



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, OCTOBER 21, 2025

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

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

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

EXECUTIVE SESSION:

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

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

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

2. Invocation and Pledge of Allegiance: City Council Member Leon Leal
3. Mayor Tate to present a proclamation recognizing October 2025 as National Community Planning Month.

JOINT PUBLIC HEARINGS

4. Conditional Use Permit **CU25-33** (Butter My Brunch) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Chabolet Development requesting to amend the previously approved site plan CU22-26 (Ordinance No. 2022-044) to allow for a 9,936 square foot multi-tenant building with a restaurant and outdoor dining. This request is specifically to allow for the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) and outside dining in conjunction with a restaurant. The subject property is located at 919 East Northwest Highway, Suite 600 and is currently zoned “CC”, Commercial District.
5. Conditional Use Permit **CU25-40** (Hokkaido Sushi) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Lin Hokkaido Sushi Inc. requesting to amend the previously approved site plan CU11-03 (Ordinance No. 2011-013) for a planned commercial center with the possession, storage retail sales and on- and off-premise consumption (beer, wine, and mixed beverages), to revise the floor plan and exterior elevations, including a previously approved outdoor covered patio and pole sign of an existing restaurant. This request is specifically to modify the floor plan and to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with an existing restaurant. The subject property is located at 1525 William D. Tate Avenue and is currently zoned “CC”, Commercial District.
6. Conditional Use Permit **CU25-42** (Springhill Suites) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ion Design Group requesting to amend the previously approved site plan CU15-21 (Ordinance No. 2015-038) for a planned commercial center in excess of 1,000,000 square feet of gross leasable area, to allow for the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing hotel. This request is specifically to amend the previously approved site plan to allow for a 1,387 sq. ft. first floor building area expansion, modify the floor plan, revise building elevations, add outdoor speakers add an outdoor patio, and to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages), in conjunction with an existing hotel. The subject property is located at 2240 West Grapevine Mills Circle and is currently zoned “CC”, Community Commercial District.
7. Zoning Change Application **Z25-06** (1109 Airline Drive) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine requesting to rezone one lot, being 0.23 acres, from the “PO”, Professional Office District to the “R-7.5”, Single-Family Residential District.

8. Zoning Change Application **Z25-07** (1331 West Wall Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the Eric Legge requesting to rezone 0.46 acre from the “PO”, Professional Office District to the “R-7.5”, Single-Family Residential District.

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

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

CITIZEN COMMENTS

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

NEW BUSINESS

10. Consider **Resolution No. 2025-016** authorizing the acceptance of grant funds for the Fiscal Year 2026 State of Texas, Office of the Governor, First Responder Mental Health Grant Program, and **Ordinance No. 2025-072** to appropriate funds; and take any necessary action.
11. Consider **Resolution No. 2025-017** authorizing the acceptance of grant funds for the Fiscal Year 2026 State of Texas, Office of the Governor, Mobile Training Structure Systems Program, and **Ordinance No. 2025-073** to appropriate funds; and take any necessary action.

CONSENT AGENDA

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

12. Consider **Resolution No. 2025-018** denying a rate increase request by Oncor Electric Delivery Company LLC. City Manager recommends approval.
13. Consider approval for the renewal for CivicPlus software, web hosting and support from CivicPlus Government. City Manager recommends approval.

14. Consider the purchase of foot traffic and data analysis service from Placer, Inc. Economic Development Director recommends approval.
15. Consider a sole source purchase of boat slip rentals for Fire Department boats and jet ski from Scott's Landing Marinas at Lake Grapevine. Fire Chief recommends approval.
16. Consider the renewal of an annual subscription for services with NewsBank, Inc. Library Director recommends approval.
17. Consider the purchase of a mobile robot for athletic fields marking from Tinymobilerobots US LLC. Parks and Recreation Director recommends approval.
18. Consider the annual purchase of cardiovascular equipment at The REC from Team Marathon Fitness. Parks and Recreation Director recommends approval.
19. Consider the purchase of restoration services for the Dove Waterpark slides and splashpads from Amusement Restoration Companies. Parks and Recreation Director recommends approval.
20. Consider the annual payment for the NETCAST regional SWAT team funding to the City of Bedford. Police Chief recommends approval.
21. Consider the renewal of an annual contract for law enforcement body cameras, supplies, services, licenses and equipment with Axon Enterprises, Inc. Police Chief recommends approval.
22. Consider the award of RFB 47-25 for annual contracts for the purchase of aggregate materials with Arcosa, Big Sandy Sand Company, Cortex Construction, Earth Haulers, Inc., Lowery Sand & Gravel Co. Inc., Martin Marietta, Inc. and Q. Roberts Trucking and Turf Materials. Public Works Director recommends approval.
23. Consider the purchase of Smartphone license and support renewal with Smartphone Meter Reading. Public Works Director recommends approval.
24. Consider the minutes of the October 7, 2025 Regular City Council meeting. City Secretary recommends approval.

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

25. Conditional Use Permit **CU25-33** (Butter My Brunch) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-074**, if applicable, and take any necessary action.

26. Conditional Use Permit **CU25-40** (Hokkaido Sushi) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-075**, if applicable, and take any necessary action.
27. Conditional Use Permit **CU25-42** (Springhill Suites) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-076**, if applicable, and take any necessary action.
28. Zoning Change Application **Z25-06** (1109 Airline Drive) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-077**, if applicable, and take any necessary action.
29. Zoning Change Application **Z25-07** (1331 West Wall Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-078**, 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 October 15, 2025 by 5:00 p.m.



Tara Brooks, TRMC
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 48 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, OCTOBER 21, 2025

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

JOINT MEETING WITH CITY COUNCIL

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

1. Invocation and Pledge of Allegiance: Council Member Leon Leal

JOINT PUBLIC HEARINGS

2. Conditional Use Permit **CU25-33** (Butter My Brunch) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Chabolet Development requesting to amend the previously approved site plan CU22-26 (Ordinance No. 2022-044) to allow for a 9,936 square foot multi-tenant building with a restaurant and outdoor dining. This request is specifically to allow for the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) and outside dining in conjunction with a restaurant. The subject property is located at 919 East Northwest Highway, Suite 600 and is currently zoned “CC”, Commercial District.
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possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing hotel. This request is specifically to amend the previously approved site plan to allow for a 1,387 sq. ft. first floor building area expansion, modify the floor plan, revise building elevations, add outdoor speakers, add an outdoor patio, and to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages), in conjunction with an existing hotel. The subject property is located at 2240 West Grapevine Mills Circle and is currently zoned "CC", Community Commercial District.

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6. Zoning Change Application **Z25-07** (1331 West Wall Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the Eric Legge requesting to rezone 0.46 acre from the "PO", Professional Office District to the "R-7.5", Single-Family Residential District.

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

CITIZEN COMMENTS

7. 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

8. Conditional Use Permit **CU25-33** (Butter My Brunch) – Consider the application and make a recommendation to City Council.
9. Conditional Use Permit **CU25-40** (Hokkaido Sushi) – Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU25-42** (Springhill Suites) – Consider the application and make a recommendation to City Council.

- 11. Zoning Change Application **Z25-06** (1109 Airline Drive) – Consider the application and make a recommendation to City Council.
- 12. Zoning Change Application **Z25-07** (1331 West Wall Street) – Consider the application and make a recommendation to City Council.
- 13. Consider the minutes of the September 16, 2025 Planning and Zoning Commission meeting.

NOTE: Following the adjournment of the Planning and Zoning Commission meeting, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

ADJOURNMENT

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

Tara Brooks

Tara Brooks, TRMC
City Secretary



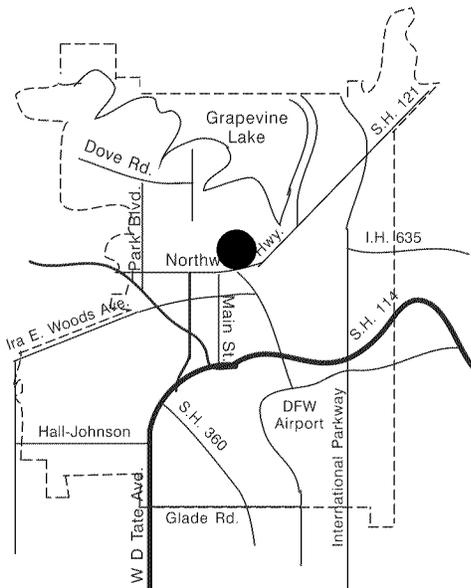
If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary’s Office at 817.410.3182 at least 48 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

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: OCTOBER 21, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU25-33; BUTTER MY
BRUNCH



APPLICANT: Triston Ida, Chabolet Development

PROPERTY LOCATION AND SIZE:

The subject property is located at 919 East Northwest Highway, Suite 600 and is platted as Block 1, Lot 7A, Opryland Second Addition. The property contains 1.73 acres (75,120 sq.ft.) and has approximately 336 feet of frontage along East Northwest Highway.

REQUESTED CONDITIONAL USE AND COMMENTS:

The site was previously approved for a conditional use permit CU22-26 (Ord. 2022-044) to allow a 9,936 square foot multi-tenant building with restaurant and outdoor dining in a planned commercial center. This request is specifically to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) and outside dining in conjunction with a restaurant.

The applicant plans to utilize Suite 600 in an existing multitenant building as part of a larger commercial center, for a restaurant, Butter My Brunch, with the sale of alcohol (beer, wine, and mixed beverages). As part of this request, the applicant is requesting sixteen outdoor seats on an existing patio space. No outdoor speakers are proposed.

Total required parking for Lot 7A is 87. Eighty-seven spaces are provided. At a later date, to accommodate parking for future tenants, the property owner will work with adjacent property owners to bring forward a planned development overlay request for parking for

the entire planned commercial center.

PRESENT ZONING AND USE:

The property is zoned "CC", Community Commercial District and is developed as a multitenant building and is part of an existing planned commercial center.

HISTORY OF TRACT AND SURROUNDING AREA:

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

- On August 21, 2018, City Council approved CU18-19 (Ord. 2018-64) to establish a planned commercial center for the development of an office complex and a convenience store with gasoline sales, a car wash, a restaurant with outside dining along with the possession, storage, retail sales, and off-premise consumption of alcoholic beverages (beer and wine only).
- On July 19, 2022, City Council approved CU22-26 (Ord. 2022-044) to allow a 9,874 square foot multitenant building with restaurant and outdoor dining.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "CC", Community Commercial District – Multitenant-office building

SOUTH: "HC", Highway Commercial District – Automotive repair and
"CC", Community Commercial District – Starbucks

EAST: "CC", Community Commercial District – Texas Best

WEST: "CC", Community Commercial District – Multitenant building

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.

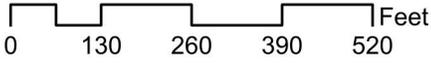
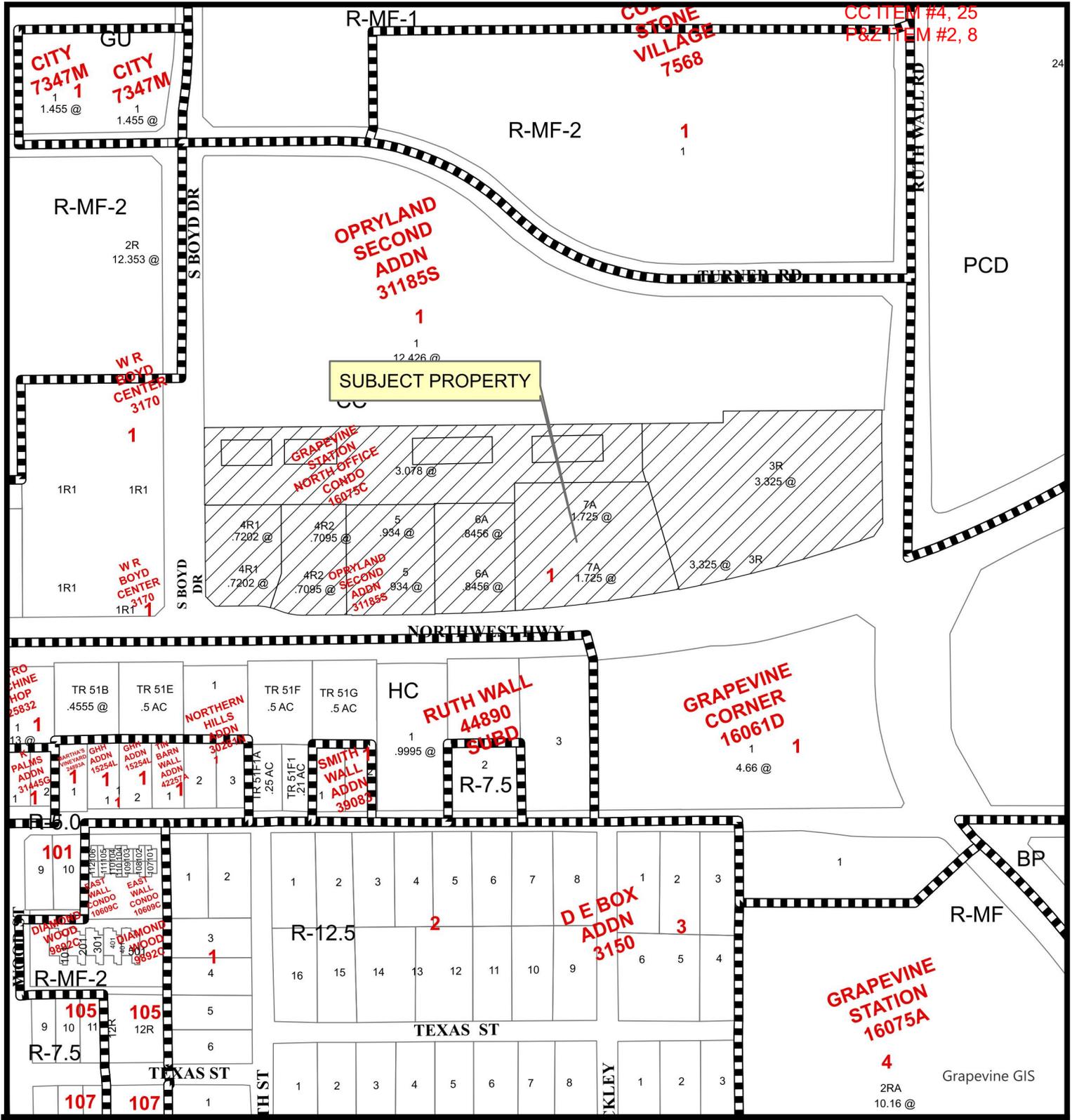
MASTER PLAN APPLICATION:

The 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 Northwest Highway as a Type C Minor Arterial with a minimum 80-foot right-of-way developed as four lanes and center left turn lane.

/f



CU25-33; Butter My Brunch 919 East Northwest Highway, Suite 600

Date Prepared: 10/3/2025

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

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

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

OPRYLAND SECOND ADDITION Block 1 Lot 7A

Street frontage & distance to nearest cross street
NORTHWEST HIGHWAY

Proposed Zoning
COMMERCIAL

Future Land Use Designation

Gross area of parcel (to nearest tenth of
acre)

75,141

Describe the Proposed Use
RESTAURANT

Existing Zoning
COMMERCIAL

Subject Property Address

919 E NW HIGHWAY STE 600, GRAPEVINE, TX, 76051

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

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

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

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

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

Owner Name Wright 919 E Northwest Hwy LLC Owner Phone Number (817) 481-2594

Company Wright 919 E Northwest Hwy LLC

Address 600 W. Wall St.

City Grapevine State TX Zip Code 76051

Email [REDACTED]

CU25-33
RECEIVED
AUG 25 2025

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

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Triston Ida (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

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

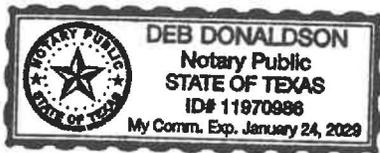
Property Owner's Signature [Signature] Date 7/15/25

STATE OF: TEXAS
COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared Joe Lemoine Wright, Manager of ^{Wright 919 E Northwest Hwy LLC} Triston Ida (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 15th day of July, 2025
Deb Donaldson

NOTARY PUBLIC in and for the State of Texas



CU25-33
RECEIVED
AUG 25 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 Triston Ida Company Chabolet

Address 919 E NW HWY STE 600

City Grapevine State TX Zip Code 76051

Phone (817) 715-0194 Email [REDACTED]

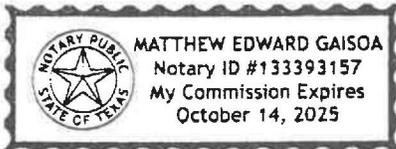
Applicant's Signature [Signature] Date 7/15/25

STATE OF: Texas

COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Triston Ida
(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 15 day of
July, 2025



[Signature]
NOTARY PUBLIC in and for the State of Texas

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

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

Entity Name or File Number: 806054579

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/oa/search.do>)

CU25-33

RECEIVED

**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 919 E NW HIGHWAY STE 600, GRAPEVINE, TX 76051

Legal description of subject property
OPRYLAND SECOND ADDITION BLOCK 1 LOT 7A

Christin S. Rueme
Public Works Department

8/26/2025
Date

CU25-33
RECEIVED
AUG 25 2025

Secretary of State P.O. Box 13697 Austin, TX 78711-3697 FAX: 512/463-5709		Filed in the Office of the Secretary of State of Texas Filing #: 806054579 05/27/2025 Document #: 1484431090003 Image Generated Electronically for Web Filing
Certificate of Formation Limited Liability Company		

Article 1 - Entity Name and Type

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

Wright 919 E Northwest Hwy LLC

Article 2 - Registered Agent and Registered Office

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

OR

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

Name:
Kindal Kreamer

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

Street Address:
600 W Wall St Grapevine TX 76051

Consent of Registered Agent

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

OR

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

Article 3 - Governing Authority

A. The limited liability company is to be managed by managers.

OR

B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Manager 1: **Joe Lemoine Wright** Title: **Manager**

Address: **600 W Wall St Grapevine TX, USA 76051**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

CU25-33
RECEIVED
AUG 25 2025

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

Initial Mailing Address

Address to be used by the Comptroller of Public Accounts for purposes of sending tax information.

The initial mailing address of the filing entity is:

**600 W Wall St
Grapevine, TX 76051
USA**

Organizer

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

Kindal Kreamer 600 W. Wall St., Grapevine, TX 76051

Effectiveness of Filing

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

OR

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

Execution

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

Kindal Kreamer

Signature of Organizer

FILING OFFICE COPY

RECEIVED
AUG 25 2025



Received as part of initial
submittal 8/25/2025

Office of the Secretary of State

CERTIFICATE OF FILING OF

Grapevine Restaurant, LLC

File Number: 805618993

Assumed Name:

Butter my brunch

The undersigned, as Secretary of State of Texas, hereby certifies that the assumed name certificate for the above named entity has been received in this office and filed as provided by law on the date shown below.

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

Dated: 05/19/2025

Effective: 05/19/2025



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

Jane Nelson
Secretary of State

CU25-33

RECEIVED

AUG 25 2025

Conditional Use Permit Request for Alcohol Service

Request Overview

We are requesting a Conditional Use Permit to allow the on-site sale and consumption of alcoholic beverages in connection with a brunch-focused restaurant concept at the subject property.

Proposed Operations

The proposed establishment will operate during breakfast, brunch, and lunch hours, offering a relaxed, inviting atmosphere for guests. Alcohol service will include Mimosas, Bloody Marys, and craft cocktails, which are customary and expected components of a modern brunch experience. The ability to serve alcohol is essential for the concept to meet customer expectations and to compete with similar establishments in the market.

Community and Economic Benefits

Approval of this conditional use will directly enhance the property by increasing its commercial appeal and long-term viability. The addition of alcohol service will support higher per-customer spending, attract a broader customer base, and increase daytime foot traffic, all of which contribute to stronger surrounding business synergy and a more vibrant local economy.

Focus on Responsible Service

This is not intended to be a nightlife or late-night venue. All operations will take place during daytime and early afternoon hours, with a focus on quality dining, responsible service, and community-friendly operations.

Conclusion

In summary, the requested Conditional Use Permit will allow us to deliver a complete and competitive brunch experience while enhancing the value, activity, and appeal of the property. We look forward to contributing positively to the area and providing a space where guests can enjoy great food, good drinks, and even better company.

AUG 25 2025

CU25-33

ORDINANCE NO. 2025-074

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-33 TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT FOR BLOCK 1, LOT 7A, OPRYLAND SECOND ADDITION (919 EAST NORTHWEST HIGHWAY, SUITE 600) 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 CU25-33 to allow for the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant in a district zoned "CC", Community Commercial District within the following described property: Block 1, Lot 7A, Opryland Second Addition (919 East Northwest Highway, Suite 600) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

Section 8. That 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 21st day of October, 2025.

APPROVED:

William D. Tate
Mayor

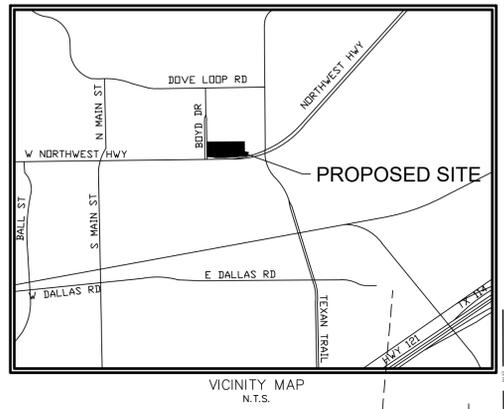
ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

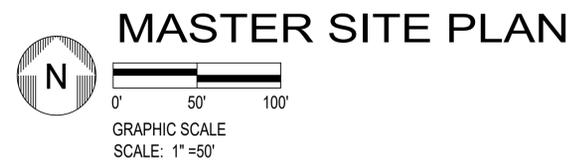
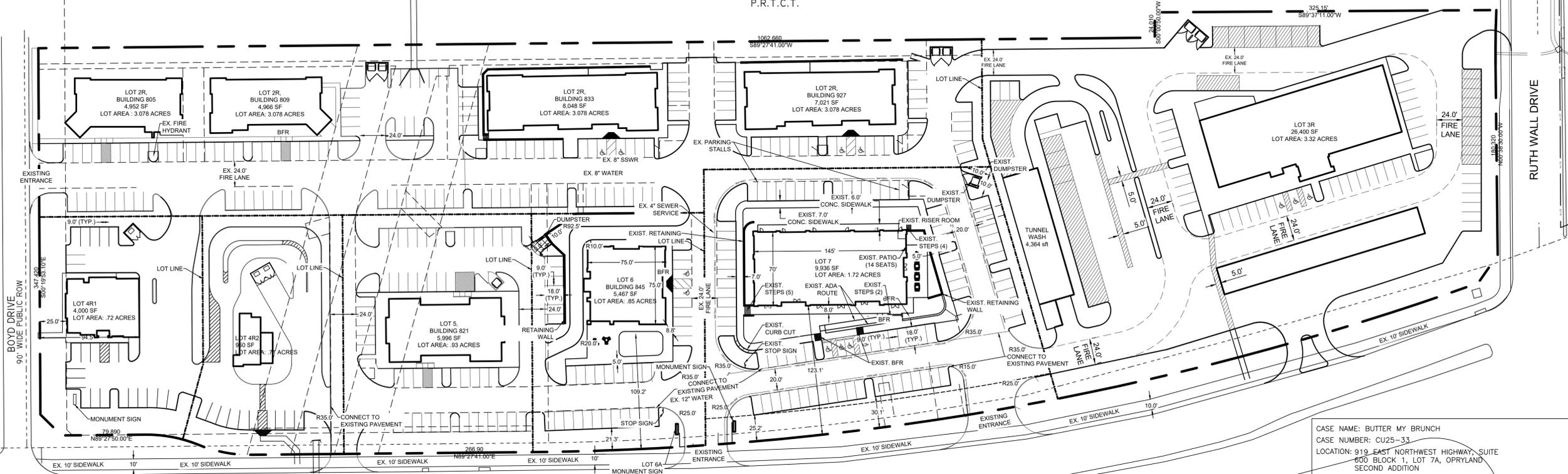
Matthew C.G. Boyle
City Attorney

PROJECT DATA TABLE											
LOT NUMBER	HEIGHT IN STORIES	HEIGHT (FT-IN)	TOTAL BLDG AREA (SF)	TOTAL LOT AREA (SF)	FLOOR AREA RATIO	TOTAL IMPERVIOUS AREA (SF)	TOTAL OPEN SPACE (SF)	PERCENTAGE OF OPEN SPACE	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED	BUILDING USE
2R, BLDG. 1	1	27'-6"	4,952	33,524	15%	15,854	7,968	24%	39	39	MEDICAL*
2R, BLDG. 2	1	20'-0"	4,966	33,524	15%	15,899	7,991	24%	39	39	MEDICAL*
2R, BLDG. 3	1	24'-11"	8,048	33,524	25%	27,117	13,629	41%	32	34	OFFICE
2R, BLDG. 4	1	24'-11"	7,021	33,524	22%	23,771	11,947	37%	29	30	OFFICE
3R	1	44'-9"	26,400	144,822	18.2%	94,395	28,391	20%	88	88	RETAIL
4R1	1	28'-0"	4,000	31,382	12.75%	20,510	10,870	35%	14	22	FINANCIAL OFFICE
4R2	1	24'-0"	950	30,906	3.1%	23,100	7,806	25%	10	10	RESTAURANT
5	1	27'-3"	5,996	40,687	15%	25,756	8,935	22%	45	50	MEDICAL
6	1	26'-6"	5,467	36,834	15%	29,924	8,830	24%	39	38	RETAIL, RESTAURANT, MEDICAL
7	1	26'-6"	9,936	75,120	13%	55,350	19,770	26%	69	87	RETAIL, RESTAURANT, MEDICAL
TOTAL S.F. LOTS			77,736	493,847		329,780	134,113	26%	404	436	



VICINITY MAP
N.T.S.

OPRYLAND SECOND ADDITION
DOC. NO. D204071256
P.R.T.C.T.



MASTER SITE PLAN
FOR
BUTTER MY BRUNCH
BLOCK 1, LOT 7A, OPRYLAND SECOND ADDITION
AB. NO. 946
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.725 ACRES OR 75,120 SQ. FT.
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
DATE OF PREPARATION: SEPTEMBER 10, 2025

NOTE:
SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE THREE (3) FEET IN HEIGHT WITHIN ONE (1) YEAR AFTER TIME OF PLANTING.

THIS SITE WAS PREVIOUSLY APPROVED FOR A CONDITIONAL USE PERMIT CU22-26 (ORD. 2022-044) TO ALLOW A 9,936 SQUARE FOOT MULTI-TENANT BUILDING WITH RESTAURANT AND OUTDOOR DINING. THIS REQUEST CU25-33 IS SPECIFICALLY TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT.

CASE NAME: BUTTER MY BRUNCH
CASE NUMBER: CU25-33
LOCATION: 919 EAST NORTHWEST HIGHWAY, SUITE 800 BLOCK 1, LOT 7A, OPRYLAND SECOND ADDITION

DATE: _____

PLANNING AND ZONING COMMISSION

DATE: _____

SHEET: 1 OF 3

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

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suite 310
plano, texas 75075
972-424-1325 (w)
469-258-9922 (c)
fahim@fkarchitect.com
web: fkarchitect.com

09/10/2025

Original Date:
July 30, 2025
Issue Log
ISSUED FOR SFP 07/30/2025
CITY COMMENTS 09/10/2025

DRAWN BY: TR
CHECKED BY: MFK

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BUTTER MY BRUNCH
919 E NORTHWEST HIGHWAY
GRAPEVINE, TEXAS 76051

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Sheet Number:
A100
Project Number:
25-025

SEAL ONLY VALID IF SIGNED AND DATED



SITE PLAN

for
Butter My Brunch
Block 1, lot 7a, Opryland Second Addition
Ab. No. 946
City of Grapevine, Tarrant County, Texas
1.725 acres or 75,120 sq. ft.
Zone: "CC" Community Commercial District
Date of Preparation: September 16, 2025

Prepared for:

OWNER
WRIGHT 919 E NORTHWEST HWY LLC
LEMOINE WRIGHT
kkreame@wrightconst.com
940-390-9563

TENANT
Dritan Ida
dritan_ida@yahoo.com
817-715-0194

ISSUE/REVISION		
No.	Description	Date
1	CUP SUBMITTAL	06.30.2025
2	CUP COMMENTS	09.10.2025
3	CUP COMMENTS 2	09.16.2025
4	CUP COMMENTS 3	10.02.2025

Original is 36 x 24. Do not scale contents of this drawing.
Sheet Number

A200

PARKING ANALYSIS

SECTION 56. OFF STREET PARKING REQUIREMENTS

C. NUMBER OF PARKING SPACES REQUIRED:
3. FOOD AND BEVERAGE SERVICE
EATING OR DRINKING ESTABLISHMENT NO SERVICE TO AUTO
1 PARKING SPACE FOR EVERY 3 PERSONS (MAXIMUM OCCUPANT LOAD FOR A BUILDING)

REFERENCE BREAKDOWN BELOW

PROPERTY OWNER/MANAGER RESPONSIBLE TO COORDINATE REQUIRED PARKING SPACES FOR OTHER TENANTS.

