarily each week depending on work onsite to be viewed.
3. Assist the EOR's Engineering Team in the submittal process workflow using PMIS system.

4. Assist with the processing/review of the Payment Requests and supporting documentation submitted by CMAR. Work with inspection staff to verify quantities.

5. Using the PMIS RFI process, work with the EOR's Team on interpretation of the drawings and specifications for Client and CMAR.

6. Assist the EOR's Team in change modifications to the Contract Documents including review of pricing and backup documentation.

7. Assist the Client and EOR with the final review of the Project for conformance with the design concept of the Project and general compliance with the Construction Contract Documents. Assist with preparation of a list of deficiencies to be corrected by the CMAR before recommendation of final payment. Assist the City in obtaining legal releases, permits, warranties, spare parts, and keys from the CMAR. Review and comment on the certificate of completion and the recommendation for final payment to the CMAR.

8. Conference and Meetings: As needed, attend meetings (such as monthly progress meetings or job conferences) with the CMAR, EOR and Client.

9. Liaison:

    a. Serve as the EOR's liaison with the CMAR, working principally through the CMAR's superintendent and assist in understanding the intent of the Contract Documents (per the EOR); and assist the EOR in serving as the Client's liaison with the CMAR when CMAR's operations affect Client's on-site operations.

    b. Assist in obtaining from Client additional details or information, when required for proper execution of the Work.

10. Review of Work, Rejection of Work, Inspections and Testing: It is understood that this scope is for part-time coverage of work onsite so there will be potential for work to be performed without observation.

    a. During site visits, conduct on-site observations of the Work in progress and work conducted in between site visits to determine if the Work is in general proceeding in accordance with the Contract Documents.

    b. Produce site visit reports that detail work ongoing/observed, any completed work reviewed, issues, photographic documentation, testing observed and work that does not conform to the contract documents. File reports in the PMIS system and notify EOR, CMAR, and Client when uploaded.

11. Certificates, Maintenance and Operation Manuals: During the course of the Work, assist the team to confirm that certificates, maintenance and operation manuals and other data required to be assembled and furnished by CMAR are applicable to the items actually installed and in accordance with the Contract Documents, and have this material delivered to Engineer for review and forwarding to Client prior to final payment for the Work.

12. Completion:

a. Before Client issues a Certificate of Substantial Completion, assist with the production and submission to CMAR of a list of observed items requiring completion or correction.

b. Work with Inspection Staff and CMAR to confirm that CMAR has performed inspections required by laws or regulations, ordinances, codes or order applicable to the Work, including but not limited to those to be performed by public agencies having jurisdiction over the Work.

c. Participate in a final inspection in the company of EOR, Client and CMAR and prepare a final list of items to be completed or corrected.

d. Along with the Inspector, observe whether all items on final list have been completed or corrected and corrections are adequate for acceptance.

13. Limitations of Authority of Part Time Construction Manager:

a. Shall not authorize any deviation from the Contract Documents or substitution of materials or equipment (including "or-equal" items).

b. Shall not exceed limitations of EOR's authority as set forth in Agreement or the Contract Documents.

c. Shall not undertake any of the responsibilities of CMAR, Subcontractor, Suppliers, or CMAR's superintendent.

d. Shall not advise on, issue directions relative to or assume control over any aspect of the means, methods, techniques, sequences or procedures of construction unless such advice or directions are specifically required by the Contract Documents.

e. Shall not advise on, issue directions regarding or assume control over safety precautions and programs in connection with the Work or any activities or operations of Client or CMAR.

f. Shall not participate in specialized field or laboratory tests or inspections conducted by others, except as specifically authorized by EOR.

C. ASSUMPTIONS:

1. Construction duration of 54 weeks.

2. Construction phase services will not be needed on weekends or conduct nighttime work.

3. Construction Management staff will not provide technical review. The EOR will process all submittals in the project PMIS.

4. CMAR will provide a construction trailer on-site for the FNI construction staff to work in and hold meetings as needed.

5. Construction Materials Testing is contracted directly with the Client OR under the

contracts of the CMAR.

6. City will be providing inspection staff for the project. These individuals will be handling:
    a. Day-to-day inspection needs onsite.
    b. Quantity calculations to verify pay applications submitted by the CMAR.
    c. Observation, documentation and notification of non-conforming work. Coordination of corrective actions and verification of the work plan to fix the issues observed.
    d. Coordination of the testing laboratory onsite for any CMT needs. Ensuring documentation of testing (passing and failing) are in the PMIS system for the project record.
    e. Preparing documentation of contract modifications for the project. Receiving and evaluating notices of CMAR claims and review of pricing, backup and associated documentation. Negotiate with the CMAR for any pricing for contract changes.
    f. Manage the final review of the project files, punchlist, and corrective action to any punchlist items for project closeout.
    g. Monitor CMAR production/maintenance of red-line drawings in the field and provide them to the EOR for record drawing production at the end of the project.

ADDITIONAL SERVICES NOT INCLUDED IN THE EXISTING SCOPE OF SERVICES

A. Additional Services not included in the existing Scope of Services – Client and FNI agree that the following services are beyond the Scope of Services described in the tasks above. However, FNI can provide these services, if needed, upon Client's written request. Any additional amounts paid to FNI because of any material change to the Scope of the Project shall be agreed upon in writing by both parties before the services are performed. These additional services include the following:
    1. Services beyond the duration of the assumed construction durations noted within.
    2. Performance of materials testing or specialty testing services.
    3. Services necessary due to the default of the CMAR.
    4. Services related to damages caused by fire, flood, earthquake or other acts of God.
    5. Services related to warranty claims, enforcement and inspection after final completion.
    6. Services related to Survey Construction Staking
    7. Services to support, prepare, document, bring, defend, or assist in litigation undertaken or defended by Client.

ADDITIONAL SERVICES

Client may authorize the EOR to provide additional services related to the Project but not specifically enumerated herein. Compensation for any of the ADDITIONAL SERVICES authorized by Client shall be based on the actual labor hours and expenses incurred in performing the work, in accordance with ARTICLE III. No work will be performed under this item without prior written authorization of Client.

ARTICLE II COMPENSATION

Construction Phase Basic Services	$129,000
Total	$129,000

*Fee will be billed within the cost plus maximum amount shown at hourly rates. It is anticipated that the FNI CM representatives will average the 8 hours weekly towards the project but that some weeks will be higher/lower depending on work occurring onsite. FNI's staff will manage the effort towards the 8 hours per week average and will notify the City of any higher/lower than expected burn rates through our monthly reporting.

ORDINANCE NO. 2025-056

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF REVENUE IN THE AMOUNT OF $20,621,000 IN THE UTILITY ENTERPRISE FUND RECEIVED FROM THE SALE OF BONDS AND INCLUDING INTEREST ACCRUED AND AUTHORIZING THE APPROPRIATION OF $20,621,000 IN THE UTILITY ENTERPRISE FUND FOR EXPENDITURES ASSOCIATED WITH THE WATER AND WASTEWATER TREATMENT PLANT IMPROVEMENT PROJECT; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine has received funds from the sale of bonds approved in 2024 and accrued interest for the Water and Wastewater Treatment Plant Administration Building Improvements 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 $20,621,000 revenue be appropriated in the Utility Enterprise Fund based on receipts of funds from the approved sale of bonds and accrued interest.

Section 3. That the City Council hereby authorizes an amount of $20,621,000 for expenditures be appropriated in the Utility Enterprise Fund associated with the Water and Wastewater Treatment Plant Administration Building Improvements Project.

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 16th day of September, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ITEM #12

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: APPROVAL OF ARCHITECTURAL AND ENGINEERING SERVICES FOR THE WATER AND WASTEWATER TREATMENT PLANT ADMINISTRATION BUILDING IMPROVEMENTS PROJECT

RECOMMENDATION: City Council to consider approval of the second amendment to the architectural/engineering contract for the renovations and new construction associated with the Water and Wastewater Treatment Plant Administration Building Improvements Project with Freese and Nichols, Inc., reconciliation of amendments to the architectural/engineering contract approved by staff within prior contingency funds, and an ordinance appropriating the funds.

FUNDING SOURCE: Upon approval of the attached appropriation ordinance, funds will be available in the Utility Enterprise Fund in the amount of $129,000

BACKGROUND: Freese and Nichols, Inc. (FNI) was awarded the architectural/engineering services contract on November 7, 2023, in the amount of $2,130,000. Staff returned to council on August 20, 2024, with the first amendment to the contract for $120,000. The design work under the first amendment included the addition of a generator, gate improvements, and conceptual design at the Wastewater Treatment Plant.

The second amendment to the FNI contract includes construction phase services for the duration of the project in the amount of $129,000 to support the CMAR process.

Staff recommends approval

ORDINANCE NO. 2025-057

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF REVENUE IN THE AMOUNT OF $129,000 IN THE UTILITY ENTERPRISE FUND RECEIVED FROM THE SALE OF BONDS AND INCLUDING INTEREST ACCRUED AND AUTHORIZING THE APPROPRIATION OF $129,000 IN THE UTILITY ENTERPRISE FUND FOR EXPENDITURES ASSOCIATED WITH THE WATER AND WASTEWATER TREATMENT PLANT IMPROVEMENT PROJECT; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine has received funds from the sale of bonds approved in 2024 and accrued interest for the Water and Wastewater Treatment Plant Administration Building Improvements 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 $129,000 revenue be appropriated in the Utility Enterprise Fund based on receipts of funds from the approved sale of bonds and accrued interest.

Section 3. That the City Council hereby authorizes an amount of $129,000 for expenditures be appropriated in the Utility Enterprise Fund associated with the Water and Wastewater Improvements project.

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 16th day of September, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ITEM #13

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: WATER AND WASTEWATER RATES

RECOMMENDATION: City Council to consider adoption of an ordinance amending amending the Grapevine City Code Chapter 25 – Utilities and Service, Section 25-27 Wastewater Rate regarding the residential and commercial water and wastewater service rates.

FUNDING SOURCE: N/A

BACKGROUND: As presented to City Council at the Budget Workshop on August 14, the current water and wastewater rates are no longer sufficient to cover existing operating costs and the costs of system improvements over the next year. The proposed rate structure will also support the issuance of $30 million in bonds for needed system improvements. The proposed water rate will be revised from $5.02 to $6.68, and the sewer rate will move from $4.76 to $6.27 per 1,000 gallons. A comparison of the proposed rates - with comparable North Texas cities - is attached which demonstrates the new rate is still among the lowest in the region. As you recall, Grapevine's portion of the utility rate have not been adjusted in 10 years.

Staff recommends approval.

ORDINANCE NO. 2025-058

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING THE GRAPEVINE CODE OF ORDINANCES BY AMENDING CHAPTER 25 UTILITIES AND SERVICES RELATIVE TO WASTEWATER RATES AND WATER RATES, 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, the current water and wastewater rates are no longer sufficient to cover existing operating costs and the costs of system improvements over the next year; and

WHEREAS, this rate change is also to increase to the utility fund balance and debt service from future bond sales; and

WHEREAS, this Ordinance shall become effective on October 1, 2025; 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.

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 25 Utilities and Services of the Grapevine Code of Ordinances, Section 25-27 Wastewater rates subsection (1) General water consumption (city water system), is hereby amended by replacing existing text with the following:

"(1) *General water consumption (city water system):*

	Residential	Commercial	Multi-Family	Multi-Family Evaporation	Coppell-per ILA
Minimum Charge (includes 2,000 gallons)					
All	$ 14.99	$ 22.14	$ 11.99	$15.82	$ 18.74
The Multi-Family minimum is billed per unit.					
Volumetric Rate (per 1,000 gallons)					
Next 13,000 gals	$ 6.27				
Over 2,000 gals		$ 6.27	$ 6.27	$ 6.27	$ 7.84

The monthly volume charge for residential customers will be based on the lower of the individual customer's average monthly water use during the previous winter quarter months of December, January and February, or actual consumption, but in no event shall the volume used to compute this monthly charge exceed 15,000 gallons. The volumes used to compute these charges are based on the amount of water used by the residential customer as measured by a meter. The winter average will be calculated annually in March and will be in effect for March through February billing periods. Where no previous winter quarter average is available from the records, the volume to be used for this monthly volume charge shall be actual consumption, such estimated volume not to exceed 10,000 gallons per customer. If a resident is tied into the city sewer system only and has metered consumption, the resident can use their winter quarter average for the previous winter quarter months of December, January and February, if the resident records of consumption have been verified by the director of finance or his designee.

The rates adopted herein shall automatically be updated to reflect the rates approved with the annual adoption of the Annual Operating Budget."

Section 3. That Chapter 25 Utilities and Services of the Grapevine Code of Ordinances, Section 25-27 Wastewater rates subsection (3) Commercial accounts utilizing cooling towers, is hereby removed in its entirety.

Section 4. That Chapter 25 Utilities and Services of the Grapevine Code of Ordinances, Section 25-28 Water rates subsection (1) General water consumption, is hereby amended by replacing existing text with the following:

"(1) *General water consumption:*

		Residential, Commercial, Sprinkler Inside City Limits	Residential, Commercial, Sprinkler Outside City Limits	Coppell - per ILA	Multi-Family	Temporary/ Construction
Minimum Charge						
Meter Size	**Gallons in Minimum**					
3/4"	2,000	$ 17.88	$ 35.76	$ 22.35		
1"	9,000	60.12	105.88	75.15		
1 1/2"	21,000	140.28	226.20	175.35		
2"	34,000	227.12	356.52	283.90		
3"	78,000	521.04	797.72	651.30		
4"	100,000	668.00	1,018.30	835.00		
6"	134,000	895.12	1,359.22	1,118.90		
8"	239,000	1,596.52	2,411.90	1,995.65		
All Units	2,000				$ 14.30	
All Units	22,000					$ 146.96
Meters larger than 8" will be agreed upon by contract.						
Volumetric Rate (per 1,000 gallons)						
Gallons Over Minimum		$ 6.68	$ 10.04	$ 8.35	$ 6.68	$ 6.68

The Sprinkler class is for customers that have a separate irrigation meter.

The rates adopted herein shall automatically be updated to reflect the rates approved with the annual adoption of the Annual Operating Budget."

Section 5. That Chapter 25 Utilities and Services of the Grapevine Code of Ordinances, Section 25-28 Waste rates subsections (2) Temporary and (3) Minimum charges, are removed in their entirety.

Section 6. That Chapter 25 Utilities and Services of the Grapevine Code of Ordinances, Section 25-42 Same – Minimum rates, is hereby amended by replacing existing text with the following:

> "The rates charged by the city for water and/or wastewater service outside the corporate limits of the city shall not exceed more than double the rates charged to customers within the corporate limits unless specifically published."

Section 7. That Chapter 25 Utilities and Services of the Grapevine Code of Ordinances, Section 25-42.1 Minimum rate for wastewater customers not connected to the water system, is hereby amended by replacing existing text with the following:

"Wastewater charges for a customer or consumer not connected to the water system of the city shall be at a monthly rate of $34.14 per connection."

Section 8. 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 9. 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 16th day of September 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: APPROVAL OF A RATE REVIEW MECHANISM SETTLEMENT WITH ATMOS ENERGY

RECOMMENDATION: City Council to consider a resolution approving a settlement agreement with Atmos Energy associated with the 2025 Rate Review Mechanism (RRM) filing.

FUNDING SOURCE:

BACKGROUND: The City, along with 181 other Mid -Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute. Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018.

On or about April 1, 2025, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2024, entitled it to additional system -wide revenues of $245.2 million. Application of the standards set forth in ACSC's RRM Tariff reduces the Company's request to $225.6 million, $163.5 million of which would be applicable to ACSC members. After reviewing the filing and conducting discovery, ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be $185.6 million instead of the claimed $245.2 million.

After several settlement meetings, the parties have agreed to settle the case for $205.6 million. This is a reduction of $20 million to the Company's initial request. This includes payment of ACSC's settlement related expenses. The Effective Date for new rates is October 1, 2025. ACSC was represented in the settlement by it's Board which consists of representatives from 18 member cities.

The impact of the settlement on average residential rates is an increase of $7.83 on a monthly basis, or 9.27%. The increase for average commercial usage will be $25.73 or 6.56%.

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When new rates become effective on October 1, 2025, ACSC residents will maintain an economic monthly advantage over GRIP and DARR rates.

Comparison to Other Mid-Tex Rates (Residential)

Average Bill Compared to RRM Cities
RRM Cities: $54.68
DARR: $58.57 $3.89
ATM Cities: $57.39 $2.71

The City Council Utilities Committee has been briefed on this settlement and staff recommends approval.

RESOLUTION NO. 2025-012

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2025 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL

WHEREAS, the City of Grapevine, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly-situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2025, Atmos Mid-Tex filed its 2025 RRM rate request with ACSC Cities based on a test year ending December 31, 2024; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2025 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of $245.2 million on a system-wide basis with an Effective Date of October 1, 2025; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs "Attachment 1" implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits "Attachment 2"; and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications; and

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

WHEREAS, the City Council deems the adoption of this resolution to be in the best interests of the health, safety, and welfare of the public.

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

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of $205.6 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2025 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional $205.6 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth in "Attachment 2", attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2025 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

Section 8. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2025.

Section 11. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, by a vote of ____ to ____, on this the 16th day of September, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**R – RESIDENTIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Application
Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 23.65 per month
Rider CEE Surcharge	$ 0.03 per month[1]
Total Customer Charge	$ 23.68 per month
Commodity Charge – All Ccf	$ 0.74748 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1]Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2025.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**C – COMMERCIAL SALES**
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**

Application
Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 94.00 per month
Rider CEE Surcharge	$ 0.01 per month[1]
Total Customer Charge	$ 94.01 per month
Commodity Charge – All Ccf	$ 0.22261 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level
For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

[1] Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2025.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Application
Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,848.75 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.7678 per MMBtu
Next 3,500 MMBtu	$ 0.5623 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.1206 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level
For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Application
Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

This tariff is not available to customers with a maximum daily demand of 1,000 MMBtu or greater and a daily/annual load factor of 10% or less. Load factor is calculated as follows: annual usage / (maximum daily connected demand X 365). Load factors will be recalculated once each year to determine appropriate eligibility for Rate T.

Type of Service
Company's receipt and delivery of all gas quantities under the applicable Transportation Agreement will be on a wholly interruptible basis subject to the Terms and Conditions incorporated in the Transportation Agreement. If Customer is an Industrial Customer, then Customer may elect, at the reasonable discretion of Company, to contract for Plant Protection transportation quantities defined as the minimum natural gas required to prevent physical harm and/or protect critical safety to the plant facilities, plant personnel, or the public when such protection cannot be achieved through the use of an alternate fuel. Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,848.75 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.7678 per MMBtu
Next 3,500 MMBtu	$ 0.5623 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.1206 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Imbalance Fees
All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees
Customer shall pay Company the greater of (i) $0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

Overpull Fee
Upon notification by Company of an event of interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement
A transportation agreement is required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**SUR – SURCHARGES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Application

This Rider is applicable to customer classes in the incorporated areas under the RRM tariff as authorized by the state or any governmental entity, a municipality, or a regulatory authority pursuant to any statute, ordinance, order, rule, contract, or agreement.

Monthly Calculation

Surcharges will be calculated in accordance with the applicable statute, ordinance, order, rule, contract, or agreement.

FASB ASC 740-10 (Fin48) Refund

Applicable to Customers taking service under Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation.

To ensure that gas utility customers receive the benefit associated with the changes in the Company's Uncertain Tax Positions ("UTPs") arising from recognition of Texas Margin Tax returns.

The decrease shall be calculated as follows:

Beginning with implementation of rates from the negotiated RRM Tariff, and annually thereafter, the portion of UTP liabilities identified in Schedule FIN48-1.1 for the prior fiscal year shall be allocated based on the final class allocations of GUD No. 10170 as per the RRM Tariff, divided by the annual bill count to derive rates to be refunded through Rider SUR in the subsequent fiscal year. Each year's calculation will include a true-up (+ or -) due to account for over/under collections. Amounts identified in Schedule FIN48-1 shall be adjusted to reflect any audit adjustments received from the Texas Comptroller of Public Accounts.

No action on the part of the Regulatory Authority is required to give effect to the amount to be refunded to customers. However, any amount refunded to customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding with the Railroad Commission of Texas, and if applicable, the gas utility shall be required to reconcile any discrepancies.

The following refund as authorized in the most recent negotiated RRM Tariff shall be refunded to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill in each month for a 12-month period. The refund amount by month by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	$ (0.12)
Rate C – Commercial Sales	$ (0.41)
Rate I – Industrial Sales	$ (8.68)
Rate T – Transportation	$ (8.68)

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**TAX – TAX ADJUSTMENT**	
APPLICABLE TO:	**Entire Division as Set Forth Below**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	**PAGE:**

Application

Applicable to Customers taking service under Rate R, Rate C, Rate I, and Rate T, except for exempt State Agency Customers, to the extent of state gross receipts taxes only.

1. **State Gross Receipts Taxes**

Applicability - Entire Division except for Unincorporated Areas

Each monthly bill shall be adjusted for Miscellaneous state gross receipts taxes imposed by Sections 182-021 - 182-025 of the Texas Tax Code.

Entire Division

Each monthly bill shall also be adjusted by an amount equivalent to the amount of all applicable taxes and any other governmental impositions, rentals, fees, or charges (except state, county, city, and special district ad valorem taxes and taxes on net income) levied, assessed, or imposed upon or allocated to Company with respect to the Gas Service provided to Customer by Company, and any associated facilities involved in the performance of such Gas Service. Each monthly bill shall also be adjusted by an amount equivalent to the proportionate part of any increase or decrease of any tax and any other governmental imposition, rental, fee, or charge (except state, county, city, and special district ad valorem taxes and taxes on net income) levied, assessed, or imposed subsequent to the effective date of this tariff, upon or allocated to Company's operations, by any new or amended law, ordinance, or contract.

2. **Federal or State Tax Law or Rate Changes:**

Applicability – All Customers in the Mid-Tex Division ("MTX") Under the RRM Tariff

Applicable to Customers taking service under Rate R, Rate C, Rate I, and Rate T.

To ensure that gas utility customers receive the benefits or costs associated with the changes in tax rates at a federal or state level, MTX shall establish and accrue on its books and records, as of the effective date of the federal or state tax law or rate change: 1) regulatory liabilities to reflect the impact of a decrease in federal corporate income tax rates or state margin tax rates; or, 2) regulatory assets to reflect the impact of an increase in federal corporate income tax rates or state margin tax rates.

The gas utility may not change rates to give effect to a change in Federal or State Tax law or rates through the Rider TAX unless and until the city issues final authorization, an Accounting Order, or other express guidance authorizing such recovery through the RRM process.

Company may also not change rates to capture the impacts associated with the effects of Public Law 117-169, 136 STAT. 1818 of August 16, 2022 ("Tax Act 2022") and certain other tax-related costs that will change from the amounts included in the most recent base revenue requirement established through an RRM filing unless and until the city issues a final authorization, an Accounting Order, or other express guidance authorizing such recovery.

Upon receipt of authorization from the city through an Accounting Order, final authorization or other express guidance, the calculation applicable to the aforementioned federal or state tax rate or law changes are as follows; however, to the extent there is a conflict between the calculation or methodology

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**TAX – TAX ADJUSTMENT**	
APPLICABLE TO:	**Entire Division as Set Forth Below**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	**PAGE:**

prescribed by an Accounting Order, final authorization, or other express guidance, and those contained in this rate schedule, the Accounting Order, final authorization, or other express guidance controls:

Calculations

1. With regard to changes in the tax rates at a federal or state level, the increase or decrease shall be calculated as follows:

    a. A portion of the gas utility's revenue representing the difference between: 1) the cost of service as approved by the Commission or the applicable regulatory authority in the gas utility's most recent statement of intent or other rate proceeding, and 2) the cost of service that would have resulted had the rates been based on the new federal income tax rate (increase or decrease) or state margin taxes (increase or decrease), as of the effective date of the change;
    b. If applicable, the portion of the gas utility's revenue representing the difference between: 1) each Interim Rate Adjustment surcharge approved by the regulatory authority since the gas utility's most recent statement of intent or other rate proceeding, and 2) each Interim Rate Adjustment surcharge that would have resulted had the surcharges been based on the new federal income tax rate (increase or decrease) or state margin taxes (increase or decrease), as of the effective date of the change; and
    c. The excess or deficient deferred tax reserve, including any associated gross up in taxes, caused by the reduction or increase in the federal corporate income tax rate or state related tax increases, as of the effective date of the change.

Upon the receipt of authorization from the Commission or applicable regulatory authority, the gas utility shall separately refund to customers based on a decrease in federal or state tax rates or separately collect from customers based on an increase in federal or state tax rates within twelve (12) months or, pursuant to applicable Internal Revenue Code ("IRC") rules and regulations, as follows:

    d. The amount collected/refunded by the gas utility that reflects the difference in base rates between: 1) the cost of service approved by the regulatory authority in the gas utility's most recent statement of intent rate proceeding, and 2) the cost of service that would have resulted had the rates been based upon the new federal or state tax rates, between the effective date of this order and the effective date of the changes.
    e. If applicable, the amount collected/refunded by the gas utility that reflects the difference between: 1) each Interim Rate Adjustment surcharge approved by the Commission or the regulatory authority since the gas utility's most recent statement of intent rate proceeding, and 2) each Interim Rate Adjustment surcharge that would have resulted had the rates been based upon the new federal or state tax rates, between the effective date of this order and the effective date of the changes.
    f. The amount collected/refunded by the gas utility that reflects the difference in the excess or deficient deferred tax reserve included in base rates between: 1) the cost of service approved by the Commission or the regulatory authority in the gas utility's most recent statement of intent rate proceeding, and 2) the cost of service that would have resulted had the rates been based upon the new federal or state tax rates, between the effective date of this order and the effective date of the changes. These amounts shall be refunded or collected from customers based upon IRC rules and regulations if applicable.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**TAX – TAX ADJUSTMENT**	
APPLICABLE TO:	**Entire Division as Set Forth Below**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	**PAGE:**

2. With regard to the Tax Act 2022 and certain other tax-related costs that will change from the amounts included in the base revenue requirement established through an RRM filing, any change in rates shall be calculated as follows:

   (a) The amount shall be calculated as the product of Company's grossed-up rate of return authorized in the cost of service as approved by the Commission or the applicable regulatory authority in the gas utility's most recent statement of intent or other rate proceeding times the Corporate Alternative Minimum Tax deferred tax asset ("CAMT DTA") estimated at September 30 of the fiscal year or applicable quarter-end within a fiscal year prior to the annual change in the rates pursuant to this tariff, less the income tax credits received in accordance with IRC requirements applicable to the Tax Act 2022 grossed-up for income taxes to a revenue equivalent.

   (b) The estimated CAMT DTA and the related effects on the rider revenue requirements shall be trued up to the actual effects in the following year and the over/under recovery amortized over the twelve months that each year's recalculated tariff rates are in effect. The over/under recovery shall include a grossed-up rate of return as authorized in Company's most recent statement of intent or other rate proceeding.

   (c) The methodology for computing Company's CAMT is as follows:

      i. Confirm when Atmos Energy Corporation and its affiliates are subject to CAMT as an "applicable corporation" as defined the Tax Act 2022, then there will be MTX's CAMT DTA in the tariff.

      ii. Calculate the Mid-Tex Division's (MTX) contribution to Adjusted Financial Statement Income ("AFSI") on a stand-alone basis. MTX's AFSI is calculated by adjusting MTX's applicable financial statement income by adjustments to depreciation, pension costs and federal income tax to arrive at AFSI. AFSI is intended to be computed consistent with applicable IRC requirements.

      iii. Compare MTX's CAMT stand-alone amount with MTX's regular stand-alone tax liability. If the stand alone CAMT is in excess of the stand-alone regular tax, the CAMT DTA is recorded to MTX.

If the Internal Revenue Service issues new guidance related to the Tax Act 2022, Company shall have the right to make additional filings to recognize such adjustments.

Any Commission filing made to give effect to Federal or State Tax Law or Rate Changes shall be filed within 12-months following the enactment of a tax rate change with the Commission's Oversight and Safety Division or as part of a Statement of Intent.

Any city filing made to give effect to Federal or State Tax Law or Rate Changes shall be filed within 12-months following the enactment of a tax rate change and addressed to the city official at the address of record with the Mid-Tex Division.

With the exception of the authorization required from the Commission to allow the gas utility to recognize the new federal income tax rate (increase or decrease) or state taxes (increase or decrease) or the impacts associated with the effects of the Tax Act 2022 and certain other tax-related costs that will change from the amounts included in the base revenue requirement in the last approved RRM Tariff filing, no action on the part of the regulatory authority is required to give effect to the amount to be refunded or

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**TAX – TAX ADJUSTMENT**	
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collected from customers. However, any amount refunded or collected from customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding, and if applicable, the gas utility shall be required to reconcile any discrepancies.

Regulatory orders issued pursuant to this mechanism are ratemaking orders and shall be subject to appeal under Sections 102.001(b) and 103.021, et seq., of the Texas Utilities Code (Vernon 2007). Rate changes subject to the provisions of this tariff may be implemented upon the filing of an appeal to the relevant authority.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BI_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the jth customer in ith rate schedule is computed as:

$WNA_i = WNAF_i \times q_{ij}$

Where q_{ij} is the relevant sales quantity for the jth customer in ith rate schedule.

ATTACHMENT 1 ITEM #14

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Base Use/Heat Use Factors

	Residential		Commercial	
Weather Station	Base use Ccf	Heat use Ccf/HDD	Base use Ccf	Heat use Ccf/HDD
Abilene	9.61	0.1476	91.65	0.7406
Austin	8.19	0.1394	183.99	1.1581
Dallas	12.74	0.2017	193.53	1.1001
Waco	9.23	0.1277	148.26	0.7631
Wichita Falls	10.43	0.1387	122.94	0.7038

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at www.atmosenergy.com/MTXtariffs, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

ATTACHMENT 2

ITEM #14

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2024

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark - Fiscal Year 2025 Willis Towers Watson Report as adjusted	$ 572,372	$ (649,253)	$ 882,931	$ (3,920,499)	$ 65,943	
2	Allocation Factor	46.27%	46.27%	84.14%	84.14%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	$ 264,856	$ (300,432)	$ 742,888	$ (3,298,664)	$ 65,943	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	$ 264,856	$ (300,432)	$ 742,888	$ (3,298,664)	$ 65,943	$ (2,525,408)
6							
7	O&M Expense Factor	76.41%	76.41%	39.54%	39.54%	10.97%	
8							
9	Summary of Costs to Approve:						
10	Total Pension Account Plan	$ 202,374		$ 293,727			$ 496,101
11	Total Post-Employment Benefit Plan		$ (229,557)		$ (1,304,242)		(1,533,799)
12	Total Supplemental Executive Benefit Plan					$ 7,231	7,231
13	Total (Ln 10 + Ln 11 + Ln 12)	$ 202,374	$ (229,557)	$ 293,727	$ (1,304,242)	$ 7,231	$ (1,030,467)

ITEM #15

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: RESOLUTION APPROVING THE CITY'S INVESTMENT POLICY

RECOMMENDATION: City Council to consider a resolution authorizing the City Investment Policy pursuant to the provisions of the Public Funds Investment Act, Chapter 2256, Texas Government Code.

FUNDING SOURCE: Resolution has no impact to City Funds.

BACKGROUND: Chapter 2256 of the Texas Government Code, the Public Funds Investment Act (PFIA), requires an annual City Council review of the City's investment policy. The Council initially adopted the policy in 1997.

No material changes were made to this year's iteration of the policy. Minor formatting updates and language in compliance with PFIA added as suggested by financial advisory team, Valley View Consultants.

Staff recommends approval.

RESOLUTION NO. 2025-013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE CITY'S INVESTMENT POLICY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City' s Investment Policy requires annual adoption by resolution; and

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

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

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

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

Section 2. The Investment Policy attached as Exhibit "A" is hereby adopted.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of September, 2025.

APPROVED:

_____
William D. Tate, Mayor

ATTEST:

_____
Tara Brooks, City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle, City Attorney

INVESTMENT POLICY

Adopted:

May 6, 1997

Most Recent Revision/Review:

September 16, 2025

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PREFACE

It is the policy of City of Grapevine that, giving due regard to the safety and risk of investment, all available funds shall be invested in conformance with State and Federal Regulations, applicable Bond Resolution requirements, adopted Investment Policy and adopted Investment Strategy.

Effective cash management is recognized as essential to good fiscal management. Fiscally conservative and effective cash management and investment strategy development will be pursued to take advantage of interest earnings as viable and material revenue to all City funds. The portfolio of the City shall be designed and managed in a manner responsive to the public trust and consistent with this Policy.

Investments shall be made with the primary objectives of:

1) Preservation and safety of city funds,
2) Maintenance of sufficient liquidity,
3) Preservation of public trust through prudent investment activities,
4) Diversification of investments, and
5) Optimization of return within acceptable risk constraints.

I. PURPOSE

A. Formal Adoption

This Investment Policy is authorized by the City of Grapevine (the "City") in accordance with Chapter 2256, Texas Government Code, the Public Funds Investment Act, and the Public Funds Collateral Act Chapter 2257, Texas Government Code.

B. Scope

This Investment Policy applies to all of the investment activities of the City. These funds are accounted for in the City's Annual Comprehensive Financial Report (ACFR) and include:

1. General Fund
2. Special Revenue Funds
3. Capital Projects Funds
4. Enterprise Funds
5. Trust and Agency Funds, to the extent not required by law or existing contract to be kept segregated and managed separately.
6. Debt Service Funds, including reserves and sinking funds, to the extent not required by law or existing contract to be kept segregated and managed separately.
7. 4B Economic Development Corp. Sales Tax Fund
8. Crime Control District Sales Tax Fund
9. Community Quality of Life Fund
10. Convention and Visitors Bureau
11. Any new fund created by the City, unless specifically exempted from this Policy by the City Council or by law.