TENANT MIX PARKING REQUIREMENT SCHEDULE

SUITE	TENANT	SQ. FT.	USAGE	REQ. PARKING RATIO	P/S REQ.
100	VACANT	3,412	N/A	N/A	-
300	FENG CHA	1,617	RESTAURANT	1 PER 3 (60 OCC.)	20
400	MILKSHAKE	1,629	RESTAURANT	1 PER 3 (33 OCC.)	11
600	BRUNCH	3,278	RESTAURANT	1 PER 3 (148 OCC.)	50
	OUTDOOR SEATING	16 SEATS	RESTAURANT	1 PER 3 SEATS	6
TOTAL PARKING SPACES REQUIRED					87
TOTAL PARKING SPACES PROVIDED					87

• CU22-26 APPROVED A SHARED PARKING AGREEMENT BETWEEN LOT 6A AND LOT 7A TO ALLOW ONE (1) PARKING SPACE ON LOT 7A TO BE USED FOR LOT 6A.
• NO OUTDOOR SPEAKERS ARE PROPOSED

SITE PLAN DATA SUMMARY TABLE

Item	Required	Proposed (Existing)
ZONING	CC	CC
LAND USE	COMMERCIAL	COMMERCIAL
TOTAL LOT AREA	30,000 SF	75,120 SF
FIRST FLOOR-BUILDING FOOTPRINT AREA	45,072 SF (MAX)	9,936 SF
TOTAL BUILDING AREA	-	9,936 SF
BUILDING HEIGHT	50 FT (MAX.)	26'-6"
FLOOR AREA RATIO	60% (MAX.)	13%
OPEN STORAGE	-	-
IMPERVIOUS AREA	60,096 SF (80%)	55,350 SF (74%)
OPEN SPACE	15,024 SF (20%)	19,770 SF (26%)

SITE PLAN NOTES:

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

CASE NAME: BUTTER MY BRUNCH
CASE NUMBER: CU25-33
LOCATION: 919 EAST NORTHWEST HIGHWAY, SUITE 600

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

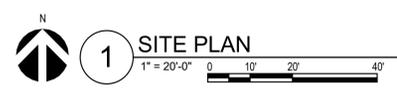
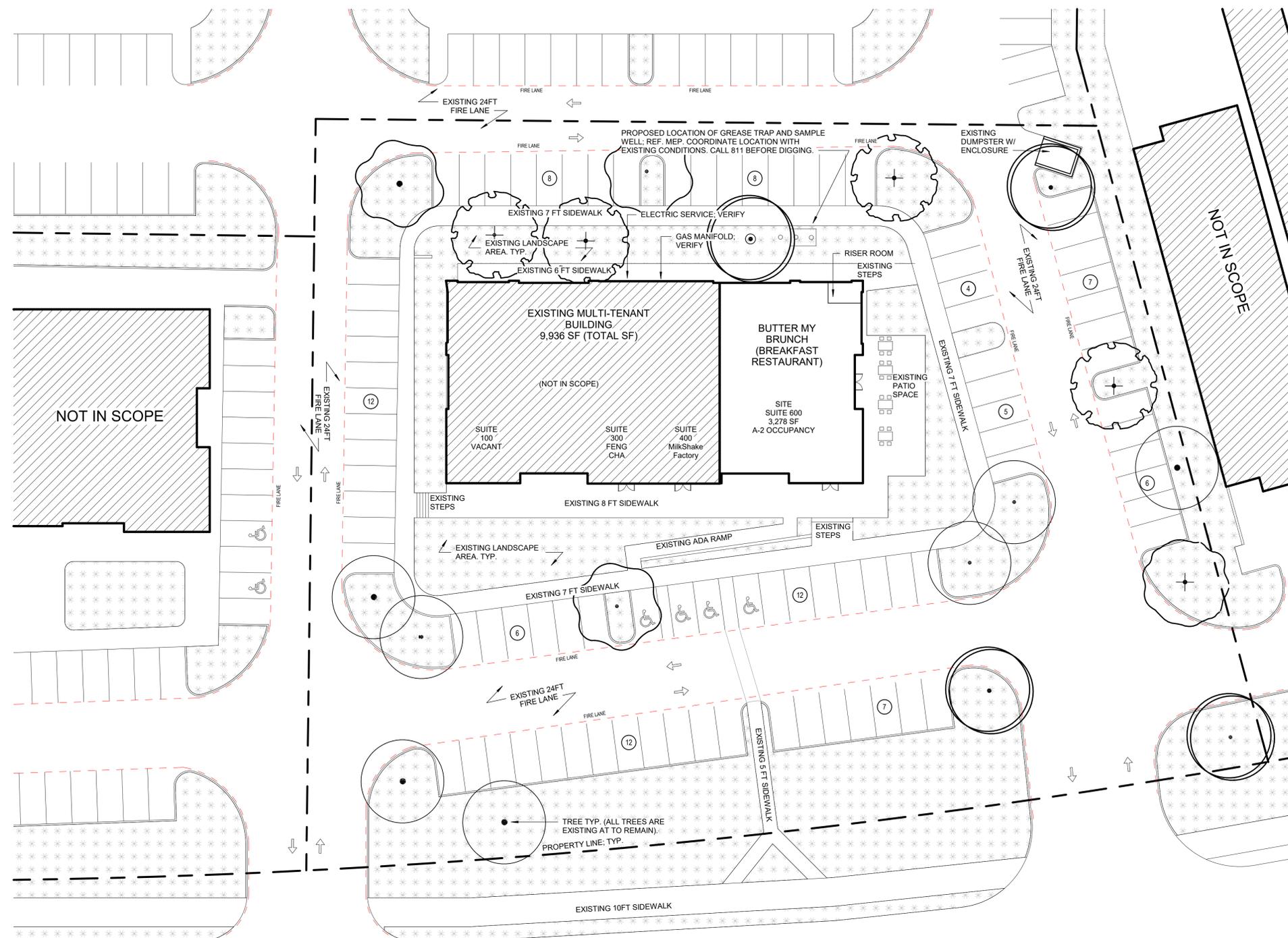
CHAIRMAN _____

DATE: _____

SHEET: 2 OF 3

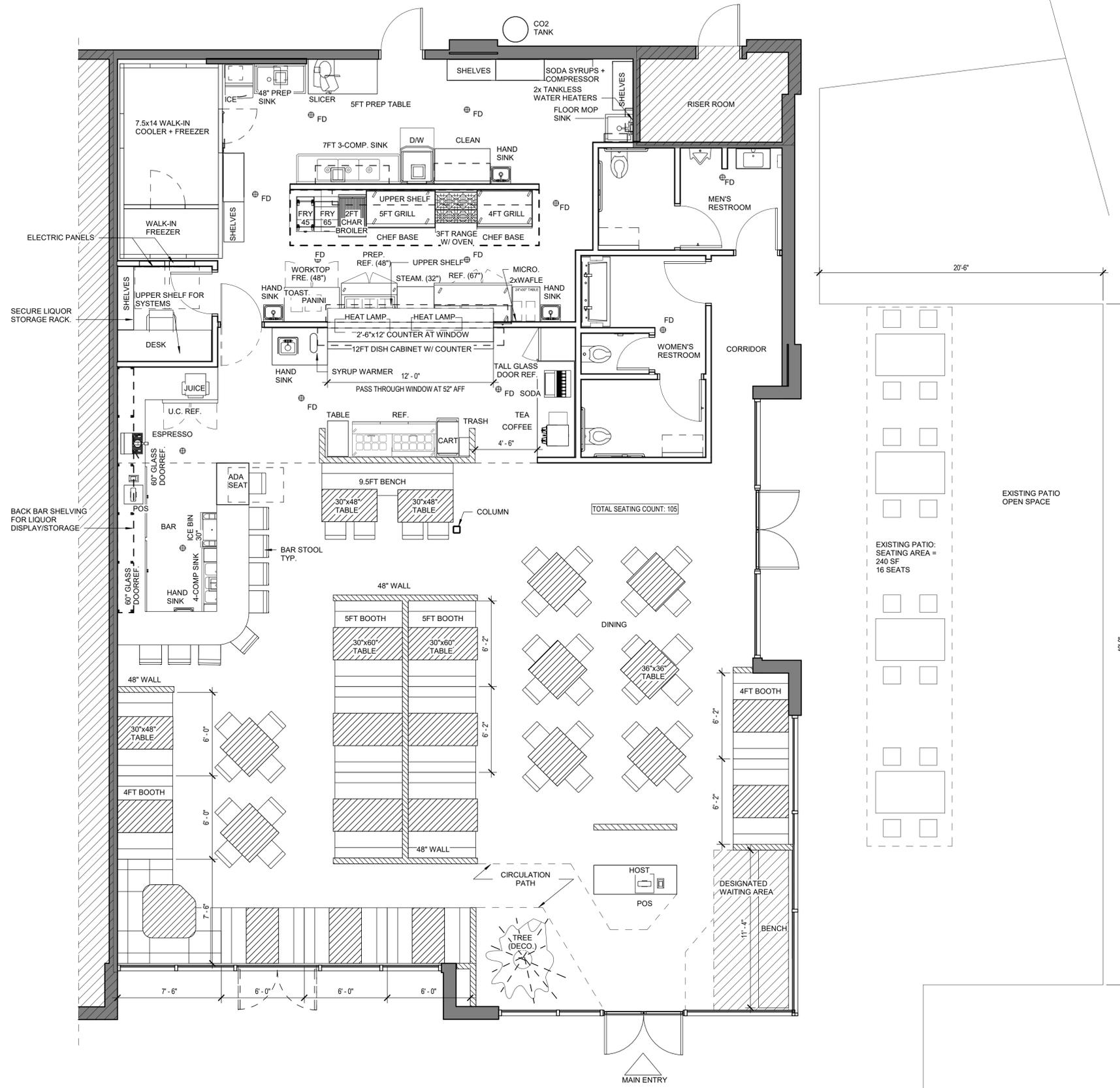
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES



1 SITE PLAN
1" = 20'-0"

THE PURPOSE OF CU25-33 IS TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT.



OCCUPANT LOAD CALCULATION				
ROOM NAME	OCCUPANCY CLASSIFICATION	AREA (SQ FT)	SQ FT PER OCCUPANT	OCCUPANT LOAD
DINING	ASSEMBLY	1,200	15	80
WAITING AREA	ASSEMBLY	62 SF	7	9
BAR SEATING	ASSEMBLY	10 SEATS		10
BAR	ACCESSORY	147	200	0.74
PATIO*	ASSEMBLY	600	15	16*
SERVERS	BUSINESS	240	200	1.2
OFFICE	BUSINESS	47	150	0.3
KITCHEN	BUSINESS	509	200	2.5
WALK-IN COOLER	STORAGE	107	300	0.4
TOTAL OCCUPANT LOAD				105

*PATIO SEATING USED ONLY FOR PLUMBING FIX. CALCULATIONS



Studio HMA LLC

Dardan Hoxha
dardan.hoxha.ra@gmail.com
469-463-4845



FLOOR PLAN

for
Butter My Brunch
Block 1, lot 7a, Opryland Second Addition
Ab. No. 946
City of Grapevine, Tarrant County, Texas
1.725 acres or 75,120 sq. ft.
Zone: "CC" Community Commercial District
Date of Preparation: September 16, 2025

Prepared for:

OWNER
WRIGHT 919 E NORTHWEST HWY LLC
LEMOINE WRIGHT
kkreamer@wrightconst.com
940-390-9563

TENANT
Dritan Ida
dritan_ida@yahoo.com
817-715-0194

CASE NAME: BUTTER MY BRUNCH
CASE NUMBER: CU25-33
LOCATION: 919 EAST NORTHWEST HIGHWAY, SUITE 600

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 DEVELOPMENT SERVICES

ISSUE/REVISION		
No.	Description	Date
1	CUP SUBMITTAL	06.30.2025
2	CUP COMMENTS	09.10.2025
3	CUP COMMENTS 2	09.16.2025

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Sheet Number

A300

THE PURPOSE OF CU25-33 IS TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT.

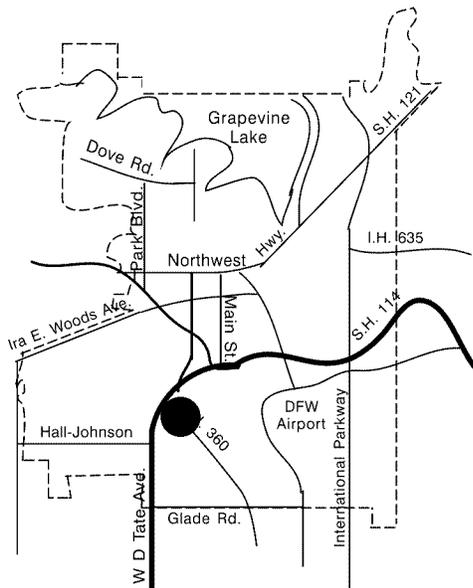
1 FURNITURE AND EQUIPMENT PLAN
1/4" = 1'-0"
0 2 4 8

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

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

MEETING DATE: OCTOBER 21, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU25-40; HOKKAIDO
SUSHI



APPLICANT: Michael Zou – Lin Hokkaido Sushi, Inc.

PROPERTY LOCATION AND SIZE:

The subject property is located at 1525 William D. Tate Avenue and is platted as Block 1, Lot 6, The Crossroads of DFW Addition. The addition contains 1.18 acres and has approximately 242 feet of frontage along William D. Tate Avenue and 377 feet of frontage along Crossroads Drive.

REQUESTED CONDITIONAL USE AND COMMENTS:

The site was previously approved for conditional use permit CU11-03 (Ord. 2011-13) for a planned commercial center with the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) to revise the floor plan and exterior elevations, including a previously approved outdoor covered patio, and pole sign of an existing restaurant. This request is specifically to modify the existing floor plan and to allow for the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant.

The applicant proposes to revise the previously approved floor plan of the restaurant. The proposed Japanese restaurant, Hokkaido Sushi, will accommodate a total of 221 patrons — 189 indoor seats and 32 outdoor patio seats, representing a reduction of 25 seats: 19 seats indoors and 6 seats outdoors, compared to the previous restaurant.

There are two existing on-premise signs: a pole sign and a monument sign. The restaurant owner proposes to replace the panels on both signs. No further modifications

to the signage are proposed.

Eighty-two parking spaces are required; eighty-two spaces are provided.

PRESENT ZONING AND USE:

The property is zoned "CC", Community Commercial District and is developed with an unoccupied restaurant building, formerly known as Buffalo Wild Wings.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was rezoned in the 1984 City-wide Rezoning from "I-1", Light Industrial District to "CC", Community Commercial District.

- On May 18, 2004, City Council approved CU04-18 (Ord. 2004-36) to allow for the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, Buffalo Wild Wings.
- On May 25, 2005, the Site Plan Review Committee approved CU05-34 to add a 40-foot pole sign, approximately 159-square feet.
- On December 21, 2006, the Site Plan Review Committee approved CU06-57 to allow an additional two feet to be added to a previously approved 21-foot by 36-foot patio cover, extending over an existing 603-square-foot paved outdoor dining area along the west side of the restaurant.
- On March 15, 2011, City Council approved CU11-03 (Ord. 2011-13) to revise the floor plan and exterior elevations of the restaurant.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "CC", Community Commercial District – Classic Chevrolet automobile dealership

SOUTH: "CC", Community Commercial District – Unoccupied restaurant and DFW International Airport property – Rowdy Cowboy restaurant

EAST: "CC", Community Commercial District – Original Pancake House restaurant, and an unoccupied restaurant

WEST: DFW International Airport property – Unoccupied restaurant and a 7 Eleven gasoline convenience store

AIRPORT IMPACT:

The subject tract is located within “Zone B” Middle Zone of Effect, as defined on the “Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs” map. Within Zone B, the following uses may be considered only if sound attenuation is included in building design: multifamily apartments, motels, office buildings, movie theaters, restaurants, and 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 appropriate to use in this noise zone.

A portion of the planned commercial center at the southwest corner is located within “Zoned C” Zone of Greatest Effect as defined on the “Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs” map. Industrial and commercial uses that can tolerate high levels of sound exposure are appropriate in “Zone C.” The applicant’s proposal is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

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

/at

DURANT
ADDN
10369

1A

1A1
16.3776 @

CC ITEM #5, 26
P&Z ITEM #3, 9

3R3
.5153 @

3R4
.9608 @

HC

5RA
1.3256 @

W STATE HWY 114

SUBJECT PROPERTY

WEST
ADDN
8877
1

1R
1.263 @

BONE
DADDY'S
ADDN
3057
1

1
1.848 @

WILLIAM D TATE AVE
CROSSROADS
OF DFW
8898
1

CROSSROADS
DR
CROSSROADS
OF DFW
8898
2

3R
1.6069 @

2R
1.7906 @

1
1.3939 @

4R
.7421 @

5R
.995 @

5R
.995 @

6
1.1805 @

6
1.1805 @

2R3
1.871 @

2R4
1.504 @

1R1
1.861 @

1R2
0.47 @

2R1B
1.79 @

2R1A
1.304 AC

2R2B
1.865 @

2R2A
.16 AC

2R1A
1.304 AC

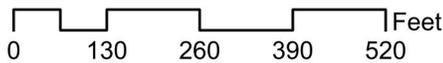
STATE HWY 121

STATE HWY 121

TR 8F
2.31 AC

TR 8
132.11 AC

Grapevine GIS



CU25-40; Hokkaido Sushi 1525 William D Tate Avenue

Date Prepared: 10/3/2025

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

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

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

CROSSROADS OF DFW ADDITION, THE Block 1 Lot 6

Gross area of parcel (to nearest tenth of
acre)

Land Acres: 1.18 Building Area: 6,232

Street frontage & distance to nearest cross street

WILLIAM D TATE AVE & Crossroads Dr

Describe the Proposed Use

Restaurant

Proposed Zoning

Commercial

Existing Zoning

Commercial

Future Land Use Designation

Commercial-Restaurant

Subject Property Address

1525 WILLIAM D TATE AVE, Grapevine TX 76051

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

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

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

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

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

Property Owner Name B-WINGS GRAPEVINE LP

Property Owner Phone Number (214) 365-4815

Company Centric Capital Partners

Address 8333 Douglas Ave, Ste 1500

City Dallas

State TX

Zip Code 75225

Email [REDACTED]

CU25-40

AUG 25 2025

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Lin Hokkaido Sushi Inc. -Hokkaido Sushi (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

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

Property Owner's Signature [Signature] Date 7/25/25

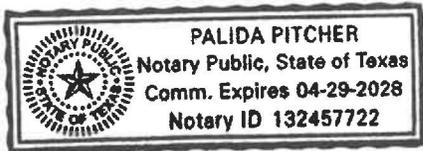
STATE OF: Texas
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared _____ (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, 2025

[Signature]

NOTARY PUBLIC in and for the State of Texas



CU25-40

AUG 25 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 Michael Zou Company Lin Hokkaido Sushi Inc.

Address 1525 WILLIAM D TATE AVE, Grapevine

City Grapevine State TX Zip Code 76051

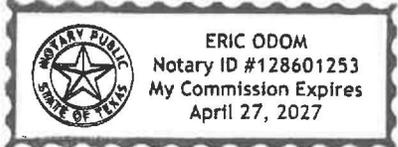
Phone 647-888-8213 Email [REDACTED]

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

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Michael Zou
(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 25 day of
July, 2025



[Signature]
NOTARY PUBLIC in and for the State of Texas

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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

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

AUG 25 2025
C425-40

(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 1525 William D Tate Avenue

Legal description of subject property
LOT 6, BLOCK 1, CROSSROADS OF DFW

Justin Turner 8/26/2025
Public Works Department Date

RECEIVED

AUG 25 2025

Cuas-40

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



**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.

**CONDITIONAL 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) friend

Name Chris Li Company Hokkaido Sushi

Address 1840 Hidden Brook Dr

City Grand Prairie State TX Zip Code 75050

Phone 972 804 4604 Email [REDACTED]

Applicant's Signature Chris Li Date 8-25-25

Building Narrative

Hokkaido Sushi

The concept of **Hokkaido Sushi** is a high-end all-you-can-eat experience that redefines indulgence with both quality and variety. Our sleek, modern interior creates an upscale yet welcoming atmosphere where guests can enjoy an endless selection of freshly prepared sushi, sashimi, and signature rolls crafted with the finest ingredients. Beyond the sushi bar, our kitchen delivers a wide range of hot dishes—from expertly crafted appetizers to flavorful entrées—ensuring there is something to satisfy every craving. To complete the experience, we feature a full bar with premium spirits, sake, and handcrafted cocktails, making Hokkaido Sushi the ideal destination for both casual outings and special occasions.

Our restaurant attracts a diverse clientele who appreciate quality dining, including young professionals, families, and food enthusiasts seeking a refined yet approachable experience. The elevated “all-you-can-eat” model offers tremendous value, appealing to guests who enjoy variety and the opportunity to explore a wide range of Japanese cuisine in a single sitting. With its lively yet sophisticated environment, Hokkaido Sushi naturally becomes a gathering spot for celebrations, business dinners, and social occasions.

Hokkaido Sushi is not just a restaurant—it is a positive addition to the community. By offering a high-quality dining option that blends tradition with modern flair, we enhance the overall dining landscape of the area. The restaurant contributes to the local economy through job creation, attracts consistent foot traffic, and complements neighboring businesses by drawing in patrons who will also visit other shops in the center. Our commitment to excellence and hospitality ensures that Hokkaido Sushi will become a destination that residents are proud to have in their community.

Zoning Considerations: The proposed use and seating of this project will be equal to or less than the existing approved use. We are not proposing a change of use. The restaurant will be a Mixed Beverage Permit (MB) with Food and Beverage Certificate (FB).

AUG 25 2025

C425-40

ORDINANCE NO. 2025-075

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-40 TO MODIFY THE EXISTING FLOOR PLAN AND TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT FOR BLOCK 1, LOT 6, THE CROSSROADS OF DFW ADDITION (1525 WILLIAM D. TATE AVENUE) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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 CU25-40 to amend the previously approved site plan of CU11-03 (Ordinance No. 2011-13) for a Planned Commercial Center to modify the existing floor plan and to allow for the possession, storage, retail sale of on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant (Hokkaido Sushi) in a district zoned "CC", Community Commercial District within the following described property: Block 1, Lot 6, The Crossroads of DFW Addition (1525 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 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 21st day of October, 2025.

APPROVED:

William D. Tate
Mayor

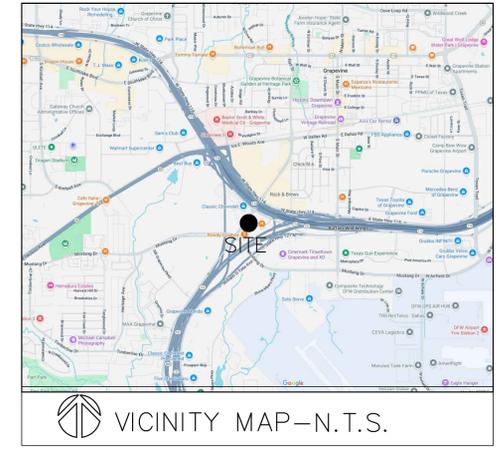
ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

Site Plan Data Summary Table		
Item	Required	Proposed
General Site data		
Zoning (from zoning map)	CC	CC
Land Use (from Zoning Ordinance; include all applicable uses)	Commercial	Commercial
Total Lot Area (square feet and acres)	30,000 SF	51,423 SF
First Floor-Building Footprint Area (square feet)	18,000 SF	6,603 SF
Total Building Area (square feet)	18,000 SF	6,603 SF
Building Height (feet/# stories)	50 ft.	25'-4"
Floor Area Ratio (ratio x.xx.1)		
Open Storage (square feet)		
Residential Units		
Building Distance Separation:		
# of Studios/Efficiencies/Minimum Unit Size		
# of 1 Bedrooms/Minimum Unit size		
# of 2 Bedrooms/Minimum Unit size		
# of 3 Bedrooms/Minimum Unit size		
Total Unit Count		
Residential Density (Units/Net Acreage*)		
Net Acreage = Total acreage minus streets and open space		
Parking		
Parking Ratio (from Zoning Ordinance)	82 spaces	82 spaces
Accessible Parking (# of spaces)	4	7



SITE LEGEND

	EXISTING SIDEWALK PAVEMENT		NUMBER OF PARKING SPACES
	EXISTING VEHICULAR PAVEMENT		EXISTING CURB
	EXISTING FIRELANE		EXISTING FIRE HYDRANT
			EXISTING LIGHT POLE

- GENERAL NOTES**
- All Previous Set of Coordinates Were Set to Back of Curb Unless Noted Otherwise by Civil Engineer.
 - All Previous Dimensions Shown Were to the Face of Curb Unless Noted Otherwise by Civil Engineer.
 - All Existing Curb Radii Are 2'-0" Unless Noted Otherwise.
 - See Architectural Plans For Building Dimensions.
 - See Architectural Plans For Details of Area Between Back of Curb and Proposed Buildings. (Not Part of Civil Plans).
 - See Architectural Plans For Details of Notches in Sidewalk For Proposed Roof Drains. Metal Grates Were Not Initially Required to Cover Sidewalk Notches.
 - All References To "City" Shall Mean "City of Grapevine".
 - Any Necessary Site Construction Shall Be In Accordance with the City of Grapevine and North Texas Council of Government Standards.

WILLIAM D. TATE AVENUE
(150' R.O.W.)

LOT 5R
.995 AC.
(43,343 SF)
ZONING CC

EXISTING RESTAURANT
6,603 SF
LOT 6
1.181 ACRES
(51,423 SQ. FT.)

BLOCK I
THE CROSSROADS OF DFW

LOT 1
.995 AC.
(43,343 SF)

SITE DIMENSION CONTROL PLAN
for
CROSSROADS OF DFW ADDITION
BLOCK 1, LOT 6
JB Fay Survey No. A530
City of Grapevine, Tarrant County, Texas
1.18 Acres/51,423 Sq. Ft.
Zone "CC" Community Planned Commercial District
Date of Revision: September 25, 2025

CASE NAME: Hokkaido Sushi
Mills Crossing
CASE NUMBER: CU25-40
ADDRESS/LEGAL:
1525 William D. Tate Avenue

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE: _____
SHEET: 2 OF 4

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

smr
landscape architects, inc.
1708 N. Griffin Street Dallas, Texas 75202
Tel. 214.871.0083 Fax. 214.871.0545
Email: smr@smr-la.com

Hokkaido Sushi
1525 William D. Tate Avenue
Grapevine, Texas 76051



Issue For:

Design Development
 Progress
 Bidding
 Permit
 Construction

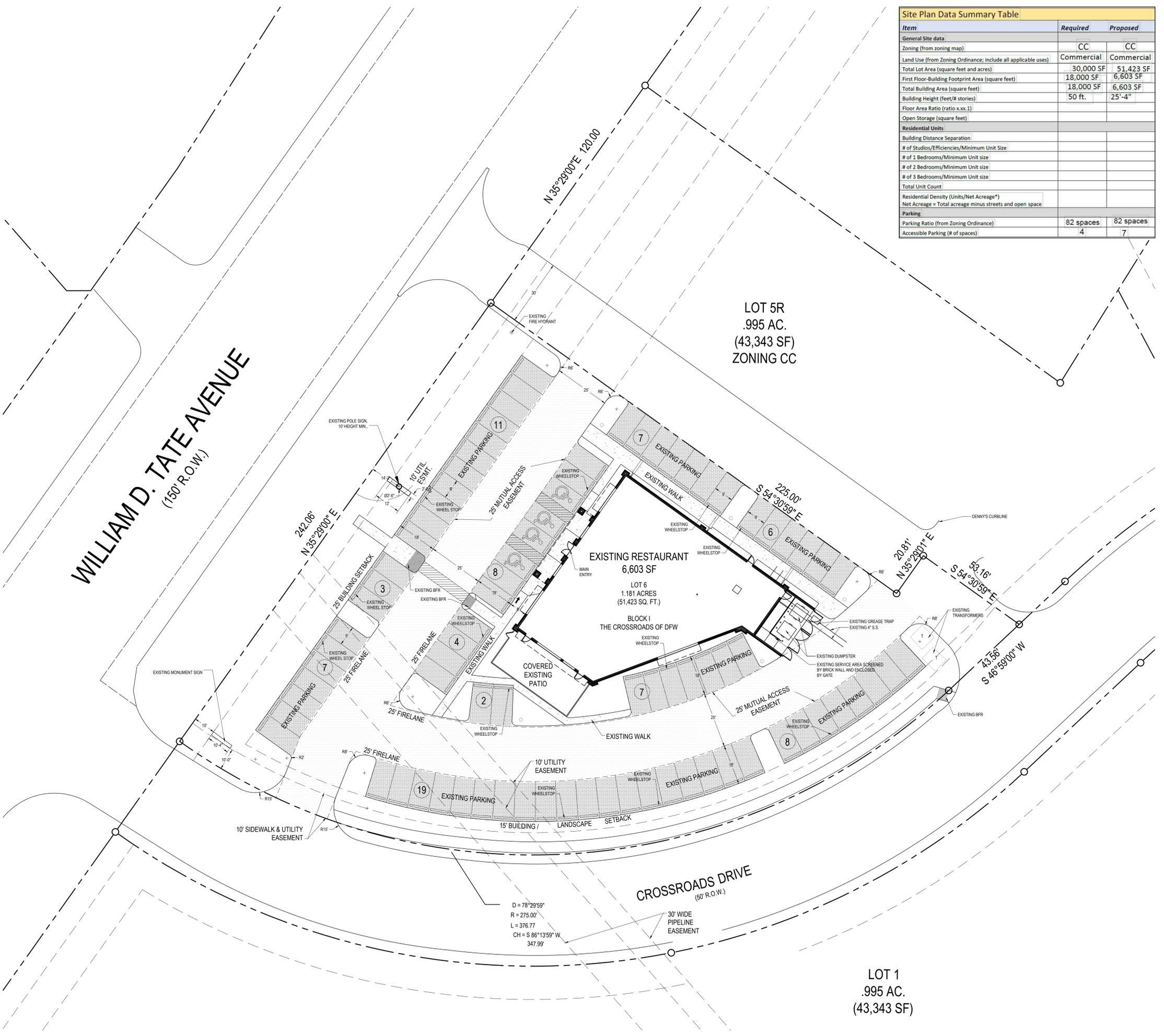
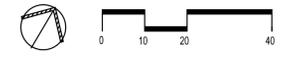
Original Issue Date:
JULY 21, 2025

Sheet Description:
DIMENSION CONTROL SITE PLAN

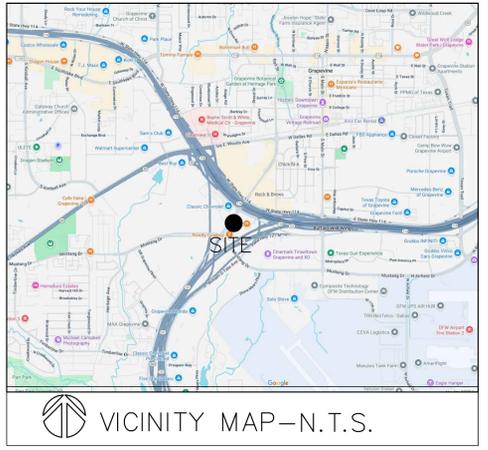
Drawn By: BCC
Checked By: BDA
Current Date: OCTOBER 8, 2025
Drawing #
SP1



01 DIMENSION CONTROL SITE PLAN
SCALE: 1" = 20'-0"



Item	Required	Proposed
Landscape Area		
Landscape Perimeter Area (square feet)		
Interior Landscape Area-Parking Lot Landscaping (square feet)	2,641.4 SF	2,776 SF
Additional Interior Landscape Area	N/A	N/A
Other Landscape Area within the lot (square feet)	N/A	10,685 SF
Total Landscape Area		13,461 SF
Impervious Area		
Building Footprint Area (square feet)	N/A	6,603 sf
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)		31,359 SF
Other Impervious Area		N/A
Total Open Space (square feet and percentage)		13,461 SF
Total Impervious Area (square feet and percentage)		37,962 SF



LANDSCAPE TABULATIONS

INTERIOR VEHICULAR OPEN SPACE REQUIREMENTS:
(26,414 s.f.; 82 spaces)
Requirements: Minimum 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
2,641.4 s.f.	2,776 s.f.
(7) parking islands	provided
(7) Island Trees	(7) Existing Island Trees
(7) trees, 3" cal.	(7) existing trees, 3" cal. min.

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

Provided

NON-VEHICULAR OPEN SPACE REQUIREMENTS: (51,444 s.f.)

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

Required	Provided
7,716 s.f. (15%)	10,685 s.f. (20.2%)
(3) trees	(3) existing trees

PERIMETER REQUIREMENTS:

Requirements: (1) tree 3" cal., per 50 l.f. along site perimeter.

William D. Tate Avenue: (242.06 l.f.)	Required	Provided
	(5) trees, 3" cal.	(5) existing trees

Crossroads Drive: (420.33 l.f.)	Required	Provided
	(9) trees, 3" cal.	(6) existing trees (3) proposed trees

PERIMETER SCREENING

Requirements: Plants and material used as living barriers shall be at least thirty (30) inches in height at the time of planting and shall be the type and species that will attain a minimum height of three (3) feet one (1) year after planting.

William D. Tate Avenue	Required	Provided
30" min. ht. vegetative screen		30" min. ht. vegetative screen

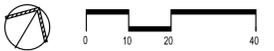
Crossroads Drive	Required	Provided
30" min. ht. vegetative screen		30" min. ht. vegetative screen

ADDITIONAL INDICATIONS

- 1 Tree in decline, owner highly advised to acquire a licensed arborist and treat with deep root injections.

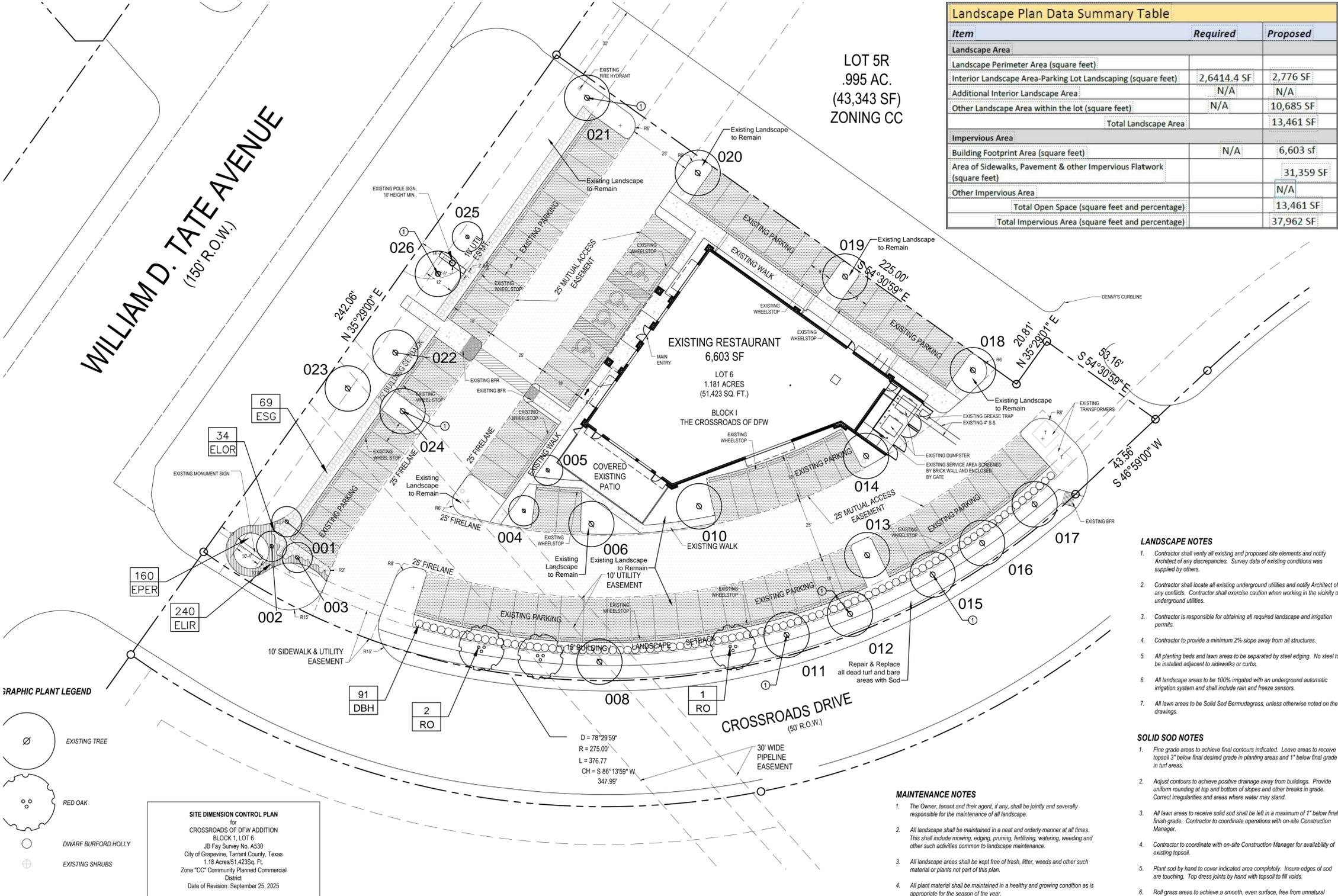


01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

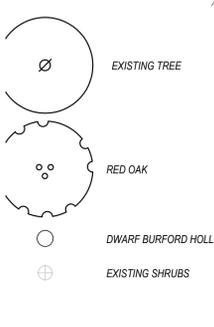


WILLIAM D. TATE AVENUE
(150' R.O.W.)

LOT 5R
.995 AC.
(43,343 SF)
ZONING CC



GRAPHIC PLANT LEGEND



SITE DIMENSION CONTROL PLAN
for
CROSSROADS OF DFW ADDITION
BLOCK 1, LOT 6
JB Fay Survey No. A530
City of Grapevine, Tarrant County, Texas
1.18 Acres/51,423 Sq. Ft.
Zone "CC" Community Planned Commercial
District
Date of Revision: September 25, 2025

- The current zoning is C-C Community Commercial District.
- Conditional Use Request For Following:
A) Section 25.C.12 - Planned Commercial Center: A Planned Commercial Center as Demonstrated by the Master Site Plan
B) Section 25.C.4 - Sale of Alcoholic Beverages: Possession, Storage, Retail Sale, and On-Premise Consumption of Alcoholic Beverages (Beer, Wine, & Mixed Beverages) in Conjunction with the operation of a restaurant. The Entire Site is the Premise
- Parking and Drive Areas Existing to Remain as Previously Approved
- Landscape to remain as previously approved.
- Provide Soil Erosion Control in Accordance with the City of Grapevine Soil Erosion & Sedimentation Ordinance (Section 47.E.1.b.18).
- Concrete vehicle stops will be installed along perimeter of parking lot. Vehicle stopping devices may be shared between parking spaces.
- Disabled parking to be designated in accordance with Chapter 23, Section 26-64 Through 23-69 of the Code of Ordinances.
- Typical Parking Space 9'x18', Handicapped 22'x18' (Double HC Space with 4' Walk Aisle between 9' Handicap Space).
- Limit 30' Wide Lease Tract to DFW for Explore Pipeline Company.
- Limit 100' Wide Lease Tract to DFW for T.U. Electric Company.
- The screening wall material shall be masonry. All refuse storage areas shall be screened in accordance with Section 50.B.3 (Section 47.E.1.b.2)

EXISTING PLANT LIST

SHRUBS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	69	ESG	Existing Seagreen Juniper	<i>Juniperus chensis</i> 'Sea Green'	mature	existing hedge @ 3' ht., refer to maintenance notes
	240	ELIR	Existing Liriope	<i>Liriope muscari</i> 'Majestic'	mature	existing vegetation, refer to maintenance notes
	34	ELOR	Existing Loropetalum	<i>Loropetalum chinensis</i> 'Rubrum'	mature	existing vegetation, refer to maintenance notes

GROUNDCOVERS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	160	EPER	Existing Perennials	varies	mature	existing vegetation, refer to maintenance notes

PROPOSED PLANT LIST

TREES	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	3	RO	Red Oak	<i>Quercus shumardii</i>	4" cal.	container grown, 13' ht., 5' spread min., 5' clear trunk

SHRUBS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	91	DBH	Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burfordii nana'	5 gal.	container grown, full plant specimen, 36" ht., 3'-0" o.c.

GROUNDCOVERS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
			Common Bermudagrass	<i>Cynodon dactylon</i>	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.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- 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.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

CASE NAME: Hokkaido Sushi
Mills Crossing
CASE NUMBER: CU25-40
ADDRESS/LEGAL:
1525 William D. Tate Avenue

MAYOR SECRETARY
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN
DATE: _____
SHEET: 3 OF 4

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

LANDSCAPE NOTES

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

SOLID SOD NOTES

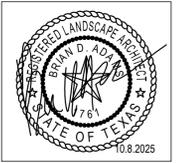
- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- 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.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

LAWN REPAIR NOTES

- All lawn areas damaged during construction to be repaired with solid sod and raked free of debris.
- Adjust damaged areas 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.
- All areas to be repaired must be planted by hand to cover area completely. Insure edges of sod are touching. Top dress joints by hand with compost to fill voids.
- Roll repaired areas to achieve a smooth, even surface, free from unnatural undulations.

smr
landscape architects, inc.
1708 N. Griffin Street Dallas, Texas 75202
Tel. 214.871.0083 Fax. 214.871.0545
Email: smr@smr-la.com

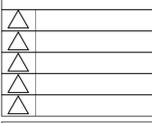
Hokkaido Sushi
1525 William D. Tate Avenue
Grapevine, Texas 76051



Issue For:

- Design Development
- Progress
- Bidding
- Permit
- Construction
-

Original Issue Date:
JULY 21, 2025



LANDSCAPE PLAN

Drawn By: BCC

Checked By: BDA

Current Date: OCTOBER 8, 2025

Drawing #

L1



10/13/2025

SH ARCHITECT
 4845 WILLOWBEND BLVD.
 HOUSTON, TEXAS 77035
 Phone 832.577.8829
 E-MAIL ECHOETIA@AOL.COM



Hokkaido Sushi
 1525 William D. Tate Drive,
 Grapevine, Texas 76051

PROJECT INFORMATION:

PROJECT NO.: 2552
 DATE:
 ISSUE:
 REVISIONS:

DRAWN BY:
 PRINTED ON:

OWNERSHIP OF DOCUMENTS
 THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SH ARCHITECT, AND IS NOT TO BE USED IN WHOLE OR PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SH ARCHITECT.

Sheet:

FLOOR PLAN

A1.0

BUILDING CODE INFORMATION

CONSTRUCTION TYPE: II B
 OCCUPANCY TYPE: A-2

CODE USED:
 2021 INTERNATIONAL MECHANICAL CODE
 2021 INTERNATIONAL BUILDING CODE
 2021 INTERNATIONAL PLUMBING CODE
 2021 INTERNATIONAL FIRE CODE
 2020 NATIONAL ELECTRICAL CODE
 2025 IECC

THIS LEASE SPACE IS 100% SPRINKLED.

SCOPE OF WORK

REMODEL EXIST. RESTAURANT (6,118 S.F.) TO BE A NEW RESTAURANT

THE PURPOSE OF CONDITIONAL USE PERMIT CU25-40 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU11-03 (ORD. 2011-13) FOR A PLANNED COMMERCIAL CENTER WITH THE POSSESSION, STORAGE RETAIL SALE AND ON-PREMISE CONSUMPTION TO REVISE THE FLOOR PLAN AND EXTERIOR ELEVATIONS. THIS REQUEST IS SPECIFICALLY TO MODIFY THE FLOOR PLAN OF AN EXISTING RESTAURANT AND TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES, AND ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGE (BEER, WINE AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT, INCLUDING A PREVIOUSLY APPROVED OUTDOOR COVERED PATIO AND A PREVIOUSLY APPROVED POLE SIGN.

THE ENTIRE SITE IS THE PREMISE.

INDEX OF DRAWINGS

- 1 OF 4 MASTER SITE PLAN
- 2 OF 4 DIMENSIONAL CONTROL SITE PLAN
- 3 OF 4 01-LANDSCAPE PLAN
- 4 OF 4 FLOOR PLAN

NOTE: CONDITIONAL USE REQUEST CU25-40 IS A REQUEST TO ESTABLISH A FULL-SERVICE JAPANESE RESTAURANT IN THE ZONE 'CC' COMMUNITY COMMERCIAL DISTRICT.

FLOOR PLAN
 FOR HOKKAIDO SUSHI
 LOT #8, BLOCK 1
 THE CROSSROADS OF DFW ADDITION
 -J.B. FAY SURVEY, ADDD
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 1.181 ACRES
 ZONE: 'CC' COMMUNITY COMMERCIAL DISTRICT
 WITH A PLANNED COMMERCIAL CENTER
 DATE OF PREPARATION August 01, 2025

CASE NAME: HOKKAIDO SUSHI
 CASE NUMBER: CU25-40
 LOCATION: 1525 WILLIAM D. TATE AVE.
 GRAPEVINE, TEXAS 76051

MAYOR _____ SECRETARY _____
 PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____
 SHEET: SHEET 4 OF 4

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

PLANNING SERVICES DEPARTMENT

SITE LOCATION



HOKKAIDO SUSHI
 1525 WILLIAM D. TATE DRIVE
 GRAPEVINE, TEXAS 76051

OWNER
 MICHAEL ZHOU
 847.888.8213

PREPARED BY
 SH ARCHITECT
 PROJECT CONTACT: SHI HONG CHEUNG
 4845 WILLOWBEND BLVD
 HOUSTON, TEXAS 77035

OCCUPANT LOAD CALCULATIONS

AREA	FOOTAGE	FACTOR	OCCUPANT LOAD
VEST	110 S.F.	--	0
RECEPTION/WAITING AREA	80 S.F.	100	1
WAITER STATION	60 S.F.	100	1
SEATING AREA			
LOOSE TABLE & CHAIR	1260	15	84
BENCH = 80'	960"	18"	54
BOOTH = 64'	2'	2'	31
SEMI CIRCLE BOOTH = 24'			12
LIQUOR BAR	260 S.F.	100	3
COUNTER = 21'	252"	18"	14
BAR STORAGE	99 S.F.	200	1
SUSHI BAR	230 S.F.	100	3
KITCHEN	1750 S.F.	200	9
REST ROOMS	300 S.F.	--	0
TOTAL OCCUPANCY =			213

EXIST. INDOOR OCCUPANT = 240
 EXIST. PATIO OCCUPANTS = 34
 NEW INDOOR OCCUPANT = 213
 NEW PATIO OCCUPANTS = 31

PARKING CALCULATION

PATIO
 1 PARKING SPACE PER 3 OCCUPANT
 TOTAL OCCUPANCY OF PATIO = 32
 32/3 = 11 PARKING SPACES REQUIRED

DINING AREA
 1 PARKING SPACE PER 3 OCCUPANT
 TOTAL OCCUPANCY OF DINING AREA = 213
 213/3 = 71 PARKING SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED = 82
 TOTAL PARKING SPACES PROVIDED = 82

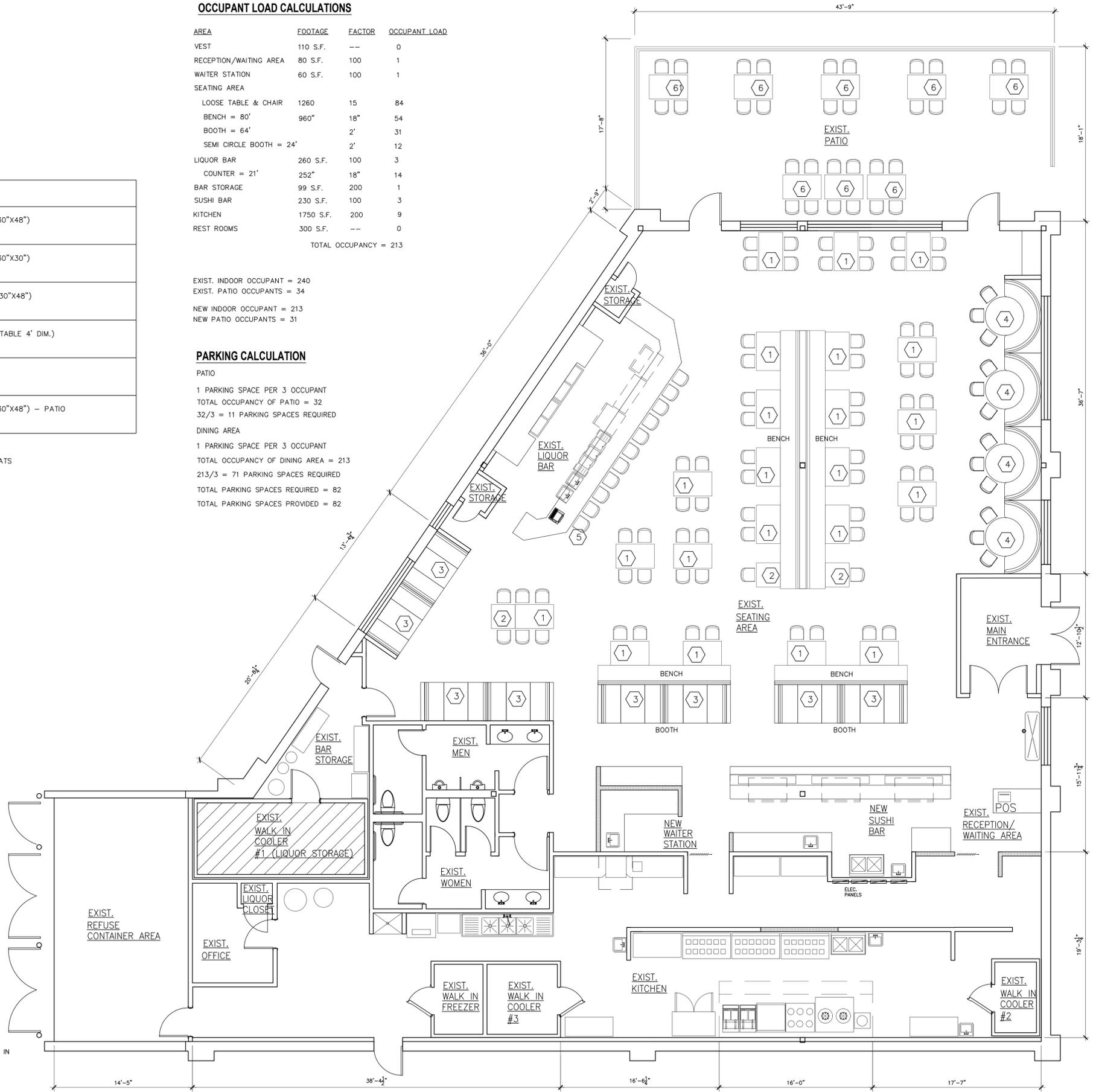
TABLE/SEATING LEGEND

1	4 TOP LOW TABLE (TABLE 30"x48") 22 TOTAL - 88 SEATS
2	2 TOP LOW TABLE (TABLE 30"x30") 3 TOTAL - 6 SEATS
3	4 TOP LOW BOOTH (TABLE 30"x48") 8 TOTAL - 32 SEATS
4	4 ROUND TOP LOW TABLE (TABLE 4' DIM.) 5 TOTAL - 30 SEATS
5	BAR SEATING 11 TOTAL - 11 SEATS
6	4 TOP LOW TABLE (TABLE 30"x48") - PATIO 8 TOTAL - 32 SEATS

167 TOTAL INTERIOR DINING SEATS
 32 TOTAL PATIO SEATS

WALL LEGEND:

- EXIST. WALL
- EXIST. GLASS STORE FRONT IN ALUMINUM FRAME.
- NEW INTERIOR WALL



01 FLOOR PLAN
 SCALE: 3/16" = 1'-0"

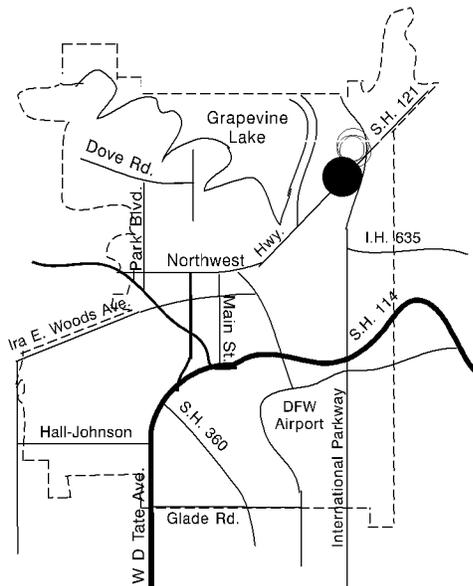


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

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

MEETING DATE: OCTOBER 21, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL
USE APPLICATION CU25-42, SPRINGHILL SUITES



APPLICANT: Rakesh Patel, Grapevine Lodging
Partners, L.P.

PROPERTY LOCATION AND SIZE:

The subject property is located at 2240 West Grapevine Mills Circle and is platted as Block 6, Tract AR, Grapevine Mills Addition. The addition contains 2.32 acres and has approximately 359 feet of frontage along Anderson Gibson Road and 370 feet of frontage along Grapevine Mills Circle West.

REQUESTED CONDITIONAL USE AND COMMENTS:

The site was previously approved for conditional use permit CU15-21 (Ord. 2015-38) to amend the previously approved site plan for a planned commercial center in excess of 1,000,000 square feet of gross leasable area, to allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a hotel. This request is specifically to amend the previously approved site plan to allow for a 1,387 square foot first floor building area expansion, modify the floor plan, revise building elevations, add outdoor speakers, add an outdoor patio, and to allow the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with an existing hotel.

The applicant proposes reducing the number of guest rooms from 111 to 110 and revising the first-floor layout. The revisions include a 1,387 square-foot building expansion on the northwest and southeast elevations, with the addition of an uncovered and unenclosed patio. Two outdoor speakers are proposed beneath the existing porte cochere at the main

entrance and two outdoor speakers are proposed on the patio. An existing outdoor patio, currently providing seating for 16 guests and located along the northwest building elevation adjacent to Anderson Gibson Road, will be removed and replaced with interior space. The proposed patio, with seating for nine guests, is proposed adjacent to the main entrance along the southeast elevation.

These changes will result in a total building area of 68,098 square feet. The project also includes updates to the building's exterior elevations.

A total of 113 parking spaces are required and are provided on the proposed site plan.

PRESENT ZONING AND USE:

The property is currently zoned "CC", Community Commercial District with a Planned Commercial Center in excess of 1,000,000 square feet of gross leasable space designation and is developed as the Springhill Suites hotel.

HISTORY OF TRACT AND SURROUNDING AREA:

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

- On June 18, 1996, City Council approved Z95-13 (Ord. 1995-82) to rezone 174.88 acres from "HCO", Corporate Office District to "CC", Community Commercial District to develop a retail mall center.
- On August 15, 2000, City Council approved CU00-21 (Ord. 2000-83) to allow for a 114 room, 4-story hotel.
- On June 20, 2001, the Site Plan Review Committee (SPRC) approved CU01-36 to allow modifications to the driveway entrance along West Grapevine Mills Circle and to relocate the porte cochere to the midpoint of the hotel.
- On May 20, 2003, City Council approved CU03-14 (Ord. 2003-14) to allow modifications to the building elevations, building footprint, and parking layout.
- On July 21, 2015, City Council approved CU15-21 (Ord. 2015-38) to allow for the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with an existing hotel.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: “HCO”, Hotel/Corporate Office – The Carter Apartments, “R-MF”, Multifamily District – The Enclave at Grapevine Apartments

SOUTH: “CC”, Community Commercial District – Hyatt Place Hotel and Homewood Suites Hotel

EAST: “CC”, Community Commercial District – Grapevine Mills Mall

WEST: “HCO”, Hotel/Corporate Office District – The Carter Apartments and undeveloped land

AIRPORT IMPACT:

The subject tract is located within “Zone B” Middle Zone of Effect, as defined on the “Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs” map. Within Zone B, the following uses may be considered only if sound attenuation included in building design: multifamily apartments, motels, office buildings, movie theaters, restaurants, and personal and business services. Single family residential and sound sensitive uses such as schools and churches should avoid this zone.” The applicant’s proposal is an appropriate use in this noise zone.

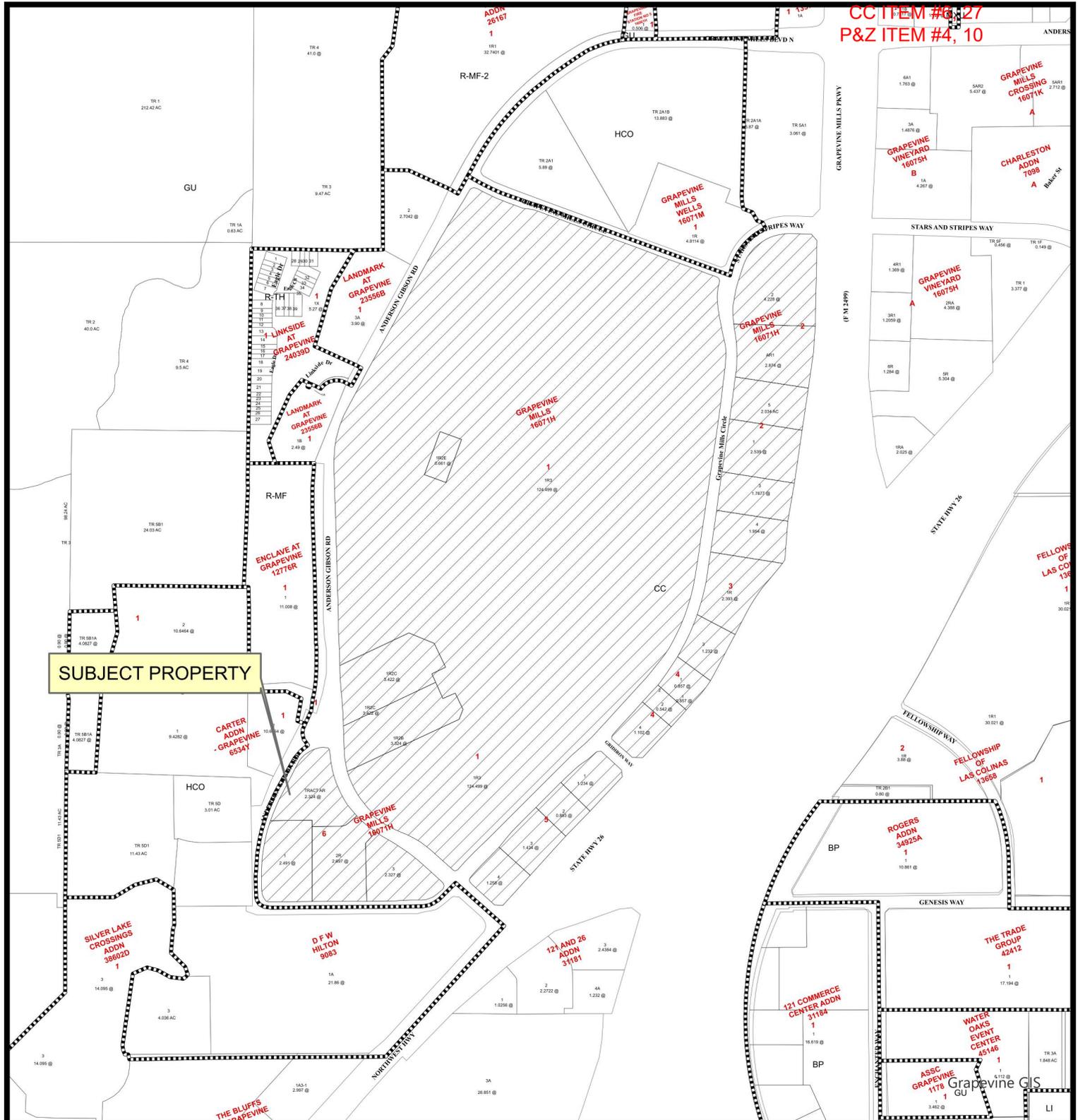
MASTER PLAN APPLICATION:

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

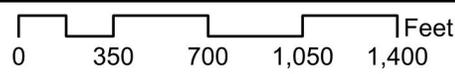
THOROUGHFARE PLAN APPLICATION:

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

/at



SUBJECT PROPERTY



CU25-42; Springhill Suites 2240 West Grapevine Mills Circle

Date Prepared: 10/3/2025

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

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

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) <u>2 and Tracts A-R & B Block 6 Grapevine Mills Addition</u>	Gross area of parcel (to nearest tenth of acre) <u>2.32</u>
Street frontage & distance to nearest cross street <u>Street frontage 869.24LF Nearest cross street 48 LF</u>	Describe the Proposed Use <u>Hotel</u>
Proposed Zoning <u>CC</u>	Existing Zoning <u>CC</u>
Future Land Use Designation <u>Hotel</u>	Subject Property Address <u>2240 W Grapevine Mills Circle</u>

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 Rakesh Patel
Property Owner Phone Number 817-989-7800
Company Grapevine Lodging Partners, LP
Address 6350 Overton Ridge Blvd
City Fort Worth State TX Zip Code 76132
Email [REDACTED]

**0225-42
RECEIVED**

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

Project Representation (check one):

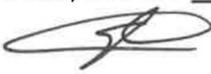
- I will represent the application myself; OR
- I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

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

Property Owner's Signature  Date 08/25/25

STATE OF: Texas
COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 25th day of August, 2025


NOTARY PUBLIC in and for the State of Texas



CUAS-42
RECEIVED
AUG 25 2025

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

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

Engineer Purchaser Tenant Preparer Other (specify) OWNER

Name Rakesh Patel Company Grapevine Lodging Partners

Address 6350 Overton Ridge Blvd

City Fort Worth State TX Zip Code 76132

Phone 817-989-7800 Email [REDACTED]

Applicant's Signature [Signature] Date 08/25/25

STATE OF: Texas

COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 25th day of
August, 2025

[Signature]



NOTARY PUBLIC in and for the State of Texas

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

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

Entity Name or File Number: Grapevine Lodging Partners, LP

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>)

CUAS-42
RECEIVED
AUG 25 2025

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

PLATTING VERIFICATION:

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

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

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

Address of subject property 2240 W Grapevine Mills Circle

Legal description of subject property
Tracts A-R ~~SE~~, Block 6 Grapevine Mills Addition

Cristina L. Turner^{ct}
Public Works Department

8/26/2025
Date

RECEIVED
AUG 25 2025
CU25-42

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



**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.

CUAS-42
RECEIVED
AUG 25 2025

CONDITIONAL 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) OWNER

Name RAKESH PATEL Company Grapevine Lodging Partners

Address 6350 Overton Ridge Blvd

City Fort Worth State TX Zip Code 76132

Phone 817-233-9859 Email [REDACTED]

Applicant's Signature [Signature] Date 08/21/25

CU25-42
RECEIVED
AUG 25 2025



Date: 8/23/2025

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

Re: Narrative Letter – Conditional Use Permit Request

Property: SpringHill Suites by Marriott
Address: 2240 W. Grapevine Mills Circle, Grapevine, TX 76051
Legal Description: Grapevine Mills Addition, Block 6, Tract A-R
Zoning: Community Commercial (CC)

Dear Planning Services Department and Honorable City Council Members,

On behalf of Grapevine Lodging Partners, LP, owner of the SpringHill Suites by Marriott at 2240 W. Grapevine Mills Circle, this narrative letter is respectfully submitted as part of our Conditional Use Permit (CUP) application.