This Policy establishes guidelines for who can invest City funds, how City funds will be invested, and when and how a periodic review of investments will be made. In addition to this Policy, bond funds (as defined by the Internal Revenue Service) shall be managed in accordance with their issuing documentation and all applicable State and Federal Law.

This Investment Policy shall apply to all transactions involving the financial assets and related activity for all the foregoing and future funds. However, this policy does not apply to the assets administered for the benefit of the City by outside agencies under deferred compensation programs.

All investments made with City funds prior to the adoption of this Investment Policy shall be held or liquidated as determined by the Investment Officer to be in the financial best interest of the City.

C. Review and Amendment

This Policy shall be reviewed and adopted by Resolution annually by the City Council.

D. Investment Strategy

In conjunction with the annual Policy review, the City Council shall review the separate written Investment Strategy for each of the City funds and adopt by Resolution. The Investment Strategy must describe the investment objectives for each particular fund according to the following priorities:

1. Investment suitability,
2. Preservation and safety of principal,
3. Liquidity,
4. Marketability prior to maturity of each investment,
5. Diversification, and
6. Yield.

II. INVESTMENT OBJECTIVES

A. Safety of Principal

The City shall manage and invest its cash with five primary objectives, listed in order of priority: safety, liquidity, public trust, diversification and yield, expressed as optimization of interest earnings. The safety of the principal invested always remains the primary objective. All investments shall be designed and managed in a manner responsive to the public trust and consistent with state and local law.

Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The objective will be to mitigate credit and interest rate risk.

1. Credit Risk – The City will minimize credit risk, the risk of loss due to the failure of the issuer or backer of the investment, by:
   - **a)** Limiting investments to the highest credit quality investments.
   - **b)** Pre-qualifying the financial institutions with which the City will do business.
   - **c)** Diversifying the investment portfolio so that potential losses on individual issuers will be minimized.

2. Interest Rate Risk – The City will minimize the risk that the interest earnings and the market value of investments in the portfolio will fall due to changes in general interest rates, by:
   - **a)** Structuring the investment portfolio so that investments mature to meet cash requirements for ongoing operations, thereby avoiding the need to liquidate investments prior to maturity.
   - **b)** Investing operating funds primarily in certificates of deposit, shorter-term securities, money market mutual funds, or local government investment pools.
   - **c)** Diversifying maturities and staggering purchase dates to minimize the impact of market movements over time.

B. Maintenance of Adequate Liquidity

The City's investment portfolio will remain sufficiently liquid to meet the cash flow requirements that might be reasonably anticipated. Liquidity shall be achieved by matching investment maturities with forecasted cash flow requirements; investing in securities with active secondary markets; and maintaining appropriate portfolio diversification.

A portion of the portfolio will be invested in shares of money market mutual funds or local government investment pools that offer same-day liquidity. In addition, a portion of the portfolio will consist of financial institution deposits and securities with active secondary or resale markets.

C. Preservation of Public Trust

All participants in the City's investment process shall seek to act responsibly as custodians of the public trust. Investment officers shall avoid any transaction that might impair public confidence in the City's ability to govern effectively.

D. Diversification

Diversification of the portfolio will include diversification by maturity and market sector and the use of a number of institutions and brokers. The City will diversify its investments to avoid unreasonable and avoidable risks.

E. Yield

The investment portfolio shall be designed with the objective of maintaining a reasonable market yield throughout budgetary and economic cycles, taking into account the investment risk constraints, and liquidity needs. Return on investment is of secondary importance compared to the safety and liquidity objectives described above.

III. INVESTMENT POLICIES

A. Authorized Investments

Only investments described below authorized by the Public Funds Investment Act are eligible investments for the City. The City prefers up to 3 bids as applicable in a competitive environment for all individual investment purchases and sales (excluding transactions with money market mutual funds, local government investment pools, and when issued securities, which are deemed to be made at prevailing market rates). The City is not required to liquidate investments that were authorized at the time of purchase. All prudent measures will be taken to liquidate an investment that is downgraded to less than the required minimum rating. The City's funds governed by this Policy may be invested in:

1. Obligations of Governmental Entities

The following are authorized investments for obligations of governmental agencies:

- **a)** Obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks;
- **b)** Direct obligations of the State of Texas or its agencies and instrumentalities;

c) Other obligations, the principal and interest on which are unconditionally guaranteed, insured by, or backed by the full faith and credit of the State of Texas or the United States or their respective agencies and instrumentalities;

d) Obligations of states, agencies, counties, cities, and other political subdivisions of any State having been rated as to investment quality by a nationally recognized investment rating firm and having received a rating of not less than "A" or its equivalent; and

e) Collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States.

2. Guaranteed Investment Contracts

Guaranteed investment contracts will be authorized for bond proceeds if the guaranteed investment contract:

a) has a defined termination date;

b) is secured by obligations described by Section 2256.009(a)(1), excluding those obligations described by Section 2256.009(b), in an amount at least equal to the amount of bond proceeds invested under the contract; and

c) is pledged to the City and deposited with the City or with a third party approved by the City.

d) The stated maturities may not exceed five years.

3. Certificates of Deposit

Certificates of deposit issued by financial institutions that have their main office or branch office in Texas with stated maturities of no greater than five years that are:

a) Organized under Texas law, the laws of another state, or federal law, that has its main office or a branch office in Texas, or by a savings bank organized under Texas law, the laws of another state, or federal law, that has its main office or a branch office in Texas, or a state or federal credit union having their main or branch office in Texas;

b) The depository institution selected by the City and arranges for the deposit of the funds in certificates of deposits in one or more federally insured depository institutions, wherever located for the account of the City; and

c) Guaranteed or insured by:

(1) The Federal Deposit Insurance Corporation (FDIC) or its successors; or

(2) The National Credit Union Share Insurance Fund (NCUSIF) or its successors; or

(3) Secured by obligations that are described by A.1. above, which are intended to include all direct Federal agency or instrumentality issued mortgage backed securities, but excluding those mortgage backed securities of the nature described in Section 2256.009(b), that have a market value of not less than the principal amount of the certificates; or

(4) Secured in any other manner and amount provided by law for deposits of the City; or

(5) Governed by a Depository Agreement, as described in C.5. of this section, that complies with Federal and State regulation to properly secure a pledged security interest.

4. Repurchase Agreements

Fully collateralized repurchase agreements and reverse repurchase agreements as defined by the Public Funds Investment Act, with a defined termination date that are placed with a primary government securities dealer or financial institution doing business in the State of Texas, and which are secured by obligations of the United States or its agencies and instrumentalities and which are pledged in the City's name and deposited with a third-party custodian bank approved by the City. A Master Repurchase Agreement must be signed by the bank/dealer prior to investment in a repurchase agreement. All repurchase agreement transactions will be on a delivery vs. payment basis. Securities received for repurchase agreements must have a market value greater than or equal to 102 percent at the time funds are disbursed. Repurchase agreements should not exceed 120 days and reverse repurchase agreements should not exceed 90 days, provided an executed PSA Master Repurchase Agreement is on file with the City and the counter party bank or dealer.

5. Money Market Mutual Funds

Money Market Mutual funds that are 1) registered and regulated by the Securities and Exchange Commission, 2) have a dollar weighted average stated maturity of 60 days or less, 3) rated AAA by at least one nationally recognized rating service, and 4) seek to maintain a net asset value of $1.00 per share. The City may not invest funds under its control in an amount that exceeds 10% of the total assets of any individual money market mutual fund or exceeds 15% of its monthly average fund balance, excluding bond proceeds and reserves, and other funds held for debt service in money market mutual funds.

6. Interest Bearing Financial Institution Accounts

Interest bearing financial institution deposits issued by state and national banks or savings banks or a state or federal credit union having their main or branch office in Texas that are guaranteed or insured by the FDIC or the NCUSIF, or their successor organizations. Also included are collateralized interest-bearing deposits that have secured the uninsured portion of deposits with allowed collateral per the Investment Policy.

7. Investment Pools

Eligible local government investment pools, which 1) meet the requirements of Chapter 2256.016 of the Public Funds Investment Act, 2) are rated no lower than AAA or an equivalent rating by at least one nationally recognized rating service, and 3) are authorized by resolution or ordinance by the Board, and whose investment philosophy and strategy are consistent with this Policy and the City's ongoing investment strategy. In addition, a local government investment pool created to function as a money market mutual fund must mark its portfolio to the market daily and, to the extent reasonably possible, stabilize at $1.00 net asset value.

8. Commercial Paper

Commercial Paper is an authorized investment under the Public Funds Investment Act under Sec. 2256.013 of the Public Funds Investment Act which provides it must:

a) have a stated maturity of 270 days or fewer from the date of its issuance; and

b) is rated not less than A-1 or P-1 or an equivalent rating by at least:

(1) two nationally recognized credit rating agencies; or

(2) one nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state.

B. Unauthorized Investments

1. The following are NOT authorized investments for the City:

a) Obligations whose payments represent the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal (Interest Only CMO);

b) Obligations whose payments represent the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest (Principal Only CMO);

c) Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years; and

d) Collateralized mortgage obligations, the interest rate of which is determined by an index that adjusts opposite to the changes in the market index (Inverse Floater CMO).

C. Protection of Principal

The City shall seek to control the risk of loss due to the failure of a security issuer or grantor. Such risk shall be controlled by investing only in the safest types of securities as defined in the Policy; by collateralization as required by law; and through portfolio diversification by maturity and type.

The purchase of individual securities shall be executed "delivery versus payment" (DVP) through the City's Safekeeping Agent. By so doing, City's funds are not released until the City has received, through the Safekeeping Agent, the securities purchased.

1. Diversification by Investment Type

Where appropriate, the investment portfolio shall be diversified in terms of investment instruments, maturity, scheduling, and financial institutions to reduce risk of loss resulting from over concentration of assets in a specific class of investments, specific maturity, or specific issuer.

Diversification by investment type shall be guided by the following maximum percentages of investment type as compared to the total investment portfolio at the time

of each investment transaction:

a)	U.S. Treasury Bills/Notes/Bonds	100%
b)	U. S. Agencies & Instrumentalities	100%
c)	States, Counties, Cities, & Other	75%
d)	Certificates of Deposit	75%
e)	Money Market Mutual Funds	20%
f)	Eligible Investment Pools	100%
g)	Commercial Paper, excluding Investment Pools	20%

2. Bond Proceeds

Bond proceeds may be invested in a single security or investment if the City Manager determines that such an investment is necessary to comply with Federal arbitrage restrictions or to facilitate arbitrage record keeping and calculation.

3. Diversification by Investment Maturity

In order to minimize risk of loss due to interest rate fluctuations, investment maturities will not exceed the anticipated cash flow requirements of the funds. Maturity guidelines by fund are as follows (investment transactions made prior to the adoption of this Policy are not subject to these guidelines):

- **a)** Limiting investments to avoid overconcentration in investments from a specific issuer or business sector (excluding obligations of governmental agencies under III(A) and certificates of deposit that are fully insured and collateralized in accordance with state and federal law;
- **b)** Limiting investments that have higher credit risks (example: commercial paper);
- **c)** Diversify through investments with varying maturities; and
- **d)** Continuously investing a portion of the portfolio in readily available funds such as local government investment pools (LGIPs), money market funds or overnight repurchase agreements to ensure that appropriate liquidity is maintained in order to meet ongoing obligations.

Operating Funds

The weighted average days to maturity for the operating fund portfolio shall be less than 360 days and the maximum allowable maturity shall be 5 years.

Construction and Capital Improvement Funds

The investment maturity shall generally be limited to the anticipated cash flow requirement or the "temporary period," as defined by Federal tax law. During the temporary period bond proceeds may be invested at an unrestricted yield. After the expiration of the temporary period, bond proceeds subject to yield restriction shall be invested considering the anticipated cash flow requirements of the funds and market conditions to achieve compliance with the applicable regulations. The maximum maturity for construction or capital improvement funds' investments shall generally be no longer than the construction time required for a particular project.

Debt Service Funds

Shall be invested to ensure adequate funding for each consecutive debt service

payment. The Investment Officers shall invest in such a manner as not to exceed an "unfunded" debt service date with the maturity of any investment. An unfunded debt service date is defined as a coupon or principal payment date that does not have cash or investment securities available to satisfy said payment. Funds that are considered "bond proceeds" for arbitrage purposes may be invested using a more conservative approach than the standard investment strategy when arbitrage rebate rules require rebating excess earnings. All earnings in excess of the allowable arbitrage earnings ("rebate liability") will be segregated and made available for any necessary payments to the U.S. Treasury.

4. Ensuring Liquidity

Liquidity shall be achieved by anticipating cash flow requirements, by investing in securities with active secondary markets and by investing in eligible financial institution deposits, money market mutual funds, and local government investment pools.

A security may be liquidated to meet unanticipated cash requirements, to re-deploy cash into other investments expected to outperform current holdings, or otherwise to adjust the portfolio.

5. Collateral

Consistent with the requirements of State law, the City requires all financial institution deposits to be federally insured or collateralized with eligible securities or an approved letter of credit issued by the Federal Home Loan Banks. Financial institutions serving as City depositories will be required to sign a Depository Agreement with the City. The collateral portion of the Agreement shall define the City's rights to the collateral in case of default, bankruptcy, or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including:

1. The Agreement must be in writing;
2. The agreement must be executed by the financial institution and the City contemporaneously with the acquisition of the asset;
3. The Agreement must be approved by the Board of Directors or the designated committee of the financial institution and a copy of the meeting minutes must be delivered to the City;
4. The Agreement must be part of the financial institution's "official record" continuously since its execution.

a) Collateral Policy

Consistent with the requirements of the Public Funds Collateral Act, it is the policy of the City to require full collateralization of all City funds on deposit with a financial institution. In order to anticipate market changes and provide a level of security for all funds, the collateralization level for pledged securities and letters of credit will be 102% of market value of principal and accrued or anticipated interest, less FDIC or NCUSIF insurance. At its discretion, the City may require a higher level of collateralization for certain investments. The City will send funds for investment only when the collateral has been pledged and the City has accepted.

Securities pledged as collateral shall be held by an independent third-party custodian. The Chief Financial Officer or designated Investment Officer is responsible for entering into collateralization agreements with third party custodians in compliance with this Policy. The agreements are to specify the acceptable investments for collateral, including provisions relating to possession of the collateral, the substitution or release of collateral, ownership of securities, and the method of valuation of securities. A clearly marked receipt displaying evidence of ownership must by supplied to the City and retained. Collateral shall be reviewed at least monthly to assure that the market value of the pledged securities is adequate.

b) Collateral Defined

The City shall accept only the following types of collateral and reserves the right to accept or reject any form of pledged collateral, at its sole discretion:

(1) Obligations of the United States or its agencies and instrumentalities,

(2) Direct obligations of the state of Texas or its agencies and instrumentalities,

(3) Collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States,

(4) Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized rating firm not less than A or its equivalent with a remaining maturity of five (5) years or less,

(5) A letter of credit issued to the City by the Federal Home Loan Bank.

c) Monitoring Collateral Adequacy

The City shall require monthly reports with market values of pledged securities from all financial institutions with which the City has collateralized deposits. The Investment Officers will monitor adequacy of collateralization levels to verify market values and total collateral positions.

d) Additional Collateral

If securities pledged for a deposit falls below the par value of the deposit plus accrued or anticipated interest and less FDIC or NCUSIF insurance, the institution holding the deposit will notify the City and must pledge additional securities no later than the end of the next succeeding business day.

e) Security Substitution

Collateralized deposits often require substitution of securities. Any financial institution requesting substitution must contact the Investment Officers for approval and settlement. The substituted security's value will be calculated and substitution approved if the substitution maintains a

pledged value equal to or greater than the required security level. An Investment Officer must provide written notification of the decision to the bank or the third party agent holding the security prior to any security release. Substitution is allowable for all transactions, but should be limited, if possible, to minimize potential administrative problems and transfer expense. The Investment Officers may limit substitution and assess appropriate fees if substitution becomes excessive or abusive.

f) Subject to Audit

All collateral shall be subject to inspection and audit by the Chief Financial Officer or the City's independent auditors.

6. Safekeeping Agreement

The City shall contract with a third-party custodian for the safekeeping of securities owned by the City as part of its investment portfolio. Securities owned by the City shall be evidenced by safekeeping receipts of the institution holding the securities.

D. Investment Advisors and Broker/Dealers

Investment Advisors and Broker/Dealers shall adhere to the spirit, philosophy and specific term of this Policy and within the *Standard of Care*. Selection of Investment Advisors and Broker/Dealers will be performed by the Investment Committee. The Investment Committee will establish evaluation criteria , including:

1. Adherence to the City's policies and strategies;
2. Investment performance and transaction pricing within accepted risk constraints,
3. Responsiveness to the City's request for services, information and open communication;
4. Understanding of the inherent fiduciary responsibility of investing public funds; and
5. Similarity in philosophy and strategy with the City's objectives.