Purpose of Conditional Use Permit

The purpose of this CUP is to authorize the comprehensive renovation of our hotel property to comply with current SpringHill Suites brand standards under our Property Improvement Plan (PIP). Our franchise agreement with Marriott expires on December 22, 2026. Completion of this PIP will secure a 15-year extension beyond that date, ensuring the continued long-term viability of the property as a high-quality lodging option in Grapevine.

Scope of Improvements

The requested CUP covers the following site and building improvements:

- Update building elevations to meet new exterior design standards.
- Relocate the outdoor patio from the rear (northwest) to the front (southeast), consistent with brand requirements, maintaining the same seating count.
- Full renovation and expansion of the lobby to current standards, with associated relocation of public restrooms and kitchen to improve layout and functionality (guestroom count adjusted from 111 to 110).
- Expansion of the fitness room and indoor pool deck to enhance guest amenities.
- Renovation of all public areas and guestrooms.
- Reconfigure parking layout with a **net-zero change** (one space removed for patio relocation, one space added elsewhere).

Commitment to Requirements and Conditions

All improvements will comply with the Community Commercial (CC) District and applicable zoning ordinances, including:

- Setbacks, open space, and impervious coverage requirements.
- Masonry and screening standards (mechanical equipment screened by parapet walls).
- Lighting, signage, and landscape requirements per Sections 25, 53, 54, and 55 of the Zoning Ordinance.

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- Tree preservation and replacement per Section 52.
 - Parking ratios consistent with hotel use (1 space per guestroom plus patio dining parking ratio).
- We will also meet all applicable fire, drainage, grading, and utility requirements per City standards and will coordinate with staff to address any additional technical comments.

Benefits to the Property and Community

- **Guest Experience:** Expanded lobby, relocated patio, and upgraded fitness/pool facilities will deliver a modern, inviting environment for guests.
- **Economic Impact:** Renovations and refreshed guestrooms will attract more visitors, generating increased business for local Grapevine retailers, restaurants, and attractions.
- **Long-Term Viability:** Marriott-mandated renovations support reinvestment, stability, and secure an additional 15-year franchise term, ensuring the property continues serving the community as a high-quality lodging option.

We respectfully request your review and approval of this Conditional Use Permit. Should you require any additional information or clarification, please contact me at [phone/email]. We look forward to working closely with City staff and Council throughout the review process.

Sincerely,

Rakesh Patel

Rakesh Patel
President, Grapevine Lodging Partners, LP
M: 817-233-9858
O: 817-989-7800

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ORDINANCE NO. 2025-076

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-42 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU15-21 (ORDINANCE NO. 2015-038) TO ALLOW FOR A 1,387 SQUARE FOOT FIRST FLOOR BUILDING EXPANSION, MODIFY THE FLOOR PLAN, REVISE BUILDING ELEVATIONS, ADD OUTDOOR SPEAKERS, ADD AN OUTDOOR PATIO, AND TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH AN EXISTING HOTEL, FOR BLOCK 6, TRACT AR, GRAPEVINE MILLS ADDITION (2240 WEST GRAPEVINE MILLS CIRCLE) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

for the particular piece of property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Grapevine, Texas, and helps promote the general health, safety and welfare of this community.

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit No. CU25-42 to amend the previously approved site plan of CU15-21 (Ordinance No. 2015-38) for a planned commercial center in excess of 1,000,000 square feet gross leasable area, to allow for a 1,387 square foot first floor building expansion, modify the floor plan, revise building elevations, add outdoor speakers, add an outdoor patio, and to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a hotel (Springhill Suites Hotel) in a district zoned "CC", Community Commercial District within the following described property: Block 6, Tract AR, Grapevine Mills Addition (2240 West Grapevine Mills Circle) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

Section 2. The City Manager is hereby directed to amend the official zoning map of the City of Grapevine, Texas, to reflect the herein 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 21st day of October, 2025.

APPROVED:

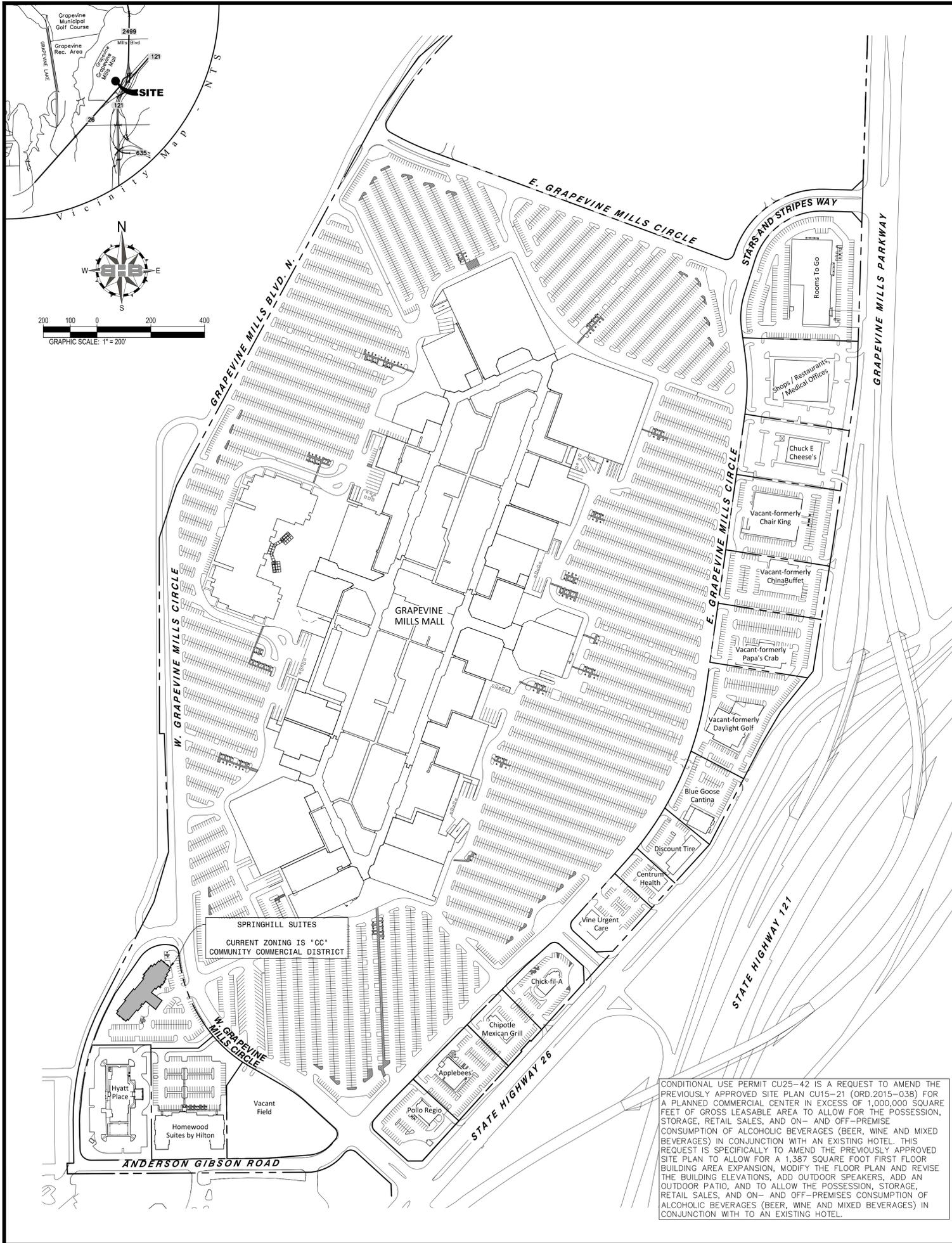
William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney



ZONING CASE HISTORY

- CU95-36 (Ord. No. 9608) - Establish a planned commercial center over 1,000,000 square feet of gross leasable area.
- Addendum 96-01 (Presolution No. 95-34) - Approval of (8) public entryway elevations for Grapevine Mills Mall.
- Addendum 95-26 (Ord. No. 96-79) - Amend the site layout.
- CU97-05 (Ord. No. 97-09) - Conditional use request (Sega Gameworks) for alcoholic beverage sales to include beer, wine and mixed beverages.
- SU97-09 (Ord. No. 97-10) - Special use request skill oriented games in excess of eight machines and two billiard tables.
- Addendum 97-06 (Ord. No. 97-11) - Amend the site layout (AMC Theater).
- CU97-13 (Ord. No. 97-25) - Conditional use request (The American Wilderness Experience) for alcoholic beverage sales to include beer, wine and mixed beverages.
- CU97-18 (Ord. No. 97-40) - Conditional use request (Rainforest Café) for alcoholic beverage sales to include beer, wine and mixed beverages.
- CU97-25 (Ord. No. 97-25) - Conditional use request (Tres Hombres) for alcoholic beverage sales to include beer, wine and mixed beverages.
- CU97-29 (Ord. No. 97-56) - Conditional use request for mall signage and an 80 foot entertainment globe (Ord. No. 97-61).
- CU97-36 (Ord. No. 97-72) - Amend the site layout (Michaels).
- CU97-39 (Ord. No. 97-99) - Conditional use request to amend the landscaping plan and provide three 50 foot, and two 40 foot out-parcel signs.
- CU97-40 (Ord. No. 97-90) - Conditional use request (Chili's Too) for alcoholic beverage sales to include beer, wine and mixed beverages.
- CU97-41 (Ord. No. 97-91) - Conditional use request (Dick Clark's Restaurants) for alcoholic beverage sales to include beer, wine and mixed beverages.
- CU97-42 (Ord. No. 97-92) - Amend the site layout (Discount Tire).
- CU97-82 (Ord. No. 97-128) - Conditional use request (Rooms To Go) to amend the site layout (Phase 1).
- CU97-83 (Ord. No. 97-129) - Conditional use request (Chick-Fil-A) to amend the site layout (Phase 1).
- CU97-84 (Ord. No. 97-130) - Conditional use request (Baxters Aficionado Collections) for off-premises consumption of alcoholic beverage (wine only, Phase 1).
- CU97-65 (Ord. No. 97-147) - Conditional use request (Primacare) to amend the site layout (Phase 1).
- CU97-75 (Ord. No. 96-10) - Amend the mall signage plan for out-parcel tenant wall signs (Phase 1).
- CU97-76 (Ord. No. 96-11) - Conditional use request (Cozymel's) to amend the site layout (Phase 1).
- CU97-77 (Ord. No. 96-12) - Amend the floor plan for alcohol beverage sales at Sega Gameworks (Phase 1).
- CU98-03 (Ord. No. 96-12) - Amend the floor plan for alcohol beverage sales at Dick Clark's Restaurants (Phase 1).
- CU98-07 (Ord. No. 96-40) - Amend the floor plan for alcohol beverage sales at Corner Bakery R-1 (Phase 1).
- CU98-03 (Ord. No. 96-12) - Amend the floor plan for alcohol beverage sales at American Wilderness (Phase 1).
- CU98-47 (Ord. No. 96-118) - Amend the floor plan at Cozymel's (Phase 1).
- CU98-48 (Ord. No. 97-90) - Conditional use request (Mason Jar / MJ's Chop House) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU98-48 (Ord. No. 97-90) - Amend the site layout plan (AMC Theater) to include a canopy adjacent to the existing ticket booths (Phase 1).

ZONING CASE HISTORY

- CU98-57 (Ord. No. 96-130) - Conditional use request (Black-Eyed Pea) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU98-59 (Ord. No. 96-135) - Conditional use request (Sega Gameworks) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU98-79 (Ord. No. 99-17) - Conditional use request (Amerisuites) for a 125 room 8 story hotel.
- CU98-78 (Ord. No. 99-15) - Conditional use request (American Wilderness) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU98-79 (Ord. No. 99-17) - Conditional use request (Sega Gameworks) for the installation of sale counter, game software sales display and one pair of additional doors.
- CU98-79 (Ord. No. 99-17) - Conditional use request (Iguana Ameramex) to amend the site layout.
- CU99-17 (Ord. No. 99-51) - Conditional use request (Jekyll and Hyde) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU98-79 (Ord. No. 99-17) - Conditional use request (Cozymel's) to amend the site layout.
- CU99-41 (Ord. No. 99-) - Conditional use request (Bennigan's) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU09-37 (Ord. No. 2009-51) - Conditional use request (Applebee's) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU10-25 - Conditional use request for Sea Life and Legoland to add signage throughout the mall.
- CU10-25A - Conditional use request for Sea Life and Legoland to allow for a monument sign at the northwest corner of Grapevine Mills Boulevard South and State Highway 26.
- CU10-32 (Ord. No.) - Conditional use request (Applebee's) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU11-08 (Ord. No. 2011-21) - Conditional use request for on-premise alcoholic beverage sales and consumption for a wine tasting room.
- CU13-19 (Ord. No. 2014-05) - Conditional use request (Chili's Too) to revise the floor plan.
- CU13-35 (Ord. No. 2014-05) - Conditional use request (Legoland) for an outdoor splash pad.
- CU13-13 Conditional use request (Chipotle) for use of a drive through and alcoholic beverage sales to include beer, wine and mixed beverages.
- CU15-29 Conditional use request (Round 1) for alcoholic beverage sales to include beer, wine and mixed beverages and skill oriented games.
- CU15-46 Conditional use request to replace exterior and on-premise signs to allow for new wayfinding signs.
- CU15-48 Conditional use request to amend the previously approved site plan of CU05-27 SPRC, CU02-43 (Ord. 2002-79) for a planned commercial in excess of 1,000,000 square feet of gross leasable space with the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), specifically to revise the building elevations, floor plan, allow outside dining and outdoor speakers in conjunction with a restaurant.
- CU20-17 Conditional use request to amend the previously approved site plan of CU10-25A (Ord. 2011-02) for a planned commercial center in excess of 1,000,000 square feet of gross leasable space, specifically to allow the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer and wine only) in conjunction with an existing restaurant.
- CU22-20 Approved to modify the building's exterior elevation to install a parapet-mounted sign above the existing height of Macy's backstage.
- CU22-23 Approved to modify the north and east exterior elevations that includes a mural, a new tiered entry feature, and enhancements to the building's facade.
- CU24-01 Approved to split the existing Burlington Coat Factory, suite 343, in to two separate suites for a new retail tenant, changes in building elevations for a new main entry, and to revise the parking lot to include seven additional ADA parking spaces, a crosswalk, a 5' sidewalk and loading dock.
- CU24-06 Approved allow the possession, storage, retail sales and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with an existing cafe inside meow wolf.
- CU24-45 Approved to modify exterior elevations and to reconfigure parking for a new increase of five spaces.
- CU24-51 Approved to add three, public use, freestanding level 3 electric vehicle (EV) charging stations to the existing mall parking lot.
- CU25-35 (ORD. NO 2025-47) - Approved for on-premise alcoholic beverage sales, outdoor speakers, and outdoor storage of heavy machinery in conjunction with an outdoor commercial amusement.

SITE DATA

LOT NUMBER	LOT SIZE	BUILDING COVERAGE	DENSITY	BUILDING HEIGHT	PAVED AREA	OPEN SPACE	TOTAL BLDG.	PARKING REQUIRED	PARKING PROVIDED
							PATIO & PAVED AREA		
	SF	SF	%		SF	SF (%)	SF		
APPLEBEE'S - LOT 3, BLOCK 5	62,485	7,189	11.51	22'-8"	39,870	15,405 - (24.66)	47,060	79	101
VINE MEDICAL - LOT 2, BLOCK 4	23,598	3,855	18.30	25'-0"	13,014	6,729 - (28.50)	18,889	25	25
CHICK-FIL-A - LOT 1, BLOCK 5	53,768	3,822	7.11	25'-0"	31,337	18,810 - (34.80)	35,159	37	47
CHIPOTLE MEXICAN GRILL - LOT 2, BLOCK 5	38,898	3,457	8.89	24'-0"	21,977	13,144 - (33.80)	25,754	29	42
CHUCK E. CHEESE'S - LOT 5, BLOCK 2	88,581	6,600	13.51	20'-2"	62,274	14,358 - (16.21)	74,223	146	147
DENNY'S - LOT 3, BLOCK 2	77,755	8,429	12.10	30'-0"	49,481	19,045 - (24.50)	58,690	126	126
DISCOUNT TIRE - LOT 1, BLOCK 4	37,346	7,700	20.62	50'-0"	20,170	9,478 - (25.40)	57,570	19	27
VACANT - LOT 4, BLOCK 2	85,135	10,345	12.15	77'-0"	58,413	15,275 - (17.90)	69,858	126	147
GRAPEVINE MILLS MALL - LOT 1R3, BLOCK 1	5,964,147	1,868,952					5,363,842	7,489	8,467
HOMEWOOD SUITES - LOT 2, BLOCK 6	119,335	14,604	14.01	69'-8"	45,101	46,772 - (39.19)	68,063	128	128
HYATT PLACE - LOT 1, BLOCK 6	108,488	5,903	11.01	21'-11"	58,322	36,615 - (33.80)	71,873	126	130
CENTRUM URGENT CARE - LOT 4, BLOCK 4	47,899	3,880	7.08	64'-1"	20,522	25,571 - (53.38)	27,122	42	38
VACANT - LOT 1, BLOCK 3	104,239	14,604	14.01	31'-0"	67,248	22,387 - (21.48)	81,852	176	176
VACANT - LOT 1, BLOCK 2	110,581	28,742	24.18		56,104	17,735 - (16.00)	92,546	139	139
ROOMS TO GO - LOT 2, BLOCK 2	184,171	39,870	21.85	25'-8"	90,000	54,301 - (29.50)	128,870	205	228
BLUE GOOSE - LOT 3, BLOCK 4	53,676	5,903	11.01	21'-11"	33,071	12,054 - (22.50)	38,980	66	88
SPRINGHILL SUITES - TRACT AR, BLOCK 6	101,243	18,259	18.03	54'-4 1/2"	53,450	28,896 - (28.53%)	72,399	110	112
POLLO REGIO - LOT 4, BLOCK 5	54,791	16,872	16.66		33,827	17,084 - (31.18)	37,707	45	54
TOTAL	7,316,136	2,068,986					6,370,457	9,113	10,222

CONDITIONAL USE PERMIT CU25-42 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU15-21 (ORD.2015-038) FOR A PLANNED COMMERCIAL CENTER IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS LEASABLE AREA TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) IN CONJUNCTION WITH AN EXISTING HOTEL. THIS REQUEST IS SPECIFICALLY TO AMEND THE PREVIOUSLY APPROVED SITE PLAN TO ALLOW FOR A 1,387 SQUARE FOOT FIRST FLOOR BUILDING AREA EXPANSION, MODIFY THE FLOOR PLAN AND REVISE THE BUILDING ELEVATIONS, ADD OUTDOOR SPEAKERS, ADD AN OUTDOOR PATIO, AND TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) IN CONJUNCTION WITH AN EXISTING HOTEL.

CASE NAME: SPRINGHILL SUITES
CASE NUMBER: CU25-42
LOCATION: 2240 Grapevine Mills Cir., Grapevine, Texas 76051

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____
SHEET: 1 OF 10
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPARTMENT

MASTER SITE PLAN
FOR
SPRINGHILL SUITES
LOT AR, BLOCK 6, GRAPEVINE MILLS ADDITION
AB. NO. 1415 (H. SUGGS SURVEY)
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
101,243 SQ. FT.
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
AUGUST 20, 2025

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying
3801 William D. Tate Ave. Ste 500 Grapevine, TX 76051
mail@bhbc.com • 817.251.8550 • bhbc.com
TBPELS Firm #44, #10011900, #10011132, #10194146

LODGESTAR
CUP ASSIST. FOR SPRINGFIELD SUITES
2240 W GRAPEVINE MILLS CIR.,
GRAPEVINE, TX 76051
SPRINGHILL SUITES
BY MAJORITY

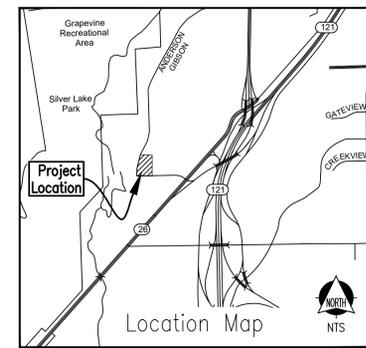
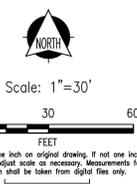
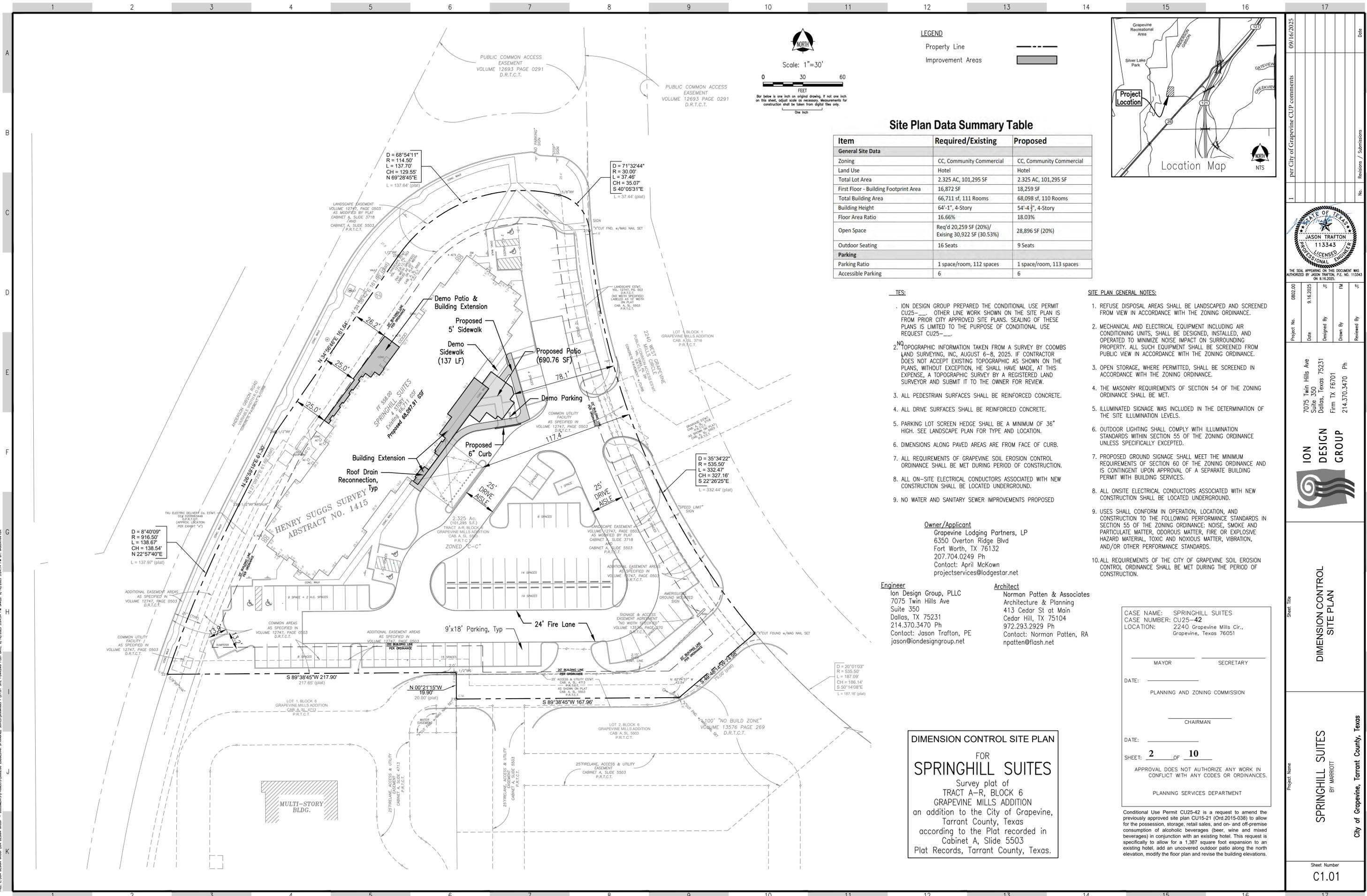
MASTER SITE PLAN

NO.	DESCRIPTION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOHN AUSTIN BAIRD P.E. Tx No. 97239 IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
10/08/2025

PROJECT NUMBER: 2025.731.000
DATE: 9/16/2025 DRAWN BY: BHB
DESIGN BY: BHB CHECKED BY: BHB
SHEET
1

10.08.2025 11:05AM E:\2025\731.000 - Springhill Suites CUP\Springhill Suites Master Site Plan_9-16-25.dwg Layout1



Site Plan Data Summary Table

Item	Required/Existing	Proposed
General Site Data		
Zoning	CC, Community Commercial	CC, Community Commercial
Land Use	Hotel	Hotel
Total Lot Area	2.325 AC, 101,295 SF	2.325 AC, 101,295 SF
First Floor - Building Footprint Area	16,872 SF	18,259 SF
Total Building Area	66,711 sf, 111 Rooms	68,098 sf, 110 Rooms
Building Height	64'-1", 4-Story	54'-4", 4-Story
Floor Area Ratio	16.66%	18.03%
Open Space	Req'd 20,259 SF (20%)/ Existing 30,922 SF (30.53%)	28,896 SF (20%)
Outdoor Seating	16 Seats	9 Seats
Parking		
Parking Ratio	1 space/room, 112 spaces	1 space/room, 113 spaces
Accessible Parking	6	6

- TES:**
- ION DESIGN GROUP PREPARED THE CONDITIONAL USE PERMIT CU25-42. OTHER LINE WORK SHOWN ON THE SITE PLAN IS FROM PRIOR CITY APPROVED SITE PLANS. SEALING OF THESE PLANS IS LIMITED TO THE PURPOSE OF CONDITIONAL USE REQUEST CU25-42.
 - NO TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY COOMBS LAND SURVEYING, INC, AUGUST 6-8, 2025. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHIC AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
 - ALL PEDESTRIAN SURFACES SHALL BE REINFORCED CONCRETE.
 - ALL DRIVE SURFACES SHALL BE REINFORCED CONCRETE.
 - PARKING LOT SCREEN HEDGE SHALL BE A MINIMUM OF 36" HIGH. SEE LANDSCAPE PLAN FOR TYPE AND LOCATION.
 - DIMENSIONS ALONG PAVED AREAS ARE FROM FACE OF CURB.
 - ALL REQUIREMENTS OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING PERIOD OF CONSTRUCTION.
 - ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 - NO WATER AND SANITARY SEWER IMPROVEMENTS PROPOSED

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

Owner/Applicant
 Grapevine Lodging Partners, LP
 6350 Overton Ridge Blvd
 Fort Worth, TX 76132
 207.704.0249 Ph
 Contact: April McKown
 projectservices@lodgestar.net

Engineer
 Ion Design Group, PLLC
 7075 Twin Hills Ave
 Suite 350
 Dallas, TX 75231
 214.370.3470 Ph
 Contact: Jason Trafton, PE
 jason@iondesigngroup.net

Architect
 Norman Patten & Associates
 Architecture & Planning
 413 Cedar St at Main
 Cedar Hill, TX 75104
 972.293.2929 Ph
 Contact: Norman Patten, RA
 npatten@flash.net

DIMENSION CONTROL SITE PLAN
 FOR
SPRINGHILL SUITES
 Survey plat of
 TRACT A-R, BLOCK 6
 GRAPEVINE MILLS ADDITION
 an addition to the City of Grapevine,
 Tarrant County, Texas
 according to the Plat recorded in
 Cabinet A, Slide 5503
 Plat Records, Tarrant County, Texas.