Selected Investment Advisors shall provide quarterly portfolio reports and Broker/Dealers shall provide timely transaction confirmations and monthly activity reports.

The Investment Committee will, at least annually, review, revise, and adopt the approved list of Broker/Dealers utilized for the purchase of allowed securities. The approved list will be provided to the City Council on an annual basis or at any time the list is modified. Approved broker/dealers will be presented with a copy of this Investment Policy.

Business organizations eligible to transact investment business with the City shall be presented a written copy of this Investment Policy. Additionally, the qualified representative of the business organization seeking to transact investment business shall execute a written instrument substantially to the effect that the registered principal has:

1. Received and thoroughly reviewed this Investment Policy, and
2. Acknowledged that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the City and the organization that are not authorized by the City's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio or requires an interpretation of subjective investment standards.
3. Such instrument must be accepted by a qualified representative of the business. Qualified representative(s) must meet the following criteria:

a) Qualified representative means a person who holds a position with a business organization, who is authorized to act on behalf of the business organization, and who is one of the following:

(1) for a business organization doing business that is regulated by or registered with a securities commission, a person who is registered under the rules of the National Association of Securities Dealers; or

(2) for an investment pool, the person authorized by the elected official or board with authority to administer the activities of the investment pool to sign the written instrument on behalf of the investment pool.

The City shall not enter into an investment transaction with a business organization prior to receiving the written instrument described above.

E. Responsibility and Controls

1. Delegation of Authority to Invest

The City Council hereby designates the Investment Officers by Ordinance to be the City Manager, with overall responsibilities to see that investment objectives are accomplished and the Chief Financial Officer, Treasurer, or their designees are vested and authorized with specific day-to-day performance of managing and investment of the funds of the City.

Per Ordinance 2024-074 the City Council has established an Investment Committee consisting of the City Manager, Chief Financial Officer, and Treasurer of the City. The committee shall perform the following duties:

a) Review, revise, and approve at least annually a list of approved broker/dealers for the purchase of allowed securities. The approved list is to be provided to the City Council on an annual basis or at any time the list is modified.

b) Review, revise, and approve a list of independent training sources. The list will include professional organizations and associations providing training required by the Public Funds Investment Act in order to ensure the quality and capability of the City's Investment Officers in making investment decisions.

c) Review the City's investment portfolio on a regular basis and determine appropriate portfolio adjustments, oversee the City's investment advisor, monitor compliance with the City's Investment Policy and Strategy statements and perform other duties as necessary to maintain the City's investment program.

2. Training

a) All Investment Officers of the City shall have a minimum of 10 hours of Investment Training during the first consecutive 12 month period after taking office or assuming duties, and then attend at least one investment training accumulating eight hours for each consecutive 24 month period thereafter based on the City's fiscal year.

b) Training as required in 2.(a) above is authorized to be provided from one or more of the sources listed under *PFIA List of Training Sources,* included within this document.

3. Prudent Investment Management

The designated Investment Officers shall perform their duties in accordance with the adopted Investment Policy and internal procedures. In determining whether an Investment Officer has exercised prudence with respect to an investment decision, the investment of all funds over which the Investment Officer had responsibility; rather that the prudence of a single investment shall be considered. Investment Officers acting in good faith and in accordance with these policies and procedures shall be relieved of personal liability.

4. Standard of Care

The standard of care used by the City shall be the "prudent investor rule" and shall be applied in the context of managing the overall portfolio within the applicable legal constraints. The Public Funds Investment Act states:

> "*Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.*"

5. Standards of Ethics

The designated Investment Officers shall act as custodians of the public trust avoiding any transaction which might involve a conflict of interest, the appearance of a conflict of interest, or any activity which might otherwise discourage public confidence. Investment Officers shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Additionally, all Investment Officers shall file with the Texas Ethics Commission and the City a statement disclosing any personal business relationship with an entity seeking to sell investments to the City.

Each City Investment Officer shall disclose if he has a personal business relationship with any financial firm doing business with the City, if the extent of the business relationship meets any of the following conditions:

- **a)** The Investment Officer owns 10% or more of the voting stock or shares of the business organization or owns $5,000 or more of the fair market value of the business organization;
- **b)** Funds received by the Investment Officers from the business organization exceed 10% of the Investment Officer's gross income for the previous year; or
- **c)** The Investment Officer has acquired from the business organization during the previous year investments with a book value of $2,500 or more for the personal account of the Investment Officer.

d) If the Investment Officer is related within the second degree by affinity or consanguinity, as determined under the Government Code, to an individual seeking to sell an investment to the City.

6. Establishment of Internal Controls

The City's Investment Officer will maintain a system of internal controls over the investment activities of the City.

7. Reporting

Investment performance will be monitored and evaluated by the Investment Officers. The Investment Officers will provide a quarterly comprehensive report signed by all Investment Officers to the City Council. This investment report shall:

a) Describe in detail the investment position of the City;
b) State the reporting period beginning book and market value, additions or changes to the book and market value during the period and ending book and market value for the period of each pooled fund group;
c) State the reporting period beginning book and market value and reporting period ending book and market value for each investment security by asset type and fund type;
d) State the maturity date of each investment security;
e) Accrued interest and total earnings for reporting period;
f) State the percentage of total portfolio that each type of investment represents; and
g) State the compliance of the investment portfolio with the City's Investment Policy and strategy and the Public Funds Investment Act.

The City, in conjunction with its Annual Financial Audit, shall perform a compliance audit of management controls on investments and adherence to the City's Investment Policy and Investment Strategy Statement. The City's independent auditor is required to review the Quarterly Investment Reports during the annual audit of the City's Financial System and the result of the review shall be reported to the City Council by that auditor.

8. Performance Standards

The City's investment portfolio will be managed in accordance with the parameters specified within this policy. The portfolio shall be designed with the objective of obtaining a rate of return through budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow requirements of the City. Weighted average yield to maturity shall be the portfolio performance standard.

CITY OF GRAPEVINE, TEXAS
BROKER/DEALER LIST

The following is a list of approved and authorized broker/dealers used for the City of Grapevine, Texas. Each of the firms used from this list will provide compliance materials and a complete file of those materials will be maintained by the City.

In accordance with Section 2256.025 of the Public Funds Investment Act, the list below is approved by the Investment Committee and shall be maintained by the Chief Financial Officer and corresponding staff.

Broker/Dealers:

Cantor Fitzgerald, LP
FHN Financial Securities Corp.
Hilltop Securities
J.P. Morgan Securities
Mischler Financial Group
Multi-Bank Securities
SouthStateıDuncan Williams Securities Corp.
Wells Fargo Securities

Government Pools Authorized by City Council:

Local Government Investment Cooperative (LOGIC)
Texas Local Government Investment Pool (TexPool)

CITY OF GRAPEVINE, TEXAS
PFIA LIST OF TRAINING SOURCES

The following is a list of approved and authorized training sources for the City of Grapevine, Texas. Certified training should be obtained every two fiscal years from an independent source for all investment officers and delegees.

In accordance with § 2256.08 of the Public Funds Investment Act, the list below is approved by the Investment Committee and shall be maintained by the Chief Financial Officer and corresponding staff.

Training Sources:

Government Finance Officers Association of Texas (GFOAT)
Government Treasurers' Organization of Texas (GTOT)
North Central Texas Council of Governments (NCTCOG)
Texas Municipal League (TML)
University of North Texas (UNT) – Center for Public Management

INVESTMENT STRATEGY STATEMENT

Adopted:

May 6, 1997

Most Recent Revision/Review:

September 16, 2025

PREFACE

It is the policy of the City of Grapevine (the "City") that, giving due regard to the safety and risk of investment, all available funds shall be invested in conformance with State and Federal Regulations, applicable Bond Resolution requirements, the City's adopted Investment Policy and adopted Investment Strategy.

In accordance with the Public Funds Investment Act, the City's investment strategies shall address the following priorities (in order of importance):

1. Understanding the suitability of the investment to the financial requirements of the City,
2. Preservation and safety of principal,
3. Liquidity,
4. Marketability of the investment prior to maturity,
5. Diversification of the investment portfolio, and
6. Yield.

Effective investment strategy development coordinates the primary objectives of the City's Investment Policy and cash management procedures to enhance interest earnings and reduce investment risk. Aggressive cash management will increase the available "investment period" and subsequently interest earnings. Maturity selections shall be based on cash flow and market conditions to take advantage of various interest rate cycles. The City's investment portfolio shall be designed and managed in a manner responsive to the public trust and consistent with the Investment Policy.

Each major fund type has varying cash flow requirements and liquidity needs. Therefore, specific strategies shall be implemented considering the fund's unique requirements. The City's funds shall be analyzed and invested according to the following major fund types:

1. Operating Funds
2. Construction and Capital Improvement Funds
3. Debt Service Funds

I. INVESTMENT STRATEGY

In order to minimize risk of loss due to interest rate fluctuations, investment maturities will not exceed the anticipated cash flow requirements of the funds. Investment guidelines by fund-type are as follows:

A. Operating Funds

The City's Operating Funds are as follows:

General Fund
Water and Sewer Fund
TIF 1 & 2 Operating Fund
Lake Enterprise Fund
Convention & Visitors Bureau Fund
Crime Control District Sales Tax Fund
Permanent Capital Maintenance Fund
4B Economic Development Corp. Sales Tax Fund
All Non-Major Governmental Funds
Heritage Foundation Fund
Occupancy Tax Fund
Grant Fund
Trust and Agency Fund
Special Revenue Fund
Community Quality of Life Fund

1. **Suitability**
   Any investment eligible in the Investment Policy is suitable for the Operating Funds.
2. **Safety of Principal**
   All investments shall be of highest credit quality securities with no perceived default risk. Market price fluctuations will occur. By managing the weighted average days to maturity for the Operating Fund portfolio to less than 360 days and restricting the maximum allowable maturity to 5 years, the price volatility of the overall portfolio will be minimized.
3. **Liquidity**
   The Operating Funds require the greatest short-term liquidity of any of the fund types. Short-term investment pools and money market mutual funds shall provide daily liquidity and may be utilized as a competitive yield alternative to fixed maturity investments.
4. **Marketability**
   Securities with active and efficient secondary markets are necessary in the event of an unanticipated cash requirement. Historical market "spreads" between the bid and offer prices of a particular security-type of less than a quarter of a percentage point shall define an efficient secondary market.
5. **Diversification**
   Investment maturities shall be staggered throughout the budget cycle to provide cash flow based on the anticipated operating needs of the City. Market cycle risk will be reduced by diversifying the appropriate maturity structure.
6. **Yield**
   Attaining a competitive market yield for comparable security-types and portfolio restrictions is the desired objective. The yield of rolling one-year Treasury bill portfolio shall be the minimum yield objective.

B. Construction and Capital Improvement

The City's Construction and Capital Improvement related activities include:

Streets
General Facilities
Equipment
Recreation
Street Maintenance and Capital Replacement
Tax Increment Financing Districts #1 and #2
Community Quality of Life Fund
Convention & Visitors Bureau

1. **Suitability**
   Any investment listed as eligible in the Investment Policy is suitable for Construction and Capital Improvement Funds
2. **Safety of Principal**
   All investments shall be of highest credit quality securities with no perceived default risk. Market price fluctuations will, however, occur. By managing the Construction and Capital Improvement Fund's portfolio to the anticipated expenditure schedule market risk shall be reduced.
3. **Liquidity**
   The City's funds used for construction and capital improvement programs have reasonably predictable draw down schedules. Therefore, investment maturities shall generally follow the anticipated cash flow requirements. Investment pools and money market mutual funds shall provide readily available funds generally equal to one month's anticipated cash flow needs. A flexible repurchase agreement may be utilized if disbursements are allowed in the amount necessary to satisfy any expenditure request.
4. **Marketability**
   Securities with active and efficient secondary markets are necessary in the event of an unanticipated cash requirement. Historical market "spreads" between the bid and offer prices of a particular security-type of less than a quarter of a percentage point shall define an efficient secondary market.
5. **Diversification**
   Market conditions and arbitrage regulations influence the attractiveness of staggering the maturity of fixed rate investments for bond proceeds and other construction and capital improvement funds. With bond proceeds, if investment rates exceed the applicable arbitrage yield, the City is best served by locking in most investments. If the arbitrage yield cannot be exceeded, then concurrent market conditions will determine the attractiveness of diversifying maturities or investing in shorter and larger amounts. At no time shall the anticipated expenditure schedule be exceeded in an attempt to bolster yield with any City funds.
6. **Yield**
   Achieving a positive spread to the applicable arbitrage yield is the desired objective for bond proceeds. Non-bond proceed construction and capital project funds will target a rolling portfolio of six-month Treasury bills.

C. Debt Service Funds

The City's Debt Service Fund includes:

Debt Service Fund - General Obligations
Debt Service Fund - Tax Increment Financing Districts #1 and #2

1. **Suitability**
   Any investment listed as eligible in the Investment Policy is suitable for the Debt Service Funds.
2. **Safety of Principal**
   All investments shall be of high quality securities with no perceived default risk. Market price fluctuations will however occur. By managing the Debt Service Fund's portfolio to not exceed the debt service payment schedule the market risk of the overall portfolio will be minimized.
3. **Liquidity**
   Debt service funds have predictable payment schedules. Therefore, investment maturities shall not exceed the anticipated cash flow requirements. Investment pools and money market mutual funds may provide a competitive yield alternative for short term fixed maturity investments. A flexible repurchase agreement may be utilized if disbursements are allowed in the amount necessary to satisfy any debt service payment.
4. **Marketability**
   Securities with active and efficient secondary markets are less necessary, as the event of an unanticipated cash requirement is not probable.
5. **Diversification**
   Market conditions influence the attractiveness of fully extending maturity to the next "unfunded" payment date. Generally, if investment rates are trending down, the City is best served by locking in most investments. If interest rates are flat or trending up, then concurrent market conditions will determine the attractiveness of extending maturity or investing in shorter- term alternatives. At no time shall the debt service schedule be exceeded in an attempt to bolster yield.
6. **Yield**
   Attaining a competitive market yield for comparable security-types and portfolio restrictions is the desired objective. The yield of an equally weighted, rolling three-month Treasury bill portfolio shall be the minimum yield objective.

ITEM #16

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: ANNUAL SOFTWARE CONTRACT FOR CLOUD FINANCIAL SYSTEM

RECOMMENDATION: City Council to consider the approval of an annual contract for OpenGov/Vertosoft cloud financial system.

FUNDING SOURCE: Funds are available in the General Fund (Fiscal Services) and Utility Enterprise Fund in an amount not to exceed $198,379.

BACKGROUND: This item seeks approval for the annual software payment for the OpenGov cloud system (financials, budget & planning, and utility billing).

This purchase will be made in accordance with an existing interlocal agreement with The Texas Department of Information Resources (DIR) 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 Vertosoft. The Fiscal Services Department, IT staff, and Purchasing staff have reviewed the contract for departmental specification compliance and pricing, and determined that the contract would provide the best product and pricing for meeting the needs of the City.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: PURCHASE OF FLEET VEHICLES AND AUTHORIZATION TO ORDER FIRE APPARATUS

RECOMMENDATION: City Council to consider the approval of the purchase of fleet vehicles through interlocal purchasing cooperatives or Buy-Board agreements and authorize the order of fire apparatus.

FUNDING SOURCE: Funds are available in the Capital Equipment Purchase Fund, Storm Drainage Fund, Convention & Visitors Bureau Fund, and Water Utility Fund.

BACKGROUND: The FY26 Capital Budget proposes all cash funding for the purchase of fleet vehicles as reflected in the attached list. Many of the listed vehicles are in high demand and/or face low to scarce availability. This item will allow for the purchase of vehicles on an as-available basis and/or to advance-order vehicles with lengthy lead times. This authorization is limited to the amounts and vehicle types listed on the attached or their closest available equivalent.

The vehicles on the attached list have been requested due to existing vehicles being at or near end of life (excess years and/or mileage), safety improvements, or other operating improvements. The list is broken into two categories - the general fund purchases and those vehicles being purchased using self-supporting enterprise funds. All purchases will be made using available cash.

This item also seeks authorization to order one ambulance ($501,263) due to long lead times.

All purchases will be made through existing purchasing interlocal agreements or the Buy-Board as allowed by Chapter 271 of the Local Government Code and/or Chapter 791 of the Government Code.