CASE NAME: SPRINGHILL SUITES
 CASE NUMBER: CU25-42
 LOCATION: 2240 Grapevine Mills Cir., Grapevine, Texas 76051

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: **2** OF **10**

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

PLANNING SERVICES DEPARTMENT

Conditional Use Permit CU25-42 is a request to amend the previously approved site plan CU15-21 (Ord.2015-038) to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing hotel. This request is specifically to allow for a 1,387 square foot expansion to an existing hotel, add an uncovered outdoor patio along the north elevation, modify the floor plan and revise the building elevations.

per City of Grapevine CUP comments

Project No. 0862.00
 Date 9.16.2025
 Designed By JT
 Drawn By FM
 Reviewed By JT

7075 Twin Hills Ave
 Suite 350
 Dallas, Texas 75231
 Firm Tel: 214.370.3470
 Ph 214.370.3470

ION DESIGN GROUP

DIMENSION CONTROL SITE PLAN

SPRINGHILL SUITES
 BY MARRIOTT

City of Grapevine, Tarrant County, Texas

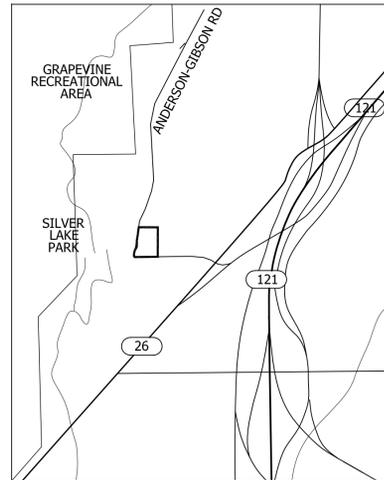
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C1.01

FILE: E:\ION DESIGN GROUP\PROJECTS\0862.00\0862.00\DRAWINGS\DIMENSION CONTROL SITE PLAN\DIMENSION CONTROL SITE PLAN.dwg DATE: 9/16/2025 3:54:54 PM BY: ACD/STATION

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PROPOSED PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
CM	CRAPE MYRTLE	1	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
NR	LAGERSTROEMIA INDICA 'BASHAM PINK'	6	15 GAL.	4-5'	2-3'	CONT. GROWN	6'oc
NP	ILEX x 'NELLIE R. STEVENS'	32	5 GAL.	26"	18"	FULL	42"oc
DB	NEEDLEPOINT HOLLY	6	5 GAL.	26"	18"	FULL	30"oc
DY	DWF BURFORD HOLLY	33	3 GAL.	12"	12"	FULL	24"oc
GL	ILEX CORNUTA 'BURFORDI' NANA	54	1 GAL.	10"	10"	FULL	18"oc
	ILEX VOMITORIA 'NANA'						
	GREEN LIRIOPE						
	LIRIOPE MUSCARI						



VICINITY MAP
N.T.S.

D = 68°54'11"
R = 114.50'
L = 137.70'
CH = 129.55'
N 69°28'45"E

D = 71°32'44"
R = 30.00'
L = 37.46'
CH = 35.07'
S 40°05'31"E

LANDSCAPE PLAN DATA SUMMARY TABLE

ITEM	REQUIRED
LANDSCAPE AREA	
LANDSCAPE PERIMETER AREA (SF)	11,586
INTERIOR LANDSCAPE AREA-PARKING LOT (SF)	4,764
ADDITIONAL INTERIOR LANDSCAPE AREA (SF)	439
OTHER LANDSCAPE AREA WITHIN LOT (SF)	12,107
TOTAL LANDSCAPE AREA	28,896
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA (SF)	18,259
AREA OF SIDEWALK, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SF)	54,140
OTHER IMPERVIOUS AREA (SF)	-
TOTAL OPEN SPACE (SF)	28,896
TOTAL OPEN SPACE (%)	28.53%
TOTAL IMPERVIOUS AREA (SF)	72,399
TOTAL IMPERVIOUS AREA (%)	71.47%

EXISTING TREES TO BE REMOVED

DBH	COMMON NAME	GENUS/SPECIES
11"	LIVE OAK	QUERCUS VIRGINIANA
11"	TOTAL LIVE OAK REMOVED	

EXISTING TREES TO BE PRESERVED

PERIMETER TREES		
QNTY	DBH	EXT
1	18"	18"
1	17"	17"
2	16"	32"
1	15"	15"
2	14"	28"
3	13"	39"
3	12"	36"
1	11"	11"
2	10"	20"
TOTAL		275"
BALD CYPRESS TAXODIUM DISTICHUM		
2	13"	26"
1	12"	12"
1	11"	11"
1	10"	10"
TOTAL		275"

INTERIOR LANDSCAPE TREES		
QNTY	DBH	EXT
1	15"	15"
2	13"	26"
1	12"	12"
1	11"	11"
5	10"	50"
1	9"	9"
4	8"	32"
3	7"	21"
TOTAL		176"

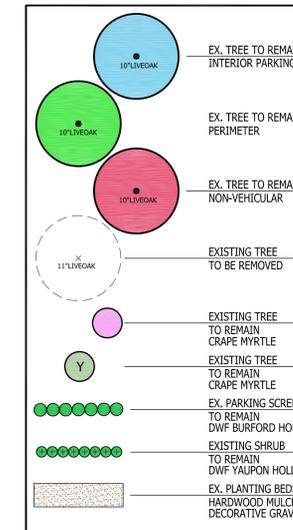
NON-VEHICULAR TREES		
QNTY	DBH	EXT
1	15"	15"
3	14"	42"
2	13"	26"
1	12"	12"
1	10"	10"
1	9"	9"
3	7"	7"
TOTAL		193"

BRADFORD PEAR PYRUS CALLERYANA		
QNTY	DBH	EXT
2	16"	32"
1	14"	14"
2	13"	26"
TOTAL		193"

CITY REQUIREMENTS

OFF-STREET PARKING AREAS (IP)	
INTERIOR LANDSCAPING	
GROSS PARKING	47,638 SF
MIN. 10% GROSS PARKING TO BE LANDSCAPE	
REQUIRED	4,764 SF
EXISTING	5,203 SF
1 TREE PER 400 SQ. FT. REQUIRED INTERIOR AREA	
4,764 SF = 12 TREES REQUIRED	
18 TREES EXISTING	
PERIMETER LANDSCAPING (P)	
15' LANDSCAPE BUFFER ADJACENT TO PUBLIC STREET	
STREET BUFFERS	
1 TREE PER 50 LIN. FT.	
ANDERSON-GIBSON RD.	512' 11 REQUIRED 13 EXISTING
GRAPEVINE MILLS CIR.	361' 8 REQUIRED 8 EXISTING
NON-VEHICULAR OPEN SPACE (NV)	
PROPOSED SITE LIMITS	101,295 SF
OPEN SPACE	8,163 SF (8.1%)
REQUIRED	4 TREES
PROVIDED	15 EXISTING TREES

EXISTING LANDSCAPE LEGEND



CASE NAME: SPRINGHILL SUITES
 CASE NUMBER: CU25-42
 LOCATION: 2240 Grapevine Mills Cir., Grapevine, Texas 76051

DATE: _____

PLANNING AND ZONING COMMISSION

DATE: _____

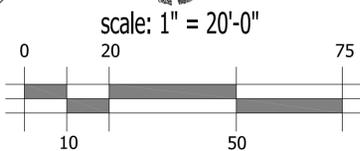
SHEET: **3** OF **10**

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

PLANNING SERVICES DEPARTMENT

Conditional Use Permit CU25-42 is a request to amend the previously approved site plan CU15-21 (Ord.2015-038) for a planned commercial center in excess of 1,000,000 square feet of gross leasable area to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing hotel. This request is specifically to amend the previously approved site plan to allow for a 1,387 square foot first floor building area expansion, modify the floor plan and revise the building elevations, add outdoor speakers, add an outdoor patio, and to allow the possession, storage, retail sales, and on- and off-premises consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing hotel.

LANDSCAPE PLAN
 FOR
SPRINGHILL SUITES
 Survey plat of
 TRACT A-R, BLOCK 6
 GRAPEVINE MILLS ADDITION
 an addition to the City of Grapevine,
 Tarrant County, Texas
 according to the Plat recorded in
 Cabinet A, Slide 5503
 Plat Records, Tarrant County, Texas.



appr. by: _____
 drawn by: _____
 date: 08-20-25

revisions
 08-27-25
 09-16-25

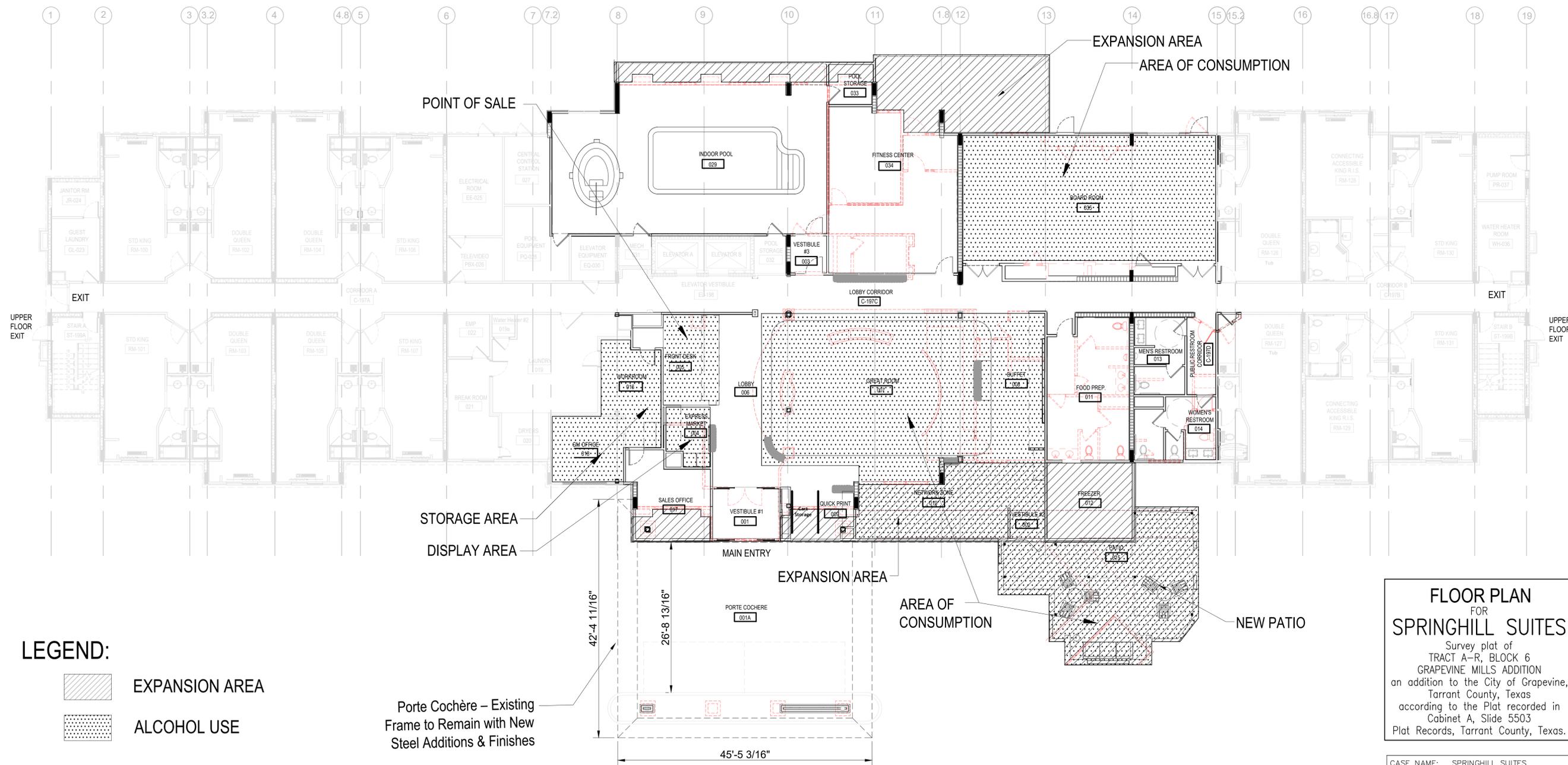


Leeming
 Design Group
 Landscape Architecture
 4913 Rule Show Drive, Suite 101-B North Richland Hills, Texas 76180
 (817) 577-6889 Fax (817) 577-6896
 leemingdesigngroup@icloud.com

EXISTING
 LANDSCAPE PLAN

SPRINGHILL SUITES
 2240 WEST GRAPEVINE MILLS CIRCLE
 GRAPEVINE, TEXAS

file name:
 c:\Grapevine-Springhill Suites\1d9-base_SHS_GrapevineMills.dwg
 sheet
EX-1



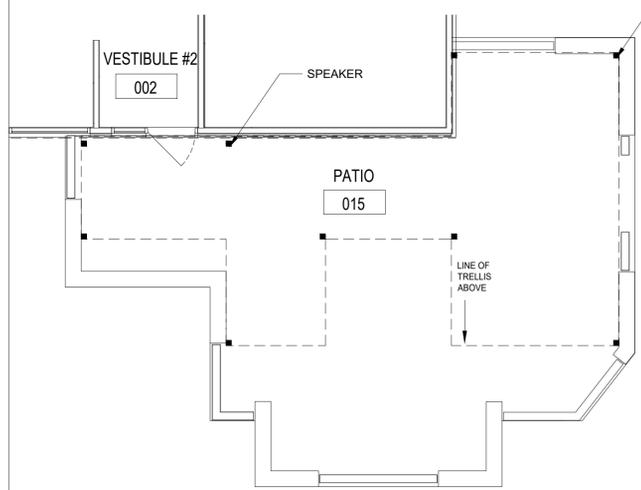
1 OVERALL FIRST FLOOR DEMO VS RENOVATION PLAN
 SCALE: 1" = 9'-0"

LEGEND:

- EXPANSION AREA
- ALCOHOL USE

Porte Cochère – Existing Frame to Remain with New Steel Additions & Finishes

PATIO SPEAKER LAYOUT

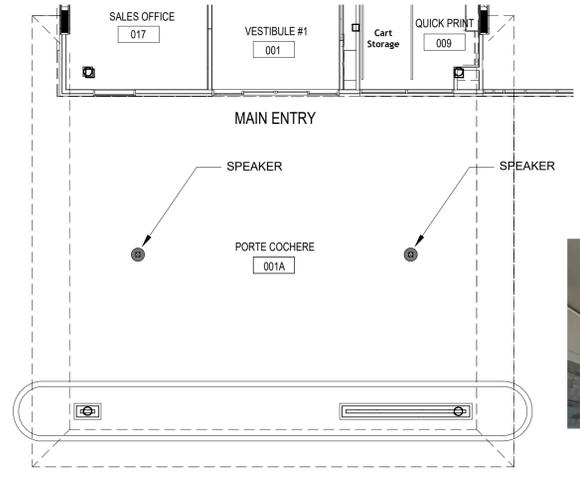


Qty 2
 5-1/4" commercial weather-resistant surface mount speaker (black)

Hours of Operations:
 24 hours a day

Purpose:
 Soft, Low, background music

PORTE COCHERE SPEAKER LAYOUT



Qty 2
 6-1/2" commercial in-ceiling speaker

Hours of Operation:
 24 hours a day

Purpose:
 Soft, Low background music

FLOOR PLAN FOR SPRINGHILL SUITES
 Survey plat of TRACT A-R, BLOCK 6 GRAPEVINE MILLS ADDITION an addition to the City of Grapevine, Tarrant County, Texas according to the Plat recorded in Cabinet A, Slide 5503 Plat Records, Tarrant County, Texas.

CASE NAME: SPRINGHILL SUITES
 CASE NUMBER: CU25-42
 LOCATION: 2240 Grapevine Mills Cir., Grapevine, Texas 76051

____ MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

____ CHAIRMAN _____

DATE: _____

SHEET: **4** OF **10**

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NORMAN PATTEN & ASSOC.
ARCHITECTS * PLANNERS

701 W. BELTLINE RD., CEDAR HILL, TX 75104. tel. no. 972-993-8999
 PROJECT MANAGER'S HOTLINE (972) 864-4408/2780

Project: Springhill Suites by Marriott
 Address: Grapevine, Texas

SPRINGHILL SUITES
 BY MARRIOTT

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Revisions:

Rev.	Date	Description / By
R1	09-16-2025	CHANGED ELEVATION FRESH ADDED PATIO SEATS AND ENTRY & EXITS LABELING BY LIS
R2	10-09-2025	CHANGED LABELS, ADDED PATIO SEATS AND ALCOHOL USE PER CITY COMMENT BY LIS

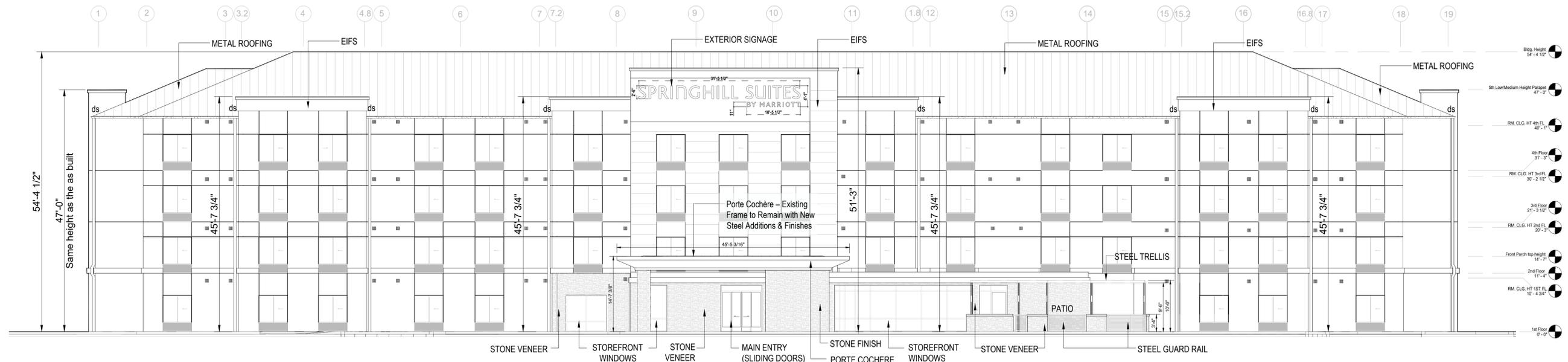
Title: **OVERALL FIRST FLOOR DEMO VS RENOVATION PLAN**

Issued Date: **08-21-2025**

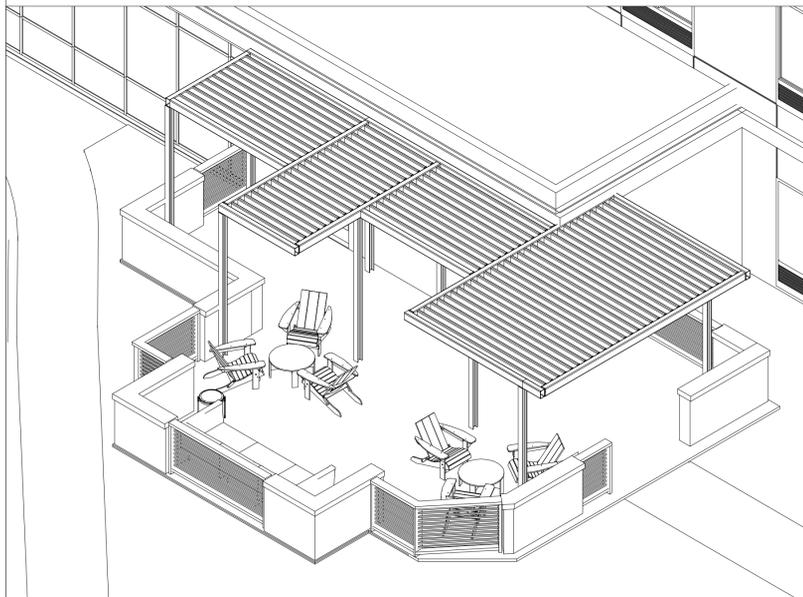
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NOTE:

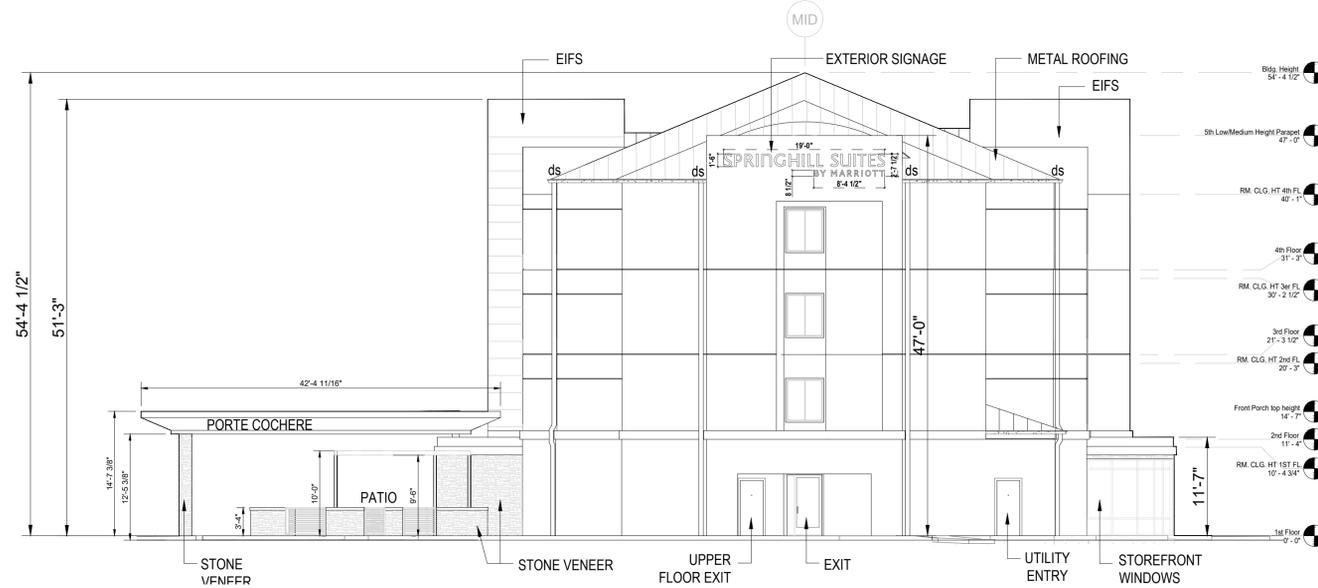
1. All signage subject to Building Services Department approval.
2. Mechanical units shall be screened in accordance with the Zoning Ordinance.
3. Utility boxes and conduit shall be painted to match building color.



1 SOUTHEAST ELEVATION
SCALE: 1" = 10'

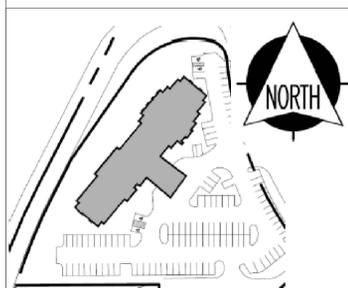


3 PATIO ISOMETRIC VIEW
SCALE: NTS



2 NORTHEAST ELEVATION
SCALE: 1" = 10'

KEY MAP



NORTHWEST ELEVATION	AREA (sq. ft.)	(%)
EIFS	9,543.26	93%
STONE VENEER	126.90	1%
GLASS (STOREFRONT)	610.14	6%
TOTAL	10,271.30	100%

SOUTHWEST ELEVATION	AREA (sq. ft.)	(%)
EIFS	3,879.10	95%
STONE VENEER	221.12	5%
GLASS (STOREFRONT)	-	0%
TOTAL	4,100.22	100%

**ELEVATION PLAN
FOR
SPRINGHILL SUITES**

Survey plat of
TRACT A-R, BLOCK 6
GRAPEVINE MILLS ADDITION
an addition to the City of Grapevine,
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according to the Plat recorded in
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CASE NAME: SPRINGHILL SUITES
CASE NUMBER: CU25-42
LOCATION: 2240 Grapevine Mills Cir.,
Grapevine, Texas 76051

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

DATE: _____
SHEET: **5** OF **10**
APPROVAL DOES NOT AUTHORIZE ANY WORK IN
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PLANNING SERVICES DEPARTMENT

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PROJECT MANAGERS HOTLINE (972) 864-4408/2780

Project:
Springhill Suites by Marriott
Address:
Grapevine, Texas

**SPRINGHILL
SUITES®**
BY MARRIOTT

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FOR APPROVAL

Revisions:

Rev.	Date	Description / By
R1	09-19-2025	CHANGED ELEVATION FABRIC ADDED PATIO SEATS AND ENTRY LABELING - BY LSP
R2	10-09-2025	CHANGED LABELS, ADDED PATIO SEATS AND ALCOHOL USE PER CITY COMMENT - BY LSP

Title:
SOUTHEAST &
NORTHEAST
ELEVATIONS

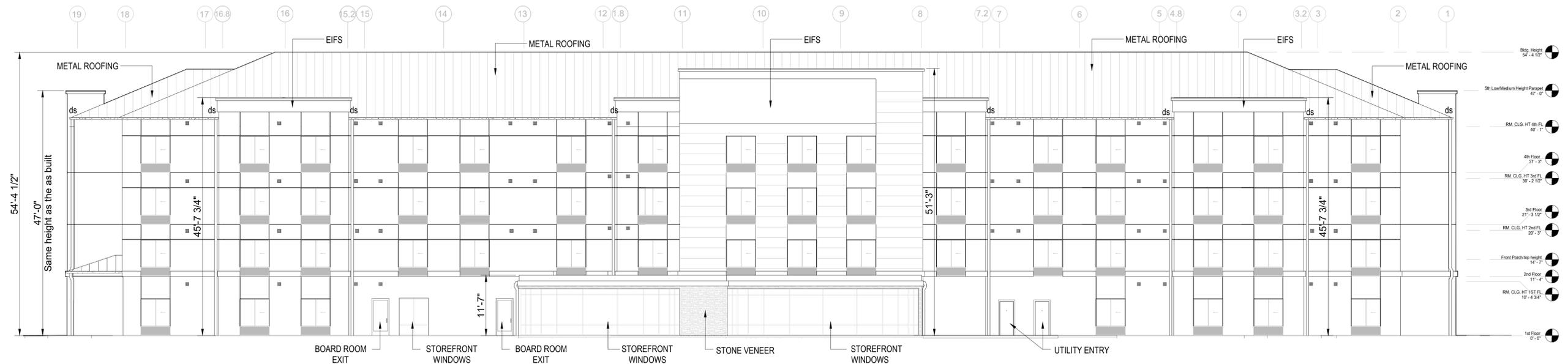
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Date: 08.21.2025

Sheet No:

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NOTE:

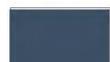
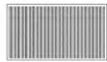
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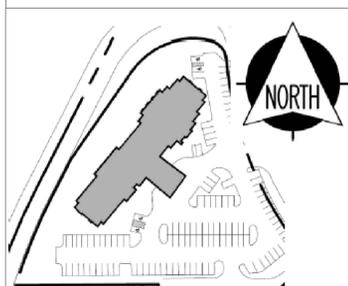
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EIFS	3,879.10	95%
STONE VENEER	221.12	5%
GLASS (STOREFRONT)	-	0%
TOTAL	4,100.22	100%

MATERIAL & FINISH LIST:

-  EIFS SW 7028 INCREDIBLE WHITE
-  EIFS SW 7602 INDIGO BATIK
-  EIFS 20715 RED/BROWN
-  STONE MANUFACTURED STONE MASONRY
-  METAL ROOF CHAMPAGNE

KEY MAP

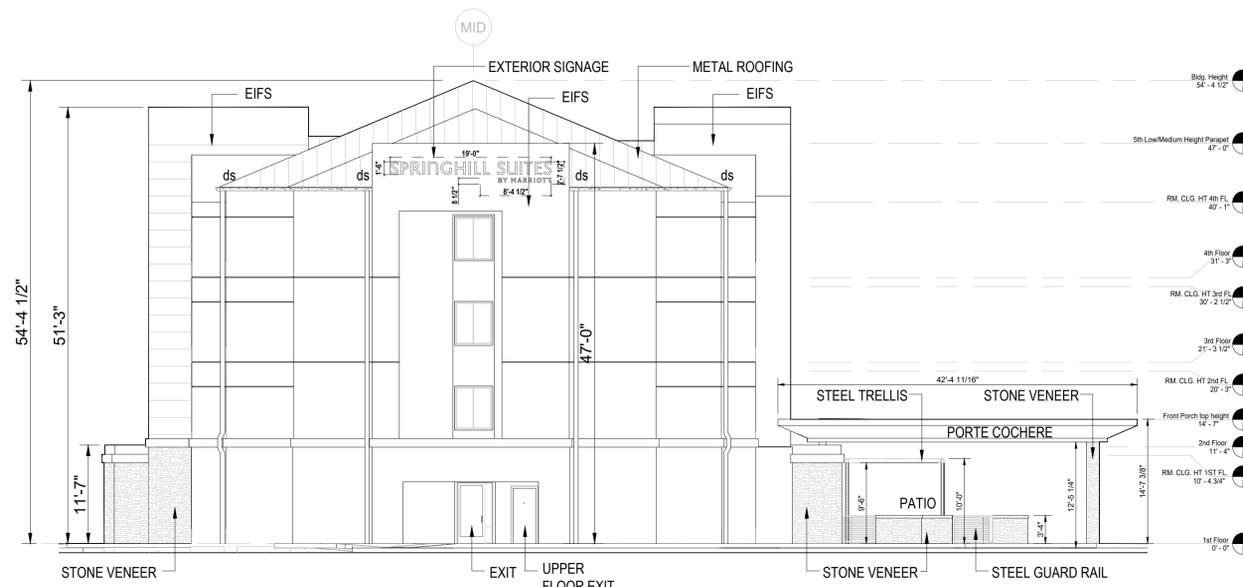


METHOD OF SCREENING:

1. TRASH DUMPSTER - GATED MASONRY FENCE & BUSH
2. CONDENSING UNITS - BUSHES AROUND UNITS
3. GENERATOR - WOOD FENCE



1 NORTHWEST ELEVATION
SCALE: 1" = 10'



2 SOUTHWEST ELEVATION
SCALE: 1" = 10'

ELEVATION PLAN FOR SPRINGHILL SUITES

Survey plat of TRACT A-R, BLOCK 6 GRAPEVINE MILLS ADDITION an addition to the City of Grapevine, Tarrant County, Texas according to the Plat recorded in Cabinet A, Slide 5503 Plat Records, Tarrant County, Texas.

CASE NAME: SPRINGHILL SUITES
CASE NUMBER: CU25-42
LOCATION: 2240 Grapevine Mills Cir., Grapevine, Texas 76051

DATE: _____

PLANNING AND ZONING COMMISSION

DATE: _____

SHEET: **6** OF **10**

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PLANNING SERVICES DEPARTMENT

MAYOR

SECRETARY

CHAIRMAN

NORMAN PATTEN & ASSOC.
ARCHITECTS * PLANNERS

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BY MARRIOTT

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FOR APPROVAL

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R1	09-16-2025	CHANGED ELEVATION FINISH ADDED PATIO SEATS AND ENTRY LABELING - BY LSE
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Title:

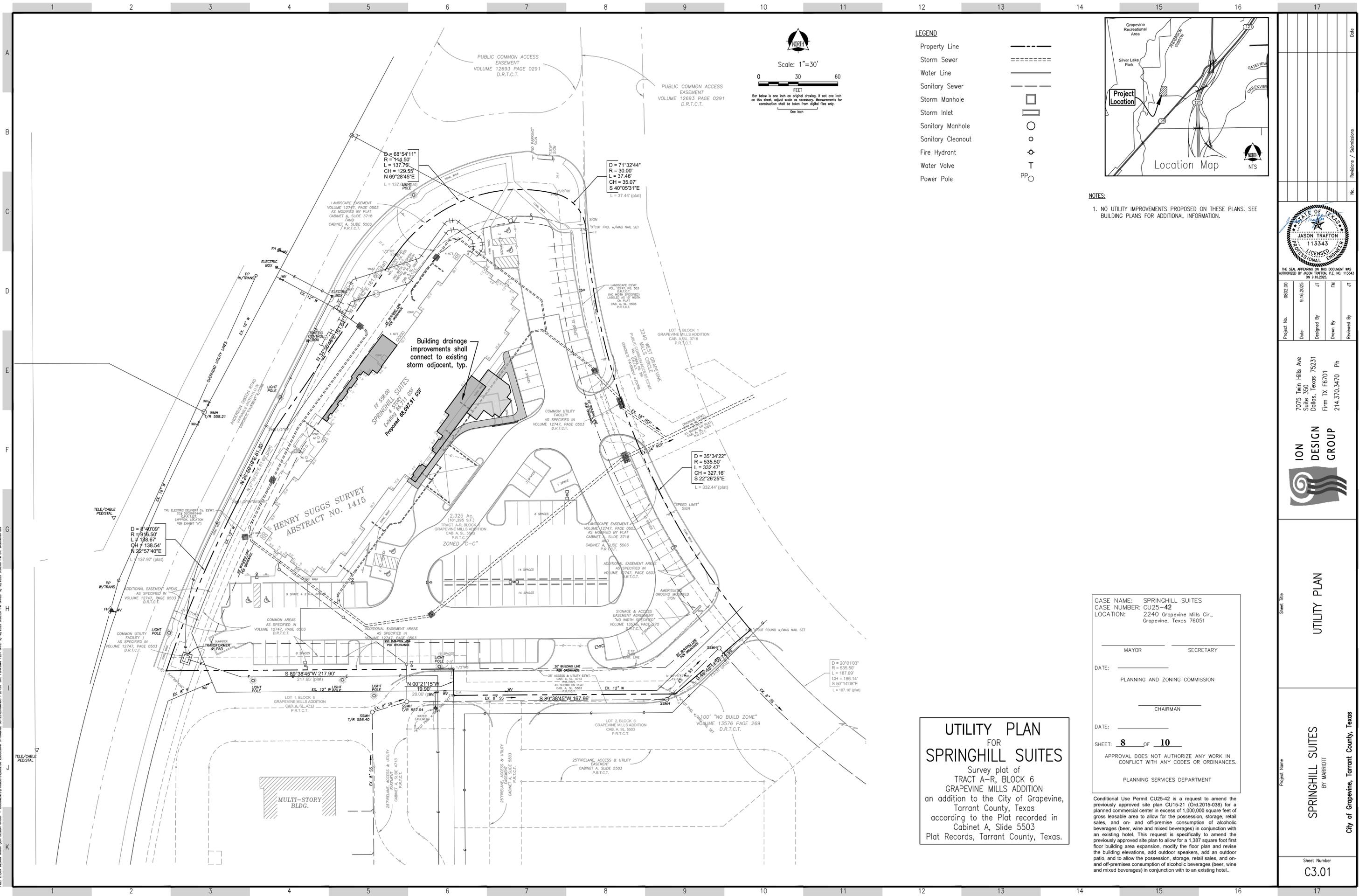
NORTHWEST & SOUTHWEST ELEVATIONS

Issued Date: 08.21.2025

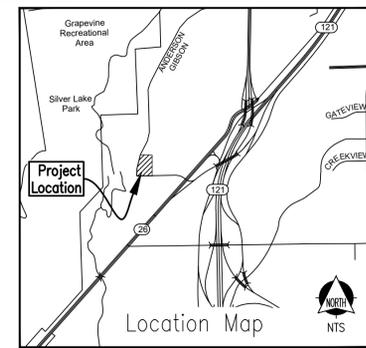
Sheet No:

A-3

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- LEGEND**
- Property Line
 - Storm Sewer
 - Water Line
 - Sanitary Sewer
 - Storm Manhole
 - Storm Inlet
 - Sanitary Manhole
 - Sanitary Cleanout
 - Fire Hydrant
 - Water Valve
 - Power Pole



NOTES:

- NO UTILITY IMPROVEMENTS PROPOSED ON THESE PLANS. SEE BUILDING PLANS FOR ADDITIONAL INFORMATION.

UTILITY PLAN
FOR
SPRINGHILL SUITES
Survey plat of
TRACT A-R, BLOCK 6
GRAPEVINE MILLS ADDITION
an addition to the City of Grapevine,
Tarrant County, Texas
according to the Plat recorded in
Cabinet A, Slide 5503
Plat Records, Tarrant County, Texas.

CASE NAME: SPRINGHILL SUITES
CASE NUMBER: CU25-42
LOCATION: 2240 Grapevine Mills Cir.,
Grapevine, Texas 76051

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: **8** OF **10**

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

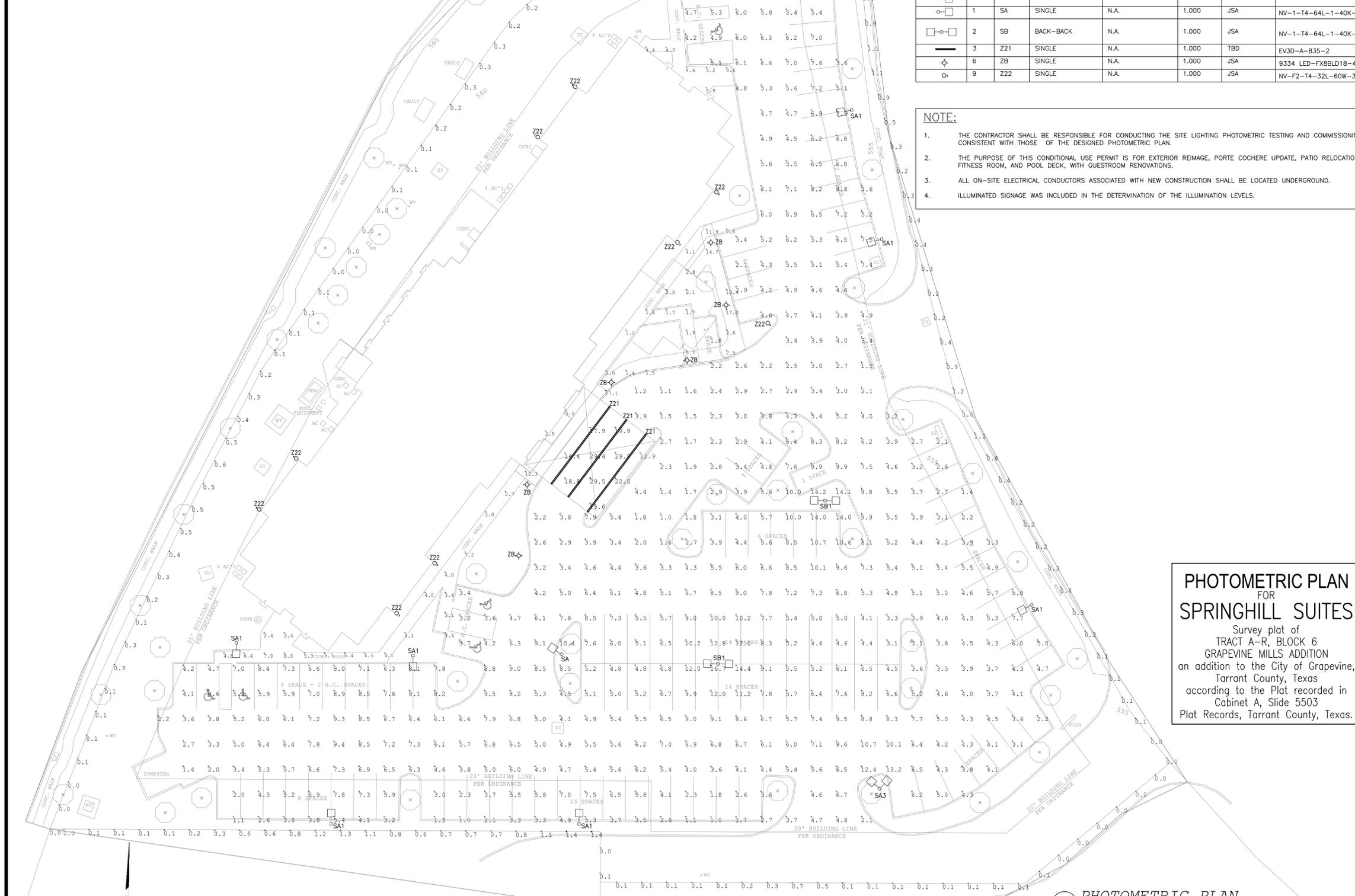
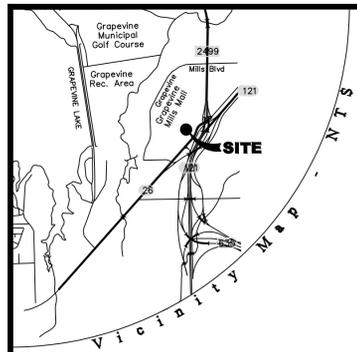
PLANNING SERVICES DEPARTMENT

Conditional Use Permit CU25-42 is a request to amend the previously approved site plan CU15-21 (Ord.2015-038) for a planned commercial center in excess of 1,000,000 square feet of gross leasable area to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing hotel. This request is specifically to amend the previously approved site plan to allow for a 1,387 square foot first floor building area expansion, modify the floor plan and revise the building elevations, add outdoor speakers, add an outdoor patio, and to allow the possession, storage, retail sales, and on- and off-premises consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing hotel.

Project No.	0862.00	Date	9.16.2025	Designed By	JT	Drawn By	FM	Reviewed By	JT
<p align="center">STATE OF TEXAS JASON TRAFTON 113343 PROFESSIONAL ENGINEER</p> <p align="center">THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JASON TRAFTON, P.E. NO. 113343 ON 9.16.2025.</p>									
<p align="center">7075 Twin Hills Ave Suite 350 Dallas, Texas 75231 Firm TX F6701 Ph 214.370.3470</p>									
<p align="center">ION DESIGN GROUP</p>									
<p align="center">UTILITY PLAN</p>									
<p align="center">SPRINGHILL SUITES BY MARRIOTT</p>									
<p align="center">City of Grapevine, Tarrant County, Texas</p>									
<p align="right">Sheet Number C3.01</p>									

FILE: E:\ION DESIGN GROUP - DOCUMENTS\PROJECTS\0862.00 - DOCUMENTS\PROJECTS\0862.00 - SPRINGHILL SUITES\DRAWINGS\0862.00 - UTILITY PLAN\0862.00 - UTILITY PLAN.dwg DATE: 9/16/2025 3:00:00 PM BY: ACD/STATION

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Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	5.50	16.7	1.0	5.50	16.70
Canopy	Illuminance	Fc	20.94	29.5	12.9	1.62	2.90
Property Line	Illuminance	Fc	0.32	1.4	0.0	N.A.	N.A.
Walkway	Illuminance	Fc	5.00	17.1	1.1	4.55	15.55

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Manufacturer	Description	Lum. Lumens	Lum. Watts	Mounting Height
□	8	SA1	SINGLE	N.A.	1.000	JSA	NV-1-T4-64L-1-40K7-HSS	16475	1 @205W	23ft
□	1	SB1	2 @ 90 DEGREES	N.A.	1.000	JSA	NV-1-T4-64L-1-40K7-HSS	2 @ 16475	2 @205W	23ft
□	1	SA	SINGLE	N.A.	1.000	JSA	NV-1-T4-64L-1-40K-UNV	24805	1 @205W	23ft
□	2	SB	BACK-BACK	N.A.	1.000	JSA	NV-1-T4-64L-1-40K-UNV	2 @ 24805	2 @205W	23ft
—	3	Z21	SINGLE	N.A.	1.000	TBD	EV3D-A-835-2	1000	8.2W	11ft
◇	6	ZB	SINGLE	N.A.	1.000	JSA	9334 LED-FX8BLD18-42FCN-840-B	1842	18W	8ft
○	9	Z22	SINGLE	N.A.	1.000	JSA	NV-F2-T4-32L-60W-30K	7440	60W	Ground

- NOTE:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING THE SITE LIGHTING PHOTOMETRIC TESTING AND COMMISSIONING TO ENSURE THE ACTUAL PHOTOMETRIC READINGS ARE CONSISTENT WITH THOSE OF THE DESIGNED PHOTOMETRIC PLAN.
 - THE PURPOSE OF THIS CONDITIONAL USE PERMIT IS FOR EXTERIOR REIMAGE, PORTE COCHERE UPDATE, PATIO RELOCATION, AND BUILDING EXPANSION TO ACCOMMODATE LOBBY, FITNESS ROOM, AND POOL DECK, WITH GUESTROOM RENOVATIONS.
 - ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 - ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE ILLUMINATION LEVELS.

PHOTOMETRIC PLAN
FOR
SPRINGHILL SUITES
Survey plot of
TRACT A-R, BLOCK 6
GRAPEVINE MILLS ADDITION
an addition to the City of Grapevine,
Tarrant County, Texas
according to the Plat recorded in
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CASE NAME: SPRINGHILL SUITES
CASE NUMBER: CU25-42
LOCATION: 2240 Grapevine Mills Cir.,
Grapevine, Texas 76051

MAYOR SECRETARY

DATE: _____
PLANNING AND ZONING COMMISSION

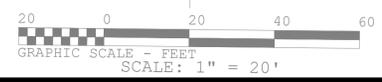
CHAIRMAN

DATE: _____
SHEET: **10** OF **10**

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

PLANNING SERVICES DEPARTMENT

Conditional Use Permit CU25-42 is a request to amend the previously approved site plan CU15-21 (Ord.2015-038) for a planned commercial center in excess of 1,000,000 square feet of gross leasable area to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing hotel. This request is specifically to amend the previously approved site plan to allow for a 1,387 square foot first floor building area expansion, modify the floor plan and revise the building elevations, add outdoor speakers, add an outdoor patio, and to allow the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing hotel.



1 **PHOTOMETRIC PLAN**
SCALE: 1/20"=1'-0"

MEP GREEN DESIGNS & BUILD, PLLC
 REGISTRATION # 00827008
 915 GARDNER STREET, SUITE 705B
 FORT WORTH, TEXAS 76102
 Tel: (817) 798-1185
 Fax: (817) 792-9144
 www.mepgreendesigns.com
FAST AND ACCURATE

LODGESTAR
SPRINGFIELD SUITES
 2240 W GRAPEVINE MILLS CIR.,
 GRAPEVINE, TX 76051

PHOTOMETRIC PLAN

NO.	DESCRIPTION	DATE

SEP. 17, 2025

PROJECT NUMBER: 2025.731.000
DATE: 9/17/2025 DRAWN BY: PL
DESIGN BY: PL CHECKED BY: DV

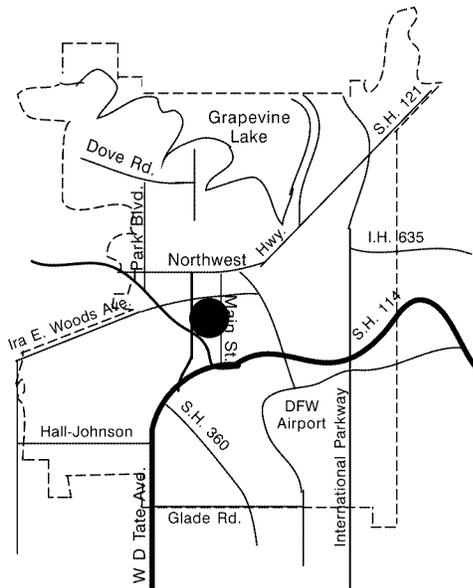
SHEET
E5.1

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: OCTOBER 21, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF ZONE
CHANGE APPLICATION Z25-06; 1109 AIRLINE DRIVE



APPLICANT: City of Grapevine

PROPERTY LOCATION AND SIZE:

The subject property is located at 1109 Airline Drive and is platted as Block 4, Lot 2, JJ Daniel Addition. The site contains 0.23 acre and has approximately 70 feet of frontage along Airline Drive.

REQUESTED ZONE CHANGE AND COMMENTS:

The city is requesting to rezone 0.23 acre from "PO", Professional Office District to "R-7.5", Single-Family Residential District.

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.

This rezone request is part of a larger city-wide initiative (MP24-01) to amend Map 2: Land Use Plan of the Comprehensive Master Plan, future land use map. The proposed rezone would bring the property into compliance with the proposed future land use designation ("RL", Low Intensity Residential), which is consistent with the surrounding properties. A request to call a public hearing for MP24-01 was approved by the Planning and Zoning Commission and City Council on October 7th. The public hearing for MP24-

01 will be held on November 18, 2025.

The subject property is also currently within the boundaries of the Transit District Overlay. A separate request, at a separate public hearing on November 18, 2025, will be made to amend the boundary by removing the subject property from the Overlay.

PRESENT ZONING AND USE:

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 1100 South Main Street, which houses a multi-tenant professional office building.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was zoned "C-W", Commercial Warehouse District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to "PO", Professional Office District.

- On March 18, 1980, City Council approved zone change request Z80-12 (Ord. 1980-20) to rezone 0.23 acre from "R-1", Single Family Dwelling District to "SP", Specific Use Permit Zoning for parking purposes only, incidental to uses authorized in "C-1", Neighborhood Business District, 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.
- On January 15, 1996, the Building Board of Appeals approved a variance to allow a 6-foot fence with less than 50% through vision with a 0-foot setback from the front property line along Airline Drive.
- On April 8, 1996, the Building Board of Appeals approved a variance to allow the placement of barbed wire along the top on a 6-foot, chain link fence along Airline Drive.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "R-7.5", Single-Family Residential District – Multifamily building

SOUTH: "R-7.5", Single-Family Residential District – Single-family dwelling

EAST: "PO", Professional Office District – Multi-tenant office building

WEST: "R-7.5", Single-Family Residential District – Single-family dwelling

AIRPORT IMPACT:

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

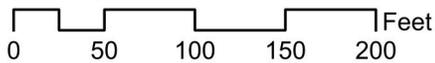
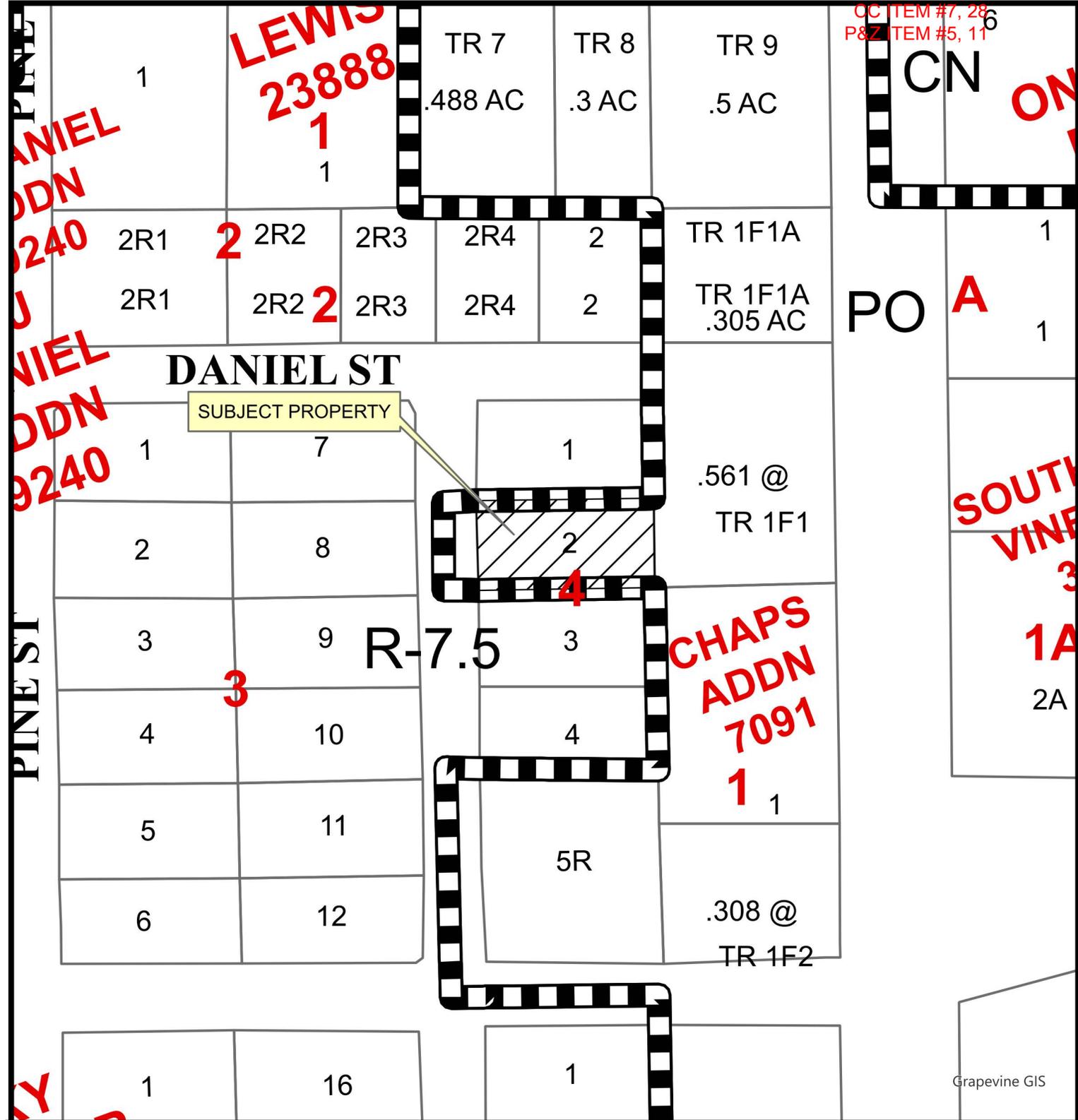
MASTER PLAN APPLICATION:

Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Commercial Mixed Use (C/MU) land use. The applicant's proposal is not compliant with the Master Plan; however, the Planning and Zoning Commission has undertaken an exercise to correct inconsistencies between the existing zoning and the property's underlying future land use designation throughout the city and this property has been identified for potential change to the "RL", Low Intensity Residential category.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan does not designate this portion of Airline Drive.

/lf



Z25-06; 1109 Airline Drive



Date Prepared: 10/3/2025

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

Grapevine GIS

ORDINANCE NO. 2025-077

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z25-06 ON A TRACT OF LAND OUT OF BLOCK 4, LOT 2, JJ DANIEL ADDITION, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (1109 AIRLINE DRIVE) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PO", PROFESSIONAL OFFICE DISTRICT TO "R-7.5", SINGLE-FAMILY RESIDENTIAL 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 Z25-06 to rezone the following described property to-wit: being a 0.23 acre tract of land out of the Block 4, Lot 2, JJ Daniel Addition, Tarrant County, Texas (1109 Airline Drive), more fully and completely described in Exhibit

"A", attached hereto and made a part hereof, which was previously zoned "PO", Professional Office District is hereby changed to "R-7.5", Single-Family Residential 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 21st day of October, 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

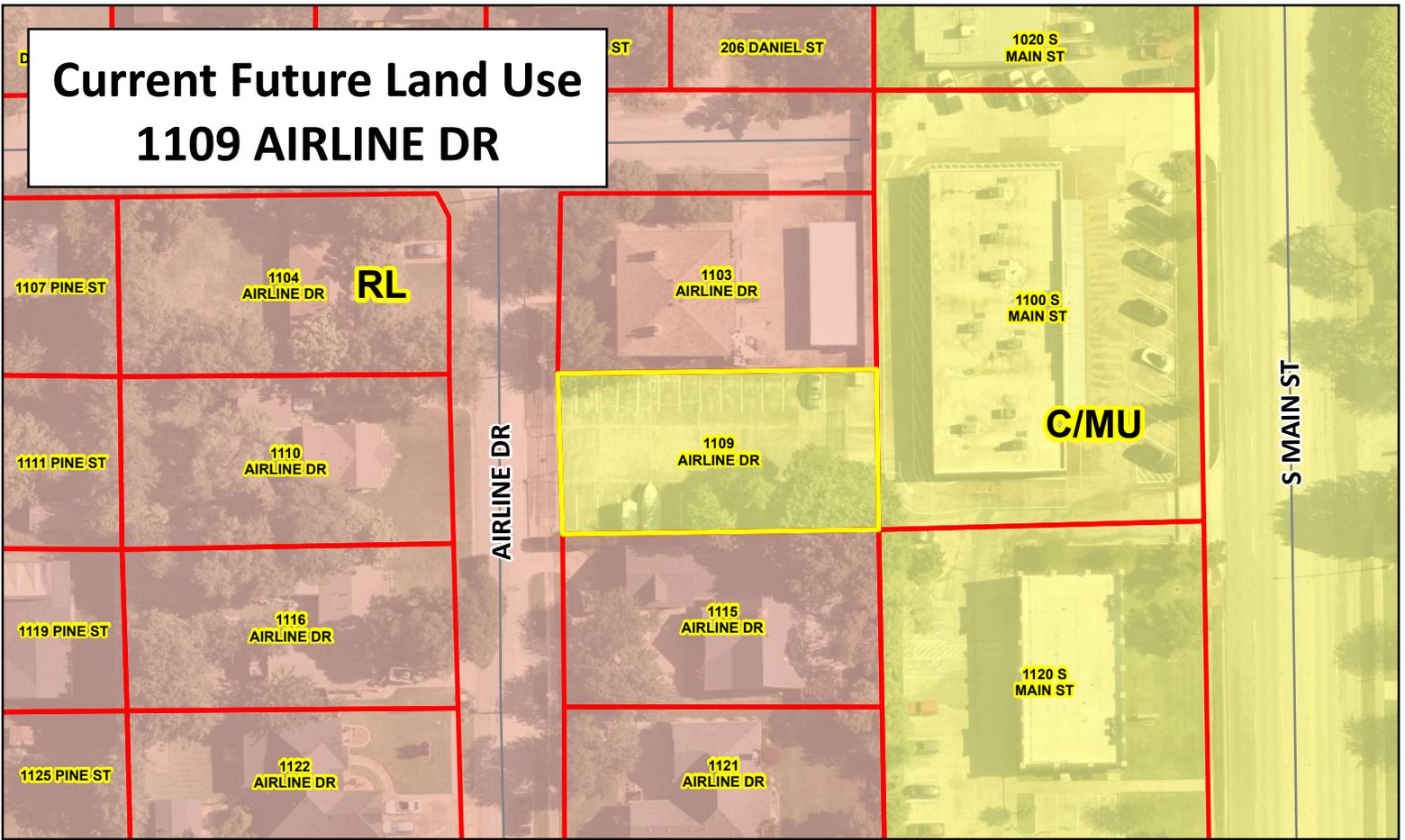
APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

Z25-06; 1109 Airline Drive

Legal Description: Block 4, Lot 2, JJ Daniel Addition

Current Future Land Use 1109 AIRLINE DR



Parcels of Interest

C/MU - Commercial/Mixed Use

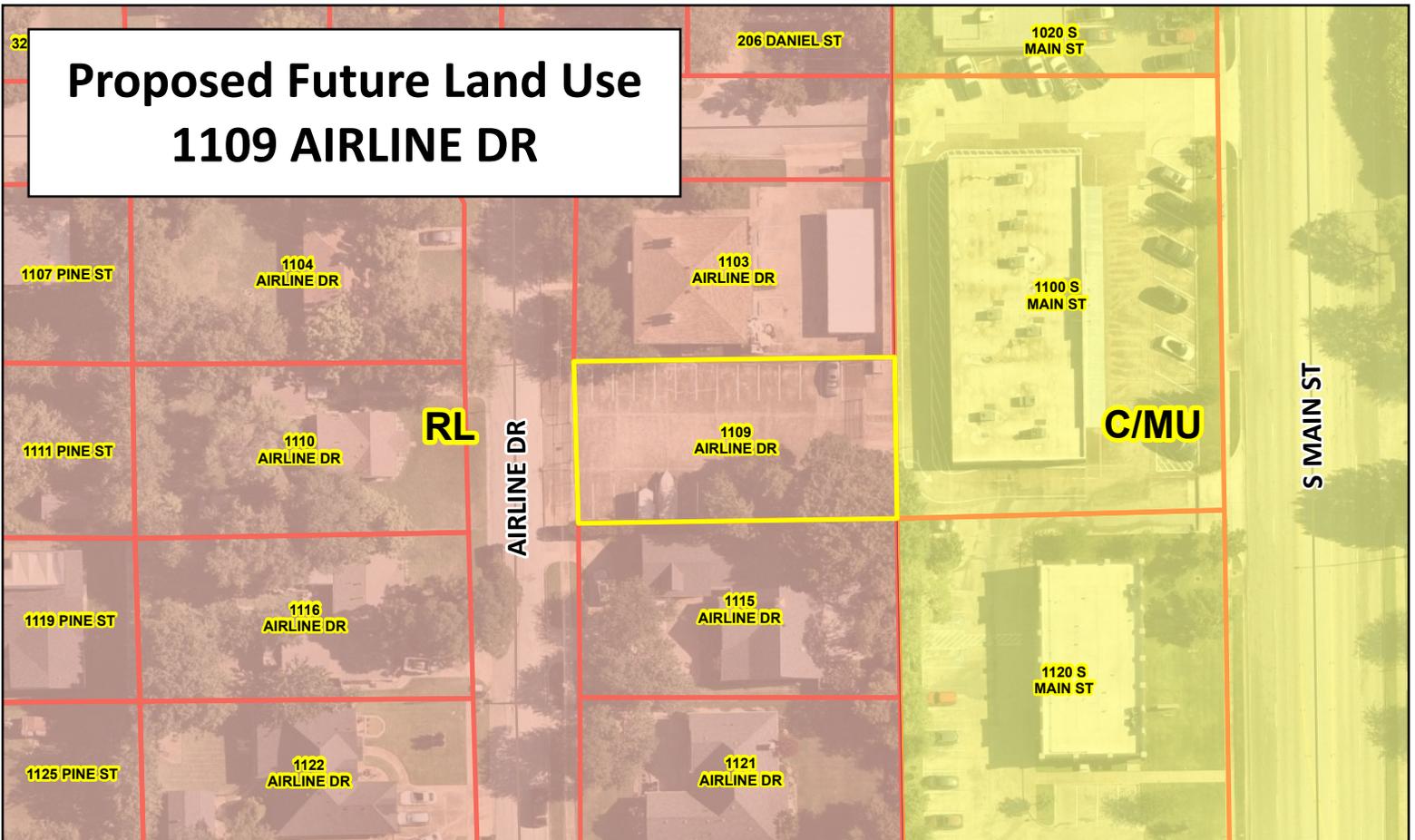
0 25 50 75 100 Feet

Parcels

RL - Residential Low Density

MAP DATE: 9/9/2025

Proposed Future Land Use 1109 AIRLINE DR



Parcels of Interest

C/MU - Commercial/Mixed Use

0 25 50 75 100 Feet

Parcels

RL - Residential Low Density

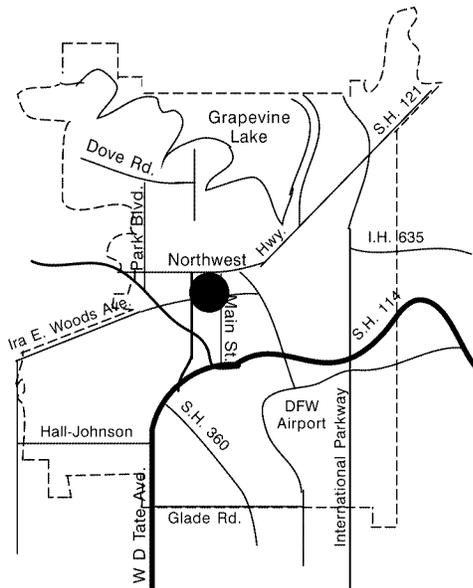
MAP DATE: 9/9/2025

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: OCTOBER 21, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF ZONE
CHANGE APPLICATION Z25-07; 1331 WEST WALL STREET



APPLICANT: Eric Legge

PROPERTY LOCATION AND SIZE:

The subject property is located at 1331 West Wall Street and is platted as Block A, Lot 4, Shamrock Ventures Addition. The site contains 0.457 acre and has approximately 93 feet of frontage along West Wall Street.