FY26 Fleet List

ITEM #17

Department	Unit#	Year	Description	Unit Budget Amt.	Mileage	Actual Age	Replacement Vehicle
Police 200-201 Police Operations	90102	2012	Chevrolet Tahoe	$120,000	52,000	13 yrs	PPV
Police 200-201 Police Operations	90112	2012	Chevrolet Tahoe	$120,000	29,000	13 yrs	PPV
Police 200-201 Police Operations	90122	2012	Chevrolet Tahoe	$120,000	32,000	13 yrs	PPV
Police 200-201 Police Operations	90142	2012	Chevrolet Tahoe	$65,000	76,000	13 yrs	CID SUV
Police 200-201 Police Operations	96103	2013	Chevrolet Tahoe	$120,000	15,700	12 yrs	PPV
Police 200-201 Police Operations	95153	2013	Chevrolet Tahoe	$120,000	66,000	12 yrs	PPV
Police 200-201 Police Operations	94219	2019	Chevrolet Tahoe	$120,000	108,000	6 yrs	PPV
Police 200-201 Police Operations	O9329	1999	Chevrolet G30 Van	$110,000	23,000	26 yrs	Swat Van
Police 200-201 Police Operations	9923	2013	Polaris ATV	$15,000	7,750	12 yrs	Equivalent ATV
Police 200-201 Police Operations	94170	2020	Chevy Tahoe PPV	$120,000	88,000	5 yrs	PPV
Police 200-201 Police Operations	94160	2020	Chevy Tahoe PPV	$125,000	108,000	5 yrs	PPV
Police 200-202 Police CID	90033	2013	Ford Edge	$65,000	97,000	12 yrs	CID SUV
Police 200-202 Police CID	90053	2014	Ford Expedition	$65,000	63,000	11 yrs	CID SUV
Police 200-202 Police CID	90063	2014	Ford Expedition	$65,000	88,000	11 yrs	CID SUV
Police 200-202 Police CID	95123	2013	Chevrolet Tahoe	$65,000	68,000	12 yrs	CID SUV
Police 200-202 Police CID	95133	2013	Chevrolet Tahoe	$65,000	68,000	12 yrs	CID SUV
Police 200-202 Police CID	95143	2013	Chevrolet Tahoe	$65,000	63,000	12 yrs	CID SUV
Police 200-202 Police CID	90024	2014	Ford Explorer	$65,000	40,000	11 yrs	CID SUV
Police 200-204 Police Animal Srvs	O9705	2015	Chevy 3/4 Ton P/U	$92,000	13,000	10 yrs	Equivalent P/U
Fleet Services 155-161	O8719	1999	F 250 super duty	$55,000	60,000	26 yrs	1/2 Ton P/U
Fleet Services 155-161	O8125	2015	Ford Explorer	$55,000	85,000	10 yrs	Compact Pick-up
Parks Maint. 300-302	12362	2012	Ford F 450	$90,000	104,000	13 yrs	Equivalent P/U
Parks Maint. 300-302	12431	2011	Ford F 250 Super Duty	$60,000	89,000	14 yrs	Equivalent P/U
Parks Maint. 300-302	12178	2008	Ford F 150 P/U	$52,000	74,000	17 yrs	Equivalent P/U
Parks Active Adults 300-301	N/A	N/A	Toyota Sienna Van	$43,000	N/A	N/A	Toyota Sienna Van
Parks Active Adults 300-301	12207	2017	Chevy ARBOC Bus	$80,000	45,000	8 yrs	14 Pass Van
Planning Srv 150-150	17245	2016	Ford Explorer	$55,000	82,000	9 yrs	Equivalent SUV
Building Srv 145-145	17255	2016	Ford Explorer	$55,000	103,000	9 yrs	Equivalent SUV
Traffic 155-158	15362	2012	Ford F450	$175,000	43,000	13 yrs	Bucket Truck
Facility Srvs 155-160	18203	2013	Chevy G 20 Van	$52,000	53,000	12 yrs	Utility Van
Facility Srvs 155-160	18213	2013	Chevy G 20 Van	$52,000	40,000	12 yrs	Utility Van
Fire Prev 250-251	10518	2018	Ford F 250	$75,000	117,000	7 yrs	P/U w/ upfit
Fire Ops 250-252	10CRT7	2007	Kawasaki 3010 D	$30,000	1000Hr	18 yrs	Utility Cart
Fire Admin 250-250	10746	2016	Chevy Tahoe	$65,000	82,000	9 yrs	Equivalent SUV
PW St Maint 155-157	15022	2012	Downeaster Spreader	$35,000	N/A	13 yrs	Sand Spreader
PW St Maint 155-157	15319	2009	Mack GU713 Dumptrk	$175,000	123,000	16 yrs	Tandom Dump Trk
PW St Maint 155-157	15012	2012	Downeaster Spreader	$35,000	N/A	13 yrs	Sand Spreader
PW St Maint 155-157	15924	1993	Saw Trailer	$8,000	N/A	33 yrs	Saw Trailer
PW St Maint 155-157	15014	2014	Downeaster Spreader	$35,000	N/A	11 yrs	Sand Spreader
General Fund Total				**$2,984,000**			
PW Drainage 155-155	15342	2012	Cat 299D Skidsteer	$100,000	3000 Hr	13 yrs	Equivalent Equip.
PW Drainage 155-155	15905	2005	Big Tex Trailer	$5,000	N/A	10 yrs	Equivalent Trlr
CVB 400-400	50610	2000	Chevy Suburban	$65,000	209,000	25 yrs	Ford Maverick
CVB 400-400	50634	2014	Ford Flex	$55,000	85,000	11 yrs	Chevy Traverse
CVB 400-400	50624	2014	Ford Flex	$55,000	97,000	11 yrs	Chevy Traverse VIP
Water Dist 155-162	30007	2007	Sull Air Model 185	$8,500	1300Hr	18 yrs	Equiv. Air Compressor
Water Dist 155-162	30184	2014	Terex light pla RL4	$4,000	10000Hr	11 yrs	Equivalent Light Tower
Water Dist 155-162	30400	2011	Caterpillar Mini Excavator	$55,000	2000Hr	14 yrs	Mini Excavator
Water Dist 155-162	31443	2013	Vermeer Sewer Trailer	$80,000	700Hr	12 yrs	Equivalent Trailer
Water Trtmnt 155-163	30111	2000	Enclosed Saw Trailer	$10,000	N/A	26 yrs	Disposed
Water Trtmnt 155-163	30104	2014	Bobcat 3650	$16,000	3300Hr	11 yrs	Utility Cart
WW Collect 155-164	31414	2014	Ford F150 P/U	$55,000	98,000	11 Yrs	Equivalent P/U
Self-Funded Total				**$508,500**			
Total Fleet Amount				**$3,492,500**			

Authorization to Order Fire Apparatus

Fire Ops 250-252	Ambulance	$501,263	5th ambulance

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: APPROVAL TO RENEW ANNUAL POLICY FOR PROPERTY AND CASUALTY INSURANCE COVERAGE

RECOMMENDATION: City Council to consider the renewal of an annual policy for property and casualty insurance coverage with Travelers Insurance.

FUNDING SOURCE: Funds are available in various departments for an estimated amount of $2,500,595.

BACKGROUND: The City of Grapevine is fully insured for property, general liability, professional liability, law enforcement liability, business automobile, excess liability, inland marine, and foreign package liability.

The City's broker, HUB International Insurance Services (HUB) received proposals, including a renewal quote from Travelers Insurance. HUB secured pricing for the renewal of this policy. City staff reviewed the proposals and determined Travelers Insurance would provide the best policy, pricing, and service for meeting the needs of the City. This is a one year policy.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: APPROVAL TO RENEW ANNUAL POLICY FOR CYBER LIABILITY INSURANCE COVERAGE.

RECOMMENDATION: City Council to consider the renewal of an annual policy for cyber liability insurance coverage with Crum and Forster.

FUNDING SOURCE: Funds are available in the General Fund (Risk Management) for an estimated annual amount of $75,000.

BACKGROUND: The City's insurance broker, HUB International Insurance Services (HUB), received proposals for cyber insurance coverage, including a renewal quote from XL Insurance. Crum and Forster were the most reasonable option for the coverage needed.

This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.024. General Exemptions (a) (4), personal, professional or planning services.

City staff reviewed the proposals and recommends coverage with Crum and Forster insurance policy for cyber liability coverage. This is a one-year policy.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: APPROVAL TO RENEW ANNUAL INSURANCE POLICY FOR WORKERS' COMPENSATION

RECOMMENDATION: City Council to consider annual policy for Workers' Compensation insurance coverage with TML Risk Pool.

FUNDING SOURCE: Funds are available in the General Fund (Risk Management) for an estimated annual amount of $506,000.

BACKGROUND: The City of Grapevine purchases Workers' Compensation insurance coverage from TML through the Risk Pool. The mission of the TML Risk Pool is "...to offer and provide Texas municipalities and other units of local government with a stable and economic source of risk financing and loss prevention services."

Workers' Compensation insurance is purchased to cover the cost of all on the job injuries of City employees and volunteers. The premium for coverage is based on employee job classification, estimated payroll and number of employees in each class. The TML Risk Pool provides an annual fund discount of 20%. Also, insurance carriers use experience modifiers to help determine Workers' Compensation premium costs. The lower the modifier, the lower the premium. The City's modifier continues to remain low at .30 which reflects the City's claim history.

Staff reviewed the proposal from TML Risk Pool and determined that they will provide the best policy, pricing, and service for meeting the needs of the City. This is a one-year policy.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: APPROVAL FOR SAFETY AND LOSS CONTROL CONTRACT

RECOMMENDATION: City Council to consider a safety and loss control contract with Commercial Risk Services.

FUNDING SOURCE: Funds are available in the General Fund (Risk Management) in the amount of $54,000.

BACKGROUND: The City of Grapevine has contracted with Commercial Risk Services since 2017. The safety program for the City of Grapevine is instrumental with keeping safety a top priority. Our safety consultant comes every month and conducts a safety meeting with various departments. The contract rate has stayed the same since 2019, but due to inflation and adding more safety programs, the rate has slightly increased.

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

Staff has reviewed the contract and has determined Commercial Risk Services will provide the best pricing and service for meeting the safety needs of the City.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: ANNUAL POLICY FOR MEDICAL AND RX STOP LOSS INSURANCE

RECOMMENDATION: City Council to consider approval for an annual policy for Medical and RX Stop Loss Insurance with HCC.

FUNDING SOURCE: Funds are available in the General Fund (Risk Management) in the estimated amount of $1,462,000.

BACKGROUND: The City of Grapevine is self-funded for employee and pre-65 retiree medical and prescription insurance. Therefore, the City assumes all, or a portion of, the risk for medical and prescription drug claims for all covered members on its health plan. Stop Loss Insurance is designed to offer effective protection against excessive claims by limiting the amount of risk on any one individual.

Due to higher-than-normal claims this year, the City's insurance consultant, Lockton Dunning, secured a proposal from our current provider, HCC, with a rate increase of 47%. Seven other vendors declined to quote due to the ongoing risk.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: ANNUAL CONTRACT FOR PORTABLE RESTROOM RENTAL SERVICES

RECOMMENDATION: City Council to consider approval of an annual contract for portable restroom rental services with United Rentals, Inc. for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the General Fund (Parks) and the Lake Parks Fund for an annual estimated amount of $50,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for portable toilet rental and maintenance used primarily by the Parks and Recreation Department and is available to various departments on an as-needed basis.

This purchase will be made in accordance with an existing interlocal agreement with Choice Partners, a division of Harris County Department of Education, as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791. This contract is for an initial four-year period with three, one-year renewal options.

Bids were taken by the cooperative and a contract was awarded to United Rentals, Inc. The Parks and Recreation Department and Purchasing reviewed the contract for specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval.

LW/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: PURCHASE OF SYNTHETIC TURF REPAIR FOR DOVE PARK PLAYGROUND

RECOMMENDATION: City Council to consider approval for the purchase of synthetic turf replacement surfacing at Dove Park from Symmetry Sports Construction for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund (Parks) for a total amount not to exceed $69,476.

BACKGROUND: Casey's Clubhouse at Dove Park is one of the most used playgrounds in the entire Parks and Recreation system and a regional draw due to its accessible design and features. As such, the combination of wear and tear and consistently heavy use patterns have made it vital that we replace certain areas of the current surfacing with a better, safer, and even more accessible synthetic turf product.

This purchase will be made in accordance with an existing interlocal agreement with the Region VIII Education Service Center known as The Interlocal Purchasing System (TIPS) in Texas as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and a contract was awarded to Symmetry Sports Construction. The Parks and Recreation 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

RS/LW

ITEM #25

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: SHORT-TERM PROFESSIONAL SERVICES FOR REVIEW OF DEVELOPMENT APPLICATIONS.

RECOMMENDATION: City Council to consider a professional services contract for short-term planning consulting expertise for review of development applications and their processing with Dunaway.

FUNDING SOURCE: Funds are available in the General Fund (Planning Department) for an annual estimated amount of $25,000.

BACKGROUND: The Planning Department is tasked with reviewing and processing development applications to ensure they comply with existing ordinances, policies, and community standards. To maintain continuity of operations and meet required review timelines, temporary professional planning services are needed to support the department during a time of reduced staffing. This contract will only utilized necessary.

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

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: OFFICE OF THE ATTORNEY GENERAL, OTHER VICTIM ASSISTANCE GRANT PROGRAM

RECOMMENDATION: Consider a resolution authorizing the acceptance of funds for the Fiscal Year 2026-2027 State of Texas, Office of the Attorney General, Victim Coordinator and Liaison Grants and an ordinance appropriating the funds.

FUNDING SOURCE: Upon approval, funds will be available in the Grant Fund in an amount not to exceed $30,000.

BACKGROUND: The Office of the Attorney General for the State of Texas provides the Victim Coordinator and Liaison Grant (VCLG) to support law enforcement agencies in complying with statutory responsibilities under the Texas Code of Criminal Procedure, Chapter 56, relating to the rights of crime victims.

The Grapevine Police Department received notification from the Office of the Attorney General that grant funds have been allocated under the Victim Coordinator and Liaison Grant (VCLG) Program. This grant will reimburse the Department for a portion of the costs associated with a Victim Services Advocate, who serves as the Department's designated Victim Liaison to ensure victims are informed of their rights and receive access to appropriate services.

The Advocate initiates contact with victims identified by the Grapevine Police Department as individuals in need of services, and/or resources, and provides assistance as required by statute. Examples of services include providing written and verbal notification of victim rights, crisis intervention, safety planning, referrals to community resources, assistance with Crime Victims' Compensation, advocacy, support through recovery, educational outreach, and guidance navigating the Criminal Justice system.

The duties of the Advocate include directing, managing, and coordinating assistance to victims of crime; ensuring compliance with state law related to victim rights notification; reducing or alleviating trauma, and victimization while protecting the rights of victims; coordinating services with other providers; and coordinating required training activities and administrative responsibilities of the program for the City.

The grant is effective September 1, 2025 (or upon the final signature of the involved parties) and concludes on August 31, 2026, unless terminated or otherwise modified. This is a two-year grant. This application corresponds to the first year of the current grant cycle.

Staff recommends approval.

RESOLUTION NO. 2025-014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE ACCEPTANCE ON BEHALF OF THE CITY OF GRAPEVINE, TEXAS FOR THE PURPOSE OF PARTICIPATING IN THE TEXAS, OFFICE OF THE ATTORNEY GENERAL, VICTIM COORDINATOR AND LIAISON GRANTS, HEREINAFTER REFERRED TO AS THE "GRANT PROGRAM"; AND CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE

WHEREAS, The City of Grapevine ("the Applicant") is fully eligible to receive assistance under the Grant Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Police Department ("the Department") concerning the Grant Program; and

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

WHEREAS, the City Council deems the adoption of this resolution to be in the best interests of the citizens of The City of Grapevine that the Grant Program be operated for the Fiscal Year 2026.

NOW, THEREFORE, BE IT RESOLVED 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 Applicant hereby certifies that they are eligible to receive assistance under the Grant Program.

Section 3. That the Applicant agrees that in the event of loss or misuse of grant funds, the Applicant assures the funds will be returned to the Texas Office of the Attorney General in full.

Section 4. That the Applicant hereby authorizes and directs the Chief of Police as the "Authorized Official" who is given the power to apply for, accept, reject, alter, or terminate this grant, as well as given the authority to sign all grant adjustment requests, inventory reports, progress reports and financial reports or any other official documents related to the grant on behalf of the City of Grapevine.

Section 5. The Applicant hereby specifically authorizes the official to make application to the Department accepting funds from the Texas Office of the Attorney General, Victim Coordinator and Liaison Grants. Grant # C-02317.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, on this the 16th day of September, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2025-059

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF REVENUE IN THE AMOUNT OF $30,000 IN THE GRANT FUND TO BE RECEIVED FROM THE TEXAS OFFICE OF THE ATTORNEY GENERAL, VICTIM COORDINATOR AND LIAISON GRANTS AND AUTHORIZING THE APPROPRIATION OF $30,000 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 for the Texas Office of the Attorney General, Victim Coordinator and Liaison Grants, Grant # C-02317, and

WHEREAS the City will continue to fund a Victim Coordinator and Liaison who will provide direct services to victims of crime in association with the grant; 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 $30,000 revenue be appropriated in the Grant Fund based on approval of the Texas Office of the Attorney General, Victim Coordinator and Liaison Grants.

Section 3. That the City Council hereby authorizes an amount of $30,000 expenditures be appropriated in the Grant Fund.

Section 4. That this is a two-year cycle grant. The current application corresponds to year one of the current cycle.

Section 5. 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 6. 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 16th day of September 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: PURCHASE OF REPAIR SERVICES FOR WATER TREATMENT PLANT HIGH SERVICE PUMP MOTOR

RECOMMENDATION: City Council to consider approval for the purchase of repair services for the Water Treatment Plant high service pump from Brandon and Clark Inc. for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for a total amount not to exceed $17,218.

BACKGROUND: This purchase is for Brandon and Clark to repair a 300hp motor for the Water Treatment Plant high service pump. The motor has failed and must be rebuilt.

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

Staff recommends approval

DR/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: PURCHASE OF A FLYGT MODEL SUBMERSIBLE PUMP FOR KIMBALL LIFT STATION

RECOMMENDATION: City Council to consider approval for the purchase of a Flygt model submersible pump for Kimball Lift Station 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 $25,700.

BACKGROUND: This purchase is for a replacement pump for Kimball lift station. The pump is at the end of its useful life. This pump is being sole sourced to match existing equipment already in operation at the Kimball Lift Station.

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

DR/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: RENEWAL OF AN INTERLOCAL AGREEMENT WITH THE CITY OF FORT WORTH FOR PARTICIPATION IN HOUSEHOLD HAZARDOUS WASTE PROGRAM

RECOMMENDATION: City Council to consider approval for renewal of an Interlocal Agreement with City of Fort Worth for participation in the Household Hazardous Waste Program.

FUNDING SOURCE: Funds are available in the General Fund (Public Works) for an estimated amount of $110,000.

BACKGROUND: Grapevine has participated with Fort Worth in providing a Household Hazardous Waste (HHW) collection program for the past several years. The interlocal agreement (ILA) with the City of Fort Worth provides residents with a local collection event and an Environmental Collection Center (ECC) drop-off facility for disposal of hazardous waste. The contract is self-renewing infinitely but can be terminated with 45 days notice.

Due to continued increases in disposal and operating costs, the City of Fort Worth is raising the price for citizens of participating cities to dispose of household hazardous waste at the ECC. The cost charged for each household that utilized the service is currently $95/household for FY2025 and will increase to $125/household for FY 2026. Barring any unforeseen circumstances, the City of Fort Worth anticipates this rate will remain in effect through October 1, 2028.

The HHW program provides citizens with an environmentally sound method of disposal. Without this alternative, hazardous waste could be illegally disposed in the solid waste collection system, storm water drainage system, or the wastewater collection and treatment system. The United States and State of Texas have promulgated rules that require cities to manage pollution in stormwater runoff; and the HHW Program is utilized as a component of the comprehensive Storm Water Quality Management Program.

This request is for approval of an Interlocal Agreement with the City of Fort Worth and the City of Grapevine, Texas, in order to continue participation in Fort Worth's ECC and HHW Program. The City is allowed by the Interlocal Cooperation Act Texas Government Code, Chapter 791 and Texas Local Government Code, Section 271.101 and 271.102, to enter into interlocal agreements for the performance of governmental functions and services.

Staff recommends approval.

TM/DS

ITEM #30

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: APPROVAL FOR THE AWARD OF AN INFORMAL REQUEST FOR QUOTE FOR GUARDRAIL INSTALLATION AT SNAKEY LANE

RECOMMENDATION: City Council to consider approval for the award of an informal request for quote for guardrail installation at Snakey Lane from Fortson Contracting, Inc. for the Public Works Traffic Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund (Public Works) for an amount not to exceed $16,819.

BACKGROUND: This is for the purchase of 350 linear feet of guardrail, divided in three different locations along Snakey Lane, where the existing guardrail needs to be replaced.

Informal quotes were taken in accordance with the City Purchasing Policy. Formal bids and advertisements are not required for purchases under $50,000. Three quotes were submitted as noted below. Fortson Contracting, Inc. submitted the lowest quote meeting specifications.

Fortson Contracting Inc. $16,819.
Texas Traffic LLC $65,945.
Barricades Unlimited No Bid.

Staff recommends approval.

LJ/LW

ITEM #31

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: PURCHASE OF WAVETRONIX SPARE SIGNAL PARTS

RECOMMENDATION: City Council to consider approval for the purchase of Wavetronix spare traffic signal parts from Twincrest Inc. for the Public Works Traffic Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund (Public Works) for a total amount not to exceed $31,000.

BACKGROUND: This is for the purchase of Wavetronix Traffic Vehicle Detection System Sensors to replace any future equipment failures. We currently have 32 intersections with this detection system.

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

Bids were taken by the Cooperative and a contract was awarded to Twincrest Inc. The Public Works 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.

LJ/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: APPROVAL FOR PURCHASE OF CEMENT SLURRY TO STABILIZE ROLLING HILLS AND REDBUD

RECOMMENDATION: City Council to consider approval for the purchase of cement slurry to stabilize Rolling Hills and Redbud Lane from Martin Marietta Materials, Inc. for the Public Works Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund for an estimated amount of $37,448.

BACKGROUND: The purpose of this contract is to purchase stabilizing slurry to be used on the subgrade of Redbud Lane from North Dooley Street to Silverside Drive and Rolling Hills Lane from Pool Road to the cul-de-sac. These projects are being delivered by Tarrant County forces through a separate ILA.

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

Tarrant County, Texas, solicited bids on F2024066, Annual Contract for Cement Slurry and Cementitious Slurry Services. Based on evaluations by Tarrant County, Texas, Martin Marietta was awarded the contract. This is currently the final renewal option through April 29, 2026.

Staff recommends approval.

KH/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2025

SUBJECT: SOLID WASTE AND RECYCLING RATE ADJUSTMENT REQUEST

RECOMMENDATION: City Council to consider adopting an ordinance amending Chapter 25, Utilities and Services, Article III. Solid Waste Disposal, Section 25-97, Service Rates — Schedules to reflect adjustments to the commercial and residential solid waste and recycling collection rates.

FUNDING SOURCE: Funds are generated by user fees for this service.

BACKGROUND: City Council granted Republic Services (dba Allied Waste Services of Fort Worth, LLC.) and its predecessor companies a franchise agreement (Ord. No. 95-35) to provide solid waste and recycling services for both residential and commercial customers in Grapevine on May 2, 1995. The agreement with Republic was amended in 2022 to provide cart trash service and extend the term of the franchise for 10 years through November 1, 2032.

The agreement with Republic also set a rate adjustment schedule to match the Consumer Price Index rates for Garbage and Trash collection (CPI-U, CUUR0000SEHG02), comparing March of the current year to March of the prior year. Trash and recycling collection rates will increase by 5.25% in accordance with our agreement with Republic Services. The increase of 5.25% on October 1, 2025, resulting in a $0.96 monthly increase to residents for residential service from $18.29 to $19.25.

The city is allowed by the Interlocal Cooperation Act Texas Government Code, Chapter 791 and Texas Local Government Code, Section 271.101 and 271.102, to enter into interlocal agreements for the performance of governmental functions and services.

Section 12 - Item 1 of the Franchise Agreement provides for the establishment of residential and commercial rates on an annual basis prior to October 1.

Attached is a residential rate comparison for FY 2024-25.

Staff recommends approval.

BB/ds

ORDINANCE NO. 2025-060

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE GRAPEVINE CODE OF ORDINANCES, CHAPTER 25 UTILITIES AND SERVICES, ARTICLE III SOLID WASTE DISPOSAL; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on June 1, 1995, by passage of Ordinance No. 95-35 the City of Grapevine, Texas granted Laidlaw Waste Systems, Inc. a franchise agreement to provide for solid waste services for both residential and commercial customers for a ten (10) year period; and

WHEREAS, on September 18, 2001, by passage of Ordinance No. 2001-67 the City of Grapevine, Texas granted Laidlaw Waste Systems, Inc. an extension of the franchise agreement to provide for solid waste services for both residential and commercial customers for one (1) additional five (5) year period, commencing on June 1, 2005; and

WHEREAS, Laidlaw Waste Systems, Inc. was renamed Trinity Waste Services, Inc.; and

WHEREAS, Trinity Waste Services, Inc. was renamed, Allied Waste Services, Inc.; and

WHEREAS, Allied Waste Services, Inc. was renamed, Allied Waste Services of Fort Worth, LLC; and

WHEREAS, Allied Waste Services of Fort Worth, LLC. is doing business as Republic Services; and

WHEREAS, on July 20, 2010, by passage of Ordinance No. 2010-30 the City of Grapevine, Texas granted Republic Services an extension of the franchise agreement to provide for solid waste services for both residential and commercial customers for one (1) additional five (5) year period, commencing on August 1, 2010; and

WHEREAS, on September 18, 2012, by passage of Ordinance No. 2012-44 the City of Grapevine, Texas extended the term of the franchise five (5) years commencing on November 1, 2012; and granted Republic Services an automatic renewal of the franchise agreement for one (1) additional five (5) year period, commencing on November 1, 2017; and

WHEREAS, on September 6, 2022, by passage of Ordinance No. 2022-057 the City of Grapevine, Texas extended the term of the franchise ten (10) years commencing on November 1, 2022; and

WHEREAS, Section 12, Item 1 of the franchise agreement provides for the establishment of residential and commercial rates on an annual basis prior to October 1 of each year; and

WHEREAS, Republic Services has requested a rate adjustment to be effective on October 1, 2025; and

WHEREAS, the City Council finds it necessary to increase the rates for collecting and removing garbage, recycling, refuse and trash and other solid waste, by amending Chapter 25 Utilities and Services, Article III, Solid Waste Disposal, Section 25-97 of the Code of Ordinances of the City of Grapevine, Texas; 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

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 the above premises are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Section 2. That Chapter 25 Utilities and Services, Article III, Solid Waste Disposal, is hereby amended by amending Section 25-97 in its entirety to read as follows:

"Sec. 25-97. Service rates-schedules.

(a) Any houses, buildings or premises used for residential purposes, shall have their garbage and trash removed at a monthly charge where such collection and removal is not required in excess of twice each week, have their recyclable materials removed once per week, have their brush and yard waste removed once per week, and have their bulky wastes removed once every other week with such rates established annually by ordinance.

	Monthly Charge
Single-family residential	$ 19.25
Single-family residence without city water service	19.25
Extra Disposal Container (per cart)	6.32
Duplex	38.50
Multifamily, per unit (without dumpster container)	19.25

(b) Collecting and removing of garbage, refuse and trash from houses, buildings and premises used for commercial and business purposes (apartment complexes with three or more units and mobile home parks are defined as commercial units) shall be determined by the number of times each week that collection and removal of garbage, refuse and trash is required, plus the amount of garbage, refuse and trash collected and removed. The rates are established annually by ordinance.

(1) *Trash Container rates*:

a. Two-yard loose containers:

1 Dump per week	$ 98.20
2 Dumps per week	165.54
3 Dumps per week	221.70
4 Dumps per week	311.75
5 Dumps per week	404.75
6 Dumps per week	468.16
Extra pickup	33.57

b. Two-yard compactor containers:

1 Dump per week	$ 117.86
2 Dumps per week	198.64
3 Dumps per week	266.04
4 Dumps per week	374.11
5 Dumps per week	485.72
6 Dumps per week	561.81
Extra pickup	40.05

c. Three-yard loose containers:

1 Dump per week	$ 111.66
2 Dumps per week	184.35
3 Dumps per week	264.47
4 Dumps per week	351.83
5 Dumps per week	441.74
6 Dumps per week	501.26
Extra pickup	38.40

d. Three-yard compactor containers:

1 Dump per week	$ 133.98
2 Dumps per week	221.18
3 Dumps per week	317.39

4 Dumps per week	422.19
5 Dumps per week	530.10
6 Dumps per week	601.50
Extra pickup	45.55

e. Four-yard loose containers:

1 Dump per week	$ 141.70
2 Dumps per week	227.70
3 Dumps per week	318.85
4 Dumps per week	405.97
5 Dumps per week	495.43
6 Dumps per week	542.10
Extra pickup	43.22

f. Four-yard compactor containers:

1 Dump per week	$ 170.01
2 Dumps per week	273.23
3 Dumps per week	382.62
4 Dumps per week	487.16
5 Dumps per week	594.52
6 Dumps per week	650.52
Extra pickup	57.79

g. Six-yard loose containers:

1 Dump per week	$ 168.58
2 Dumps per week	284.30
3 Dumps per week	399.33
4 Dumps per week	513.57
5 Dumps per week	643.98
6 Dumps per week	745.61
7 Dumps per week	869.85
Extra pickup	47.98

h. Six-yard compactor containers:

1 Dump per week	$ 202.28
2 Dumps per week	341.15
3 Dumps per week	479.21
4 Dumps per week	616.27
5 Dumps per week	772.80
6 Dumps per week	894.73
7 Dumps per week	1,043.81
Extra pickup	68.77

i. Eight-yard loose containers:

1 Dump per week	$ 210.06
2 Dumps per week	354.77
3 Dumps per week	507.73
4 Dumps per week	649.03
5 Dumps per week	792.39
6 Dumps per week	902.93
7 Dumps per week	1,053.43
Extra pickup	52.76

j. Roll-Cart Disposal Container (Commercial):

2 Dumps per week	$ 39.47
Extra Roll-Carts	8.02

(2) *Recycle Container rates:*

a. Cardboard only front-load eight-yard containers:

1 Dump per week (not to exceed)	$ 54.96

b. Roll-Cart (95 gallon) Recycle containers:

1 Dump per week (not to exceed)	$ 23.01
Extra Roll-Carts	$ 8.02

c. Six-yard front-load recycle containers:

1 Dump per week	$ 99.80
2 Dumps per week	171.89
3 Dumps per week	241.45
4 Dumps per week	310.52
Extra pickup	33.93

d. Eight-yard front-load recycle containers:

1 Dump per week	$ 115.19
2 Dumps per week	198.36
3 Dumps per week	283.89
4 Dumps per week	362.87
Extra pickup	39.15

e. Twenty-yard open top loose recycle containers:

Total per load	$ 320.05

f. Twenty-yard compacted recycle containers:

Total per load ..... $ 347.65

g. Thirty-yard open top loose recycle containers:

Total per load ..... $ 343.85

h. Thirty-yard compacted recycle containers:

Total per load ..... $ 385.25

(3) *Organic Food Waste rates*:

a. Three-yard containers:

1 Dump per week..... $ 154.13

(4) *Caster rates*:

per month ..... $ 10.04

(5) *Lock rates*:

per lift ..... $ 1.76

(6) Enclosure Gate rates:

per lift ..... $ 1.76

(7) *Commercial solid waste disposal container, two (2) dumps per week:* Thirty-nine dollars and forty-seven cents ($39.47) per month. Extra disposal cart eight dollars and two cents ($8.02). If more than two (2) 95-gallon disposal containers are necessary for service, then customer will use commercial garbage container(s).

(8) Open top construction and compactor containers:

a. Delivery fee ..... $ 150.20

b. Daily rental fee ..... $ 6.37

c. Haul..... $ 272.45

d. Trash Disposal:

Loose	$ 10.14 / cubic yard
Compacted	$ 14.29 / cubic yard

e. Deposit ..... $ 438.56

f. Billing for commercial containers will be performed by the contractor. The City will establish such rates annually by ordinance.

(c) Collecting and removing of recyclables from multifamily (apartment) complexes will be performed [by] contractor at least once each week. Every apartment complex will be assessed a per unit monthly fee with such rates established annually by ordinance.

Monthly apartment recycling fee $1.45

(d) Rates for any service required other than the above described services will be determined by the city.

(e) The minimum service to be rendered shall be once each week.

Should any place of business not be specifically designated by name, such error or omission will not relieve the owner, occupant, tenant or lessee of the binding effect of this article, but the same charge shall be made as that entered against a business of a like or similar nature.

(f) Mobile home parks may request curbside service for each individual housing unit for the collection of garbage, trash, yard waste and recyclables only. Such garbage, trash, yard waste and recyclables must be generated by tenant. The fee for such service will be the normal residential rate established annually by ordinance per the number of units in the park. The mobile home park must maintain commercial service for its office, management and other operations and for the collection of all brush and bulky waste as further defined by Article III, section 25-90, Grapevine Code of Ordinances."

Section 4. If any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstances is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 5. 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 passage, and it is accordingly so ordained.

Section 6. That the effective date of this rate adjustment will be October 1, 2025.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of September, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

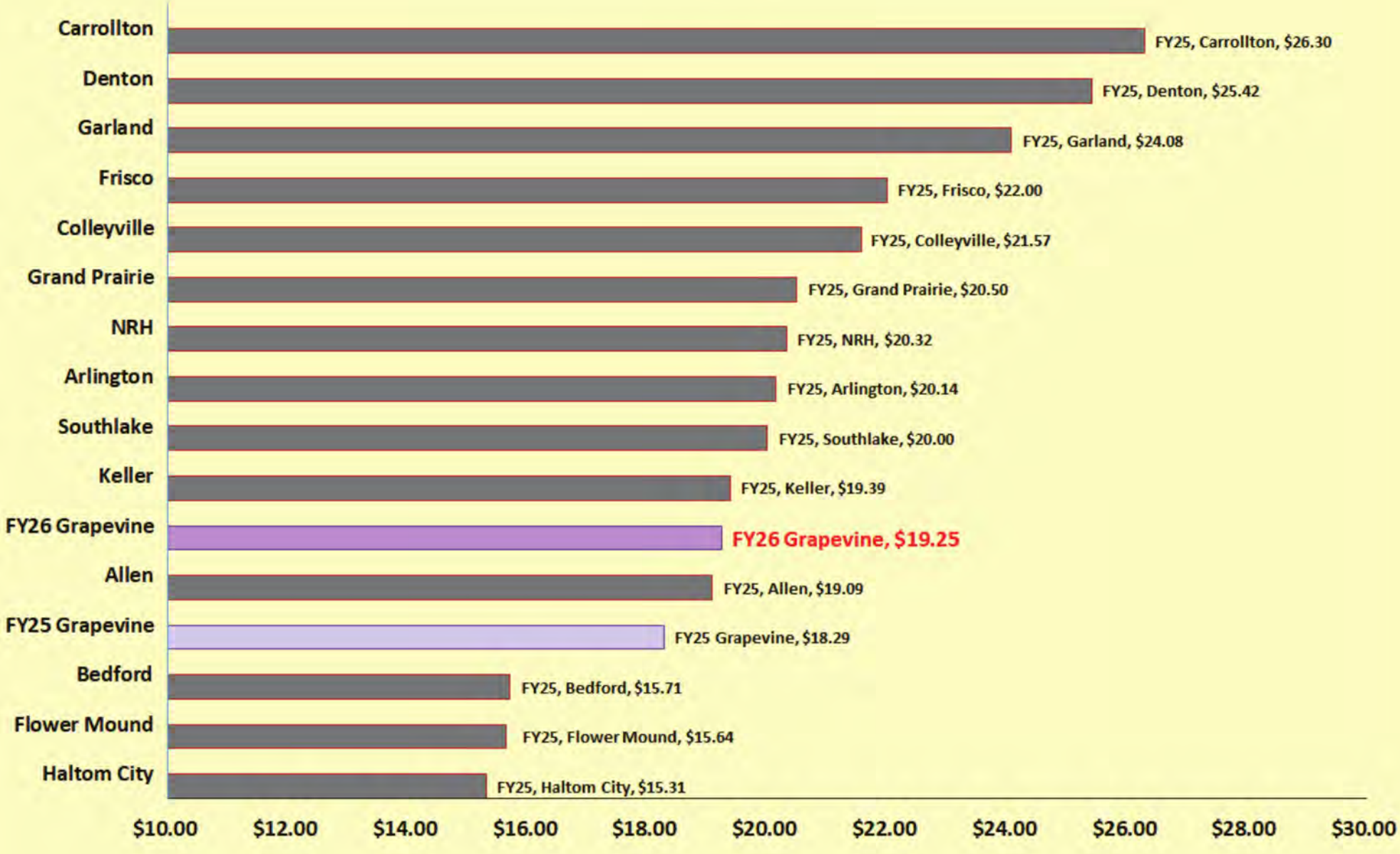
_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ITEM #33

FY 2025-26
Residential Comparison



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 19th 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 Planning and Zoning Commission:

Larry Oliver	Chairman
Beth Tiggelaar	Vice Chairman
Traci Hutton	Member
Jason Parker	Member
Kirby Kercheval	Member
Justin Roberts	Member
Ashley Anderson Brown	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
Erica Marohnic	Planning Services Director
Tara Brooks	City Secretary

Item 1. Executive Session

Mayor William D. Tate called the meeting to order at 7:15 pm and announced the City Council would recess to the City Council Conference Room to conduct a closed session regarding:

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

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

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

The City Council recessed to the City Council Conference Room and began the closed session at 7:17 p.m. The closed session ended at 7:24 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 and Pledge of Allegiance

Council Member Sharron Rogers gave the invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

Item 3. Conditional Use Permit **CU25-27** (Fortified Film Solutions)

Mayor Tate declared the public hearing open.

Planning and Services Director Erica Marohnic reported the applicant was 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. This is the first reading for this item. The Board of Zoning Adjustment will consider a special exception for this item at their September 8 meeting. If approved by the Board, the second reading will be September 16, 2025.

Applicant Representative Grey Acuna presented this item and answered questions from the Commission and Council.

No one spoke during the public hearing and there was not any correspondence to report.

Motion was made to close the public hearing.
Motion: Parker
Second: Hutton
Ayes: Oliver, Tiggelaar, Hutton, Parker, Kercheval, Roberts, Anderson Brown
Nays: None
Approved: 7-0

Motion was made to close the public hearing.
Motion: O'Dell
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 4. Conditional Use Permit **CU25-34** (Weinberger's Deli Expansion)

Mayor Tate declared the public hearing open.

Planning and Services Director Marohnic reported the applicant was 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.

Applicant Dan Weinberger presented this item and answered questions from the Commission and Council.

No one spoke during the public hearing and there was not any correspondence to report.

Motion was made to close the public hearing.
Motion: Tiggelaar
Second: Kercheval
Ayes: Oliver, Tiggelaar, Hutton, Parker, Kercheval, Roberts, Anderson Brown
Nays: None
Approved: 7-0

Motion was made to close the public hearing.
Motion: Slechta
Second: O'Dell
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 5. Conditional Use Permit **CU25-35** and Entertainment and Attraction Overlay **EA25-01** (Dig World)

Mayor Tate declared the public hearing open.

Planning and Services Director Marohnic reported the applicant was requesting a conditional use permit 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.

Applicant Alex Carroll presented this item and answered questions from the Commission and Council.

No one spoke during the public hearing and there was not any correspondence to report.

Motion was made to close the public hearing.
Motion: Parker
Second: Hutton
Ayes: Oliver, Tiggelaar, Hutton, Parker, Kercheval, Roberts, Anderson Brown
Nays: None
Approved: 7-0

Motion was made to close the public hearing.
Motion: Coy
Second: O'Dell
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 6. Zoning Change Application **Z25-03**, Conditional Use Permit **CU25-32**, and Planned Development Overlay **PD25-03** (Hotel Vin Reserve)

Mayor Tate declared the public hearing open.

Planning and Services Director Marohnic reported the applicant was 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.

Applicant Representatives Ryan Eshelman and Tom Satori presented this item and answered questions from the Commission and Council.

No one spoke during the public hearing and there was one letter with comments provided to the Commission and Council.

Motion was made to close the public hearing.
Motion: Kercheval
Second: Roberts
Ayes: Oliver, Tiggelaar, Hutton, Parker, Kercheval, Roberts, Anderson Brown
Nays: None
Approved: 7-0

Motion was made to close the public hearing.
Motion: Rogers
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 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

Mayor Tate declared the public hearing open.

Planning and Services Director Marohnic reported the applicant was 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.

Applicant Representative Jace Huffman presented this item and answered questions from the Commission and Council.

Owner Anwar Dossani answered questions from Council.

Planning and Services Director Marohnic answered questions from Council.

Bobby Culpepper, asked the Commission and Council to consider the traffic on Wall Street.

There was one letter in opposition provided to the Commission and Council.

Motion was made to close the public hearing.
Motion: Parker
Second: Hutton
Ayes: Oliver, Tiggelaar, Hutton, Parker, Kercheval, Roberts, Anderson Brown
Nays: None
Approved: 7-0

Motion was made to close the public hearing.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 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.

Mayor Tate declared the public hearing open.

Planning and Services Director Marohnic presented this item and described the proposed changes to the Zoning Ordinance regarding secondary structures.

Anne Lapkin, 901 West Texas Street, Grapevine spoke in favor of this item, but asked the City also look into regulations for use of a secondary structure when the main structure is unoccupied.

Aron Turnish, 904 West Sunset, Grapevine spoke in favor of this item, but asked the City also look into regulations for use of a secondary structure when the main structure is unoccupied.

There was no correspondence to report.

Motion was made to close the public hearing.
Motion: Tiggelaar
Second: Roberts
Ayes: Oliver, Tiggelaar, Hutton, Parker, Kercheval, Roberts, Anderson Brown
Nays: None
Approved: 7-0

Motion was made to close the public hearing.
Motion: Coy
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

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

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

Item 9. Citizen Comments

No one spoke during citizen comments.

PRESENTATIONS

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

Mayor Pro Tem OYK Slechta updated Council on the recent Mission Trip to West Lothian, Scotland and presented Mayor Tate a replica of the Claret Jug that is awarded to the winner of the annual Open golf tournament.

NEW BUSINESS

Item 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.

Planning Director Marohnic updated Council on the Commission's studies regarding the creation of a Brownstone District. She requested Council call a public hearing to create a Brownstone District and to delete districts "PRD-6", Planned Residential Low Density District and "PRD-12", Planned Residential Medium Density District, and amend related definitions from the current Zoning Ordinance.

Motion was made to call a public hearing for the purpose presented.

Motion:	Rogers
Second:	Coy
Ayes:	Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays:	None
Approved:	7-0

CONSENT AGENDA

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

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

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

Fire Chief Darrell Brown recommended approval of toll tag readers, for an amount not to exceed $15,796, that are compatible with the North Texas Transportation Authority system.

Motion was made to approve the consent agenda.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

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

Fire Chief Brown recommended approval of the purchase of fire fighter's gear for an amount not to exceed $171, 073.

Motion was made to approve the consent agenda.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 14. Consider the purchase of a Toro Reelmaster mower from Professional Turf Products, L.P.

Director of Golf Services Robert Singletary recommended approval of a new mower for a total amount not to exceed $54,952.

Motion was made to approve the consent agenda.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 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 Singletary recommended approval of the annual contracts to fix the pricing of various chemicals and fertilizers to be purchased on an as-needed basis for the golf course for an estimated amount of $30,000.

Motion was made to approve the consent agenda.
Motion: O'Dell

Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 16. Consider the purchase of mailing services of the GO Grapevine magazine from Community Impact Newspaper (JG Media).

Director of Parks and Recreation Chris Smith recommended approval of mailing services of GO Grapevine magazine as an insert in the Community Impact Newspaper for three months during the year for a total amount not to exceed $30, 279.

Motion was made to approve the consent agenda.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 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 Bryan Beck recommended approval of the annual contract to set fixed pricing for the purchase of water and wastewater chemicals for an annual estimated amount of $500,000.

Motion was made to approve the consent agenda.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 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 Beck recommended approval of the extension of the current contract to five additional locations for the remaining six months of the life of this agreement at an estimated amount of $63,000.

Motion was made to approve the consent agenda.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope

Nays: None
Approved: 7-0

Item 19. Consider the purchase of two Graco Grindlazer Scarafiers units needed for pavement marking removal from Centerline Supply, Inc.

Director of Public Works Beck recommended approval of the purchase of two Graco Grindlazer Scarafiers units for a total amount not to exceed $17,051.

Motion was made to approve the consent agenda.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 20. Consider the purchase of treatment analyzers for train 3 at the Wastewater Treatment Plant from Hach.

Director of Public Works Beck recommended approval of the purchase of dissolved oxygen and pH for treatment at the train 3 at the Wastewater Treatment Plant for an amount not to exceed $20,443.

Motion was made to approve the consent agenda.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 21. Consider the purchase of a Flygt model submersible pump for train 2 at the Wastewater Treatment Plant from Xylem Water Solutions, Inc

Director of Public Works Beck recommended approval of the purchase of a Flygt model submersible pump for train 2 at the Wastewater Treatment Plan for a total amount not to exceed $18,196.

Motion was made to approve the consent agenda.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 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 Beck recommended approval of the renewal of an amended franchise agreement with Oncor Electric Delivery Company LLC (Oncor).

Motion was made to approve the consent agenda.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

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

Item 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 Beck recommended approval of an ordinance to update the section of the code regarding flood prevention for better management of the City's floodplain areas.

Motion was made to approve the consent agenda.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

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

Item 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 Beck recommended awarding the Euless Grapevine Road Project to CT4 construction for an estimated amount of $2,182,263 in federal funding for construction. The City will use $436,553 in Transportation Development Credits fors its portion of the funding.

Motion was made to approve the consent agenda.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

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

Item 25. Consider the minutes of the August 5, 2025 Regular City Council meeting.

City Secretary Tara Brooks recommended approval. of the minutes as provided.

Motion was made to approve the consent agenda.
Motion: O'Dell
Second: Slechta

Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Since the Planning and Zoning Commission were still deliberating the items on their agenda, Mayor Tate called for Council to take a break at 9:03 p.m. Mayor Tate reconvened the meeting at 9:25 p.m.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 26. Conditional Use Permit **CU25-27** (Fortified Film Solutions)

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

Motion was made to approve the conditional use permit CU25-27 for Fortified Film Solutions and the first reading of **Ordinance No. 2025-045.**
Motion: O'Dell
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 27. Conditional Use Permit **CU25-34** (Weinberger's Deli Expansion)

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

Motion was made to approve the conditional use permit CU25-34 for Weinberger's Deli Expansion and **Ordinance No. 2025-046.**
Motion: Coy
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

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 DELI 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

Item 28. Conditional Use Permit **CU25-35** (Dig World)

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

Motion was made to approve the conditional use permit CU25-25 for Dig World and **Ordinance No. 2025-047** stipulating the hours of operation would be 9:00 a.m. – 9:00 p.m. on the days of operation.

Motion: Rogers
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Council Member Rogers restated her motion to approve CU25-25 for Dig World and **Ordinance No. 2025-047** stipulating the hours of operation would be 9:00 a.m. – 9:00 p.m. on the days of operation

Second: Slechta
Ayes: Tate, Slechta, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

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

Item 29. Entertainment and Attraction Overlay **EA25-01** (Dig World)

Chairman Oliver reported the Commission approved entertainment and attraction overlay with a vote of 7-0.

Motion was made to approve the Entertainment and Attraction Overlay EA25-01 (Dig World) and **Ordinance No. 2025-048.**
Motion: O'Dell
Second: Slechta

City Attorney Matthew C.G. Boyle answered questions from Council.

City Council discussed the time limits.

Council reconsidered the vote on Item 28 before voting on this item.

Council Member Rogers made a motion to approve EA25-01 for Dig World and **Ordinance No. 2025-0458** stipulating the hours of operation would be 9:00 a.m. – 9:00 p.m. on the days of operation.
Motion: Rogers
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None

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 INCLUDING OFF-SITE PARKING, SECTION 56, OFF-

STREET PARKING AND BULK DIMENSIONAL AND SETBACK REQUIREMENTS 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

Item 30. Zoning Change Application **Z25-03** (Hotel Vin Reserve)

Mayor Tate announced he would abstain from voting on the items involving Hotel Vin Reserve and filed an Affidavit of Conflict of Interest with the City Secretary.

Chairman Oliver reported the Commission approved the zoning change request with a vote of 7-0.

Motion was made to approve Zoning Change Application Z25-03 (Hotel Vin Reserve) and **Ordinance No. 2025-049.**

Motion: Slechta
Second: Rogers
Ayes: Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Abstains: Tate
Approved: 6-0-1

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

Item 31. Conditional Use Permit **CU25-32** (Hotel Vin Reserve)

Mayor Tate announced he would abstain from voting on the items involving Hotel Vin Reserve and filed an Affidavit of Conflict of Interest with the City Secretary.

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

Motion was made to approve the conditional use permit CU25-32 for Hotel Vin Reserve and **Ordinance No. 2025-050.**

Motion: Coy
Second: Slechta
Ayes: Slechta, Rogers, Coy, O’Dell, Leal, and Shope
Abstains: Tate
Approved: 6-0-1

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

Item 32. Planned Development Overlay **PD25-03** (Hotel Vin Reserve)

Mayor Tate announced he would abstain from voting on the items involving Hotel Vin Reserve and filed an Affidavit of Conflict of Interest with the City Secretary.

Chairman Oliver reported the Commission approved the planned development overlay with a vote of 7-0.

Motion was made to approve the Planned Development Overlay PD25-03 and **Ordinance No. 2025-051.**

Motion: Rogers
Second: Slechta
Ayes: Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Abstains: Tate
Approved: 6-0-1

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

Item 33. Zoning Change Application **Z25-04** (B-K Sizzle)

Chairman Oliver reported the Commission approved the zoning changing application with a vote of 7-0.

Motion was made to approve Zoning Change Application Z25-04 (B-K Sizzle) and **Ordinance No. 2025-052.**
Motion: O'Dell
Second: Slechta

Council discussed this item.
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

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

Item 34. Conditional Use Permit **CU25-36** (B-K Sizzle)

Chairman Oliver reported the Commission approved the conditional use permit with a vote of 7-0 with the condition that the changeable copy will not exceed 30% of the total area of the monument sign:

Motion was made to approve Conditional Use Permit CU25-36 and **Ordinance No. 2025-053** including the motion of the Planning and Zoning Commission that the changeable copy will not exceed 30% of the total area of the monument sign:
Motion: Coy
Second: Rogers
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

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

Item 35. **Final Plat** for Lots 2R, 2R-1 and 2R-2, Ruth Wall Subdivision

Chairman Oliver reported the Commission approved the final plat with a vote of 7-0.

Motion was made to approve the Statement of Findings and Final Plat for Lots 2R, 2R-1 and 2R-2, Ruth Wall Subdivision.
Motion: Coy
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope

Nays: None
Approved: 7-0

Item 36. Zoning Ordinance Amendment **AM24-05**

Chairman Oliver reported the Commission approved the zoning ordinance amendment with a vote of 7-0.

Motion was made to approve the Zoning Ordinance Amendment **AM24-05** and **Ordinance No. 2025-054.**
Motion: Rogers
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

ORDINANCE NO. 2025-054

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

ADJOURNMENT

Motion was made to adjourn the meeting at 9:31 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 16th day of September, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 2nd day of September, 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 7:01 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 7:13 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.

Following Executive Session, the 4B Economic Development Board and Crime Control Preservation Commission met in the Council Chambers prior to the start of the Council's regular meeting.

REGULAR MEETING

Mayor Tate called the regular meeting to order at 7:30 p.m.

Item 2. Invocation

Council Member Sean Shope gave the invocation.

Item 3. Posting of the Colors and Pledges of Allegiance

Troop 7B 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 present a proclamation to the Captain Molly Corbin Chapter National Society Daughters of the American Revolution declaring the week of September 17 through 23 "Constitution Week".

Mayor Tate read the proclamation and presented it to Glenda Price and Members of the Captain Molly Corbin Chapter National Society Daughters of the American Revolution.

Mrs. Price thanked the Council and City for recognizing the value of the Constitution.

Council did not take any action on this item.

Item 6. Mayor Tate to present a proclamation declaring September National Service Dog Month.

Allison Giles and LaurieAnn Cash from Canine Companions described the work of the organization. Yujia Ding, a recipient of one dogs from Canine Companions, described how the organization has helped her. They were also accompanied by the dogs Gordie and Strudel.

Mayor Tate read the proclamation declaring September National Service Dog Month.

Council did not take any action on this item.

Item 7. Chief Steve Standford with the Texas Police Chief's Association Foundation will present a Certificate of Accreditation to the Grapevine Police Department.

Police Chief Mike Hamlin introduced Chief Steve Standford from the Texas Police Chief's Association Foundation who described the requirements for accreditation, the accreditation assessment and then presented the Certificate of Accreditation to Chief Hamlin, Assistant Chiefs Rebecca Graves and Marc Shimmick, and Lieutenant Timonthy Gill.

Chief Hamlin praised the work, leadership and dedication of Lieutenant Gill that helped the Department earn the accreditation.

Council did not take any action on this item.

Item 8. GrapeFest Co-Chairs, Chuck and Lisa Pacioni, to present information regarding the 39th Annual GrapeFest – A Texas Wine Experience presented by the Bank of the West that will take place September 11-14.

Chuck and Lisa Pacioni highlighted the events, entertainment, and Kid's Zone activities that will take place during this year's GrapeFest. They also thanked Bank of the West for their sponsorship and the volunteers for their hours of work during the festival.

Council did not take any action on this item.

Item 9. 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 updated Council on the results of the Planning and Zoning Commissions study of the Central and Central Business District areas and described the recommended changes to align the described properties within these areas with the Comprehensive Plan.

Commission Chairman Larry Oliver outlined the Commission's processes and goals of this assessment.

Council did not take any action on this item.

PUBLIC HEARING AND RELATED ITEMS

Item 10. City Council to conduct a public hearing relative to the Fiscal Year 2025-2026 annual operating budget.

Mayor Tate opened the public hearing.

Assistant Finance Director Matt Feryan announced the annual budget equals $245.6 million spread over thirteen funds. There have been no changes since Council held a budget workshop on August 14.

No one spoke during the public hearing.

Motion was made to close the public hearing.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 11. Consider **Ordinance No. 2025-054** adopting the Fiscal Year 2025-2026 City of Grapevine Annual Operating Budget and take any necessary action.

There was not a separate presentation for this item.

Motion was made to approve Ordinance No. 2025-054 adopting the Fiscal Year 2025-2026 City of Grapevine Annual Operating Budget.
Motion: Coy
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

ORDINANCE NO. 2025-054

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ADOPTING THE BUDGET FOR THE CITY OF GRAPEVINE, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR INTRA- AND INTERDEPARTMENTAL FUND TRANSFERS; PROVIDING FOR INVESTMENT OF CERTAIN FUNDS; DECLARING AN EMERGENCY; AND PROVIDING AN EFFECTIVE DATE

NEW BUSINESS

Item 12. Consider **Resolution No. 2025-011** declaring a 1999 Freightliner FL-70 Water Truck surplus and authorizing the donation of said vehicle to Grapevine's Sister City, Parras de la Fuente, Coahuila, Mexico, authorize the City Manager to execute all necessary documents, and take any necessary action.

Director of Public Works Bryan Beck presented this item. The donation to Parras de la Fuenta will be used to deliver drinking water to areas outside of the City that are not tied into the City's utility system.

Motion was made to approve Resolution No. 2025-011 declaring a 1999 Freightliner FL-70 Water Truck surplus and authorizing the donation of said vehicle to Grapevine's Sister City, Parras de la Fuente, Coahuila, Mexico, authorize the City Manager to execute all necessary documents, and take any necessary action.

Motion: Slechta
Second: Rogers
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

RESOLUTION NO. 2025-011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DECLARING CERTAIN PROPERTY SURPLUS AND/OR SALVAGE; PROVIDING FOR THE DONATION OF SAID PROPERTY TO PARRAS DE LA FUENTE, COAHUILA, MEXICO; 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 13. Consider changing the start time of the October 7, 2025, City Council meeting to 5:30 p.m. to allow the City Council to attend neighborhood National Night Out events.

City Secretary Tara Brooks recommended approval to change the start time of the October 7, 2025 City Council meeting to 5:30 pm.

Motion was made to approve the consent agenda as presented.
Motion: Rogers
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 14. Consider the renewal of an annual contract for outside audit services with Forvis Mazars, LLP.

Chief Financial Officer Jeff Strawn recommended approval of the annual contract for outside audit services for an estimated amount of $130,000.

Motion was made to approve the consent agenda as presented.
Motion: Rogers
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 15. Consider a firework permit for the 2025 Colleyville Heritage High School Homecoming Event to be held on September 24, 2025.

Fire Chief Darrell Brown recommended approval of the firework permit for Colleyville Heritage High School's Homecoming Event that will be held on September 24.

Motion was made to approve the consent agenda as presented.
Motion: Rogers
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 16. Consider the renewal of the licenses and support for multi-factor authentication, identity access management, identity threat protection and response, and compliance with Criminal Justice Information Services from ePlus Technology, Inc.

Chief Information Officer Tessa Allberg recommended approval of the renewal of the licenses and support for multi-factor authentication, identity access management, identity threat protection and response, and compliance for a total amount not to exceed $60,835.

Motion was made to approve the consent agenda as presented.
Motion: Rogers
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 17. Consider the purchase of pass-through evidence storage equipment lockers, evidence management workflow, and shelving storage from Southwest Solutions Group.

Police Chief Hamlin recommended approval of the purchase of lockers, evidence management workflow and shelving storage for an amount not to exceed $47,889.

Motion was made to approve the consent agenda as presented.
Motion: Rogers
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 18. Consider the purchase of automated gates and parking lot fencing for the Animal Shelter from Ware Fencing LLC.

Police Chief Hamlin recommended approval of the purchase of automated gates and parking lot fencing for a total amount not to exceed $28,995.

Motion was made to approve the consent agenda as presented.
Motion: Rogers
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 19. Consider the purchase of a Skydio XT10 drone and support services from Axon Enterprises Inc.

Police Chief Hamlin recommended approval of the purchase of a Skydio XT10 drone and support services for a total amount not to exceed $30,068.

Motion was made to approve the consent agenda as presented.
Motion: Rogers
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 20. Consider an annual contract for pavement marking services with Stripe-A-Zone, Inc.

Director of Public Works Beck recommended approval of the contract for pavement marking services for an estimated amount of $100,000.

Motion was made to approve the consent agenda as presented.
Motion: Rogers
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 7-0

Item 21. Consider the minutes of the August 14 Special City Council meeting.

City Secretary Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.
Motion: Rogers
Second: 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 8:17 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 16th day of September, 2025.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

TO: PLANNING AND ZONING COMMISSION MEMBERS

FROM: ERICA MAROHNIC, DIRECTOR, PLANNING SERVICES

MEETING DATE: SEPTEMBER 16, 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 Planning and Zoning Commission's Comprehensive Master Plan Subcommittee held a meeting on September 9, 2025, to discuss proposed changes to the Transit District, the final assessment area, and to consider related amendments to Section 41.B., the Transit District Overlay of the Zoning Ordinance. There are no materials included in your packet; however, depending on the action items from the meeting, relevant documents may be provided at your place during the special session on September 16, 2025.

/em

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

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

6:30 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 19TH day of August 2025 in the Planning and Zoning Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Beth Tiggelaar	Member
Traci Hutton	Member
Jason Parker	Member
Justin Roberts	Member
Kirby Kercheval	Member
Ashley Anderson Brown	Member

With no members absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Planning Services Director
Albert Triplett	Planner II
Lindsay Flores	Planner I
John Robertson	Public Works Deputy Director
Ashlee Mosley	Planning Technician

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 a report and hold a discussion from the Brownstones District Subcommittee

3. Receive a report and hold a discussion 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:

JOINT PUBLIC HEARINGS

5. **AM24-05; Secondary Structures –** Consider amendments and changes to the Comprehensive Zoning Ordinance, No. 82-73, same being Appendix D of the Code of Ordinances, as follows: to create and amend definitions in Section 12, *Definitions*; amend secondary structure regulations in Section 13, "R-20", *Single-Family District Regulations*, Section 14, "R-12.5, *Single-Family District Regulations*, Section 15, "R-7.5", *Single-Family District Regulations*, Section 16, "R-5.0", Zero-*Lot-Line District Regulations*, Section 17, "R-3.5", *Two-Family District Regulations*, Section 18, "R-3.75", *Three-and Four-Family District Regulations*, Section 19, "R-MH", *Manufactured Home District Regulations*, Section 20, "R-TH", *Townhouse District Regulations*, Section 22, "R-MF", *Multifamily District Regulations*, Section 22A, "R-MODH", *Modular Home District Regulations*, Section 41, "PD", *Planned Development Overlay*, amend use specific standards in Section 42, *Supplementary District*, and include vesting language in Section 43, *Nonconforming Uses and Structures* of the Zoning Ordinance relative to secondary structures.

The Commission and Council received a report from staff and held the public hearing.

6. **CU25-27; Fortified Film Solutions** – submitted by Baird Hampton & Brown, Inc. for property located at 1240 Texan Trail, Suite 100, platted as Lot 2, DFW Air Freight Centre Addition. The applicant is 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 property is zoned "LI", Light Industrial District and is owned by Tarrant County Properties, LLC.

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

7. **CU25-34; Weinberger's Expansion** – submitted by Dan Weinberger for property located at 601 South Main Street, Suite 100 and 101, platted as Block 15, Lot C, Original Town of Grapevine. This request is specifically to allow a 1,443 sq.ft. expansion of an existing delicatessen into an adjacent suite (101) and outside dining. The property is zoned "CBD", Central Business District and is owned by Grape Office, LLC.

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

8. **CU25-35/ EA25-01; Dig World** – submitted by Jacob & Hefner Associates for property located at 2200 West Grapevine Mills Circle, platted as Block 6, Lot 3, Grapevine Mills Addition. The site was previously approved for a conditional use permit CU05-54 (Ord. 2005-82) 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 the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer 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 property is zoned "CC", Community Commercial District and is owned by Grapevine Mills Residual, LP.

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

9. **Z25-03/ CU25-32/ PD25-03; Hotel Vin Reserve** - submitted by Paul Coury for property located at 321 East Dallas Road, proposed to be platted as Block 1, Lot 1A, Dallas Road Addition. This request is to rezone (Z25-03) 2.80 acres from "LI", Light Industrial District to "HC", Highway 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 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, in Section 26, "HC", Highway Commercial District and Section 56, Off-Street Parking Requirements of the Comprehensive Zoning Ordinance, No. 82-73. The property is owned by PMM Hotel Partners 2017.

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

10. **Z25-04/ CU25-36; B-K Sizzle** – submitted by Dossani Paradise Investments, LLC for property located at 834 East Northwest Highway, proposed to be platted as lots 2R, 2R-1, and 2R-2, Ruth Wall Addition. The applicant is requesting a conditional use permit to develop a 2,978 sq.ft. restaurant (B-K Sizzle) with a drive-through and a monument sign with changeable copy in excess of 30%. The applicant is also 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 property is owned by Global Sky Properties, LP.

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

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

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

Chairman Oliver called the regular session to order at **8:57 p.m.**

11. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

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

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU25-27** (Fortified Film Solutions):

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

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

The Commission discussed this item.

Motion was made to **approve** conditional use permit **CU25-34** (Weinberger's Expansion):

Motion: Kercheval

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

14. Conditional Use Permit CU25-35 and Entertainment & Attraction Overlay EA25-01 (Dig World) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU25-35** (Dig World):

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

Motion was made to **approve** entertainment and attraction overlay request **EA25-01** (Dig World):

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

15. Zoning Change Z25-03, Conditional Use Permit CU25-32, and Planned Development Overlay PD25-03 (Hotel Vin Reserve) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** zoning change **Z25-03** (Hotel Vin Reserve):

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

Motion was made to **approve** conditional use request **CU25-32** (Hotel Vin Reserve):

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

Motion was made to **approve** planned development overlay request **PD25-03** (Hotel Vin Reserve):

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

16. Zoning Change Z25-04 and Conditional Use Permit CU25-36 (BK Sizzle) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** zoning change **Z25-04** (BK Sizzle):

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

Motion was made to **approve** conditional use request **CU25-36** (BK Sizzle) with the condition that the changeable copy will not exceed 30% of the total area of the monument sign:

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

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

The Commission discussed this item.

Motion was made to **approve** Final Plat for Lots 2R, 2R-1, and 2R-2, Ruth Wall Subdivision:

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

18. Zoning Ordinance Amendment AM24-05; Secondary Structures - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Zoning Ordinance Amendment AM24-05:

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

19. 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.

The Commission discussed this item.

Motion was made to **approve** 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.

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

20. 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”.

The Commission discussed this item.

Motion was made to **approve** 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".

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

21. Consider the minutes of the August 4, 2025 Special Meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the August 4, 2025 Special Meeting.

Motion: Tiggelaar
Second: Hutton
Ayes: Oliver, Roberts, Kercheval, Anderson Brown
Nays: None
Abstain: Parker
Approved: 6-0-1

22. Consider the minutes of the August 7, 2025 Comprehensive Master Plan Subcommittee Meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the August 7, 2025 Comprehensive Master Plan Subcommittee Meeting.

Motion: Roberts
Second: Tiggelaar
Ayes: Oliver
Nays: None
Abstain: Hutton, Parker, Kercheval, Anderson Brown
Approved: 3-0-4

23. Consider the minutes of the August 11, 2025 Transit District Overlay

Subcommittee Meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the August 11, 2025 Transit District Overlay Subcommittee Meeting.

Motion: Anderson Brown
Second: Hutton
Ayes: Oliver
Nays: None
Abstain: Tiggelaar, Parker, Roberts, Kercheval
Approved: 3-0-4

24. Consider the minutes of the August 11, 2025 Brownstone District Subcommittee Meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the August 11, 2025 Brownstone District Subcommittee Meeting.

Motion: Anderson Brown
Second: Hutton
Ayes: Oliver
Nays: None
Abstain: Tiggelaar, Parker, Roberts, Kercheval
Approved: 3-0-4

25. Consider the minutes of the August 14, 2025 “PO”, Professional Office District Subcommittee Meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the August 14, 2025 “PO”, Professional Office District Subcommittee Meeting.

Motion: Kercheval
Second: Parker
Ayes: Oliver
Nays: None
Abstain: Tiggelaar, Hutton, Roberts, Anderson Brown

26. Consider the minutes of the July 15, 2025 Regular Planning and Zoning

Commission meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the July 15, 2025 Planning and Zoning Commission meeting:

Motion: Hutton
Second: Roberts
Ayes: Oliver, Tiggelaar, Kercheval, Anderson Brown
Nays: None
Abstain: Parker
Approved: 6-0-1

Adjournment

Motion was made to adjourn the meeting at **9:24 p.m.**

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS 16TH DAY OF SEPTEMBER 2025.

APPROVED:

_____
CHAIRMAN

ATTEST:

_____
PLANNING TECHNICIAN

CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING – FUTURE LAND USE MAP (TRANSIT DISTRICT
WEDNESDAY, AUGUST 20, 2025 AT 10:00 A.M.

GRAPEVINE CITY HALL, PLANNING AND ZONING CONFERENCE ROOM
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

10:00 AM 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 20th 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
Lindsay Flores	Planner I
Betsi Chatham	GIS Manager
Ashlee Mosley	Planning Technician

MEETING: 10:00 a.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: 12:23 p.m.

Meeting was adjourned.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 16TH DAY OF SEPTEMBER 2025.

APPROVED:

_____
CHAIRMAN

ATTEST:

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PLANNING TECHNICIAN