REQUESTED ZONE CHANGE AND COMMENTS:

The applicant is requesting to rezone 0.457 acre from "PO", Professional Office District to "R-7.5", Single-Family Residential District.

In 2018, the site was approved to allow for an office (Toys for Tots) on the first floor of a single-family structure and a private caretaker residence on the second floor, in conjunction with the office use. The applicant is requesting to rezone the property to single-family residential with the intention of using the entire building as their primary residence, preserving the historic character of the structure, and ensuring consistency with the surrounding area.

PRESENT ZONING AND USE:

The property is currently zoned "PO", Professional Office District and has a single-family residential dwelling. 1331 West Wall Street is a historically landmarked property.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was zoned "R-3", Multiple-Family Dwelling District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to "R-3.5", Two-Family District Regulations.

- On July 17, 1984, City Council approved zone change request Z84-19 (Ord. 1984-56) to rezone 2.26 acres from "R-3.5", Two-Family District Regulations to "PO", Professional Office District.
- On March 11, 2014, the Site Plan Review Committee approved site plan application SP14-02 to allow for a military wedding gazebo.
- On January 16, 2018, City Council approved conditional use request CU17-29 (Ord. 2018-007) to allow an owner or caretaker residential accommodations for and occupied by only one family within a single professional office building.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "R-7.5", Single-Family Residential District – Single-family dwelling
SOUTH: "R-7.5", Single-Family Residential District – Single-family dwelling
EAST: "R-7.5", Single-Family Residential District – Single-family dwelling
WEST: "R-7.5", Single-Family Residential District – Single-family dwelling

AIRPORT IMPACT:

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

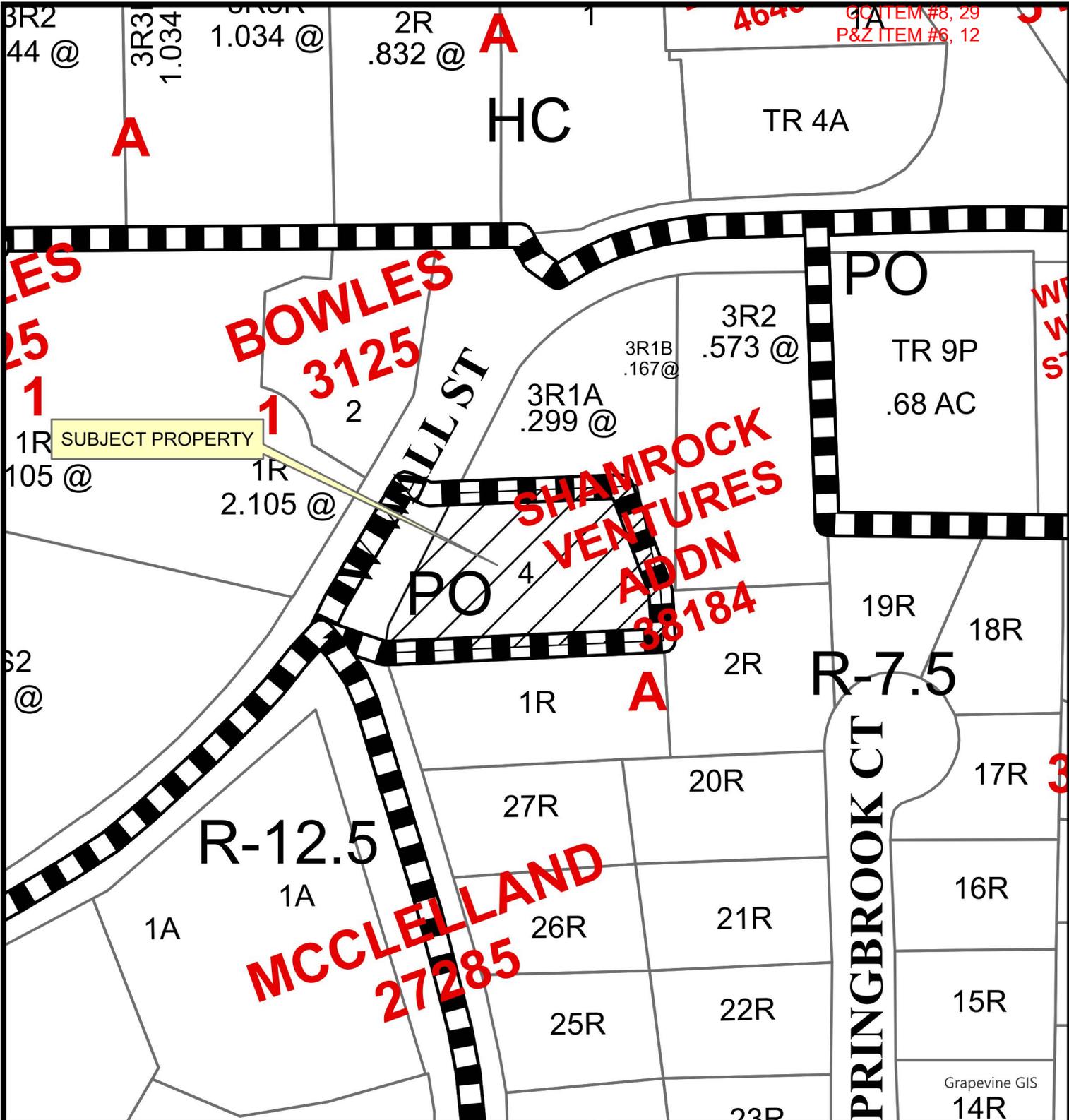
MASTER PLAN APPLICATION:

Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Low Intensity Commercial (LC) land use. The applicant's proposal is not compliant with the Master Plan; however, the Planning and Zoning Commission has undertaken an exercise to correct inconsistencies between the existing zoning and the property's underlying future land use designation throughout the city and this property has been identified for potential change to its future land use designation to "RL", Residential Low Intensity.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan does not designate this portion of West Wall Street.

/lf



Z25-07; 1331 West Wall Street



Date Prepared: 10/3/2025

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

ZONE CHANGE APPLICATION AND CHECKLIST - Residential

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) <u>LOT 4 BLOCK A SHAMROCK VENTURES DR</u>	Gross area of parcel (to nearest tenth of acre) <u>0.46 ACRES</u>
Street frontage & distance to nearest cross street <u>W. WALL ST</u>	Describe the Proposed Use <u>RESIDENTIAL</u>
Proposed Zoning <u>R-2.5</u>	Existing Zoning <u>PO</u>
Future Land Use Designation <u>LC</u>	Subject Property Address <u>1331 W. WALL ST.</u>

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 ERIC FRANCIS LEGGE

Company _____

Address 1331 W WALL ST

City GRAPEVINE State TX Zip Code 76051

Phone 817 905-6779 Email [REDACTED]

RECEIVED
AUG 25 2025
225-07

ZONE CHANGE APPLICATION AND CHECKLIST - Residential

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

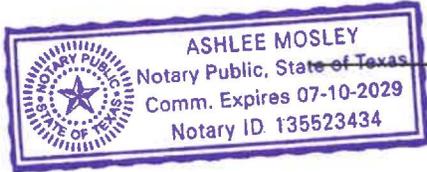
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature Eric Legge Date 8/21/25

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Eric Legge (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 21st day of August, 2025



Ashlee Mosley
NOTARY PUBLIC in and for the State of Texas

725-01
RECEIVED
AUG 25 2025

ZONE CHANGE APPLICATION AND CHECKLIST - 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 1331 W Wall Street

Legal description of subject property
Lot 4, Block A, Shamrock Ventures Addition

<u>^{3R} Lislin Durner</u>	<u>8/26/2025</u>
Public Works Department	Date

ZAS-07
RECEIVED
AUG 25 2025



ZONE CHANGE APPLICATION AND CHECKLIST - Residential

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.

Sign Design Criteria

225-07
RECEIVED

AUG 25 2025

ZONE CHANGE APPLICATION AND CHECKLIST - Residential

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) PROPERTY OWNER

Name ERIC F. Legge Company _____

Address 1331 W. WALL ST

City GRAPEVINE State TX Zip Code 76051

Phone 817 905 6779 Email [REDACTED]

Applicant's Signature *Eric Legge* Date 8/21/25

10-2525

August 21, 2025

I would like to change 1331 W Wall St, Grapevine, TX back to it's original status of residential. It is currently designated commercial, or a Public Office. This property is the Yancy Farmhouse that was originally built in 1898 by Hiram Yancy and his wife Jenny that was one of the daughters of the Nash's who built their farmhouse that still stands today.

This farmhouse is a home, not just an office building, and a place that I would like to spend the rest of my life. Please consider returning it back to residential.

Regards,


Eric F. Legge

225-07
RECEIVED
AUG 25 2025

ORDINANCE NO. 2025-078

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z25-07 ON A TRACT OF LAND OUT OF THE BLOCK A, LOT 4, SHAMROCK VENTURES ADDITION, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (1331 WEST WALL STREET) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PO", PROFESSIONAL OFFICE DISTRICT TO "R-7.5", SINGLE-FAMILY RESIDENTIAL 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 Z25-07 to rezone the following described property to-wit: being a 0.457 acre tract of land out of the Block A, Lot 4, Shamrock Ventures Addition, Tarrant County, Texas (1331 West Wall Street), more fully and

completely described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned "PO", Professional Office District is hereby changed to "R-7.5", Single-Family Residential 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 21st day of October, 2025.

APPROVED:

William D. Tate
Mayor

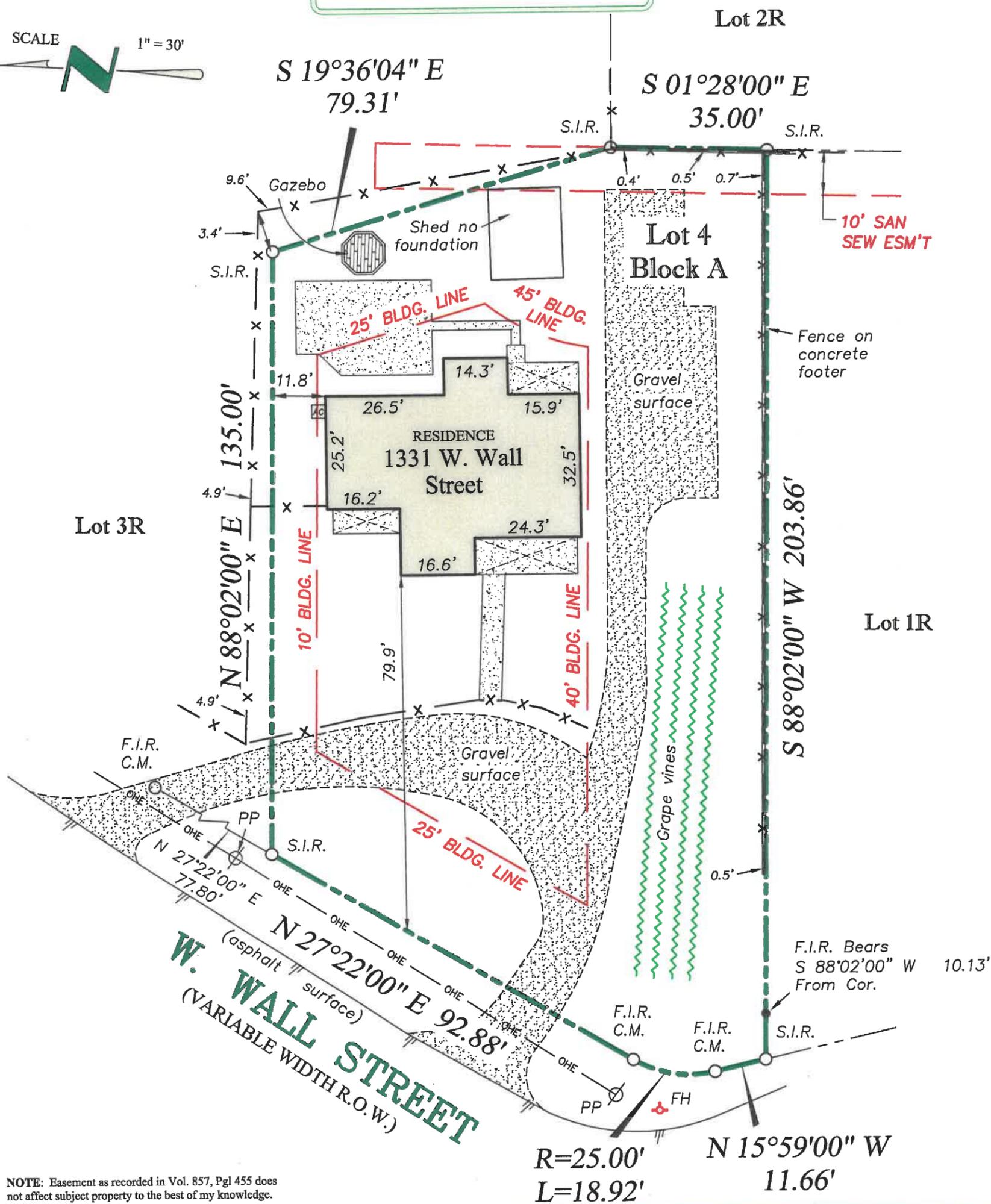
ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

1331 W. Wall Street



PROPERTY DESCRIPTION: Lot 4, Block A, Shamrock Ventures Addition, City of Grapevine, Tarrant County, Texas, according to the Plat recorded in Instrument File No. D213251943, Real Property Records of Tarrant County, Texas.

CASE NUMBER: Z25-07
 LOCATION: 1331 West Wall Street

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: ____ OF ____

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

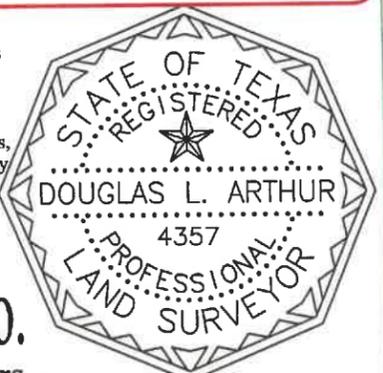
PLANNING SERVICES DEPARTMENT

Date:	10/13/14
ASC No.	1410105
Drawn/Chk	L.G. / D.L.A.
Client	Federal Title, Inc.
G.F. No.	WT14-392869

LEGEND - C.M.= Controlling Monument; F.I.R.= Found Iron Rod; F.I.P.= Found Iron Pipe; F.C.P.= Fence Corner Post. OHE=Overhead Electric. S.I.R.= Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. — x — (fence/ post) — OHE — (overhead power)

FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480598 0105 K, present Effective Date of map September 25, 2009, herein property situated within Zone "X" (Unshaded).

SURVEYORS CERTIFICATION:
 The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.



Arthur Surveying Co.
 Professional Land Surveyors
 220 Elm St., # 200 - Lewisville, TX 75057
 Ph. 972.221.9439 - TFRN# 10063800
 arthursurveying.com Established 1986

Douglas L. Arthur

Zoning Exhibit
 for
Z25-07
Lot 4, Block A, Shamrock Ventures Addition
 Ab. No. 518
 City of Grapevine, Tarrant County, Texas
 0.46 acres or 19,918 sq. ft.
 Existing Zone: "PO" Professional Office District
 Proposed Zoning: "R-7.5", Single-Family District

1331 W. Wall Street
 Grapevine, Texas

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: OCTOBER 21, 2025

SUBJECT: TEXAS OFFICE OF THE GOVERNOR, FIRST RESPONDER MENTAL HEALTH GRANT PROGRAM.

RECOMMENDATION: Consider a resolution authorizing the acceptance of grant funds for the Fiscal Year 2026 State of Texas, Office of the Governor, First Responder Mental Health Grant Program, and an ordinance appropriating the funds.

FUNDING SOURCE: Upon approval, funds will be available in the Grant Fund in an amount not to exceed \$85,556.76

BACKGROUND: The Office of the Governor for the State of Texas provides funding opportunities to support law enforcement and public safety agencies in strengthening resiliency, wellness, and overall readiness of first responders.

The Grapevine Police Department has received notification from the Office of the Governor that grant funds have been allocated under the First Responder Mental Health Program. This funding will reimburse the Department for a portion of the costs associated with implementing mental health and wellness initiatives designed to support first responders and other emergency personnel.

The program will provide access to evidence-based resources such as peer support services, professional counseling, crisis intervention, and resiliency training. These initiatives will address the unique stressors faced by first responders, promote early intervention, and reduce the long-term impact of trauma exposure. By expanding training, education, peer support, professional mental health partnerships, and integrating wellness practices into daily operations, the Department will enhance the ability of its personnel to manage stress, maintain readiness, and provide effective service to the community.

The primary goals of this project are to improve the mental health and overall well-being of first responders, reduce the stigma associated with seeking assistance, and build a sustainable culture of wellness within the Department. The program will also foster stronger peer-to-peer support networks and enhance coordination with regional providers specializing in first responder mental health.

The grant has a start date of October 1, 2025, and an end date of September 30, 2026. This is a three-year grant, with a yearly application required. This application corresponds to the first year of the current grant cycle.

RESOLUTION NO. 2025-016

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 STATE OF TEXAS, OFFICE OF THE GOVERNOR, FIRST RESPONDER MENTAL HEALTH GRANT PROGRAM, HEREINAFTER REFERRED TO AS THE "GRANT PROGRAM"; AND CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE AND PROVIDING AN EFFECTIVE DATE

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 to provide the applicable matching funds for the Grant Program as required by the First Responder Mental Health Grant.

Section 4. 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 Office of the Governor in full.

Section 5. 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 6. The Applicant hereby specifically authorizes the official to make an application to the Department accepting funds from the State of Texas, Office of the Governor, First Responder Mental Health Program. Grant #5395901.

Section 7. 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 21st day of October, 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2025-072

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF REVENUE IN THE AMOUNT OF \$85,556.76 IN THE GRANT FUND TO BE RECEIVED FROM THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, FIRST RESPONDER MENTAL HEALTH GRANT PROGRAM AND AUTHORIZING THE APPROPRIATION OF \$85,556.76 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 of grant funds for the State of Texas Office of the Governor, First Responder Mental Health Grant Program, Grant #5395901; and

WHEREAS the City will continue to fund a First Responder Mental Health position as long as the Grant is approved who will provide direct services to first responders 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 the amount of \$85,556.76 in revenue to be appropriated in the Grant Fund based on approval of the State of Texas, Office of the Governor, First Responder Mental Health Grant Program.

Section 3. The City Council hereby authorizes expenditures in an amount estimated at \$85,556.76 to be appropriated in the Grant Fund for the salary of the employee hired for the purposes of the Grant.

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 21st day of October, 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: OCTOBER 21, 2025

SUBJECT: TEXAS OFFICE OF THE GOVERNOR, JUSTICE ASSISTANCE GRANT PROGRAM, MOBILE TRAINING STRUCTURE SYSTEMS

RECOMMENDATION: Consider a resolution authorizing the acceptance of grant funds for the Fiscal Year 2026 State of Texas, Office of the Governor, Mobile Training Structure Systems Program, and an ordinance appropriating the funds.

FUNDING SOURCE: Upon approval, funds will be available in the Grant Fund in an amount not to exceed \$124,245.

BACKGROUND: The Office of the Governor for the State of Texas provides funding opportunities to support law enforcement agencies in enhancing operational readiness, officer training, and public safety initiatives.

The Grapevine Police Department has received notification from the Office of the Governor that grant funds have been allocated under the Mobile Training Structure Systems Program. This funding will reimburse the Department for the costs associated with acquiring and implementing a mobile training structure system, designed to expand training capabilities and improve operational preparedness.

The mobile training system will provide officers with access to realistic, scenario-based environments that replicate high-risk and complex situations. This resource will allow for practical exercises in tactical decision-making, de-escalation, building entry, search and rescue operations, and critical incident response. The system's portability ensures training can be conducted at various locations, maximizing accessibility for personnel and enhancing interagency collaboration.

The primary goals of this project are to strengthen officer proficiency through hands-on training, improve overall community safety by ensuring officers are better prepared for real-world situations, and meet evolving state and national standards for law enforcement readiness. The training system will also support multi-jurisdictional exercises, fostering regional cooperation and consistent emergency response practices.

The grant has a start date of October 1, 2025, and ends on June 30, 2026.

RESOLUTION NO. 2025-017

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 STATE OF TEXAS, EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM FUNDING A MOBILE TRAINING STRUCTURE SYSTEMS PROGRAM, HEREINAFTER REFERRED TO AS THE "GRANT PROGRAM"; AND CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE AND PROVIDING AN EFFECTIVE DATE

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.

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 will return funds to the Texas Office of the Governor.

Section 4. That the Applicant hereby authorizes and directs the Chief of Police to act for the Applicant, as the grantee's authorized official, The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the Applicant.

Section 5. The Applicant hereby specifically authorizes the official to accept funds for the Department concerning the State of Texas Edward Byrne Memorial Justice Assistance Grant Program, Grant No. 5478401.

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 21st day of October, 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2025-073

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF REVENUE IN THE AMOUNT OF \$125,245 IN THE GRANT FUND TO BE RECEIVED FROM THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM, HEREINAFTER REFERRED AS THE "GRANT PROGRAM" AND AUTHORIZING THE APPROPRIATION OF \$125,245 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 State of Texas, Office of the Governor, Edward Byrne Memorial Justice Assistance Grant Program, Grant #5478401, funding a Mobile Police Training Structure 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 the amount of \$125,245 revenue to be appropriated in the Grant Fund based on approval of the State of Texas, Office of the Governor, Edward Byrne Memorial Justice Assistance Grant Program.

Section 3. That the City Council hereby authorizes the amount of \$125,245 for expenditures associated with the purchase of a Mobile Police Training Structure.

Section 4. The City Council hereby recognizes that there is not a matching fund requirement attached to this grant.

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 21st day of October, 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: OCTOBER 21, 2025

SUBJECT: ONCOR RATE INCREASE DENIAL

RECOMMENDATION: City Council to consider a resolution denying a rate increase request by Oncor.Electric Delivery Company LLC.

FUNDING SOURCE:

BACKGROUND: On June 26, 2025, Oncor Electric Delivery Company LLC (“Oncor” or “Company”) filed an application with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about \$834 million, or approximately 13% over present revenues. The Company asks the City to approve a 12.3% increase in residential rates and a 51.0% increase in street lighting rates. If approved, the impact of this requested increase on an average residential customer would be about \$7.90 per month.

In a prior City action, Oncor’s rate request was suspended from taking effect for 90 days, the fullest extent permissible under the law. This time period has permitted the City, through its participation with the Steering Committee of Cities Served by Oncor (“Steering Committee”), to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of the experts engaged by the Steering Committee, Oncor’s request for a rate increase should be denied.

Accordingly, the purpose of the Resolution is to deny the rate change application proposed by Oncor. Once the Resolution is adopted, Oncor will have 30 days to appeal the decision to the Public Utility Commission of Texas (“PUC”) where the appeal will be consolidated with Oncor’s filing (PUC Docket No. 58306) currently pending at the PUC.

The City Council Utilities Committee has been briefed and staff recommends approval.

RESOLUTION NO. 2025-018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee"), a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area; and

WHEREAS, on or about June 26, 2025, Oncor filed with the City an application to increase system-wide transmission and distribution rates by about \$834 million or approximately 13% over present revenues. The Company asks the City to approve an 12.3% increase in residential rates and a 51.0% increase in street lighting rates; and

WHEREAS, the Steering Committee is coordinating its review of Oncor's application and working with the designated attorneys and consultants to resolve issues in the Company's filing; and

WHEREAS, through review of the application, the Steering Committee's consultants determined that Oncor's proposed rates are excessive; and

WHEREAS, the Steering Committee's members and attorneys recommend that members deny the Application; and

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

Section 1. That the rates proposed by Oncor to be recovered through its electric rates charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 2. That the Company shall continue to charge its existing rates to customers within the City.

Section 3. That the City’s reasonable rate case expenses shall be reimbursed in full by Oncor.

Section 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 5. That a copy of this Resolution shall be sent to Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Ave., Suite 1900, Austin, Texas 78701.

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 21st day of October, 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: OCTOBER 21, 2025

SUBJECT: PURCHASE RENEWAL FOR CIVICPLUS SOFTWARE, WEB HOSTING AND SUPPORT

RECOMMENDATION: City Council to consider approval for the renewal for CivicPlus software, web hosting and support from CivicPlus Government for City Departments.

FUNDING SOURCE: Funds are available in the General Fund (City Manager's Office) for an estimated amount of \$54,349

BACKGROUND: CivicPlus® is the global leader in government software and government websites and is currently being utilized by the City. This is for the renewal of the annual fee for several city web hosting and support services for 10/1/25 - 9/30/26.

Civic Plus provides website (annual) hosting fees along with 24-hour site support. This also includes our SSL certificates on each URL (which is required) which secures our sites and verifies legitimacy.

Civic Ready is also included which is the mass notification software used for community messaging and emergency weather alerts along with Monsido which monitors for content errors, broken links, page accessibility and much more.

The contract includes Archive Social which archives every post, message, comment, and reply on every social media platform the City manages to comply with State Laws and the Public Information Act.

Finally, it covers our online code hosting and printing.

This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A).

Staff recommends approval

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 21, 2025

SUBJECT: APPROVAL OF FOOT TRAFFIC AND DATA ANALYSIS SERVICE FROM PLACER, INC

RECOMMENDATION: Consider the purchase of foot traffic and data analysis service from Placer Labs, Inc. for the Economic Development Department.

FUNDING SOURCE: Funds are available in the Economic Development Fund for an amount not to exceed \$23,000.

BACKGROUND: Placer Labs, Inc. is the department's primary data and research tool. It uses proprietary data and algorithmic methods to track foot traffic through cell phone location data. It enables the department to conduct studies on Christmas Capital of Texas, Fourth of July, specific commercial areas of interest, and more. It produces prospect lists, void analyses, and leakage reports, all critical to our business outreach efforts.

At this new negotiated price for 2025, we have bundled in several new features at a reduced cost, producing about \$15,000 in savings because of our longstanding relationship with Placer Labs, Inc.

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.



PLACER LABS, INC.

AMENDMENT TO ORDER FORM

This Amendment to Order Form (this “**Amendment**”), dated as of June 18, 2025 (the “**Amendment Date**”), modifies the Order Form executed by City of Grapevine, TX (“**Customer**”) and Placer Labs, Inc. (“**Placer**”) on or about August 12, 2020 (together with any other prior amendments thereto, the “**Order Form**”). Unless otherwise defined, capitalized terms herein have the same meaning as in the Order Form. Placer and Customer agree to amend the Order Form as follows:

1. The Term of the Order Form will be renewed for 36 months starting on August 12, 2025 (“**Renewal Date**”).
2. Starting on the Renewal Date, the Annual License Fee will increase from \$14,990 to \$23,000.
3. Starting on the Renewal Date, Customer will begin receiving a Retail Sales Report showing retail sales estimates at properties and chains across the US:
 - Retail Sales Report
 - SLA:
 - Delivery frequency: Daily
 - Data starting January 1, 2018
 - Coverage includes grocery chains, super stores, and full-service restaurants. Additional coverage may be available during the subscription period
4. Starting on the Renewal Date, Customer will receive access to Travel and Tourism In-Market Visitor Spend Advanced Report.
5. Customer will receive the first annual invoice for this upcoming Additional Term on the Renewal Date.
6. Customer shall pay all invoices within 60 days of the invoice date.
7. Starting on August 12, 2026, the Annual License Fee will increase from \$23,000 to \$24,840.



PLACER LABS, INC.

- 8. Starting on August 12, 2027, the Annual License Fee will increase, from \$24,840 to \$26,380.

- 9. Annual Fees for any subsequent Additional Term shall be subject to an increase up to the greater of eight percent (8%) or CPI, unless Placer provides notice of different pricing at least thirty (30) days prior to the applicable Additional Term. Any such increase in Annual Fees will only be effective upon commencement of the Additional Term.

- 10. In all other respects, the Order Form shall remain in full force and effect.

City of Grapevine, TX
By:  <i>Garin Giacomarro</i>
Name: Garin Giacomarro
Title: Director of Economic Development

Placer Labs, Inc.
By:  <i>Vernell Wisdom</i>
Name: Vernell Wisdom
Title: Head of Contract Management

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: OCTOBER 21, 2025

SUBJECT: PURCHASE OF BOAT SLIP RENTALS

RECOMMENDATION: City Council to consider approval of a sole source purchase of boat slip rentals for Fire Department boats and jet ski from Scott's Landing Marinas at Lake Grapevine for the Fire Department.

FUNDING SOURCE: Funds are available in the General Fund (Fire) for an amount not to exceed \$18,665.

BACKGROUND: This purchase is required so that our marine units are at the lake and on the water. This places them in a ready state for response to lake emergencies.

The purchase of the boat slip rentals will be made as a sole source purchase from Scott's Landing Marina at Lake Grapevine in accordance with Local Government Code Chapter 252, Subchapter B, §252.022. General Exemptions (a)(7)(3).

Staff recommends approval.

ES/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 21, 2025

SUBJECT: RENEWAL OF AN ANNUAL SUBSCRIPTION FOR NEWSBANK SERVICES

RECOMMENDATION: City Council to consider the renewal of an annual subscription for services with NewsBank, Inc. for the Library.

FUNDING SOURCE: Funds are available in the General Fund (Library) for an amount not to exceed \$27,661.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for consolidated current and archived information from thousands of newspapers and other publications for the Library. The NewsBank, Inc. company has been a premier information provider for more than forty-five years and provides excellent customer service which meets the diverse needs of public library customers.

This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (B) (E), library materials.

Library Director recommends approval.

LK/CH/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 21, 2025

SUBJECT: PURCHASE OF A REPLACEMENT MOBILE ROBOT FOR ATHLETIC FIELDS

RECOMMENDATION: City Council to consider purchasing a replacement mobile robot for athletic fields marking from Tinymobilerobots US LLC for the Parks and Recreation Department.

FUNDING SOURCE: Funds for this purchase are available in the Special Projects Fund for a total amount not to exceed \$22,730 and will be reimbursed over a 10 year period from the Grapevine Southlake Soccer Association.

BACKGROUND: This purchase is for the replacement of the mobile robot that is currently used to precisely mark the playing surfaces for soccer, lacrosse, football, baseball, and softball for the PARD athletic fields. The Grapevine Southlake Soccer Association will make ten annual payments to reimburse the City for this purchase.

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 Tinymobilerobots US LLC. The Parks and Recreation Department 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.

TK/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: OCTOBER 21, 2025

SUBJECT: PURCHASE OF ANNUAL REPLACEMENT CARDIOVASCULAR EQUIPMENT FOR THE REC

RECOMMENDATION: City Council to consider approval for the annual purchase of cardiovascular equipment at The REC from Team Marathon Fitness for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the General Fund (Parks) for a total amount not to exceed \$127,719.

BACKGROUND: This project is part of the annual equipment replacement plan for The REC. Each year, approximately one-third of The REC's cardiovascular equipment is replaced as part of a proactive strategy to maintain a high-quality fitness experience. The replaced equipment includes items that are out of warranty and have exceeded their recommended life cycle for commercial use.

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 Team Marathon Fitness. 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

JK/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: OCTOBER 21, 2025

SUBJECT: PURCHASE OF RESTORATION SERVICES FOR DOVE WATERPARK SLIDES AND SPLASHPADS

RECOMMENDATION: City Council to consider purchasing restoration services for the Dove Waterpark slides and splashpads from Amusement Restoration Companies for the Parks and Recreation Department.

FUNDING SOURCE: Funds for this purchase are available in the Permanent Capital Maintenance Fund (Parks) for a total amount not to exceed \$24,975.

BACKGROUND: Due to heavy usage and being exposed to the outdoor elements, the water features on the Dove sprayground, slide paths, and exteriors at Dove Waterpark must be maintained. The gel coat needs repairs, and slide polish and wax must be performed periodically. This year, the slide and water features need this process to keep it safe and operational for the upcoming season.

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 Amusement Restoration Companies. The Parks and Recreation Department 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.

KH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 21, 2025

SUBJECT: ANNUAL NETCAST FUNDING TO THE CITY OF BEDFORD

RECOMMENDATION: City Council to consider approving the annual payment for the NETCAST regional swat team funding to the City of Bedford for the Police Department.

FUNDING SOURCE: Funds are available in the General Fund (Police) for an annual amount of \$19,000.

BACKGROUND: The Grapevine Police Department is part of a regional swat team (NETCAST). Each city member: Euless, Bedford, Hurst, and Grapevine, contributes the same amount of funding for the team. The yearly amount per city is \$19,000. The NETCAST budget covers items including training, equipment and operating costs.

Staff recommends approval.

CG/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: OCTOBER 21, 2025

SUBJECT: RENEWAL OF ANNUAL CONTRACT FOR LAW ENFORCEMENT BODY CAMERAS, SUPPLIES, SERVICES, LICENSES, AND EQUIPMENT FOR THE POLICE DEPARTMENT

RECOMMENDATION: City Council to consider the renewal of an annual contract for law enforcement body cameras, supplies, services, licenses, and equipment with Axon Enterprises, Inc. for the Police Department.

FUNDING SOURCE: Funds are available in the Professional Services budget for an annual amount of \$488,920.26.

BACKGROUND: This purchase is for the renewal of the annual contract for the Taser less-lethal weapons and associated hardware, body worn cameras, in-car video cameras, virtual reality training hardware, and digital evidence storage and maintenance from Axon Enterprises, Inc. The contract also provides software that will better assist the Department in performing random video review of officer video as required by policy.

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 Axon Enterprises, Inc. The Police 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. The contract was for an initial one-year period with four one-year renewals available. If approved, this will be for the final renewal available.

Staff recommends approval.

RG/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: OCTOBER 21, 2025

SUBJECT: APPROVAL FOR THE AWARD OF CONTRACTS FOR RFB 47-25 FOR AGGREGATE MATERIALS

RECOMMENDATION: City Council to consider approval for the award of RFB 47-25 for annual contracts for the purchase of aggregate materials with Arcosa; Big Sandy Sand Company; Cortex Construction; Earth Haulers, Inc.; Lowery Sand & Gravel Co. Inc.; Martin Marietta, Inc.; and Q. Roberts Trucking and Turf Materials for the Public Works Department.

FUNDING SOURCE: Funds are available in the General Fund (Public Works and Parks) and the Lake Enterprise Fund (Golf) for an annual estimated amount of \$600,000.

BACKGROUND: The purpose of this bid is to establish fixed annual pricing for aggregate materials used primarily by the Public Works Streets Department, Parks and Recreation Department, Grapevine Golf Course, and other departments on an as-needed basis.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid advertisement was posted in the Fort Worth Star Telegram on August 27, 2025, and September 3, 2025. RFB 47-25 was issued through the City eBid system with 1905 invitations sent out through the eBid procurement system. Forty-five vendors viewed and downloaded the RFB, and nine responses were received. The contracts will be for an initial one-year period with four one-year optional renewals available. The bid was opened electronically and publicly on September 18, 2025, at 2 pm.

Based on the evaluation of the bid by the Public Works Department and Purchasing, it was determined that a non-exclusive award be made to all responsible and responsive bids based on price and location meeting specifications to ensure availability of materials without interruption of road projects.

Staff recommends approval.
KH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: OCTOBER 21, 2025

SUBJECT: PURCHASE OF SMARTPHONE LICENSE AND SUPPORT
SUBSCRIPTION RENEWAL

RECOMMENDATION: City Council to consider approval for the purchase of Smartphone license and support renewal with Smartphone Meter Reading for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for a total amount not to exceed \$16,328.

BACKGROUND: This purchase is for an annual Smart Phone Meter Reading subscription. SPMR's proprietary program is used via smart phones to collect meter reads, pictures, and coordinates for our analog meters, and provides a cloud-based interface to upload and download meter information and reads to our billing software. The City has been using this software for the past 10 years.

This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A). Items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies.

Staff recommends approval

WM/LW

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 7th day of October, 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
Alex Crowley	Assistant City Attorney
Tara Brooks	City Secretary

CALL TO ORDER

Mayor William D. Tate called the meeting to order at 5:01 p.m. in the City Council Chambers.

Item 1. Invocation

First Baptist Church Grapevine Pastor Dr. Doug Page gave the invocation.

Item 2. Posting of the Colors and Pledge of Allegiance

Troop 700B posted the Colors and led the Pledge of Allegiance.

Item 3. Citizen Comments

Cate Brennan, 1003 Shady Oak Drive, Grapevine requested Council table Item 8, Ordinance No. 2025-069, and outlined issues she would like addressed in the ordinance.

Betsy Marsh, 519 Briarcraft Drive, Grapevine requested Council table Item 8, Ordinance No. 2025-069, and outlined issues she would like addressed in the ordinance.

Sandra Rosenstiel, 1307 Martin Court, Grapevine requested Council table Item 8, Ordinance No. 2025-069, and outlined issues she would like addressed in the ordinance.

Paul Zawodniak, 1211 Eaton Lane, Grapevine requested Council table Item 8, Ordinance No. 2025-069, and outlined issues he would like addressed in the ordinance.

Sayed Syed, 6705 Sapphire Circle North, Colleyville, requested the City vote for her for the Tarrant Appraisal District Board.

Patty Thompson, 1023 Pheasant Ridge Drive, Grapevine addressed the proposed closing of Dove Elementary.

Matthew White, 2146 Lake Crest Drive, Grapevine addressed the proposed closing of Dove Elementary.

Courtney Fray, 2729 Lone Star Lane, Grapevine addressed the proposed closing of Dove Elementary.

PRESENTATIONS

Item 4. Mayor Tate to present a proclamation recognizing October 2025 as Domestic Violence Awareness Month.

Mayor Tate read the proclamation and declared October 2025 as Domestic Violence Awareness Month.

Victim Services Advocate Makayla Moore accepted the proclamation and updated Council on the various ways the Police Department is recognizing Domestic Violence Awareness Month.

Council did not take any action on this item.

Item 5. Mayor Tate to present a proclamation recognizing National Night Out on October 7, 2025.

Mayor Tate read the proclamation and recognized October 7, 2025 as National Night Out.

Police Chief Mike Hamlin accepted the proclamation and described the events that would be taking place this evening as part of National Night Out.

Council did not take any action on this item.

Item 6. Planning Services Director to present an update to Map 2: Land Use Plan of the Comprehensive Master Plan (future land use map), associated amendments to the Transit District Overlay boundaries of Section 41.B, "TDO", Transit District Overlay and other related revisions to the Zoning Ordinance, same being Appendix "D" of the Code of Ordinances.

Mayor Tate announced this item would be presented after consideration of item 8.

NEW BUSINESS

Item 7. Consider a Landscape Architecture Contract with La Terra Studio, LLC for Settlers Park Phase 2, Ordinance No. 2025-068 to appropriate the funds, and take any necessary action.

Parks Planning Manager Kathy Nelson presented this item to Council and outlined the work that will be done by La Terra Studio, LLC as part of Phase 2 of Settlers Park. The Landscape Architecture Contract with La Terra Studio, LLC will be for an estimated amount of \$150,000 and will be funded from the Tax Increment Financing Fund No. 1.

Council discussed this request.

Motion was made to approve the Landscape Architecture Contract for Settlers Park, Phase 2 and Ordinance No. 2025-068 to appropriate the funds.

Motion: Coy
 Second: Slechta
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

ORDINANCE NO. 2025-068

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION \$150,000 IN THE TAX INCREMENT FINANCING FUND NO. 1 FOR EXPENDITURES ASSOCIATED WITH SETTLERS PARK PHASE 2 AND DEVELOPMENT CONSTRUCTION DOCUMENTS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 8. Consider Ordinance No. 2025-069 (AM25-01) amending the Grapevine Code of Ordinances Section 12 Health and Sanitation, Subsection 12-111, Same – Weeds, trash, brush and other unsightly matter, and take any necessary action.

Director of Planning Services Erica Marohnic presented this item and described the proposed amendments. She also outlined the code enforcement and penalty process.

Director Marohnic answered questions from Council.

City Council discussed the proposed ordinance.

City Manager Bruno Rumbelow answered questions from Council.

Motion was made to table Ordinance No. 2025-069 (AM25-01) amending the Grapevine Code of Ordinances Section 12 Health and Sanitation, Subsection 12-111, *Same – Weeds, trash, brush and other unsightly matter.*

Motion: O'Dell

Council discussed the proposed ordinance.

Tim Yatko, 920 Ravenswood Drive, Grapevine, requested Council table this item and outlined issues he would like addressed in the ordinance.

Council discussed the proposed ordinance.

Motion to table this item was still on the floor.

Motion was made to table Ordinance No. 2025-069 (AM25-01) amending the Grapevine Code of Ordinances Section 12 Health and Sanitation, Subsection 12-111, *Same – Weeds, trash, brush and other unsightly matter.*

Motion: O'Dell

Second: Slechta

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

Nays: None

Approved: 7-0 (to table)

City Council considered item 6 next.

Item 6. Planning Services Director to present an update to Map 2: Land Use Plan of the Comprehensive Master Plan (future land use map), associated amendments to the Transit District Overlay boundaries of Section 41.B, "TDO", Transit District Overlay and other related revisions to the Zoning Ordinance, same being Appendix "D" of the Code of Ordinances.

Planning and Zoning Commission Chairman Larry Oliver presented this item to Council and explained the process the Commission took to study the issues in the Transit District Overlay and their reasoning behind the proposed changes that will be discussed in detail during the presentation for item 9.

City Council did not take any action on this item.

Item 9. Consider calling public hearings regarding updates to the Comprehensive Master Plan (Future Land Use Map) (MP24-01); amendments 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 depicted in Figure 1., *Grapevine Transit District* and Section 2., *Boundaries of the District* within Appendix "A", by removing the following properties: 1109 Airline Drive, 113 East Hudgins Street, 131 East Hudgins Street, 351 E. Hudgins Street, 827 Dawn Lane, 849 E. Dallas Road and all of Lots 1-215, Sunshine Harbor subdivision, 1060 Texan Trail, 1084 Texan Trail, 1090 Texan Trail, 1098 Texan Trail, and 1039 East Dallas Road and those shown as "future," (AM25-03A);

amending the language within the Purpose, General Guidelines, and Application subsections; amending the permitted uses and the introduction of new uses within the three intensity subdistricts, to include deletion of Figure 3, *Preferred Use Matrix* in Section 41.B, and related revisions to off-street parking requirements to Section 56, Off-Street Parking Requirements (AM25-03B).

Director of Planning Services Marohnic presented this item and outline the proposed changes to the Comprehensive Master Plan (Future Land Use Map) and Code of Ordinances.

Motion was made to call a public hearing to be held on November 18, 2025 for MP24-01 regarding updates to the Comprehensive Master Plan (Future Land Use Map); AM25-03A amendments to Section 41.B Transit District Overlay, same being Appendix “D” of the Code of Ordinance; and AM25-03B amending the Purpose, General Guidelines and Application subsection of the Section 41.B Transit District Overlay, same being Appendix “D” of the Code of Ordinances.

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 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. Staff requested to remove any item 31 from the consent agenda. Item 31 was removed from consent and considered following the vote of the remaining consent agenda items.

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

Item 10. Consider a mid-year appointment to the Planning and Zoning Commission to fill a vacant Alternate Member position.

Council Member Sharron Rogers recommended appointing Herb Fry to fill the vacant alternate position on the Planning and Zoning Commission that will in expire in 2026.

Motion was made to approve the consent agenda as presented.

Motion: O’Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O’Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 11. Consider the annual maintenance renewal for INCODE, the Municipal Court software, with Tyler Technologies.

Chief Financial Officer Jeff Strawn recommended approval to renew the annual maintenance of the Municipal Court INCODE software in an estimated amount of \$40,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 12. Consider the renewal of the license for the First Due Suite for fire record management software with Locality Media, Inc.

Fire Chief Darrell Brown recommended approval to renew the license for the First Due Suite software in an amount not to exceed \$45,696.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 13. Consider the renewal of the license and support services for Vector Solutions staff training software with Target Solutions Learning LLC.

Fire Chief Brown recommended approval to renew the license and support services for Vector Solutions for an amount not to exceed \$19,576.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 14. Consider the renewal of annual contracts for temporary employment services with Abacus Corporation and Temporaries of Texas, Inc.

Human Resources Director Rachel Black recommended approval to renew the temporary employment services contracts that will be paid on an as needed basis.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 15. Consider the purchase of an internet circuit for various Convention and Visitors Bureau buildings from Segra/Fiber Platform LLC.

Convention and Visitors Bureau Executive Director P.W. McCallum and Chief Information Officer Tessa Allberg recommended approval of the purchase of an internet circuit for an estimated amount of \$15,744.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 16. Consider the renewal of a service contract for datacenter system and network administration from LEAF TCS.

Chief Information Officer Allberg recommended approval of a service contract for datacenter system and network administration for an amount not to exceed \$80,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 17. Consider the renewal of a three-year contract for telephone services with Frontier Communications.

Chief Information Officer Allberg recommended approval to renew a three-year contract for telephone services for an annual estimated amount of \$33,200.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 18. Consider the renewal of an enterprise agreement for geographic information system software with Esri, Inc.

Chief Information Officer Allberg recommended approval to renew an enterprise agreement for geographic information system software for an amount not to exceed \$56,700.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 19. Consider the renewal of an annual database subscription package for genealogy, reference, and research with EBSCO Industries.

Library Director Leigh Kapsos recommended approval to renew an annual database subscription package for genealogy, reference, and research for an amount not to exceed \$26,954.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 20. Consider the renewal of the Koha Integrated Library System (ILS) annual support and hosting for the Library integrated operating system from Bywater Solutions.

Library Director Kapsos recommended approval to renew the annual support and hosting of the Koha Integrated Library System annual support in an amount not to exceed \$19,027.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 21. Consider the purchase of an audio and video system for The REC conference room from ImageNet Consulting LLC.

Director of Parks and Recreation Chris Smith recommended approval of the purchase of an audio and video system for The REC conference room for a total amount not to exceed \$36,846.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 22. Consider the purchase of chairs and dollies for Stewart Hall from WRG, LLC.

Director of Parks and Recreation Smith recommended approval of the purchase of chairs and dollies for Stewart Hall located in The REC for an amount not to exceed \$70,719.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 23. Consider an annual contract for wood fiber playground surfacing from GWG Wood Group.

Director of Parks and Recreation Smith recommended approval of an annual contract for wood fiber playground surfacing for an estimated amount of \$30,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 24. Consider the renewal of an annual contract for Christmas lighting and décor, including installation and maintenance, with First Choice Christmas Lights.

Director of Parks and Recreation Smith recommended approval of the annual contract for Christmas lighting and décor, including installation and maintenance, for an annual estimated amount of \$250,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 25. Consider the renewal of the agreement for Campspot Reservation Software at The Vineyards Campground & Cabins.

Director of Parks and Recreation Smith recommended approval to renew the agreement for reservation software for The Vineyards Campground & Cabins for an amount not to exceed \$35,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 26. Consider a second term contract for asset management software updates, support, and maintenance with Vertosoft/OpenGov.

Director of Parks and Recreation Smith recommended approval to renew the contract for asset management software updates, support, and maintenance for an amount not to exceed \$15,591.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 27. Consider the purchase of an annual software license for permitting and licensing to process and manage permits, projects and code enforcement cases from Vertosoft/OpenGov.

Director of Planning Services Marohnic recommended approval of the purchase of an annual software license for permitting and licensing for an annual fee not to exceed \$66,231.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 28. Consider the purchase of the renewal of a professional subscription for document management and policy software with PowerDMS.

Police Chief Hamlin recommended approval to renew a professional subscription for document management and policy software for a total amount not to exceed \$23,904.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 29. Consider the approval of a personal services contract for annual racial profiling and Equal Employment Opportunity reporting and compliance with Del Carmen Consulting, LLC.

Police Chief Hamlin recommended approval of a contract for annual racial profiling and Equal Employment Opportunity reporting and compliance for an amount not to exceed \$126,750.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 30. Consider **Resolution No. 2025-015** authorizing the acceptance of funds for the Fiscal Year 2025-2026, Texas Department of Transportation, Selective Traffic Enforcement Program (STEP) Comprehensive Grant and **Ordinance No. 2025-070** to appropriate the funds.

Police Chief Hamlin recommended approval of the resolution to accept \$12,745 from the Texas Department of Transportation as part of the Selective Traffic Enforcement Program Comprehensive Grant and the ordinance to appropriate the funds.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

RESOLUTION NO. 2025-015

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 STATE OF TEXAS, DEPARTMENT OF TRANSPORTATION, SELECTIVE TRAFFIC ENFORCEMENT PROGRAM, (STEP) COMPREHENSIVE GRANT, HEREINAFTER REFERRED TO AS THE "GRANT PROGRAM"; AND CERTIFYING THAT THE

APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NO. 2025-070

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF REVENUE IN THE AMOUNT OF \$12,744.99 IN THE GRANT FUND TO BE RECEIVED FROM THE STATE OF TEXAS, DEPARTMENT OF TRANSPORTATION, SELECTIVE TRAFFIC ENFORCEMENT PROGRAM COMPREHENSIVE GRANT AND AUTHORIZING THE APPROPRIATION OF \$12,744.99 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 32. Consider the renewal of the Crimes law enforcement computer software, licenses, system maintenance and services from Sam Houston State University.

Police Chief Hamlin recommended approval to renew the Crimes law enforcement computer software, licenses, system maintenance, and services for an amount not to exceed \$66,150.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 33. Consider the renewal of an annual contract for water and wastewater analysis services from the Trinity River Authority of Texas.

Public Works Director Bryan Beck recommended approval to renew an annual contract for water and wastewater analysis services for an amount not to exceed \$25,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 34. Consider the renewal of an annual contract for various fuels, oil and lubricants with Senergy Petroleum.

Public Works Director Beck recommended approval to renew an annual contract for the purchase of various fuels, oil and lubricants to be purchased on an as-needed basis for an annual estimated amount of \$400,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 35. Consider annual contracts for vehicle service repairs for fleet vehicles with Holt Cat, Sam Packs Five Star Ford, BMW Motorcycles of North Dallas, Bruckner Mack, Industrial Power, Kirby-Smith, Classic Chevrolet, Siddons-Martin, Inland Truck Part Company, TLR Hydraulics, Eules Wrecker Services, Grapevine Ford, R.B. Everett and Stewart Stevens, Sam Packs Ford Lewisville, and Huffines Chevrolet Lewisville.

Public Works Director Beck recommended approval of an annual contract for vehicle service repairs of fleet vehicles as needed for an annual estimated amount of \$300,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 36. Consider declaring certain property as surplus property and authorizing their sale through public auction

Public Works Director Beck recommended Council declare certain vehicles and a trailer as surplus property and authorize their sale through public auction.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Leal
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope
 Nays: None
 Approved: 7-0

Item 37. Consider the proposal by Oncor Electric Delivery Company, LLC to convert overhead electric facilities to underground, to install a new transformer at the Water Treatment Plant, and **Ordinance No. 2025-071** to appropriate the funds.

Public Works Director Beck recommended approval of the proposal from Oncor Electric Delivery Company, LLC to convert overhead electric facilities to underground and to install a new transformer at the Water Treatment Plant for an estimated amount of \$65,000 and an ordinance to appropriate the funds.

ORDINANCE NO. 2025-071

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$65,000 IN THE UTILITY ENTERPRISE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 38. Consider the minutes of the September 16, 2025 Regular City Council meeting.

City Secretary Tara Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Leal

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

Nays: None

Approved: 7-0

Items 31. Consider the renewal of an annual contract for the purchase of law enforcement body cameras, supplies, services, licenses and equipment with Axon Enterprises, Inc.

Mayor Tate announced that staff had requested to table this item.

Council did not take any action on this item.

Motion was made to adjourn the meeting at 6:15 p.m.

Motion: Coy

Second: Slechta

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

Nays: None

Approved: 7-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 21st day of October, 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary



CITY OF GRAPEVINE, TEXAS
 REGULAR JOINT MEETING OF CITY COUNCIL AND
 PLANNING AND ZONING COMMISSION MINUTES
 TUESDAY, SEPTEMBER 16, 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 16th day of September 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
Gustav Kuelbs	Alternate

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
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.

The Special Session adjourned at 7:10 p.m.

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

2. Invocation and Pledge of Allegiance:

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JOINT PUBLIC HEARINGS

3. **CU25-17 (Subaru EV Charging Station)** – 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

The Commission and Council received a report from staff and held the public hearing. Applicant, Dylan Davis, presented and answered questions.

4. **CU25-37 (Futsal)** – 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.

The Commission and Council received a report from staff and held the public hearing. City Futsal representatives Esteban and Manuel Mariel presented and answered questions.

5. **SU25-03 (Firelife Church)** – 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.

The Commission and Council received a report from staff and held the public hearing. Applicant, Jared Patterson, presented and answered questions.

6. **Z25-05/ CU25-41/ PD25-04 (Northwest Animal Hospital)** – 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

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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.

The Commission and Council received a report from staff and held the public hearing. Applicant, Jason Steinle, presented and answered questions.

7. **AM22-02 (Brownstone Residential District)** – 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.

The Commission and Council received a report from staff and held the public hearing.

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 **8:33 p.m.**

8. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

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

The Commission discussed this item.

Jason Parker moved to **approve** conditional use request **CU25-17** (Subaru EV Charging). Justin Roberts seconded the motion, which prevailed by the following vote:

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

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

The Commission discussed this item.

Ashley Anderson Brown moved to **approve** conditional use permit **CU25-37** (Futsal) with the condition that the 11 required parking spaces are constructed on the south side of Lot 3A1. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

11. Special Use Permit SU25-03 (Firelife Church) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Kirby Kercheval moved to **approve** special use request **SU25-03** (Firelife Church). Ashley Anderson Brown seconded the motion, which prevailed by the following vote:

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

12. Zoning Change Z25-05, Conditional Use Permit CU25-41, and Planned Development Overlay PD25-04 (Northwest Animal Hospital) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

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Beth Tiggelaar moved to **deny** zoning change **Z25-05** (Northwest Animal Hospital). Ashley Anderson Brown seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Tiggelaar, Hutton, Parker, Roberts, Anderson Brown
 Nays: Kercheval
 Denied: 6-1

Jason Parker moved to **deny** conditional use request **CU25-41** (Northwest Animal Hospital). Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Tiggelaar, Hutton, Parker, Roberts, Kercheval, Anderson Brown
 Nays: None
 Denied: 7-0

Jason Parker moved to **deny** planned development overlay request **PD25-04** (Northwest Animal Hospital). Traci Hutton seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Tiggelaar, Hutton, Parker, Roberts, Kercheval, Anderson Brown
 Nays: None
 Denied: 7-0

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

The Commission discussed this item.

Traci Hutton moved to **approve** Zoning Ordinance amendment **AM22-02** (Brownstone Residential District). Justin Roberts seconded the motion, which prevailed by the following vote:

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

14. Consider the minutes of the August 19, 2025 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Traci Hutton moved to **approve** the minutes of the August 19, 2025 Planning and Zoning Commission meeting. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

15. Consider the minutes of the August 20, 2025 Comprehensive Master Plan Subcommittee meeting.

The Commission discussed this item.

Beth Tiggelaar moved to **approve** the minutes of the August 20, 2025 Comprehensive Master Plan Subcommittee meeting. Justin Roberts seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Tiggelaar, Roberts
Nays: None
Abstain: Hutton, Parker, Kercheval, Anderson Brown
Approved: 3-0-4

Adjournment

With no further business to discuss, Traci Hutton moved to adjourn the meeting at **8:43 p.m.** Jason Parker seconded the motion, which prevailed by the following vote:

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS 21ST DAY OF OCTOBER 2025.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN