



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, NOVEMBER 18, 2025

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

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

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

**EXECUTIVE SESSION:**

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

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

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

2. Invocation and Pledge of Allegiance: Commissioner Traci Hutton

**JOINT PUBLIC HEARINGS**

3. Transit District Overlay (TDO) Boundary Amendments **AM25-03A** – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine requesting to amend Section 41.B.,

*Transit District Overlay* of the Comprehensive Zoning Ordinance No. 82-73, same being Appendix “D” of the City Code of the City of Grapevine, by removing the properties located at 1109 Airline Drive, 113 East Hudgins Street, 131 East Hudgins Street, 351 East Hudgins Street, 827 Dawn Lane, 849 East Dallas Road, 1039 East Dallas Road, all of lots 1-215, Sunshine Harbor subdivision, 1060 Texan Trail, 1084 Texan Trail, and 1098 Texan Trail from the Overlay’s boundaries.

4. Transit District Overlay (TDO) Text Amendments **AM25-03B** – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine to amend the Comprehensive Zoning Ordinance No. 82-73, same being Appendix “D” of the City Code of the City of Grapevine by amending the language within the Purpose, General Guidelines, and Application subsections; amend the permitted uses and to add new uses within the three intensity subdistricts, deletion of Figure 3, *Preferred Use Matrix* all in Section 41.B., *Transit District Overlay*, and related revisions to off-street parking requirements in Section 56, *Off-Street Parking Requirements* of the Zoning Ordinance.
5. Land Use Plan (Future Land Use Map) Amendments **MP24-01 (Map 2)** – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine for property located within 13 defined assessment areas to amend Ordinance No. 87-11 relating to the future land use designations for property on Map 2: Land Use Plan (Future Land Use Map) of the Comprehensive Master Plan and to amend the future land use tables in Subsection E., *Future Land Use*, of Section IV., *Land Use* of the Comprehensive Master Plan to create new future land use designations.

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

6. 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

7. Consider the award of an informal request for quote for William D. Tate Avenue Landscape and Irrigation Median Enhancements from Clean Scapes Enterprise Inc., and take any necessary action.
8. Consider **Resolution No. 2025-020** authorizing the acceptance of funds for the State of Texas, Office of the Governor, Crimes Against Women Formula Grants Program for Fiscal Year 2026, 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.

9. Consider the renewal of an annual contract for IWT contract management software license fees from Euna Solutions. Chief Financial Officer recommends approval.
10. Consider the renewal of an Interlocal Agreement with the cities of Colleyville, Southlake, and Keller for the Metroport Teen Court. Chief Financial Officer recommends approval.
11. Consider the purchase of tuition for three firefighters to attend a paramedic certification program at the School of EMS. Fire Chief recommends approval.
12. Consider **Resolution No. 2025-021** allowing for the donation of 15 sets of surplus personal protective equipment and 8 pairs of boots to the Sherwood Shores Volunteer Fire Department. Fire Chief recommends approval.
13. Consider the purchase of dedicated lighting for Bark Park paddocks from Voss Lighting. Director of Parks and Recreation recommends approval.
14. Consider the purchase of eight mobile radios for Police Department patrol vehicles from Motorola Solutions Inc. Police Chief recommends approval.
15. Consider the purchase of the annual license renewal of forensic software from Magnet Forensics. Police Chief recommends approval.
16. Consider the purchase of ammunition from Precision Delta Corp. Police Chief recommends approval.
17. Consider the purchase of mobile police training structures from Mobile Police Training. Police Chief recommends approval.

18. Consider renewal of an annual contract for ergonomic workplace solutions from Vari Sales Corporation. Director of Public Works recommends approval.
19. Consider approval to declare certain property as surplus property and authorize their sale through public auction. Director of Public Works recommends approval.
20. Consider the minutes of the November 4, 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

21. Transit District Overlay (TDO) Boundary Amendments **AM25-03A** – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-081** if applicable, and take any necessary action.
22. Transit District Overlay (TDO) Text Amendments **AM25-03B** – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-082** if applicable, and take any necessary action.
23. Land Use Plan (Future Land Use Map) Amendments **MP24-01 (Map 2)** – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-083** 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 November 12, 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, NOVEMBER 18, 2025

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

**SPECIAL SESSION: 7:00 p.m.** – Planning and Zoning Conference Room

1. Introduction of new Alternate Commissioner Herb Fry.
2. Staff to provide a briefing to the Commission on the notification procedures for Land Use Plan (Future Land Use Map) Amendments MP24-01.

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

3. Invocation and Pledge of Allegiance: Commissioner Traci Hutton

**JOINT PUBLIC HEARINGS**

4. Transit District Overlay (TDO) Boundary Amendments **AM25-03A** – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine requesting to amend Section 41.B., *Transit District Overlay* of the Comprehensive Zoning Ordinance No. 82-73, same being Appendix “D” of the City Code of the City of Grapevine, by removing the properties located at 1109 Airline Drive, 113 East Hudgins Street, 131 East Hudgins Street, 351 East Hudgins Street, 827 Dawn Lane, 849 East Dallas Road, 1039 East Dallas Road, all of lots 1-215, Sunshine Harbor subdivision, 1060 Texan Trail, 1084 Texan Trail, and 1098 Texan Trail from the Overlay’s boundaries.
5. Transit District Overlay (TDO) Text Amendments **AM25-03B** – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine to amend the Comprehensive Zoning Ordinance No. 82-73, same being Appendix “D” of the City Code of the City of Grapevine by amending the language within the Purpose, General Guidelines, and Application subsections; amend the permitted uses and to add new uses within the three intensity subdistricts, deletion of Figure 3, *Preferred Use Matrix* all in Section 41.B., *Transit District Overlay*, and related revisions to off-street parking requirements in Section 56, *Off-Street Parking Requirements* of the Zoning Ordinance.

6. Land Use Plan (Future Land Use Map) Amendments **MP24-01 (Map 2)** – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine for property located within 13 defined assessment areas to amend Ordinance No. 87-11 relating to the future land use designations for property on Map 2: Land Use Plan (Future Land Use Map) of the Comprehensive Master Plan and to amend the future land use tables in Subsection E., *Future Land Use*, of Section IV., *Land Use* of the Comprehensive Master Plan to create new future land use designations.

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

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

### CITIZEN COMMENTS

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### NEW BUSINESS

8. Transit District Overlay (TDO) Boundary Amendments **AM25-03A** – Consider the application and make a recommendation to City Council.
9. Transit District Overlay (TDO) Text Amendments **AM25-03B** – Consider the application and make a recommendation to City Council.
10. Land Use Plan (Future Land Use Map) Amendments **MP24-01 (Map 2)** – Consider the application and make a recommendation to City Council.
11. Consider the minutes of the October 21, 2025 regular meeting.

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

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on November 12, 2025 by 5:00 p.m.

*Tara Brooks*

Tara Brooks, TRMC  
City Secretary



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

**FROM:** BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
ERICA MAROHNIC, DIRECTOR, PLANNING SERVICES

**MEETING DATE:** NOVEMBER 18, 2025

**SUBJECT:** PLANNING SERVICES TECHNICAL REPORT OF  
AMENDMENTS TO SECTION 41.B., TRANSIT DISTRICT  
OVERLAY (TDO) OF THE ZONING ORDINANCE TO  
AMEND THE OVERLAY'S BOUNDARIES. (AM25-03A)

**BACKGROUND:**

The City established the Transit District Overlay, "Overlay", to guide development around designated transit hubs. The goal is to create compact, walkable, mixed-use environments that encourage transit ridership. Since its adoption, the Overlay has served as a planning tool to concentrate higher-density residential, retail, and employment uses within a quarter mile of transit facilities. Its purpose is to align land use and urban design standards with the community's long-term vision for transit-oriented growth.

**ISSUES:**

The Planning and Zoning Commission proposes amendments to the boundaries of the Overlay. They recommend removing several areas from the Transit District based on their examination. These three areas are grouped and summarized below:

1. 1109 Airline Drive is a private parking lot, zoned "PO", Professional Office District, located between residential properties and near two single-family homes. Developed in 1980 for Texas Power & Light (TP&L) to store trucks and equipment, it currently serves professional offices at 1101 South Main Street and is being used for private parking. A separate request for a public hearing on a city-initiated rezone of the property exists, Z25-06 which was tabled for consideration for the December 16 joint meeting date.
2. 113 and 131 East Hudgins Street are zoned "LI," Light Industrial District, while 351 East Hudgins Street is zoned "CC," Community Commercial District. These properties, located on the north side of East Hudgins Street, contain warehouse buildings, public storage facilities, and an office building and fall within the Transit District Overlay. However, their current development patterns do not align with the Overlay's goals. The Commission aims to prioritize properties with greater potential for redevelopment into transit-supportive uses.
3. The following properties are recommended for removal as "future": 827 Dawn Lane, 849 East Dallas Road, lots 1-215, Sunshine Harbor subdivision, 1060 Texan Trail, 1084 Texan Trail, 1090 Texan Trail, 1098 Texan Trail, and 1039 East Dallas

Road. These heavy commercial, industrial properties, and the 215-lot residential subdivision fall outside the 1/4-mile walking distance from the transit hub and do not support the Overlay's goal of promoting compact, pedestrian-friendly development. Their inclusion misrepresents the city's redevelopment plans.

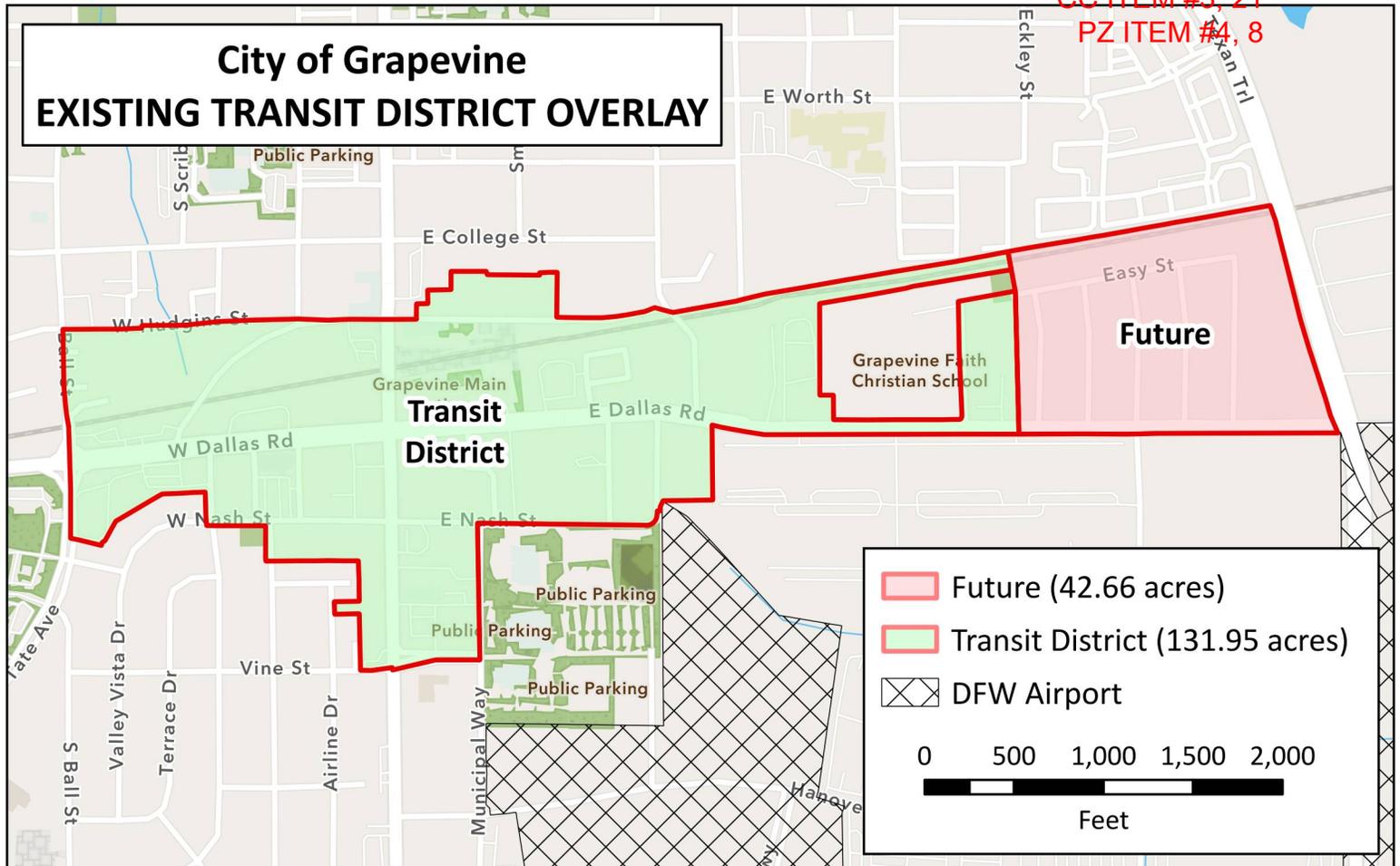
Removing certain properties from the Overlay will:

1. Align boundaries with the transit hub's walkable area.
2. Focus incentives on properties suited for transit-oriented development.
3. Clarify land use expectations for property owners and the public.

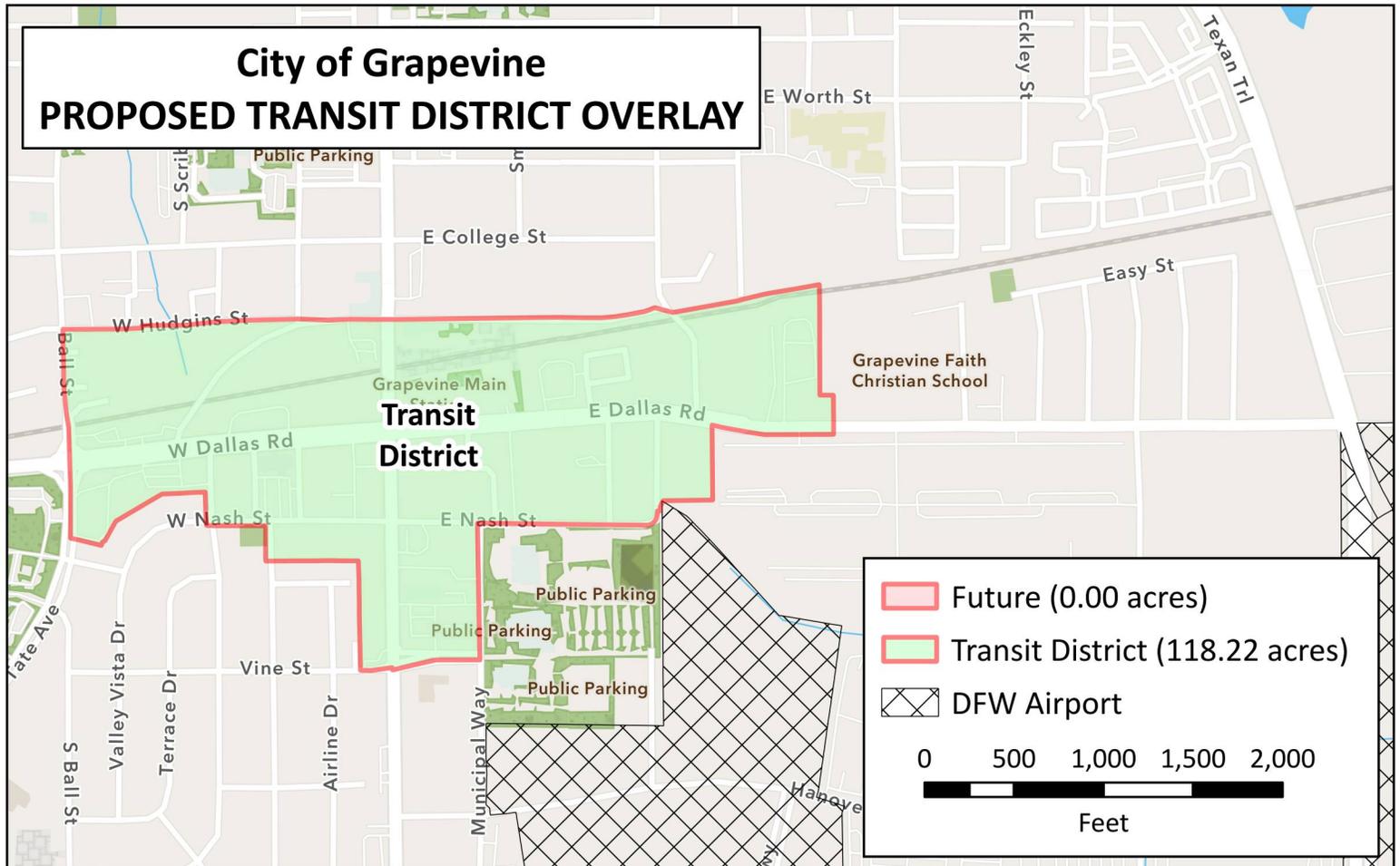
Excluding commercial, industrial, and residential properties outside the 1/4-mile walkable distance or that host low-intensity uses is important to maintaining the Overlay's purpose. This adjustment will enhance efforts to promote areas with high potential for transit-oriented redevelopment while ensuring fairness for property owners.

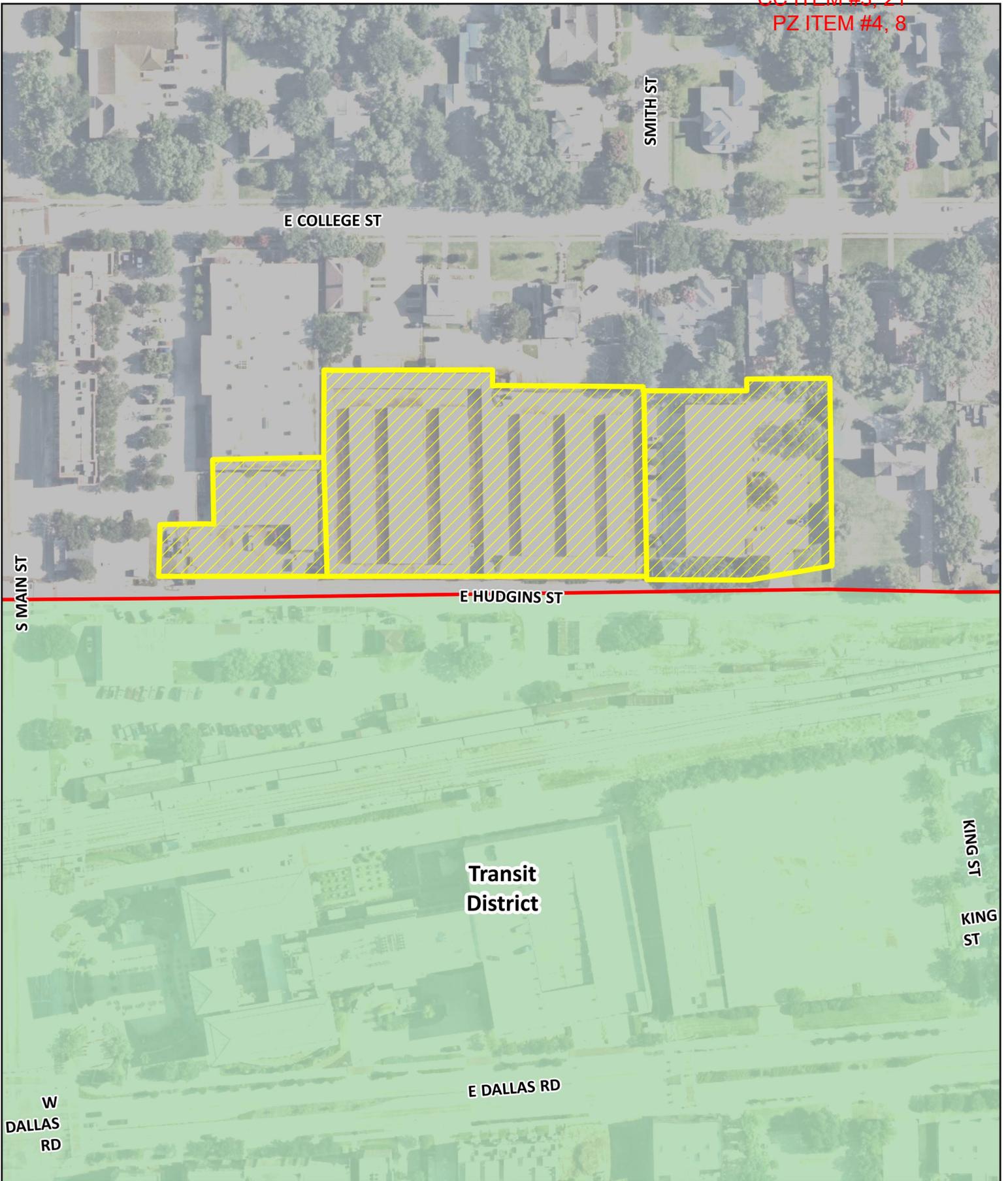
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# City of Grapevine EXISTING TRANSIT DISTRICT OVERLAY



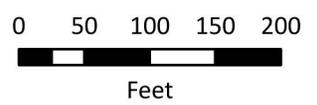
# City of Grapevine PROPOSED TRANSIT DISTRICT OVERLAY





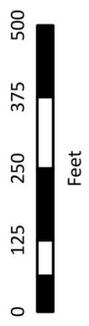
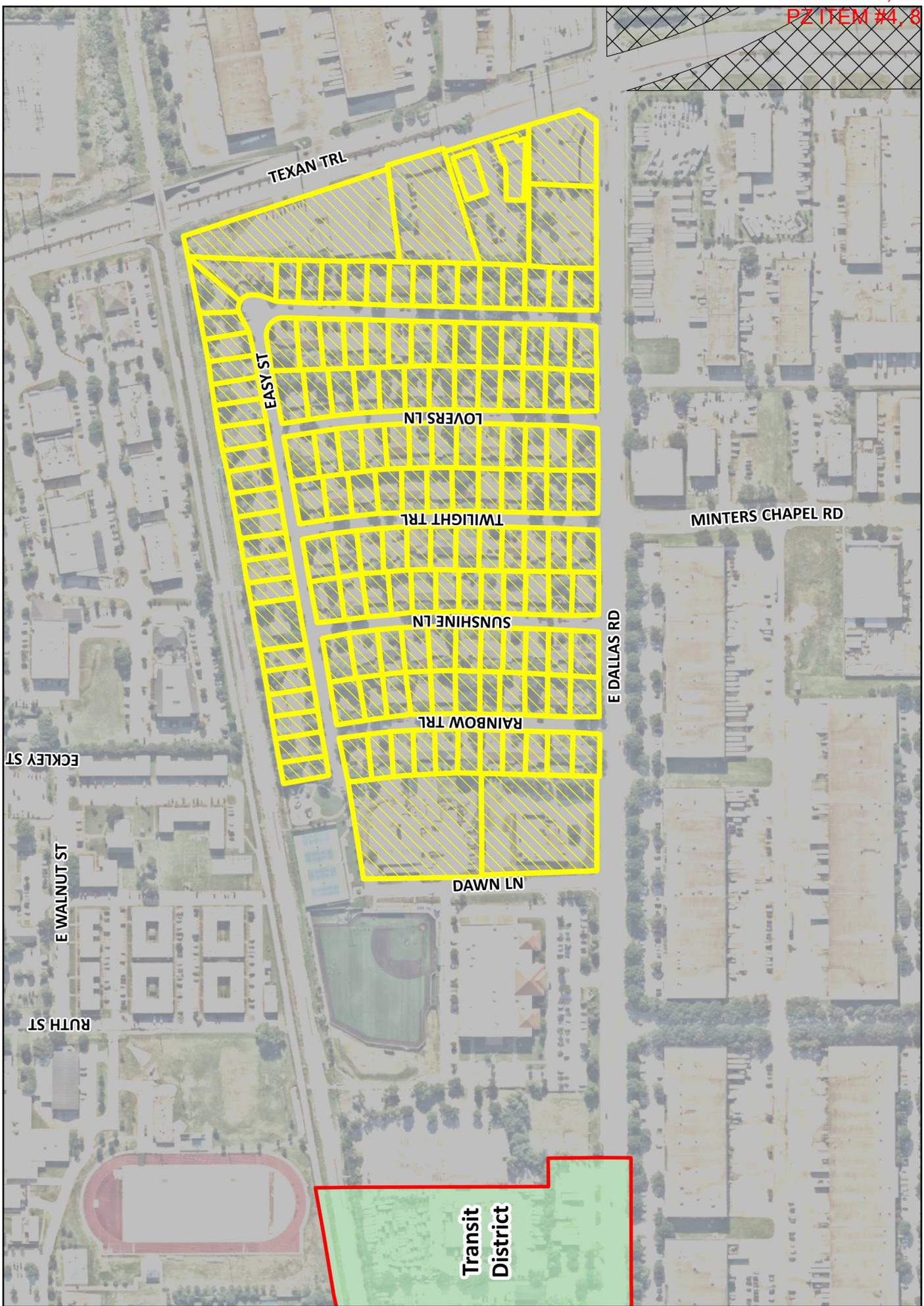
**Proposed Transit District Overlay**  
**E HUDGINS ST PROPERTY OMISSION**  
**113, 131 & 351 E Hudgins St**

-  Property Omission
-  Transit District
-  DFW Airport



MAP DATE: 8/28/2025

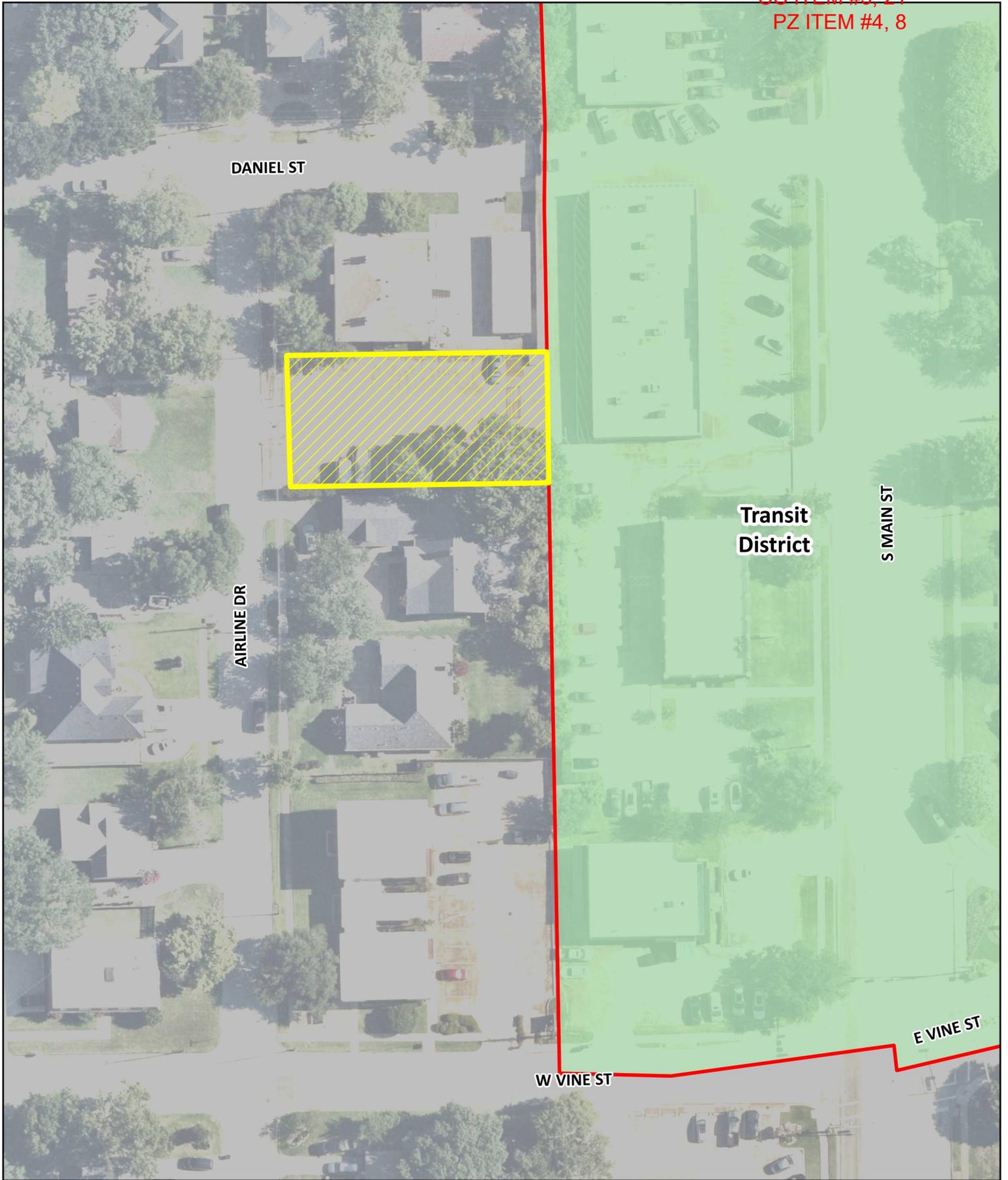
CC ITEM #3, 21  
PZ ITEM #4, 8



MAP DATE: 8/28/2025

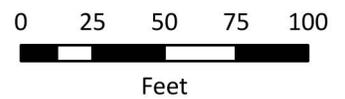
Property Omission
  Transit District
  DFW Airport

**Proposed Transit District Overlay**  
**EASTERN PROPERTY OMISSION**  
**827 Dawn Ln | 849 & 1039 E Dallas Rd | 1060, 1084, 1090 & 1098 Texan Trl | Sunshine Harbor Subdivision**



**Proposed Transit District Overlay**  
**AIRLINE DR PROPERTY OMISSION**  
**1109 Airline Dr**

-  Property Omission
-  Transit District
-  DFW Airport



MAP DATE: 8/28/2025

**PROPOSED PROPERTIES OMISSION WITHIN EXISTING TRANSIT DISTRICT OVERLAY**

CC ITEM #3, 21  
PZ ITEM #4, 8

	<b>OWNER</b>	<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>ACREAGE</b>
1	MARTINEZ, LAURA	1003 EASY ST	SUNSHINE HARBOR ADDITION Lot 39	0.17
2	NAPIER FAMILY TRUST	1007 EASY ST	SUNSHINE HARBOR ADDITION Lot 40	0.17
3	GUEVARA, JOSE L	1011 EASY ST	SUNSHINE HARBOR ADDITION Lot 41	0.17
4	TREE HOUSE FINANCIAL LLC	1017 EASY ST	SUNSHINE HARBOR ADDITION Lot 42	0.17
5	MJARES, FRANCISCO	1023 EASY ST	SUNSHINE HARBOR ADDITION Lot 43	0.16
6	GUARDADO, MARTIN	1027 EASY ST	SUNSHINE HARBOR ADDITION Lot 44	0.23
7	RODRIGUEZ, MIRIAM GUARDADO	1033 EASY ST	SUNSHINE HARBOR ADDITION Lot 45 & 46	0.39
8	1039 PLACE LLC	1039 E DALLAS RD	MOORE ESTHER ADDITION Block 1 Lot 1	0.86
9	CANO, ANTONIO L	1040 EASY ST	SUNSHINE HARBOR ADDITION Lot 74	0.24
10	CHAVEZ, JESUS	1041 EASY ST	SUNSHINE HARBOR ADDITION Lot 47	0.15
11	TRISTAN, MARIO	1044 EASY ST	SUNSHINE HARBOR ADDITION Lot 73	0.19
12	WAKEFIELD, CATHERINE E	1045 EASY ST	SUNSHINE HARBOR ADDITION Lot 48	0.16
13	LANDRETH, BRENT	1048 EASY ST	SUNSHINE HARBOR ADDITION Lot 72	0.19
14	RODRIGUEZ, ANTONIO	1049 EASY ST	SUNSHINE HARBOR ADDITION Lot 49	0.16
15	MCKANNA, LEANNE	1052 EASY ST	SUNSHINE HARBOR ADDITION Lot 71	0.17
16	SERRANO, SUSANA	1053 EASY ST	SUNSHINE HARBOR ADDITION Lot 50	0.16
17	SHINE, JOSEPH	1056 EASY ST	SUNSHINE HARBOR ADDITION Lot 70	0.17
18	RINGEL, ANDREW	1057 EASY ST	SUNSHINE HARBOR ADDITION Lot 51	0.15
19	GRAPEVINE RELIEF AND COMMUNITY EXCHANGE	1060 TEXAN TR	T W K ADDITION Block 1 Lot 1	1.93
20	BARRERA, ELIZABETH	1062 EASY ST	SUNSHINE HARBOR ADDITION Lot 69	0.17
21	ROSADO, CLAUDIA P	1063 EASY ST	SUNSHINE HARBOR ADDITION Lot 52	0.17
22	LAMB, CHARLES	1066 EASY ST	SUNSHINE HARBOR ADDITION Lot 68	0.17
23	HOWE & SONS LLC	1067 EASY ST	SUNSHINE HARBOR ADDITION Lot 53	0.15
24	READY, TAYLOR	1072 EASY ST	SUNSHINE HARBOR ADDITION Lot 67	0.14
25	IVY LAKE INVESTMENTS 2 LLC	1073 EASY ST	SUNSHINE HARBOR ADDITION Lot 54	0.16
26	WREN, BOBBY L	1076 EASY ST	SUNSHINE HARBOR ADDITION Lot 66	0.17
27	CAMACHO, SYLVIA	1077 EASY ST	SUNSHINE HARBOR ADDITION Lot 55	0.16
28	WOODBY, EMILY	1080 EASY ST	SUNSHINE HARBOR ADDITION Lot 65	0.16
29	KURT GILLINGHAM IRA LLC	1081 EASY ST	SUNSHINE HARBOR ADDITION Lot 56	0.16
30	LYNNDOM FAMILY TRUST	1084 TEXAN TR	CAPPs ADDITION Block 1 Lot 1A	1.21
31	LANGE, JAMES R	1086 EASY ST	SUNSHINE HARBOR ADDITION Lot 64	0.16
32	GILPIN TRUST	1087 EASY ST	SUNSHINE HARBOR ADDITION Lot 57	0.16
33	SPAIN, THOMAS	1090 EASY ST	SUNSHINE HARBOR ADDITION Lot 63	0.16
34	TCBE INVESTMENTS LC	1090 TEXAN TR	1090 TEXAN TRAIL CONDOMINIUM COMMON AREA	1.42

**PROPOSED PROPERTIES OMISSION WITHIN EXISTING TRANSIT DISTRICT OVERLAY**

	<b>OWNER</b>	<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>ACREAGE</b>
35	BASLER PROPERTIES LLC	1090 TEXAN TR	1090 TEXAN TRAIL CONDOMINIUM Lot 1	0.00
36	BASLER PROPERTIES LLC	1090 TEXAN TR	1090 TEXAN TRAIL CONDOMINIUM Lot 2	0.00
37	MOLINA, BLADIMIR	1091 EASY ST	SUNSHINE HARBOR ADDITION Lot 58	0.17
38	SPAIN, BILLYE	1094 EASY ST	SUNSHINE HARBOR ADDITION Lot 62	0.17
39	GAUNA, MARIO	1095 EASY ST	SUNSHINE HARBOR ADDITION Lot 59	0.15
40	ROSA, WILFREDO	1098 EASY ST	SUNSHINE HARBOR ADDITION Lot 61	0.20
41	TAAS CORPORATION	1098 TEXAN TR	MAC'S CORNER ADDITION Block 1 Lot 1A	0.73
42	MIRELES, JORGE	1099 EASY ST	SUNSHINE HARBOR ADDITION Lot 60	0.18
43	REBEL PROPERTIES II LTD	1109 AIRLINE DR	DANIEL, J ADDITION Block 4 Lot 2	0.23
44	DICKINSON, ERIC	113 E HUDDGINS ST	GRAPEVINE, CITY OF Block 15 Lot A2 & B	0.52
45	GRAPEVINE STOREHOUSE LTD	131 E HUDDGINS ST	GRAPEVINE, CITY OF Block 15 Lot 7R	1.98
46	351 E HUDDGINS OFFICE LLC	351 E HUDDGINS ST	GRAPEVINE, CITY OF Block 22 Lot 5A	1.12
47	GILLINGHAM, JANELLE	819 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 148	0.21
48	BROWN, RAYMOND	819 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 125	0.20
49	WEST, TREVOR	820 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 100	0.21
50	ADVANCED CAPITAL OF TEXAS LLC	820 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 169	0.19
51	BARAN, VIVIAN	820 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 147	0.21
52	PITZER, CARL	820 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 124	0.21
53	RODRIGUEZ, JESUS	821 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 75	0.25
54	GOLTZ, STEVEN	821 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 101	0.21
55	RUEZGA, LUIS	823 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 126	0.16
56	RODRIGUEZ, JOSE	824 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 99	0.17
57	RAYMOND R&D LLC	824 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 146	0.20
58	ROBERT HANNAN FAMILY TRUST	825 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 76	0.19
59	ELWOOD, JAMES	825 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 149	0.16
60	RODRIGUEZ, GONZALO	825 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 102	0.17
61	NAVARRO, RAFAEL	826 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 168	0.17
62	LOPEZ, ALEJANDRO	826 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 123	0.17
63	A & W INDUSTRIES INC	827 DAWN LN	SUNSHINE HARBOR IND Lot 3A	2.03
64	NELQUIS INVESTMENTS LLC	829 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 150	0.16
65	PUTNAM, COLLEENA	829 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 127	0.18
66	CARAWAY, POLLY	830 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 98	0.17
67	RENTFROW, DAVID R	830 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 167	0.16
68	MORAN, IGNACIO	830 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 145	0.17

**PROPOSED PROPERTIES OMISSION WITHIN EXISTING TRANSIT DISTRICT OVERLAY**

CC ITEM #3, 21  
PZ ITEM #4, 8

	<b>OWNER</b>	<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>ACREAGE</b>
69	KELLY, BRITNI	831 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 77	0.18
70	FLORES, JOSE L	831 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 103	0.19
71	IVY LAKE INVESTMENTS 2 LLC	832 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 122	0.17
72	STALLWORTH, ISAAC	833 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 128	0.15
73	MILLER, CAROL	834 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 97	0.17
74	BRECHBUHL, T	834 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 166	0.15
75	SALAZAR, JOSE	835 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 78	0.17
76	BROWN, RICHARD	835 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 151	0.16
77	CHARLES W KAUFMAN TRUST	835 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 104	0.18
78	TIERRAFRIA, MIGUEL	836 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 144	0.19
79	GLOVER, REBECCA	836 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 121	0.17
80	FLORES, LAURA	837 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 129	0.17
81	LOVELL, ORVEL	839 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 152	0.17
82	FUSON FAMILY TRUST	840 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 96	0.17
83	FOREMAN, NICHOLAS	840 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 165	0.16
84	ZAPATA, OCTAVIO	841 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 79	0.18
85	BOYD, SANDRA	841 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 105	0.18
86	FREYRE, FERNANDO	842 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 143	0.19
87	MANESS, MARGARET C	842 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 120	0.17
88	MCLAIN, CHARLES H	843 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 130	0.16
89	MINTEER ENTERPRISES INC	844 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 95	0.16
90	VASQUEZ, LUIS MIGUEL	844 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 164	0.16
91	SAM GROUP PROPERTIES LLC	845 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 80	0.17
92	DOBSON, CATHERINE	845 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 153	0.17
93	BERRY, LINDA	847 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 106	0.18
94	SIMON, NAVITH	848 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 163	0.16
95	BAILEY, MARTHA A	848 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 142	0.18
96	CABRAL, JOE	848 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 119	0.18
97	FAITH CHRISTIAN SCHOOL INC	849 E DALLAS RD	SUNSHINE HARBOR IND Lot 1R TRACT 3	0.54
98	SANCHEZ, CELIA	849 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 154	0.14
99	FISHER FAMILY TRUST	849 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 131	0.15
100	BASS, MOLLY	850 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 94	0.18
101	MOTA, JORGE	851 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 81	0.18
102	TORRES, GRACIELA	851 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 107	0.18

**PROPOSED PROPERTIES OMISSION WITHIN EXISTING TRANSIT DISTRICT OVERLAY**

CC ITEM #3, 21  
PZ ITEM #4, 8

	<b>OWNER</b>	<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>ACREAGE</b>
103	KURT GILLINGHAM IRALLC	852 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 141	0.16
104	ACHILLES, RUTH	852 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 118	0.17
105	FONSECA, MAGDA	853 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 132	0.15
106	BADGETT LIVING TRUST	854 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 93	0.16
107	RODRIGUEZ, LUIS	854 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 162	0.16
108	GANDARA, JOSE D	855 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 82	0.17
109	SULLIVAN, RORY	855 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 155	0.17
110	BOYD, ANNIE	857 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 108	0.16
111	DIXON, MAXINE	858 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 161	0.15
112	GILLINGHAM, KURT IRALLC	858 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 140	0.16
113	WARREN, DONAL J	858 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 117	0.16
114	ADDISON, GABRIELLE	859 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 156	0.15
115	BROWN, RAYMOND	859 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 133	0.15
116	RESICAP TEXAS OWNER LLC	860 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 92	0.17
117	BOWEN, BOBBY	861 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 83	0.15
118	OLVERA, JUANA	861 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 109	0.16
119	CASTLE INDUSTRIES LLC	862 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 139	0.17
120	CASTANEDA, JOEL	862 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 116	0.14
121	ALFARO, ERICA	863 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 157	0.15
122	CHELF, PHILIP	863 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 134	0.16
123	BEAUCHAMP, COY	864 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 91	0.17
124	SAMPATHIRAO, SRIKANTH	864 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 160	0.18
125	KURT GILLINGHAM IRALLC	865 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 84	0.16
126	MARTINEZ, JUAN M	866 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 138	0.17
127	BUSH, THOMAS	867 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 135	0.17
128	SMITH, JANA	867 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 110	0.16
129	GALLEGOS, ANGEL	868 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 159	0.19
130	MORROW, JOSEPH R	868 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 115	0.17
131	ERSKINE, MICHELLE	869 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 158	0.19
132	CARRANZA, JULIO	870 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 90	0.16
133	BAUR, TRACY	871 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 85	0.16
134	MACALI, EILEEN R	871 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 111	0.16
135	RAMIREZ, JOSE	872 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 137	0.21
136	CHADWICK, MARTHA	872 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 114	0.15

**PROPOSED PROPERTIES OMISSION WITHIN EXISTING TRANSIT DISTRICT OVERLAY**

CC ITEM #3, 21  
PZ ITEM #4, 8

	<b>OWNER</b>	<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>ACREAGE</b>
137	GUTIERREZ, CELIA	873 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 136	0.18
138	KURT GILLINGHAM IRA LLC	874 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 89	0.16
139	DAVID ST GERMAIN LLC	875 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 86	0.15
140	IVY LAKE INVESTMENTS 2 LLC	876 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 113	0.20
141	KURT GILLINGHAM IRS LLC	877 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 112	0.20
142	ROBINSON, LUCY	878 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 88	0.15
143	DUVAL, DAVE	879 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 87	0.20
144	MARTIN, MARCEL	911 EASY ST	SUNSHINE HARBOR ADDITION Lot 23	0.15
145	CEPEDA BARBOSA, LIDIA	917 EASY ST	SUNSHINE HARBOR ADDITION Lot 24	0.18
146	DOMINGUEZ, REYNA	923 EASY ST	SUNSHINE HARBOR ADDITION Lot 25	0.17
147	GARDNER REAL ASSET FUND LLC	927 EASY ST	SUNSHINE HARBOR ADDITION Lot 26	0.17
148	RODRIGUEZ, GONZALO	931 EASY ST	SUNSHINE HARBOR ADDITION Lot 27	0.18
149	MCGALLIAN, RACHEL	935 EASY ST	SUNSHINE HARBOR ADDITION Lot 28	0.15
150	NEPTUNE VENTURES LLC	949 EASY ST	SUNSHINE HARBOR ADDITION Lot 29 & 30	0.36
151	CAMERON, BRENDAN	951 EASY ST	SUNSHINE HARBOR ADDITION Lot 31	0.16
152	MCFADDEN, GARY T	955 EASY ST	SUNSHINE HARBOR ADDITION Lot 32	0.17
153	FARMER, ROBERT L	961 EASY ST	SUNSHINE HARBOR ADDITION Lot 33	0.17
154	TURNIS, RUSSELL	965 EASY ST	SUNSHINE HARBOR ADDITION Lot 34	0.17
155	PILLAR CAPITAL LLC	969 EASY ST	SUNSHINE HARBOR ADDITION Lot 35	0.18
156	BURTON, BRIAN	973 EASY ST	SUNSHINE HARBOR ADDITION Lot 36	0.17
157	MILLER, PRESLEY	979 EASY ST	SUNSHINE HARBOR ADDITION Lot 37	0.16
158	GILLINGHAM, KURT IRA LLC	985 EASY ST	SUNSHINE HARBOR ADDITION Lot 38	0.18

ORDINANCE NO. 2025-081

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, AMENDING SECTION 41.B., TRANSIT DISTRICT OVERLAY OF THE ZONING ORDINANCE FOR THE PURPOSE OF AMENDING THE BOUNDARIES OF THE OVERLAY, (AM25-03A); REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine created Section 41.B., Transit District Overlay of the Zoning Ordinance with adoption of Ordinance No. 2019-008 on February 19, 2019; and

WHEREAS, the City of Grapevine adopted the Transit District Overlay to encourage compact, mixed-use, and pedestrian-oriented development patterns that support the use of public transit; and

WHEREAS, the intent of the Transit District Overlay is to concentrate higher-intensity development within a comfortable walking distance of existing and planned transit facilities; and

WHEREAS, the Planning and Zoning Commission has reviewed the existing Transit District Overlay boundaries and identified certain properties that are located beyond one-quarter ( $\frac{1}{4}$ ) mile walking distance from a transit station or stop; and

WHEREAS, the Planning and Zoning Commission has further determined that some properties within the existing boundary are characterized by low-intensity or non-transit-supportive uses that do not advance the purpose or goals of the overlay; and

WHEREAS, the City Council finds it appropriate and consistent with the Comprehensive Master Plan to amend the Transit District Overlay boundaries to exclude properties that are not within the defined walkable area or that are of insufficient development intensity; and

WHEREAS, proper notice of the proposed amendment has been given in accordance with state law, and a public hearing was conducted jointly by the Planning and Zoning Commission and City Council; and

WHEREAS, the City Council, after due consideration of the recommendation of the Planning and Zoning Commission, the staff report, and all public testimony, finds that the proposed amendment promotes orderly development and is in the best interest of the City of Grapevine; and

WHEREAS, the City of Grapevine is a home-rule municipality authorized to adopt and enforce ordinances necessary to protect health, life, and property to preserve good government and the security of its inhabitants; and

WHEREAS, the City desires to implement those rules and regulations that protect health, life, and property and that preserve good government, order, and security of the City and its inhabitants; and

WHEREAS, all statutory and constitutional requirements for the passage of this ordinance have been adhered to, including but not limited to the Open Meetings Act and Chapter 211 of the Local Government Code.

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

Section 1. That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That Subsection 2, *Boundaries* of Section 41.B., *Transit District Overlay* of the Zoning Ordinance – "Figure 1: Grapevine Transit District.", is hereby repealed and replaced in its entirety, as follows: See attached Exhibit "A".

Section 3. That Appendix "A", *Transit District Boundaries* of Section 41.B., *Transit District Overlay* of the Zoning Ordinance – "Transit District.", is hereby, repealed and replaced in its entirety, as follows: See attached Exhibit "A".

Section 4. That Subsection 4, *Intensity Sub-Districts and Uses* of Section 41.B., *Transit District Overlay* of the Zoning Ordinance – "Figure 2: Intensity Sub-Districts.", is hereby repealed and replaced in its entirety, as follows: See attached Exhibit "B".

Section 5. That Appendix "B", *Intensity Sub Districts* of Section 41.B., *Transit District Overlay* of the Zoning Ordinance – "Intensity Sub-Districts.", is hereby, repealed and replaced in its entirety, as follows: See attached Exhibit "B".

Section 6. If any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall stay in full force and effect.

Section 7. The fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace, and general welfare of the public creates an emergency which requires that this ordinance become effective from and after the date of its passage, and it is accordingly so ordained.

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

Section 9. All ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of November, 2025.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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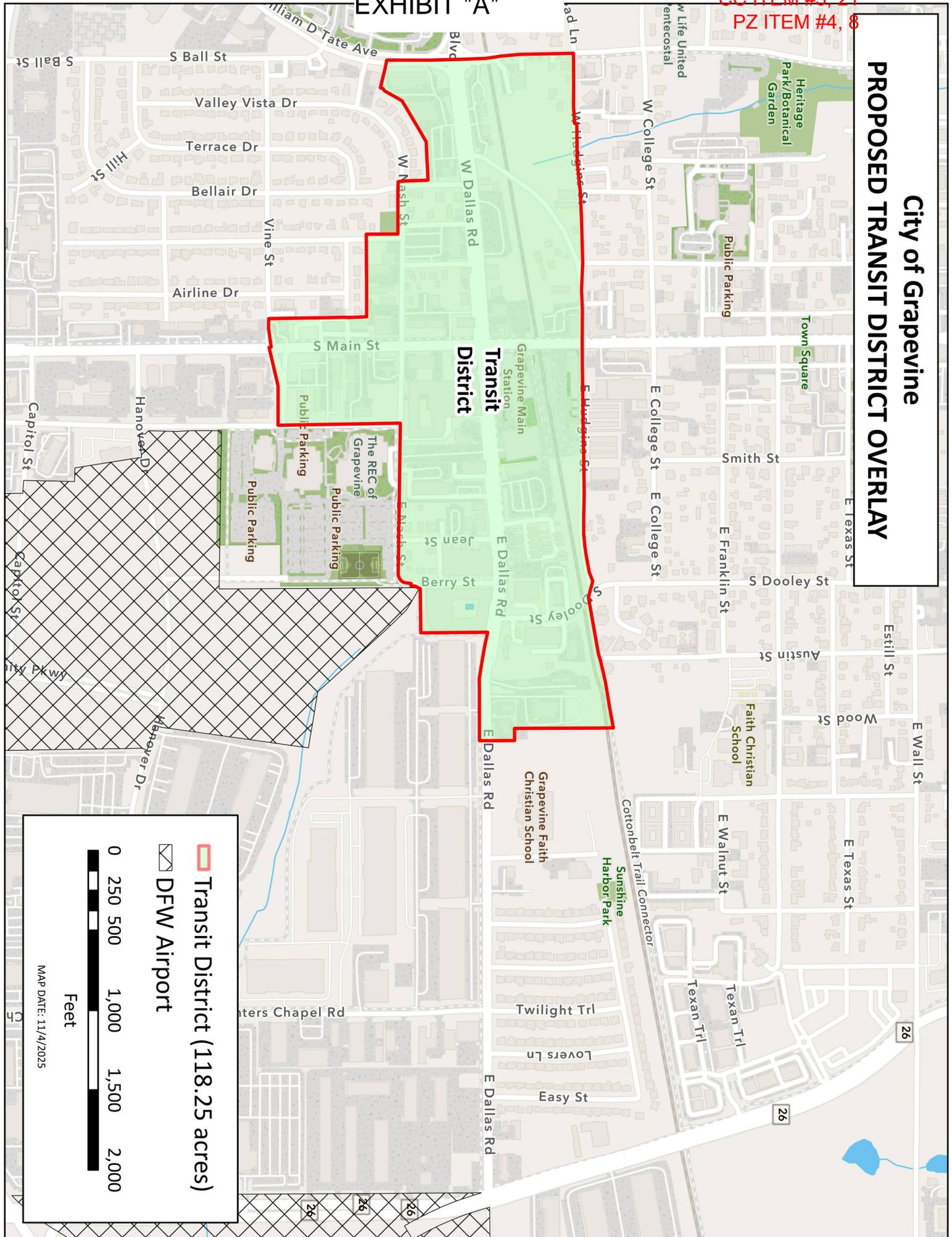
Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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Matthew C.G. Boyle  
City Attorney

**City of Grapevine  
PROPOSED TRANSIT DISTRICT OVERLAY**



 Transit District (118.25 acres)

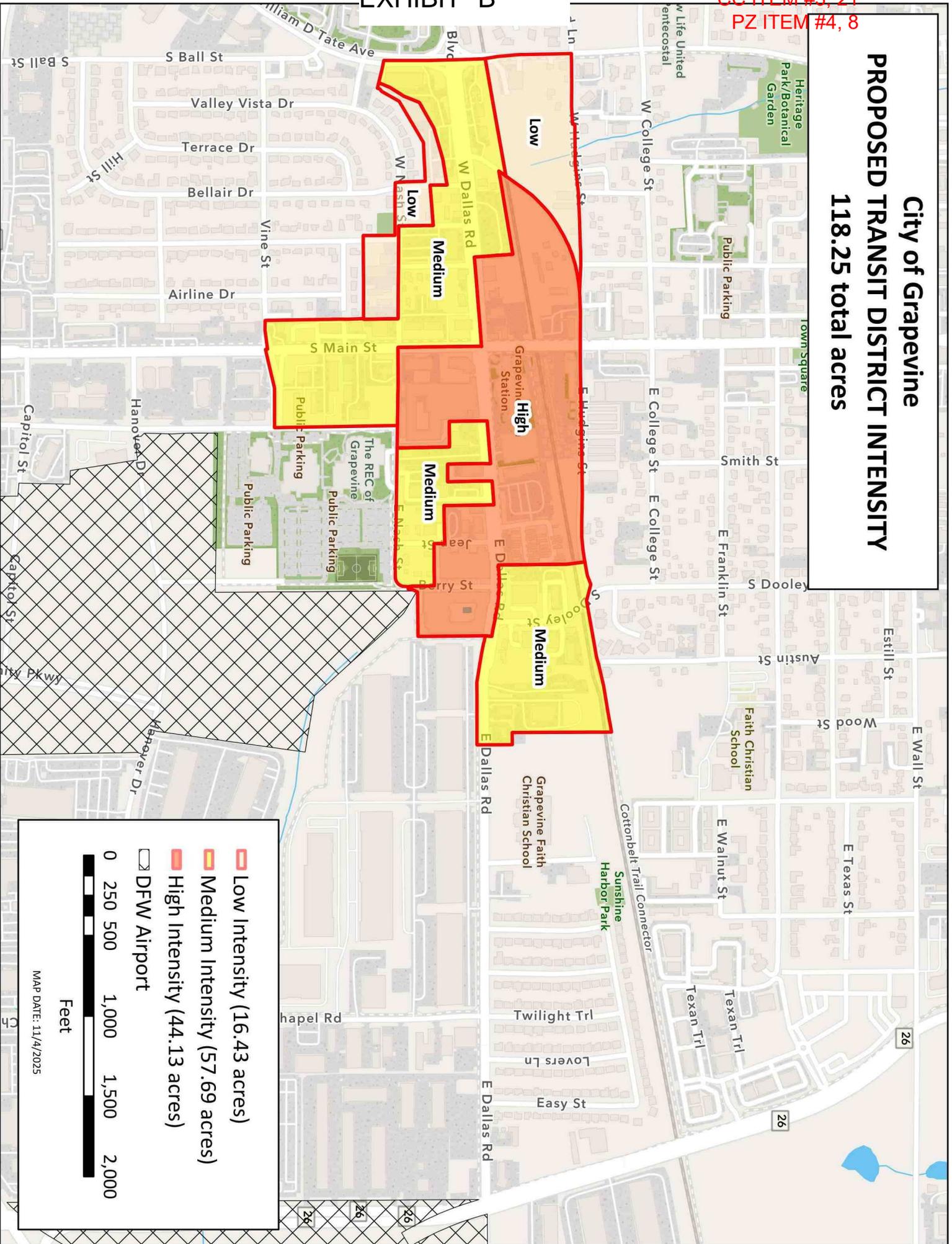
 DFW Airport

0 250 500 1,000 1,500 2,000

Feet

MAP DATE: 11/4/2025

**City of Grapevine**  
**PROPOSED TRANSIT DISTRICT INTENSITY**  
**118.25 total acres**



	Low Intensity (16.43 acres)
	Medium Intensity (57.69 acres)
	High Intensity (44.13 acres)
	DFW Airport

0 250 500 1,000 1,500 2,000

Feet

MAP DATE: 11/4/2025

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

**FROM:** BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
ERICA MAROHNIC, DIRECTOR, PLANNING SERVICES

**MEETING DATE:** NOVEMBER 18, 2025

**SUBJECT:** PLANNING SERVICES TECHNICAL REPORT OF AMENDMENTS  
TO SECTION 12, *DEFINITIONS*, SECTION 41.B., *TRANSIT  
DISTRICT OVERLAY* (TDO), AND SECTION 56, *OFF-STREET  
PARKING REQUIREMENTS* OF THE ZONING ORDINANCE TO ADD  
DEFINITIONS; AND CLARIFY LANGUAGE, APPLICATION  
PROCESSES, PERMITTED USES, AND ASSOCIATED PARKING  
REQUIREMENTS FOR LAND USES WITHIN THE OVERLAY. (AM25-  
03B)

**BACKGROUND:**

The City established the Transit District Overlay, "Overlay", to guide development around designated transit hubs. The goal is to create compact, walkable, mixed-use environments that encourage transit ridership. Since its adoption, the Overlay has served as a planning tool to concentrate higher-density residential, retail, and employment uses within a quarter mile of transit facilities. Its purpose is to align land use and urban design standards with the community's long-term vision for transit-oriented growth.

**ISSUES:**

The Commission recommends revisions to the introductory subsections of Section 41.B., *Transit District Overlay*, to enhance clarity and reinforce the district's intent. The proposed amendments clarify that the Overlay is a zoning overlay and not an independent zoning district. Land use entitlements will be governed by the underlying base zoning, while the overlay will further restrict uses and provide additional flexibility in design and development standards. This distinction is important to prevent misinterpretation of the overlay as a "two-in-one" regulatory tool; rather, it serves as a supplemental framework that supports the goals of transit-oriented development.

Furthermore, the Commission proposes removing Figure 3: "Preferred Use Matrix" from the ordinance. Instead of relying on broad permissible land uses within each intensity subdistrict, the new language will establish specific lists of permitted, conditional, and prohibited uses for each subdistrict. This change aims to improve transparency, ensure consistency in application, and streamline the administration of the Overlay. By clearly identifying allowable uses within each subdistrict, the ordinance will be more accessible to property owners, developers, staff, and decision-makers, thereby promoting predictable outcomes and advancing the objectives of the Overlay.

Additionally, the existing intensity subdistrict areas are proposed to be slightly modified, particularly around the Bellaire neighborhood, which will be designated as Low Intensity. This change aims to create a buffer from potentially more intense commercial uses and help protect the established residential area.

Proposed revisions are attached and are provided in a ~~strikethrough~~/underline format.

em/

**Proposed changes to Section 12, Definitions and Section 56. Off-Street  
Parking Requirements**  
Zoning Ordinance Amendments (AM25-03B)

## **Section 12. Definitions**

### **Definition:**

\*\*\*\*

*Health and Fitness Center.* A large facility that provides a wide range of health, wellness, and exercise services to many patrons. These centers typically feature areas for weight training and cardiovascular workouts, as well as indoor courts, swimming pools, martial arts classes, group fitness rooms, childcare services, locker rooms, and food or juice bars. Most health and fitness centers operate on a membership basis, can accommodate more than 50 people at a time, and have a floor area exceeding 5,000 square feet. This category includes, but is not limited to, establishments such as martial arts academies with large student bodies and national or regional fitness chains.

\*\*\*\*

*Specialty Fitness Studio.* A facility designed primarily for small-group or individual fitness instruction and training in specialized disciplines, such as yoga, Pilates, barre, spin, boxing, some martial arts, dance fitness, and similar activities. These studios typically operate with scheduled classes or limited membership access, accommodating fewer than 50 people at any given time and occupying no more than 5,000 square feet of floor space. Additionally, they may engage in ancillary retail sales of related products, such as apparel, nutritional supplements, or equipment, and offer incidental personal services like massage or wellness coaching.

\*\*\*\*

## **Section 56. Off-Street Parking Requirements**

*C. Number of parking space required:* Multiuse projects shall have aggregate parking requirements. The minimum number of off-street parking spaces required shall be as follows:

\*\*\*\*

<b>Use</b>	<b>Number of parking spaces</b>	<b>Required for each</b>
<b>Recreation, Social and Entertainment Uses</b>		
Indoor commercial amusements	1	100 sq. ft. of enclosed floor area
Outdoor commercial amusements	20 plus 1	6 seats
Bowling alley	20 plus 3	Lane
Theaters/cinemas	1	4 seats
Outdoor theater	1	2 seats

**Proposed changes to Section 56. Off-Street Parking Requirements  
and Section 41B, Transit District Overlay  
Zoning Ordinance Amendments (AM25-03B)**

Golf course (public and private)	5	Hole
	1	10 linear feet of driving area
	Plus 50% of any required parking	For each additional use
Indoor skating facilities	1	Per 2.5 persons based on occupant load of skating surfaces
	Plus 1	Per 3 persons based on spectator seating
<u>Health and Fitness Center</u>	<u>1</u>	<u>300 sq. ft. of gross floor area or 1 space per 3 occupants (based on the maximum class size), whichever is greater</u>
<u>Specialty Fitness Studio</u>	<u>1</u>	<u>1 space per 200 sq. ft. of gross floor area or 1 space per 2 occupants (based on maximum fire code capacity), whichever is greater.</u>

\*\*\*\*

**Section 41B, Transit District Overlay**

PURPOSE: Given the creation of the TEXRail Station within the city, this type of public transportation center can lead to development pressure within close proximity to the station, ~~which is~~ often referred to as Transit Oriented Development (TOD). This combination of commuter rail, ~~along with~~ the rail station, hotel and parking structure investment, and its proximity to Grapevine’s Historic Main Street ~~creates will lead to some of the most~~ unique development ~~and land~~ opportunities within the city.

~~With this in mind, t~~The Transit District Overlay (Overlay) is intended to encourage ~~development within the boundaries of the Transit District which encompasses~~ compatible and progressive development within approximately ~~118~~ 175 acres centered at the Grapevine Main Station/Hotel Vin complex, ~~generally bounded by at the northeast corner of Dallas Road and Main Street, and continuing east to Ball Street, and west to Texan Trail Faith Christian School, and bounded to the north by to~~ the TEXRail ~~rail~~ line.

The Overlay shall only be established on property that has an approved base zoning district, either in place prior to or concurrently with the consideration of the Overlay application. The base zoning district establishes the foundational land uses permitted on the property, while the Overlay provides additional flexibility for urban design, increased

**Proposed changes to Section 56. Off-Street Parking Requirements  
and Section 41B, Transit District Overlay  
Zoning Ordinance Amendments (AM25-03B)**

density, reduced setbacks, expanded use options, and alternative parking strategies appropriate within a transit-oriented context.

~~The purpose of the eOverlay is to promote an alternate and progressive means of development within the Transit District keeping in mind the varied existing and potential land uses~~ shall serve as a supplementary layer to the base zoning, offering discretionary tools for design and planning that support the principles of TOD. This includes enhanced urban form, pedestrian orientation, and context-sensitive development. Through this mechanism, the Planning and Zoning Commission and City Council may impose conditions to mitigate potential adverse impacts on the community or surrounding properties. ~~This overlay will enable uses that are typically associated with the established principles of Transit Oriented Development and provides the tools and mechanisms necessary to plan, design, and construct such uses. Potential benefits associated with the overlay include increased density and lot coverage, reduced building setbacks, a wider range of potential land uses, and alternative parking strategies. The discretionary oversight granted in this section shall allow the Planning and Zoning Commission and the City Council the ability to establish standards and impose conditions upon such requests to mitigate or eliminate potentially adverse effects upon the community or upon properties within the vicinity of the proposed use. Designation under this section shall not affect the underlying zoning of the property except as provided in the ordinance establishing the overlay.~~

GENERAL GUIDELINES: All development and uses intended within the Transit District utilizing the ~~Transit District~~ Overlay shall comply with the criteria established in this will follow the criteria established within Section 41B. Transit District Overlay, and The City of Grapevine Transit District Overlay, Design and Development Standards, attached hereto as Exhibit "A", and incorporated herein by reference. as if contained in its entirety. In situations where a conflict between the eOverlay and the Zoning Ordinance may occur, the provisions of the Overlay shall prevail govern. However, the underlying base zoning shall remain the controlling standard for permitted land uses unless otherwise modified or supplemented by the approved Overlay.

APPLICATION FOR UTILIZING THE TRANSIT DISTRICT OVERLAY: An application for a Transit District Overlay shall be filed with the Director of Development Planning Services, and processed in accordance with ~~which shall be forwarded to the Planning and Zoning Commission and the City Council.~~ The procedure set forth in to follow to establish a Transit District Overlay shall be the same process as that required to establish, amend, or alter a development as specified under Section 48, Conditional Uses.

The Overlay application shall contain a Site Plan as outlined in Section 47, Site Plan Review, along with appropriate information, drawing and exhibits demonstrating adherence to the Overlay requirements as well as any additional information as may be required by the Planning and Zoning Commission, City Council, or the Director of

**Proposed changes to Section 56. Off-Street Parking Requirements  
and Section 41B, Transit District Overlay  
Zoning Ordinance Amendments (AM25-03B)**

~~Development [Planning](#) Services. Failure to meet the following submittal requirements will result in the rejection of the application.~~

~~Approval of a Transit District Overlay does not remove or eliminate the base zoning designation but supplements it. The property shall be developed in conformance with the approved site plan and the Overlay conditions. Any subsequent changes to the site plan or standards must be approved through an amendment to the Overlay and may necessitate a change to the base zoning district.~~

~~Upon the approval of any Transit District Overlay, the previous zoning designation on the Property is abandoned. Unless and until the Property is otherwise rezoned or an amendment to the Transit District Overlay is approved, the Property can only be used in full accordance with the site plan approved as part of the Transit District Overlay.~~

Approval of a Transit District Overlay supplements the existing base zoning designation without eliminating it. The property must be developed according to the approved use, site plan, and Overlay conditions. Once the Overlay is approved, the previous zoning district no longer applies, and any changes to the site plan or standards require an amendment to the Overlay, which may require changing the base zoning district. Until the property is rezoned or an amendment is granted, it can only be used in accordance with the approved site plan.

## **Section 41B, Transit District Overlay**

### **Subsection 2. Boundaries of District**

Transit Oriented Development is typically considered to be within ¼ mile (walking distance) of a transit hub, in this case, the Grapevine Main/Hotel Vin complex at the northeast corner of Dallas Road and Main Street. The City of Grapevine City Council and the Planning and Zoning Commission have designated the boundaries for the district consisting of approximately ~~175~~ [118](#) acres stretching from Ball Street on the west to ~~Texan Trail~~ [Faith Christian School](#) on the east, roughly bordering the path of the TEXRail tracks through the core of Grapevine (see Figure 1). The Grapevine Transit District Overlay will be ~~optionally~~ applicable to the parcels within these boundaries. ~~Certain parcels such as Faith Christian School and Northfield Distribution Center are excluded from the boundaries of the District. The Sunshine Harbor residential subdivision, and properties to the east of it to Texan Trail will likely be included in future planning.~~

### **Subsection 4. Intensity Sub Districts and Uses (Section 41B. page 4)**

The Grapevine Transit District is divided into three “Intensity Sub-Districts”, consisting of specific groups of parcels to which varying levels of activity are anticipated. While “intensity” is somewhat related to land use and density, it also has a higher meaning related to types of uses, energy, concentration of activity, and excitement. The City

**Proposed changes to Section 56. Off-Street Parking Requirements  
and Section 41B, Transit District Overlay  
Zoning Ordinance Amendments (AM25-03B)**

Council and Planning and Zoning Commission specifically selected the use of “intensity” as a differentiator for Transit District sub-districts to ensure that the uses within those subdistricts focus on more than just density as development standards are created.

**HIGH-INTENSITY SUB DISTRICT** (*Section 41B. page 5*)

The High-Intensity Sub District focuses on the core of the Transit District, the area most closely adjacent to the rail station up to approximately one-quarter mile from the station platform. “High-intensity” refers not only to the desire for moderately high levels of density, but also to high levels of activity focused on public uses. Walkability and pedestrian amenities are very important to this Sub-District, as is landscaping including street trees and other shade elements. The vision of the City of Grapevine for the High Intensity Sub-District is for it to be the most energetic and exciting area within the transit corridor. Uses would include but not be limited to: family oriented attractions and entertainment venues, [and](#) local and regional retail and restaurants, ~~and higher density mixed use developments.~~ Grouped clusters of uses, along a pedestrian path, similar to a European village would be appropriate. Specialty/boutique retail is encouraged, as are artisan and craft studios and shops. ~~Sidewalk vendors and Retail vendor kiosks might be considered in conjunction with appropriate developments. Residential uses should be medium to high density owner-occupied products, such as townhomes or brownstones condominiums.~~ See [Allowable Uses by Intensity Sub-District. Fig. 3.](#)

~~All uses in developments within this Overlay will be Conditional Uses.~~ Please refer to [Allowable Uses by Intensity Sub-District](#) the “~~Preferred Use Matrix~~” for additional information on permitted, [conditional uses and prohibitions on](#) ~~potential~~ uses within this district. ~~Uses not listed in this document may be considered, and appropriate unique uses are encouraged.~~

**MEDIUM-INTENSITY SUB-DISTRICT** (*Section 41B. page 5*)

The Medium-Intensity Sub-District focuses on areas of development and potential redevelopment that are in most cases adjacent to the High-Intensity Sub-District and generally range from a quarter-mile to a half-mile from the rail station platform. It includes the area immediately east of the High-Intensity Sub-District between Dallas Road and the rail line, the area immediately south of the platform along Main Street stretching to the civic complex, and extending west along Dallas Road to William D. Tate Avenue.

“Medium-intensity” in this case refers not only to moderate density but also to a moderate degree of public-focused activity and development. Pedestrian connectivity is still very important in this Sub-District. The vision of the City of Grapevine for this Intensity Sub-District includes, but is not limited to, less intensive retail and commercial uses, restaurants, [and specialty retail, craft, and artisan shops and studios.](#) ~~small-scale but high density employers such as an urban corporate campus, and educational facilities. Again, specialty retail, craft, and artisan shops are encouraged. Moderate density residential~~

**Proposed changes to Section 56. Off-Street Parking Requirements  
and Section 41B, Transit District Overlay  
Zoning Ordinance Amendments (AM25-03B)**

~~(such as townhomes and brownstones) and small scale neighborhood commercial uses would be appropriate in areas adjacent to the Low Intensity Sub-District and adjacent to minor streets.~~ Lower density mixed-use development would still be appropriate for consideration in the Medium Intensity Sub-District. See [Allowable Uses by Intensity Sub-District. Fig. 3.](#)

~~All uses in developments within this Overlay will be Conditional Uses.~~ Please refer to [Allowable Uses by Intensity Sub-District](#) the ~~“Preferred Use Matrix”~~ for additional information on permitted, [conditional uses and prohibitions on potential](#) uses within this district. ~~Uses not listed in this document may be considered, and appropriate unique uses are encouraged.~~

### **LOW-INTENSITY SUB-DISTRICT** *(Section 41B. page 6)*

The Low-Intensity Sub-District includes primarily areas on the [northwest east](#) and [southwest](#) peripheries of the Transit District, including the area on the far northwest of the Transit District between the rail line and Hudgins St. on the south and north and between Ira E. Woods Ave. and William D. Tate Avenue on the east and west, and a small number of parcels on the southwest side of the Transit District near W. Nash St. In this case, “low intensity” means that this sub-district has the lowest potential to have significant densities and/or commercial and retail-focused activity. The vision of the City for the Low Intensity Sub-District is that these areas provide important transition zones to surrounding neighborhoods, including established single-family neighborhoods. [Residential Most](#) development ~~or redevelopment~~ in the Low Intensity Sub-District should be owner-occupied [brownstone](#) products. ~~would include moderate to low density residential, such as single family or two-family homes. Carefully planned projects of slightly higher density residential such as small townhome developments might be considered, especially adjacent to the Medium Intensity Sub-District.~~ All development or redevelopment should include pedestrian connectivity to the rest of the district. See [Allowable Uses by Intensity Sub-District. Fig. 3.](#)

~~All uses in developments within this Overlay will be Conditional Uses.~~ Please refer to [Allowable Uses by Intensity Sub-District](#) the ~~“Preferred Use Matrix”~~ for additional information on permitted, [conditional uses and prohibitions on potential](#) uses within this district. ~~Uses not listed in this document may be considered, and appropriate unique uses are encouraged.~~

### **Subsection 4.A. Intensity Sub-Districts and Uses, [Allowable Uses by Intensity Subdistrict](#)**<sup>1</sup>

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<sup>1</sup> As part of this request, Figure 3. Preferred Use Matrix will be deleted.

**Proposed changes to Section 56. Off-Street Parking Requirements  
and Section 41B, Transit District Overlay  
Zoning Ordinance Amendments (AM25-03B)**

**LOW INTENSITY**A. Permitted Uses:

- Professional Offices, limited to:
  - Offices, including professional, business and administrative.
  - Governmental office buildings and uses.
  - Medical offices but not including laboratories for the manufacture of pharmaceutical or other products for general sale or distribution.
  - Engineering, architectural, and design services, provided that such services are performed by individuals or firms duly licensed or registered under applicable state law.
  - Professional offices which include the following professional and semiprofessional occupations: accountants; attorneys; dentists; insurance agents; real estate agents; personal or family counselors; chiropractors; physical therapists; physicians; and surgeons.
- Brownstones.
- Personal service establishments including beauty, barber, dry cleaning and laundry pickup, shoe repair, and express or mailing offices.
- Art galleries.
- Museums.

B. Conditional Uses:

- Electric vehicle (EV) charging stations. (See Section 42.I.).

C. Prohibited Uses:

- Drive-in or drive-through service.
- Veterinarians.
- Veterinary hospitals.
- Animal grooming salons.
- Dog kennels
- Funeral homes.

**MEDIUM INTENSITY**A. Permitted Uses:

- Travel agencies.
- Professional Offices, limited to:
  - Offices, including professional, business and administrative.
  - Governmental office buildings and uses.
  - Medical offices but not including laboratories for the manufacture of pharmaceutical or other products for general sale or distribution.

**Proposed changes to Section 56. Off-Street Parking Requirements  
and Section 41B, Transit District Overlay  
Zoning Ordinance Amendments (AM25-03B)**

- Engineering, architectural, and design services, provided that such services are performed by individuals or firms duly licensed or registered under applicable state law.
- Professional offices which include the following professional and semiprofessional occupations: accountants; attorneys; dentists; insurance agents; real estate agents; personal or family counselors; chiropractors; physical therapists; physicians; and surgeons.
- Financial institutions or banks.
- Automated teller machine (ATM) kiosk.
- Pharmacies.
- Studios for art, dancing, drama, music, photography, interior decorating or reducing and including artisan studios for the creations of crafts, furniture, and arts which are handmade or handcrafted.
- Specialized fitness training studios in an enclosed building where the size of the space does not exceed 3,000 square feet.
- Permanent cosmetic application with a valid Tattoo Studio License from the Texas Department of Health and licensure from the Texas Cosmetology Commission.
- Restaurants with inside dining.
- Live/ Workspace.
- Licensed childcare program.
- Convenience stores.
- Retail stores and sales, limited to, antique, art supply, sporting goods, clothing, music, television sales and repair, stationary, collectables, jewelry, leather goods and luggage, linens, fabrics, optical goods, electronics, delicatessens, bakeries, and coffee shops, and office supplies.
- Commercial print center.
- Fraternal organization or club that organizes for civic, social, cultural, religious, education, or charitable purposes, operating as a recognized entity of a national or regional fraternal order.
- A facility, jointly developed, owned, or operated by a public agency and a private entity under a contractual agreement approved by the governmental body.
- Information technology services, excluding hardware sales and repair.

**B. Conditional Uses:**

- Alcoholic beverage sales provided a conditional use permit is issued in accordance with Section 42.B of this ordinance.
- Outdoor speakers.
- Wine tasting facility with alcoholic beverage sales with on-premises and off-premises consumption provided a conditional use permit is issued in accordance with Section 42.B. of the ordinance. All alcoholic beverage sales shall be consistent with the Texas Alcoholic Beverage Code.

**Proposed changes to Section 56. Off-Street Parking Requirements  
and Section 41B, Transit District Overlay  
Zoning Ordinance Amendments (AM25-03B)**

- Winery with alcoholic beverage sales, with, on-premises and off-premises consumption, provided a conditional use permit is issued in accordance with Section 42.B. of the ordinance.
- Electric vehicle (EV) charging stations. (See Section 42.I.).
- Outside display and sales of merchandise.
- Outside dining.

C. Prohibited Uses:

- Drive-in or drive-through service.
- Gasoline service station.
- Veterinarians.
- Veterinary hospitals.
- Animal grooming salons.
- Dog kennels
- Funeral homes.

**HIGH INTENSITY**

A. Permitted Uses:

- All permitted uses in medium intensity area (Medium Intensity. A. Permitted Uses) shall also be permitted in high intensity area but excluding licensed childcare programs.
- Health spas and Specialty Fitness Studios (massage establishments must meet the requirements of Section 49.B.5.) within an enclosed building.
- Art galleries.
- Museums.
- Indoor commercial amusements limited to skating rinks.
- Restaurants with inside dining.
- Conference and convention centers.
- Public institutions and nonprofit institutions of any educational, religious or cultural type.
- Vocation, trade, and technical schools.
- Boutique hotels.
- Parking garage, free and public use. Paid parking garages must comply with Section 49.B. of this ordinance.
- Retail vendor kiosks.
- A facility, jointly developed, owned, or operated by a public agency and a private entity under a contractual agreement approved by the governmental body.

B. Conditional Uses:

- Theaters and cinemas.

**Proposed changes to Section 56. Off-Street Parking Requirements  
and Section 41B, Transit District Overlay  
Zoning Ordinance Amendments (AM25-03B)**

- Alcoholic beverage sales provided a conditional use permit is issued in accordance with Section 42.B of this ordinance.
- Outdoor dining.
- Outdoor speakers.
- Electric vehicle (EV) charging stations. (See Section 42.I.).
- Outside display and sales of merchandise.
- Artisan market hall or pavilion. Retail sales are limited to those items otherwise identified as permitted retail in this intensity area.
- Indoor commercial amusements, the operation of which is total within an enclosed building, including bowling alleys, video arcades, and roller skating and ice-skating arenas.
- Wine tasting facility with alcoholic beverage sales with on-premises and off-premises consumption provided a conditional use permit is issued in accordance with Section 42.B. of the ordinance. All alcoholic beverage sales shall be consistent with the Texas Alcoholic Beverage Code.
- Winery with alcoholic beverage sales, with, on-premises and off-premises consumption, provided a conditional use permit is issued in accordance with Section 42.B. of the ordinance.
- Brew pub.
- Distilleries.
- Private and charter schools.

**C. Prohibited Uses:**

- Drive-in or drive-through service.
- Gasoline service station.
- Corrective institutions.
- Hospitals.
- Any residential use.
- Licensed childcare programs.

ORDINANCE NO. 2025-082

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX “D” OF THE CITY CODE OF GRAPEVINE, TEXAS, AMENDING SECTION 12, *DEFINITIONS*, SECTION 41.B., *TRANSIT DISTRICT OVERLAY* (TDO), AND SECTION 56, OFF-STREET PARKING REQUIREMENTS OF THE ZONING ORDINANCE FOR THE PURPOSE OF ADDING DEFINITIONS; AND TO CLARIFY LANGUAGE, APPLICATION PROCESSES, PERMITTED USES, AND ASSOCIATED PARKING REQUIREMENTS FOR LAND USES WITHIN THE OVERLAY, (AM25-03B); REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine created Section 41.B., Transit District Overlay (TDO), “Overlay” of the Zoning Ordinance with adoption of Ordinance No. 2019-008 on February 19, 2019; and

WHEREAS, the City of Grapevine adopted the Transit District Overlay to encourage compact, mixed-use, and pedestrian-oriented development patterns that support the use of public transit; and

WHEREAS, upon review and implementation of the Overlay, the Planning and Zoning Commission has identified the need to clarify certain provisions to ensure consistent interpretation and administration of the regulations; and

WHEREAS, the proposed amendments include the addition of definitions, clarification of language related to application procedures, and refinement of permitted uses and associated parking requirements within the overlay district; and

WHEREAS, these amendments are intended to promote development that aligns with the goals and objectives of the City’s Comprehensive Master Plan and the vision for the Transit District area; and

WHEREAS, proper notice of the proposed amendment has been given in accordance with state law, and a public hearing was conducted jointly by the Planning and Zoning Commission and City Council; and

WHEREAS, the City Council, after due consideration of the recommendation of the Planning and Zoning Commission, the staff report, and all public testimony, finds that

the proposed amendment promotes orderly development and is in the best interest of the City of Grapevine; and

WHEREAS, the City Council finds that the amendments are in the best interest of the public health, safety, and welfare, and will provide greater clarity and predictability for property owners, developers, and City staff in the administration of the Overlay district; and

WHEREAS, the City desires to implement those rules and regulations that protect health, life, and property and that preserve good government, order, and security of the City and its inhabitants; and

WHEREAS, all statutory and constitutional requirements for the passage of this ordinance have been adhered to, including but not limited to the Open Meetings Act and Chapter 211 of the Local Government Code.

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

Section 1. That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That Section 12 of the Zoning Ordinance – "Definitions.", the following definitions are hereby added, as follows:

\*\*\*\*

*Health and Fitness Center.* A large facility that provides a wide range of health, wellness, and exercise services to many patrons. These centers typically feature areas for weight training and cardiovascular workouts, as well as indoor courts, swimming pools, martial arts classes, group fitness rooms, childcare services, locker rooms, and food or juice bars. Most health and fitness centers operate on a membership basis, can accommodate more than 50 people at a time, and have a floor area exceeding 5,000 square feet. This category includes, but is not limited to, establishments such as martial arts academies with large student bodies and national or regional fitness chains.

\*\*\*\*

*Specialty Fitness Studio.* A facility designed primarily for small-group or individual fitness instruction and training in specialized disciplines, such as yoga, Pilates, barre, spin, boxing, some martial arts, dance fitness, and similar activities. These studios typically operate with scheduled classes or limited membership access, accommodating fewer than 50 people at any given time and occupying no more than 5,000 square feet of floor space. Additionally, they may engage in ancillary retail sales of related products, such as apparel, nutritional supplements, or equipment, and offer incidental personal services like massage or wellness coaching.

\*\*\*\*

Section 3. That Section 56 of the Zoning Ordinance – “Off-Street Parking Requirements”, is hereby, amended, as follows:

\*\*\*\*

Use	Number of parking spaces	Required for each
<b>Recreation, Social and Entertainment Uses</b>		
Indoor commercial amusements	1	100 sq. ft. of enclosed floor area
Outdoor commercial amusements	20 plus 1	6 seats
Bowling alley	20 plus 3	Lane
Theaters/cinemas	1	4 seats
Outdoor theater	1	2 seats
Golf course (public and private)	5	Hole
	1	10 linear feet of driving area
	Plus 50% of any required parking	For each additional use
Indoor skating facilities	1	Per 2.5 persons based on occupant load of skating surfaces
	Plus 1	Per 3 persons based on spectator seating
Health and Fitness Center	1	300 sq. ft. of gross floor area or 1 space per 3 occupants (based on the maximum class size), whichever is greater
Specialty Fitness Studio	1	1 space per 200 sq. ft. of gross floor area or 1 space per 2 occupants (based on maximum fire code capacity), whichever is greater.

\*\*\*\*

Section 4. That Section 41.B of the Zoning Ordinance – “Transit District Overlay (TDO)”, is hereby, amended, as follows:

\*\*\*\*

PURPOSE: Given the creation of the TEXRail Station within the city, this type of public transportation center can lead to development pressure within close proximity to the station, often referred to as Transit Oriented Development (TOD). This combination of

commuter rail, the rail station, hotel and parking structure investment, and its proximity to Grapevine's Historic Main Street creates unique development opportunities within the city.

The Transit District Overlay (Overlay) is intended to encourage compatible and progressive development within approximately 118 acres centered at the Grapevine Main Station/Hotel Vin complex, generally bounded by Dallas Road and Main Street, east to Ball Street, west to Faith Christian School, and north to the TEXRail line.

The Overlay shall only be established on property that has an approved base zoning district, either in place prior to or concurrently with the consideration of the Overlay application. The base zoning district establishes the foundational land uses permitted on the property, while the Overlay provides additional flexibility for urban design, increased density, reduced setbacks, expanded use options, and alternative parking strategies appropriate within a transit-oriented context.

The Overlay shall serve as a supplementary layer to the base zoning, offering discretionary tools for design and planning that support the principles of TOD. This includes enhanced urban form, pedestrian orientation, and context-sensitive development. Through this mechanism, the Planning and Zoning Commission and City Council may impose conditions to mitigate potential adverse impacts on the community or surrounding properties.

**GENERAL GUIDELINES:** All development and uses intended within the Transit District utilizing the Overlay shall comply with the criteria established in this Section 41B. Transit District Overlay, and The City of Grapevine Transit District Overlay, Design and Development Standards, attached hereto as Exhibit "A", and incorporated herein by reference. In situations where a conflict between the Overlay and the Zoning Ordinance may occur, the provisions of the Overlay shall govern. However, the underlying base zoning shall remain the controlling standard for permitted land uses unless otherwise modified or supplemented by the approved Overlay.

**APPLICATION FOR UTILIZING THE TRANSIT DISTRICT OVERLAY:** An application for a Transit District Overlay shall be filed with the Director of Planning Services and processed in accordance with the procedure set forth in Section 48, Conditional Uses.

The Overlay application shall contain a Site Plan as outlined in Section 47, Site Plan Review, along with appropriate information, drawing and exhibits demonstrating adherence to the Overlay requirements as well as any additional information as may be required by the Planning and Zoning Commission, City Council, or the Director of Planning Services

Approval of a Transit District Overlay supplements the existing base zoning designation without eliminating it. The property must be developed according to the approved use, site plan, and Overlay conditions. Once the Overlay is approved, the previous zoning district no longer applies, and any changes to the site plan or standards require an

amendment to the Overlay, which may require changing the base zoning district. Until the property is rezoned or an amendment is granted, it can only be used in accordance with the approved site plan.

\*\*\*\*

#### **Subsection 4.A., Allowable Uses by Intensity Sub-District**

The Grapevine Transit District is divided into three “Intensity Sub-Districts”, consisting of specific groups of parcels to which varying levels of activity are anticipated. While “intensity” is somewhat related to land use and density, it also has a higher meaning related to types of uses, energy, concentration of activity, and excitement. The City Council and Planning and Zoning Commission specifically selected the use of “intensity” as a differentiator for Transit District sub-districts to ensure that the uses within those subdistricts focus on more than just density as development standards are created.

#### **HIGH-INTENSITY SUB DISTRICT**

The High-Intensity Sub District focuses on the core of the Transit District, the area most closely adjacent to the rail station up to approximately one-quarter mile from the station platform. “High-intensity” refers not only to the desire for moderately high levels of density, but also to high levels of activity focused on public uses. Walkability and pedestrian amenities are very important to this Sub-District, as is landscaping including street trees and other shade elements. The vision of the City of Grapevine for the High Intensity Sub-District is for it to be the most energetic and exciting area within the transit corridor. Uses would include but not be limited to: family-oriented attractions and entertainment venues, and local and regional retail and restaurants. Grouped clusters of uses, along a pedestrian path, similar to a European village would be appropriate. Specialty/boutique retail is encouraged, as are artisan and craft studios and shops. See *Allowable Uses by Intensity Sub-District*.

Please refer to *Allowable Uses by Intensity Sub-District* for additional information on permitted, conditional uses and prohibitions on uses within this district.

#### **MEDIUM-INTENSITY SUB-DISTRICT**

The Medium-Intensity Sub-District focuses on areas of development and potential redevelopment that are in most cases adjacent to the High-Intensity Sub-District and generally range from a quarter mile to a half-mile from the rail station platform. It includes the area immediately east of the High-Intensity Sub-District between Dallas Road and the rail line, the area immediately south of the platform along Main Street stretching to the civic complex and extending west along Dallas Road to William D. Tate Avenue.

“Medium-intensity” in this case refers not only to moderate density but also to a moderate degree of public-focused activity and development. Pedestrian connectivity is still very important in this Sub-District. The vision of the City of Grapevine for this Intensity Sub-District includes, but is not limited to, less intensive retail and commercial uses,

restaurants, and specialty retail, craft, and artisan shops and studios. Lower density mixed-use development would be appropriate for consideration in the Medium Intensity Sub-District. See *Allowable Uses by Intensity Sub-District*.

Please refer to *Allowable Uses by Intensity Sub-District* for additional information on permitted, conditional uses and prohibitions on uses within this district.

## **LOW-INTENSITY SUB-DISTRICT**

The Low-Intensity Sub-District includes primarily areas on the northwest and southwest peripheries of the Transit District, including the area on the far northwest of the Transit District between the rail line and Hudgins St. on the south and north and between Ira E. Woods Ave. and William D. Tate Avenue on the east and west, and a small number of parcels on the southwest side of the Transit District near W. Nash St. In this case, “low intensity” means that this sub-district has the lowest potential to have significant densities and/or commercial and retail-focused activity. The vision of the city for the Low Intensity Sub-District is that these areas provide important transition zones to surrounding neighborhoods, including established single-family neighborhoods. Residential development in the Low Intensity Sub-District should be owner-occupied brownstone products. All development or redevelopment should include pedestrian connectivity to the rest of the district. See *Allowable Uses by Intensity Sub-District*.

Please refer to *Allowable Uses by Intensity Sub-District* for additional information on permitted, conditional uses and prohibitions on uses within this district.

\*\*\*\*

Section 5. That Figure 3: “Preferred use Matrix” of Section 41.B of the Zoning Ordinance – “Transit District Overlay (TDO)”, is hereby, deleted and replaced in its entirety, as follows:

\*\*\*\*

## **LOW INTENSITY**

### **A. Permitted Uses:**

- Professional Offices, limited to:
  - Offices, including professional, business and administrative.
  - Governmental office buildings and uses.
  - Medical offices but not including laboratories for the manufacture of pharmaceutical or other products for general sale or distribution.
  - Engineering, architectural, and design services, provided that such services are performed by individuals or firms duly licensed or registered under applicable state law.
  - Professional offices which include the following professional and semiprofessional occupations: accountants; attorneys; dentists; insurance

- agents; real estate agents; personal or family counselors; chiropractors; physical therapists; physicians; and surgeons.
- Brownstones.
- Personal service establishments including beauty, barber, dry cleaning and laundry pickup, shoe repair, and express or mailing offices.
- Art galleries.
- Museums.

B. Conditional Uses:

- Electric vehicle (EV) charging stations. (See Section 42.I.).

C. Prohibited Uses:

- Drive-in or drive-through service.
- Veterinarians.
- Veterinary hospitals.
- Animal grooming salons.
- Dog kennels
- Funeral homes.

## **MEDIUM INTENSITY**

A. Permitted Uses:

- Travel agencies.
- Professional Offices, limited to:
  - Offices, including professional, business and administrative.
  - Governmental office buildings and uses.
  - Medical offices but not including laboratories for the manufacture of pharmaceutical or other products for general sale or distribution.
  - Engineering, architectural, and design services, provided that such services are performed by individuals or firms duly licensed or registered under applicable state law.
  - Professional offices which include the following professional and semiprofessional occupations: accountants; attorneys; dentists; insurance agents; real estate agents; personal or family counselors; chiropractors; physical therapists; physicians; and surgeons.
- Financial institutions or banks.
- Automated teller machine (ATM) kiosk.
- Pharmacies.
- Studios for art, dancing, drama, music, photography, interior decorating or reducing and including artisan studios for the creations of crafts, furniture, and arts which are handmade or handcrafted.
- Specialized fitness training studios in an enclosed building where the size of the space does not exceed 3,000 square feet.
- Permanent cosmetic application with a valid Tattoo Studio License from the Texas Department of Health and licensure from the Texas Cosmetology Commission.

- Restaurants with inside dining.
- Live/ Workspace.
- Licensed childcare program.
- Convenience stores.
- Retail stores and sales, limited to, antique, art supply, sporting goods, clothing, music, television sales and repair, stationary, collectables, jewelry, leather goods and luggage, linens, fabrics, optical goods, electronics, delicatessens, bakeries, coffee shops, and office supplies.
- Commercial print center.
- Fraternal organization or club that organizes for civic, social, cultural, religious, education, or charitable purposes, operating as a recognized entity of a national or regional fraternal order.
- A facility, jointly developed, owned, or operated by a public agency and a private entity under a contractual agreement approved by the governmental body.
- Information technology services, excluding hardware sales and repair.

B. Conditional Uses:

- Alcoholic beverage sales provided a conditional use permit is issued in accordance with Section 42.B of this ordinance.
- Outdoor speakers.
- Wine tasting facility with alcoholic beverage sales with on-premises and off-premises consumption provided a conditional use permit is issued in accordance with Section 42.B. of the ordinance. All alcoholic beverage sales shall be consistent with the Texas Alcoholic Beverage Code.
- Winery with alcoholic beverage sales, with, on-premises and off-premises consumption, provided a conditional use permit is issued in accordance with Section 42.B. of the ordinance.
- Electric vehicle (EV) charging stations. (See Section 42.I.).
- Outside display and sales of merchandise.
- Outside dining.

C. Prohibited Uses:

- Drive-in or drive-through service.
- Gasoline service station.
- Veterinarians.
- Veterinary hospitals.
- Animal grooming salons.
- Dog kennels
- Funeral homes.

## HIGH INTENSITY

### A. Permitted Uses:

- All permitted uses in medium intensity area (Medium Intensity. A. Permitted Uses) shall also be permitted in high intensity area but excluding licensed childcare programs.
- Health spas and Specialty Fitness Studios (massage establishments must meet the requirements of Section 49.B.5.) within an enclosed building.
- Art galleries.
- Museums.
- Indoor commercial amusements limited to skating rinks.
- Restaurants with inside dining.
- Conference and convention centers.
- Public institutions and nonprofit institutions of any educational, religious or cultural type.
- Vocation, trade, and technical schools.
- Boutique hotels.
- Parking garage, free and public use. Paid parking garages must comply with Section 49.B. of this ordinance.
- Retail vendor kiosks.
- A facility, jointly developed, owned, or operated by a public agency and a private entity under a contractual agreement approved by the governmental body.

### B. Conditional Uses:

- Theaters and cinemas.
- Alcoholic beverage sales provided a conditional use permit is issued in accordance with Section 42.B of this ordinance.
- Outdoor dining.
- Outdoor speakers.
- Electric vehicle (EV) charging stations. (See Section 42.I.).
- Outside display and sales of merchandise.
- Artisan market hall or pavilion. Retail sales are limited to those items otherwise identified as permitted retail in this intensity area.
- Indoor commercial amusements, the operation of which is total within an enclosed building, including bowling alleys, video arcades, and roller skating and ice-skating arenas.
- Wine tasting facility with alcoholic beverage sales with on-premises and off-premises consumption provided a conditional use permit is issued in accordance with Section 42.B. of the ordinance. All alcoholic beverage sales shall be consistent with the Texas Alcoholic Beverage Code.
- Winery with alcoholic beverage sales, with, on-premises and off-premises consumption, provided a conditional use permit is issued in accordance with Section 42.B. of the ordinance.
- Brew pub.

- Distilleries.
- Private and charter schools.

C. Prohibited Uses:

- Drive-in or drive-through service.
- Gasoline service station.
- Corrective institutions.
- Hospitals.
- Any residential use.
- Licensed childcare programs.

\*\*\*\*

Section 6. If any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall stay in full force and effect.

Section 7. The fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace, and general welfare of the public creates an emergency which requires that this ordinance become effective from and after the date of its passage, and it is accordingly so ordained.

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

Section 9. All ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of November, 2025.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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Matthew C.G. Boyle  
City Attorney

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

**FROM:** BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
ERICA MAROHNIC, DIRECTOR, PLANNING SERVICES

**MEETING DATE:** NOVEMBER 18, 2025

**SUBJECT:** PLANNING SERVICES TECHNICAL REPORT OF AMENDMENTS TO THE MAP 2: LAND USE PLAN (FUTURE LAND USE MAP) OF THE COMPREHENSIVE MASTER PLAN (MP24-01).

**BACKGROUND:**

During the summer of 2024 the Planning and Zoning Commission conducted eight subcommittee meetings and Commission workshops to evaluate the city’s zoning in relation to the future land use designations city-wide and managed within 13 defined assessment areas. The goal of this review was to identify inconsistencies, consider future growth patterns, and address amendments made in 2023 that adjusted future land use designations within the Comprehensive Master Plan (Master Plan).

Staff made presentations and provided exhibits in a series of four City Council meetings to recap the background work and the purpose of the amendments, followed by a discussion of the assessment areas according to the following schedule:

July 1: North (4 assessment areas)

August 5: South (3 assessment areas)

September 2: Central and Central Business District (5 assessment areas)

October 7: Transit District (1 assessment area)

The Transit District was set apart due to its uniqueness and left for last as there were related discussions regarding the Transit District Overlay’s boundaries, inconsistencies in the existing framework and a need for updated language in the Zoning Ordinance which will be presented under separate amendment requests.

**ISSUES:**

The objective of this work was to review and analyze previously approved rezoning requests based on their designated future land uses outlined in Map 2: Land Use Plan (future land use map). This review prompted adjustments to Subsection E. of Section IV. of the Master Plan, specifically a table that aligns zoning districts with future land use designations. Staff utilized this table to assess zone change requests, ensuring they correspond with the

property's designated density and use and ensure consistency in future land use designations wherever possible.

Key changes in Section IV, Subsection E, adopted in December 2023 include:

1. Amendments to future land use designations, along with the relocation and removal of zoning districts (e.g., PRD-6, PRD-12, C/MG).
2. Dividing the Residential Medium-Density (RM) designation into two separate categories and reallocating residential zoning districts according to density.
3. Dividing the Commercial (CO) designation into two categories and reallocating commercial zoning districts based on minimum lot sizes to create buffering zones between residential areas and higher-intensity commercial uses.
4. Removing the Community/Mixed-Use (CMU) and Industrial/Commercial (IC) future land use designations.
5. Removing the Flood Plain designation.
6. Removing the "PRD-6", Planned Residential Low Density-6 and "PRD-12", Planned Residential Medium Density-12 districts.

#### **North Area** (4 assessment areas)

The North assessment areas are generally located north of Northwest Highway and State Highway 26. The goal in this area is to address the zoning changes that have occurred since 2012 and to establish new future land use designations for properties that currently have been removed from the Master Plan with the amendment made in December 2023.

This area includes many properties adjacent to Grapevine Mills Mall, which currently hold designations of Community/Mixed-Use (C/MU) and Industrial/Commercial (IC), both of which were removed with the Master Plan amendment in December 2023. Additionally, there are existing commercial properties that retain a "SP", Site Plan District zoning district, as well as nine (9) properties with districts such as "HGT", Historic Grapevine Township, "MXU", Mixed-Use District, and "PUD", Planned Unit Development District, some of which are no longer available to request in the Zoning Ordinance. There are also no corresponding appropriate future land use designations found in Subsection E of the Master Plan. Reasonable accommodation is being offered for these properties.

#### **South Area** (3 assessment areas)

The three southern assessment areas are generally located south of State Highway 114 and east and west of State Highways 121 and 360 and the amendments are primarily focused on cleanup. In this area the goal is to address zoning changes that have occurred since 2012 and to establish new future land use designations for properties that currently have the deleted designations, including the Community/Mixed-Use (C/MU) and Industrial/Commercial (IC) designations.

**Central and Central Business District** (5 assessment areas)

The area is geographically bound by Northwest Highway to the north, Texan Trail to the east, State Highway 114 and Mustang Drive to the south, and State Highway 114, again to the west. The Central Business District is aligned along South Main Street.

The proposed amendments in the Central assessment area are to return much of the north side of East Wall Street from Commercial (CO) to Residential Low-Intensity (RL). Along Texan Trail, the future land use designation for the currently designated Industrial/Commercial (I/C) areas will also be changed to Commercial (CO), following an amendment in December 2023 that removed the Industrial/Commercial (I/C) designation from the Master Plan. The future land use designation for the College Creek single-family subdivision will be amended from Residential Medium-Intensity (RM) to Residential Low-Intensity (RL). Clean up is also proposed in the areas along and adjacent to West Wall Street, addressing existing designations for Industrial (I), Low-Intensity Commercial (LC), and Commercial (CO) properties. Proposed changes include several residential properties on the west side of Valley Vista Drive, which are proposed to change from Low-Intensity Commercial (LC) to Residential Low-Intensity (RL).

On South Main Street, south of Vine Street, there are properties currently zoned for “PO”, Professional Office District that will be amended from Commercial (CO) to Low-Intensity Commercial (LC). This change aligns with recent modifications made to Subsection E of the Master Plan in December 2023. Finally, five (5) properties along the east side of South Main Street and one property off Vine Street that are currently zoned for “PO”, Professional Office District or “HCO”, Hotel/Corporate Office District will see their future land use designations changed from Commercial (CO) to Low-Intensity Commercial (LC), consistent with the amendments made to Subsection E of the Master Plan in December 2023.

**Transit District** (1 assessment area)

The Commission evaluated future land use designations within the Transit District assessment area, aligning with the Transit District Overlay boundaries. During this review, inconsistencies in the existing framework were identified, prompting a review and recommendations of updated language in the Zoning Ordinance (AM25-03A & B). This includes clarifying permissible uses and revising Section 41.B., as well as adjusting the Overlay’s boundaries.

As a result of this evaluation, the Commission proposed three new future land use designations for the Transit District: Low Intensity, Medium Intensity, and High Intensity. These categories align with the intensity areas outlined in Section 41.B. Currently, most of the assessment area is designated as Commercial/Mixed Use (CMU) and Industrial/Commercial (I/C), particularly in the eastern portion, with some Residential Low-Intensity in the southwest. However, these Commercial/Mixed Use (CMU) and

Industrial/Commercial (I/C) designations were removed from the Master Plan in December 2023, necessitating a redesignation of much of the area.

Recognizing the Transit District's unique nature as a transit-oriented development, the Commission's proposal clarifies the relationship between future land use and regulatory implementation, ensuring adherence to the principles of transit-oriented planning. Additionally, the High-Intensity Subdistrict centered on South Main Street and Dallas Road is proposed to be reduced, with several properties adjacent to The Rec shifting to the Medium-Intensity Subdistrict, and properties near the Bellaire neighborhood, south of Dallas Road, transitioning to the Low-Intensity Subdistrict to serve as a buffer to future and potentially more dense development to the north.

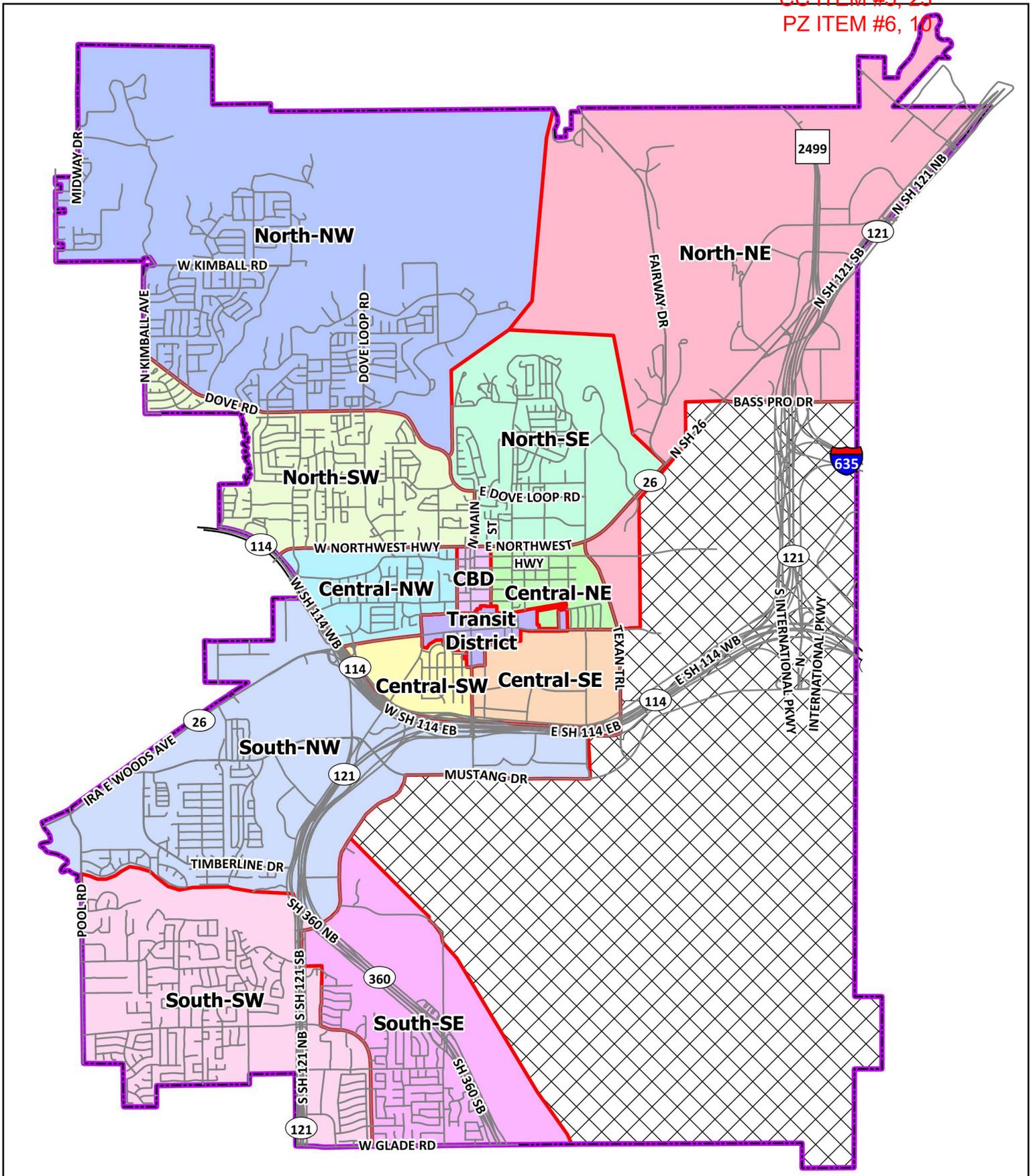
### **Subsection E., Future Land Use of Section IV., Land Use of the Comprehensive Master Plan**

This subsection of the Master Plan includes three (3) new future land use designations that align with the intensity subdistricts currently found in Section 41.B of the Zoning Ordinance. Therefore, Subsection E., *Future Land Use* of Section IV., *Land Use* of the Master Plan also needs to be amended. This section outlines the future land use designations and the corresponding colors represented on Map 2: Land Use Plan, along with the zoning districts that align with each designation.

### **CONCLUSION**

Recent changes to Subsection E., *Future Land Use* of Section IV., *Land Use* of the CMP have revealed that approximately 19% of the city's future land use designations on properties are currently non-compliant with their zoning districts, but the proposal by the Commission for consideration would reduce this figure to just 9%. The non-compliance issues stem from unresolved discrepancies between the future land use map and zoning change requests dating back to 2012, as well as the recent modifications to Subsection E. Significant changes include the division of the Residential Medium-Density (RM) and Commercial (CO) designations, alongside the elimination of the Industrial/Commercial (I/C) and Commercial/Mixed Use (C/MU) designations, which impacts approximately 3,134.09 acres or 25% of the total land area in Grapevine, excluding the Dallas-Fort Worth Airport. These adjustments necessitated amendments to Map 2: Land Use Plan, as the reorganization of zoning districts has led further discrepancies between existing zoning and future land use designations.

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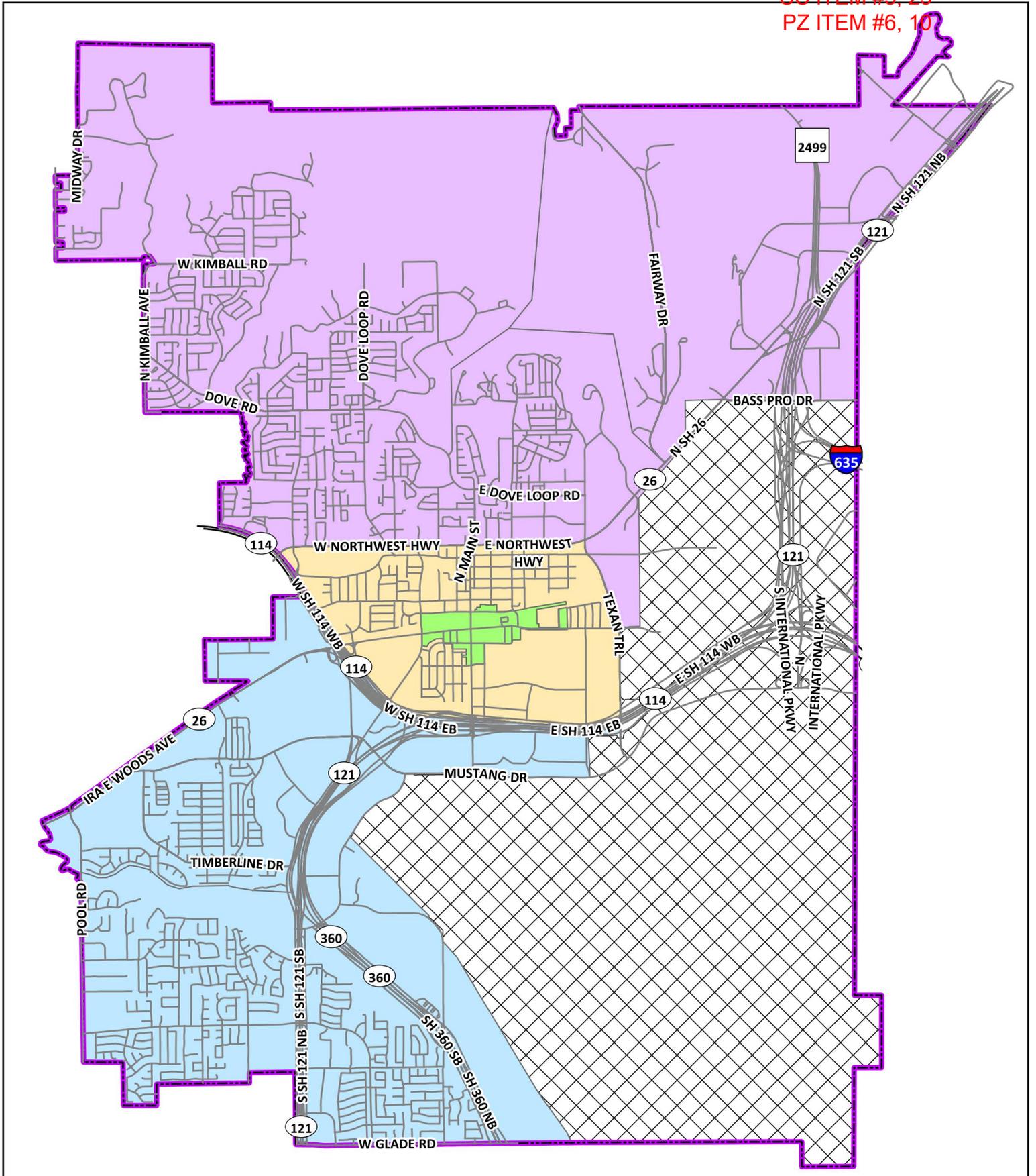


**City of Grapevine  
 FUTURE LAND USE  
 ASSESSMENT AREAS**

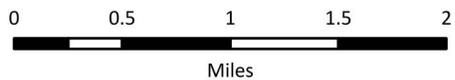
- |            |            |          |                       |
|------------|------------|----------|-----------------------|
| Central-NE | Central-SW | North-SW | Transit District      |
| CBD        | North-NE   | South-NW | Grapevine City Limits |
| Central-NW | North-NW   | South-SE | DFW Airport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

MAP DATE: 9/29/2025



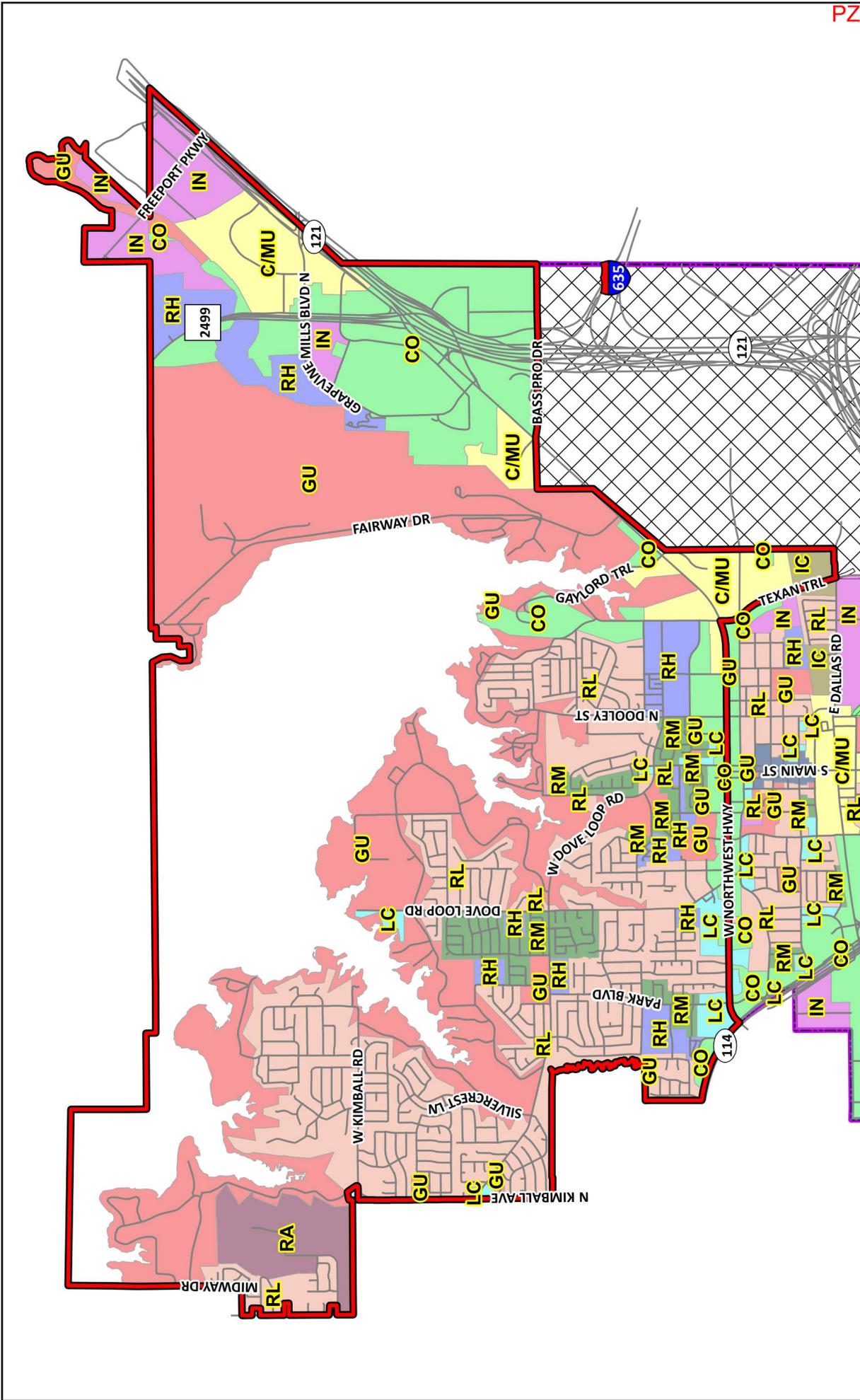


# City of Grapevine PROPOSED FUTURE LAND USE AREAS



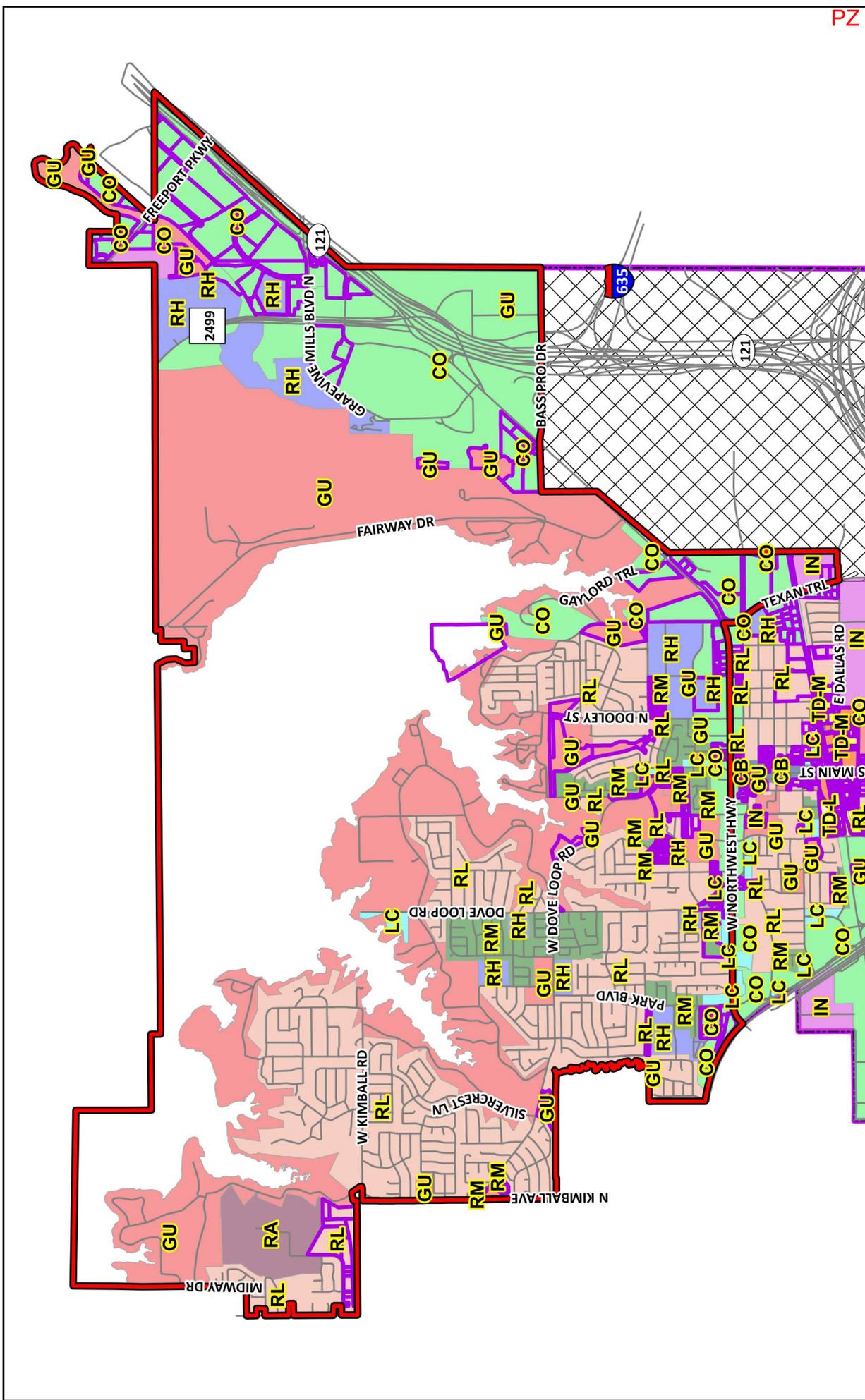
- Central
- North
- South
- Transit District
- Grapevine City Limits
- DFW Airport



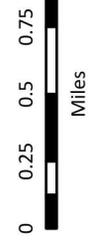


Future Land Use Map Amendments (MP24-01) – North Area  
 EXISTING FUTURE LAND USE

- |   |                                |   |                               |   |                                 |   |                       |
|---|--------------------------------|---|-------------------------------|---|---------------------------------|---|-----------------------|
|    | North Area                     |    | GU - Governmental Use         |    | RA - Recreational/Amusement     |  | Grapevine City Limits |
|    | C/MU - Commercial/Mixed Use    |    | IC - Industrial/Commercial    |    | RH - Residential High Density   |   | DFW Airport           |
|    | CB - Central Business District |    | IN - Industrial               |  | RL - Residential Low Density    |   |                       |
|  | CO - Commercial                |  | LC - Low Intensity Commercial |  | RM - Residential Medium Density |   |                       |

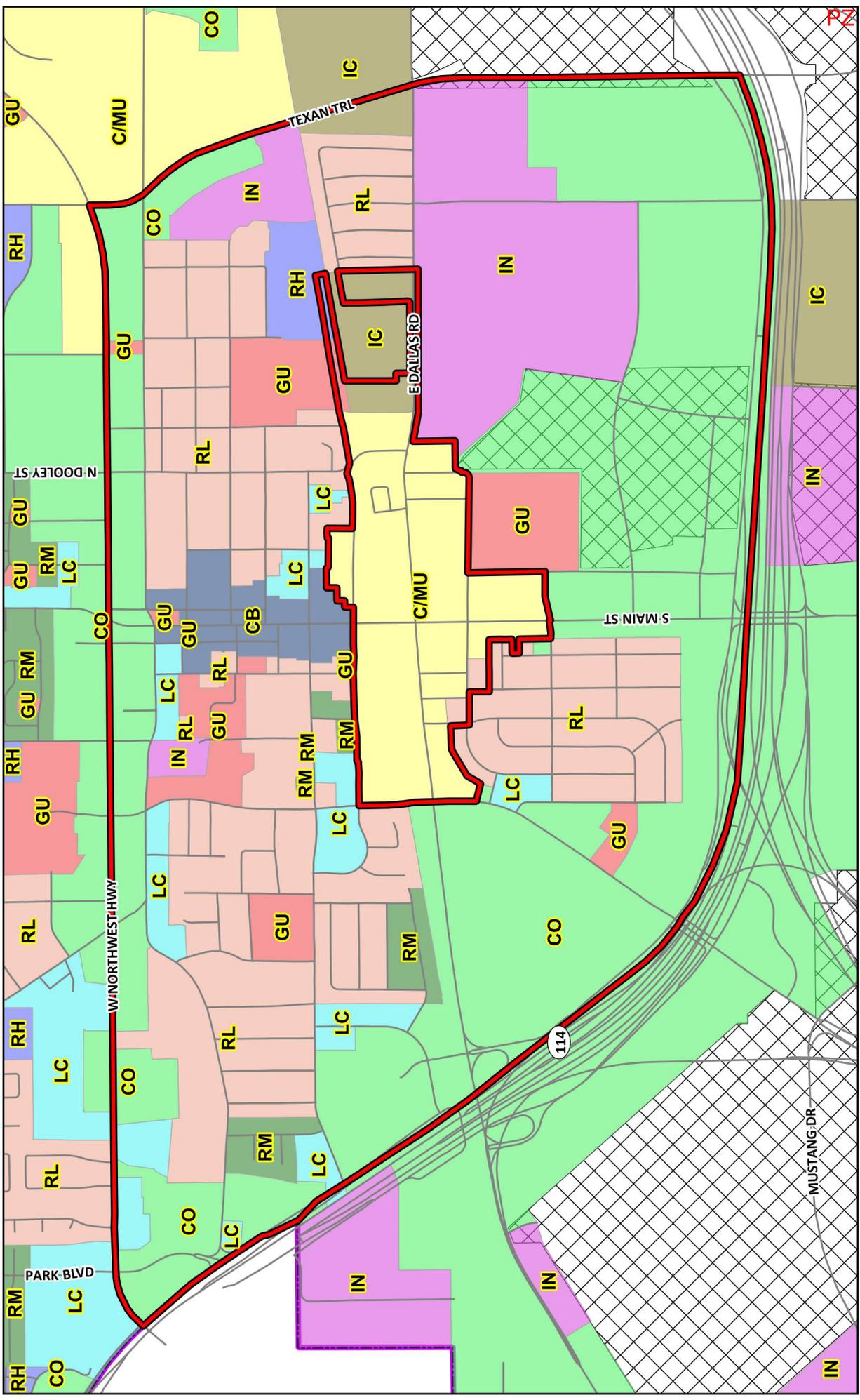


**Future Land Use Map Amendments (MP24-01) – North Area**  
**PROPOSED FUTURE LAND USE**



- █ North Area
- █ Impacted Parcels
- █ CB - Central Business District
- █ CO - Commercial
- █ GU - Governmental Use
- █ IN - Industrial
- █ LC - Low Intensity Commercial
- █ RA - Recreational/Amusement
- █ RH - Residential High Density
- █ RL - Residential Low Density
- █ RM - Residential Medium Density
- █ TD-L - Transit District Low Intensity
- █ TD-M - Transit District Medium Intensity
- █ TD-H - Transit District High Intensity
- █ Grapevine City Limits
- █ DFW Airport



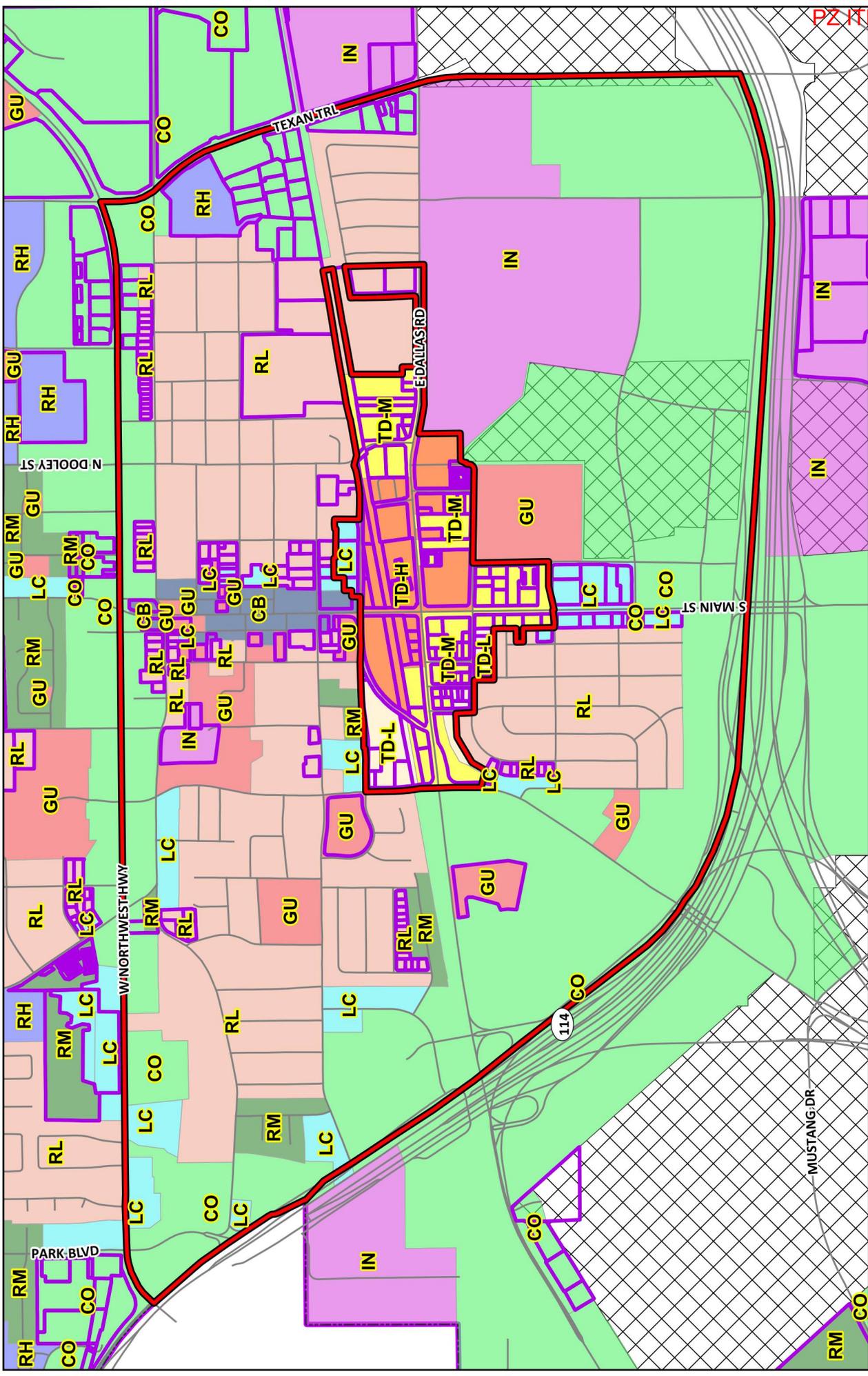


**Future Land Use Map Amendments (MP24-01) – Central Area**  
**EXISTING FUTURE LAND USE**

- |   |                                |   |                               |  |                                 |
|---|--------------------------------|---|-------------------------------|--|---------------------------------|
|  | Central Area                   |  | GU - Governmental Use         |  | RA - Recreational/Amusement     |
|  | C/MU - Commercial/Mixed Use    |  | IC - Industrial/Commercial    |  | RH - Residential High Density   |
|  | CB - Central Business District |  | IN - Industrial               |  | RL - Residential Low Density    |
|  | CO - Commercial                |  | LC - Low Intensity Commercial |  | RM - Residential Medium Density |

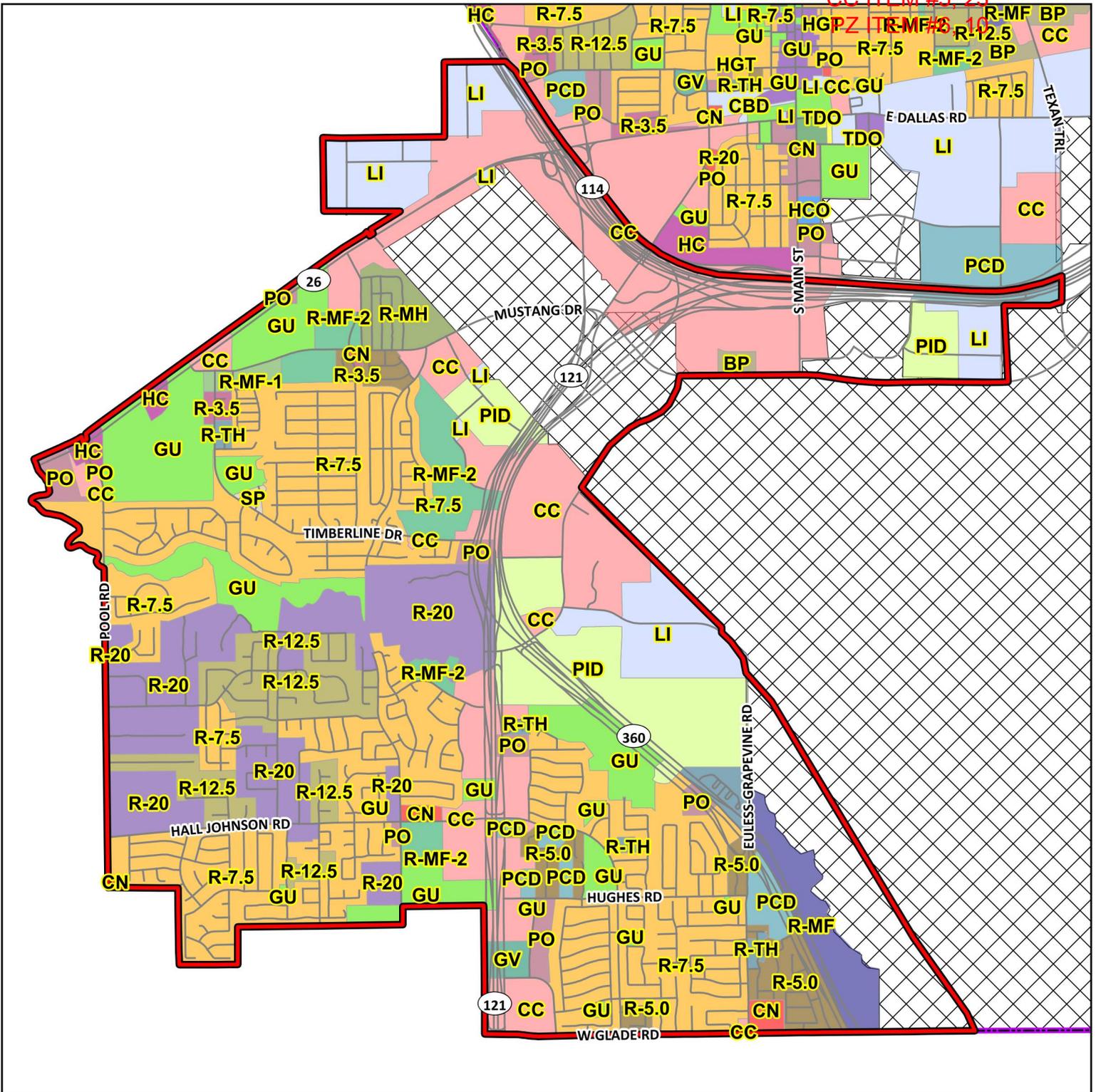


- |   |                       |
|---|-----------------------|
|  | Grapevine City Limits |
|  | DFW Airport           |



**Future Land Use Map Amendments (MP24-01) – Central Area  
PROPOSED FUTURE LAND USE**

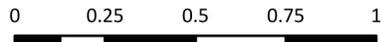
- Central Area
- Impacted Parcels
- CB - Central Business District
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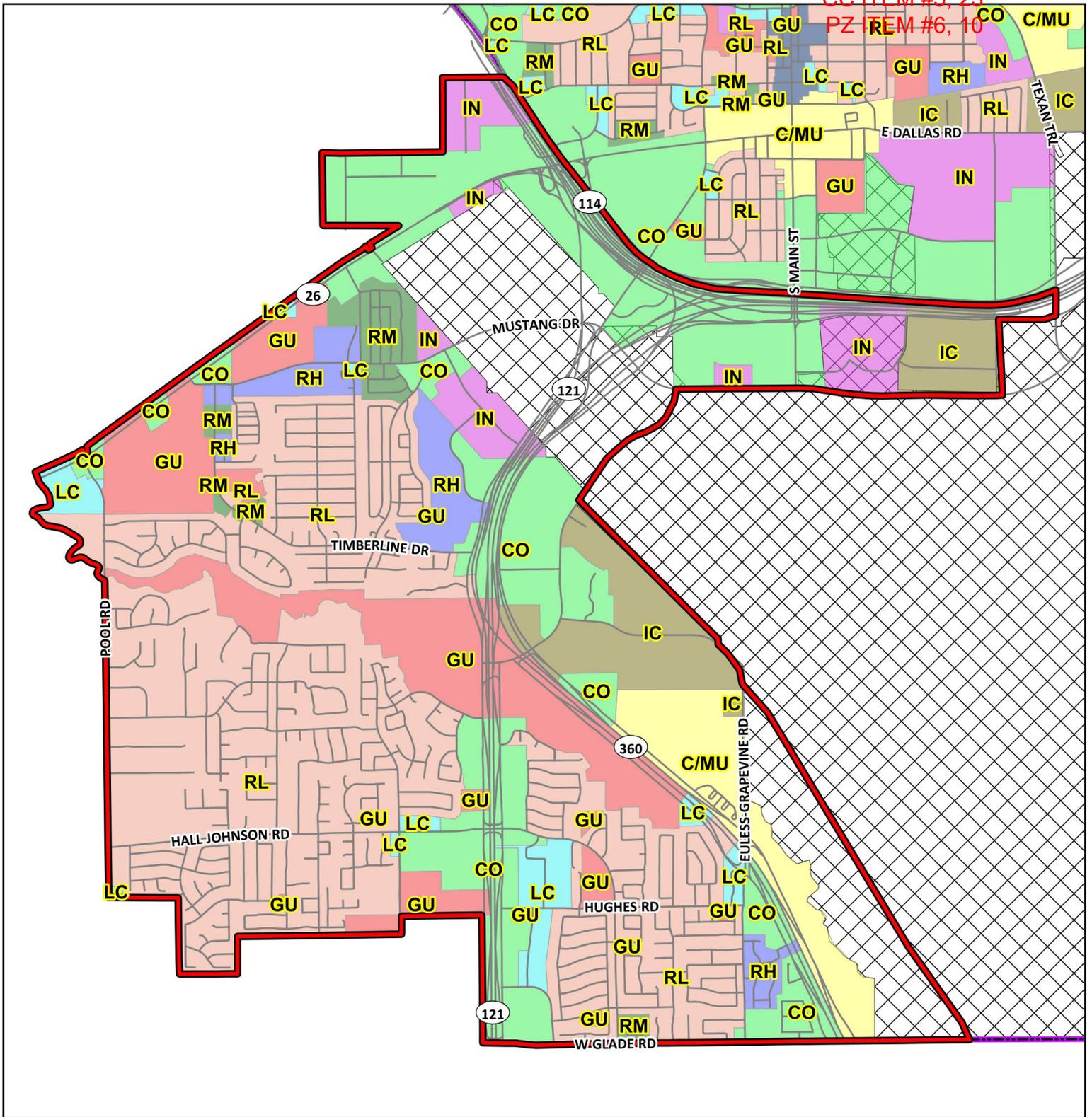
## Future Land Use Map Amendments (MP24-01) – South Area

### EXISTING ZONING

- |  |   |   |   |
|--|---|---|---|
| <span style="color: red;">■</span> South Area                            | <span style="color: lightblue;">■</span> HCO - Hotel and Corporate Office District      | <span style="color: lightgreen;">■</span> R-12.5 - Single-Family District     | <span style="color: lightgreen;">■</span> R-MF-2 - Multifamily District     |
| <span style="color: purple;">■</span> BP - Business Park District        | <span style="color: lightgreen;">■</span> HGT - Historic Grapevine Township District    | <span style="color: purple;">■</span> R-20 - Single-Family District           | <span style="color: lightgreen;">■</span> R-MH - Manufactured Home District |
| <span style="color: purple;">■</span> CBD - Central Business District    | <span style="color: lightblue;">■</span> LI - Light Industrial District                 | <span style="color: purple;">■</span> R-3.5 - Two-Family District             | <span style="color: lightblue;">■</span> R-TH - Townhouse District          |
| <span style="color: pink;">■</span> CC - Community Commercial District   | <span style="color: green;">■</span> MXU - Mixed Use District                           | <span style="color: purple;">■</span> R-3.75 - Three and Four-Family District | <span style="color: lightblue;">■</span> RA - Recreation/Amusement District |
| <span style="color: red;">■</span> CN - Commercial Neighborhood District | <span style="color: lightblue;">■</span> PCD - Planned Commerce Development District    | <span style="color: purple;">■</span> R-5.0 - Zero-Lot-Line District          | <span style="color: lightgreen;">■</span> SP - Site Plan District           |
| <span style="color: lightgreen;">■</span> GU - Governmental Use District | <span style="color: lightgreen;">■</span> PID - Planned Industrial Development District | <span style="color: purple;">■</span> R-7.5 - Single-Family District          | <span style="color: lightgreen;">■</span> TDO - Transit District Overlay    |
| <span style="color: teal;">■</span> GV - Grapevine Vintage District      | <span style="color: purple;">■</span> PO - Professional Office District                 | <span style="color: purple;">■</span> R-MF - Multifamily District             | <span style="color: purple;">■</span> Grapevine City Limits                 |
| <span style="color: purple;">■</span> HC - Highway Commercial District   | <span style="color: purple;">■</span> PUD - Planned Unit Development District           | <span style="color: lightgreen;">■</span> R-MF-1 - Multifamily District       | <span style="border: 1px dashed black;">■</span> DFW Airport                |



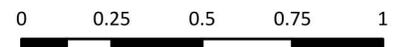
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 PZ ITEM #6, 10



## Future Land Use Map Amendments (MP24-01) – South Area

### EXISTING FUTURE LAND USE

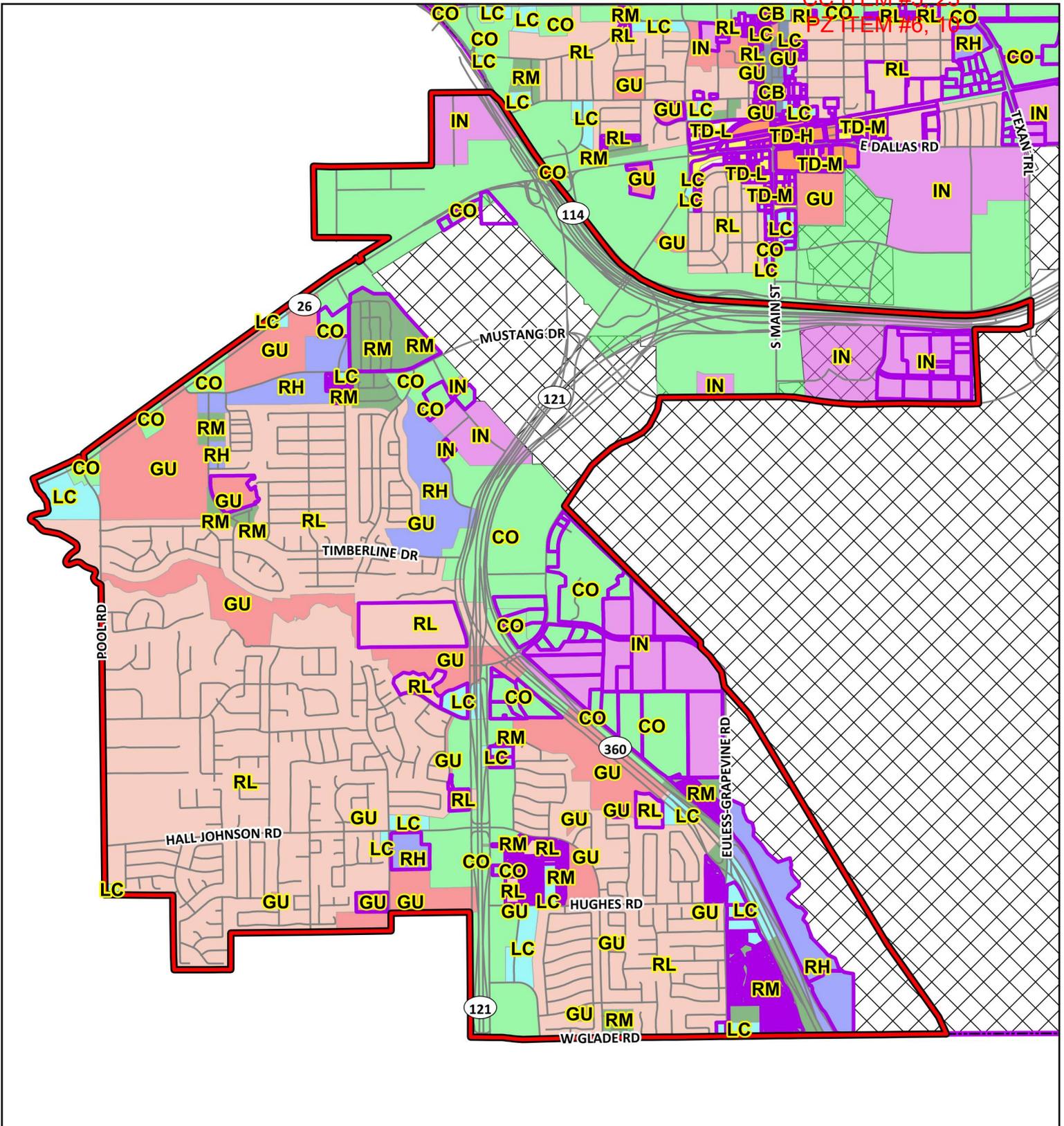
- |                                |                               |                                 |
|--------------------------------|-------------------------------|---------------------------------|
| South Area                     | IC - Industrial/Commercial    | RL - Residential Low Density    |
| C/MU - Commercial/Mixed Use    | IN - Industrial               | RM - Residential Medium Density |
| CB - Central Business District | LC - Low Intensity Commercial | Grapevine City Limits           |
| CO - Commercial                | RA - Recreational/Amusement   | DFW Airport                     |
| GU - Governmental Use          | RH - Residential High Density |                                 |



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MAP DATE: 10/15/2025

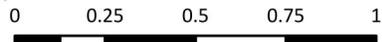
CC ITEM #5, 23  
 PZ ITEM #6, 10



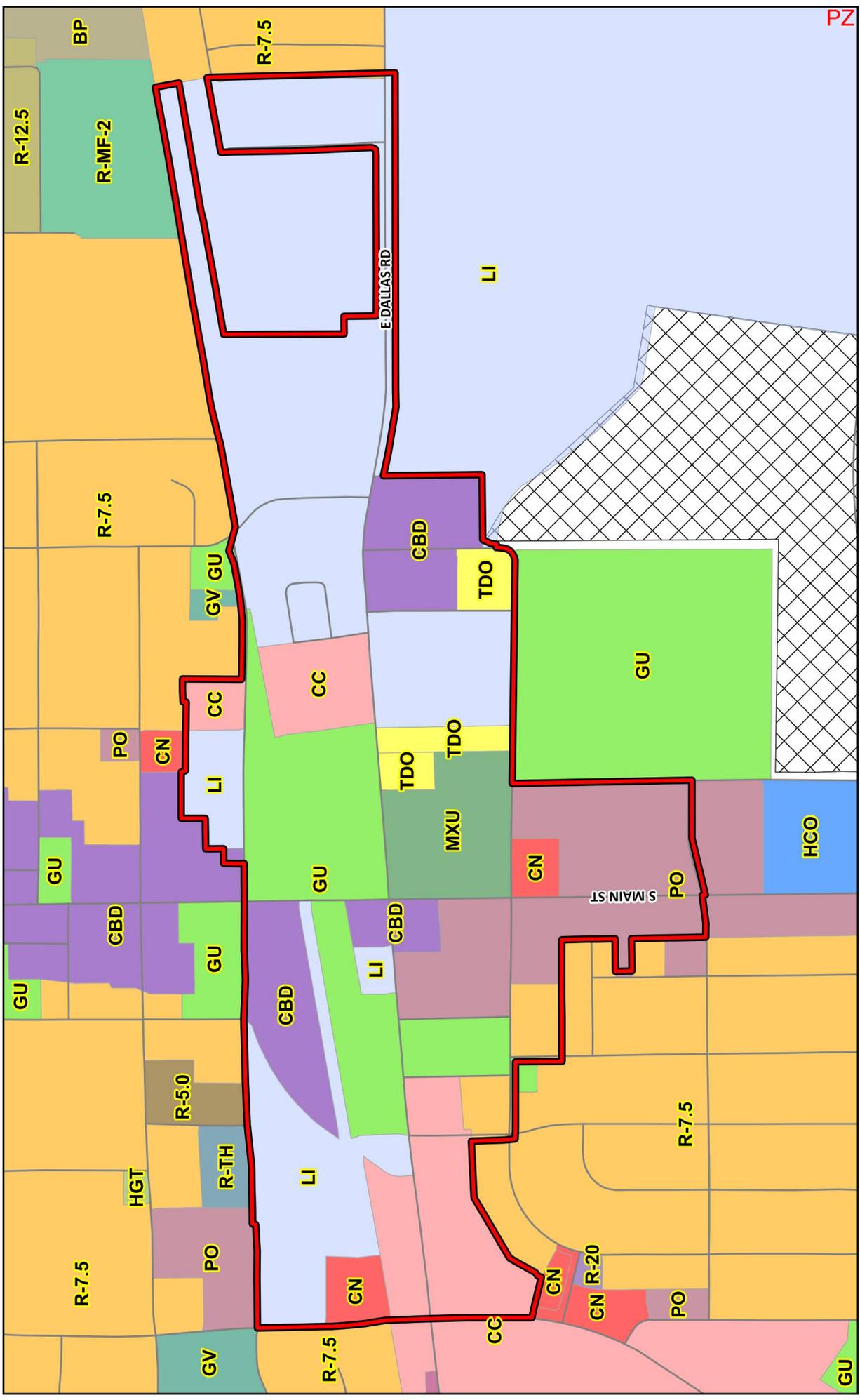
### Future Land Use Map Amendments (MP24-01) – South Area

#### PROPOSED FUTURE LAND USE

- South Area
- Impacted Parcels
- CB - Central Business District
- CO - Commercial
- GU - Governmental Use
- IN - Industrial
- LC - Low Intensity Commercial
- RA - Recreational/Amusement
- RH - Residential High Density
- RL - Residential Low Density
- RM - Residential Medium Density
- TD-L - Transit District Low Intensity
- TD-M - Transit District Medium Intensity
- TD-H - Transit District High Intensity
- Grapevine City Limits
- DFW Airport



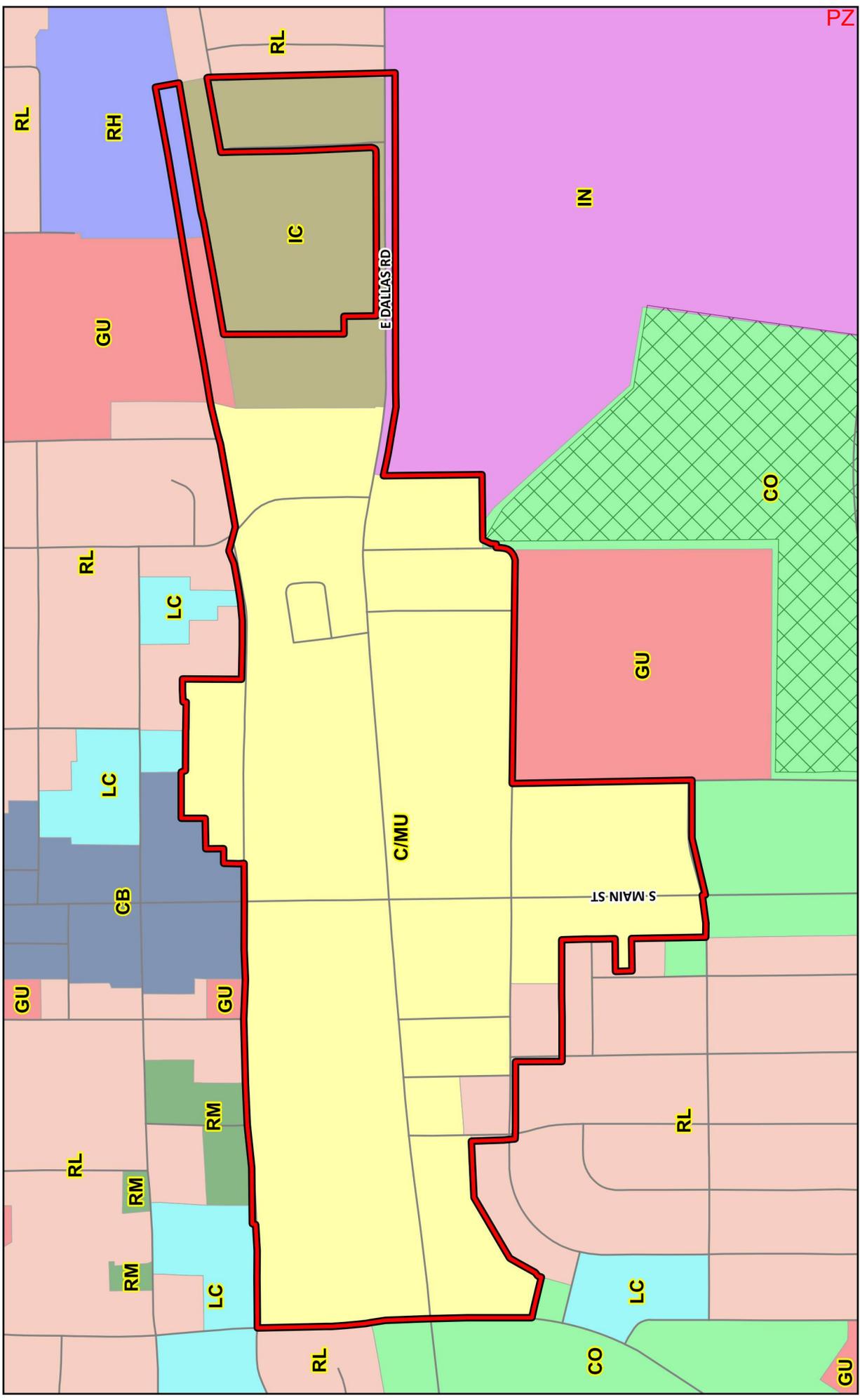
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 MAP DATE: 10/15/2025



### Future Land Use Map Amendments (MP24-01) – Transit District Area

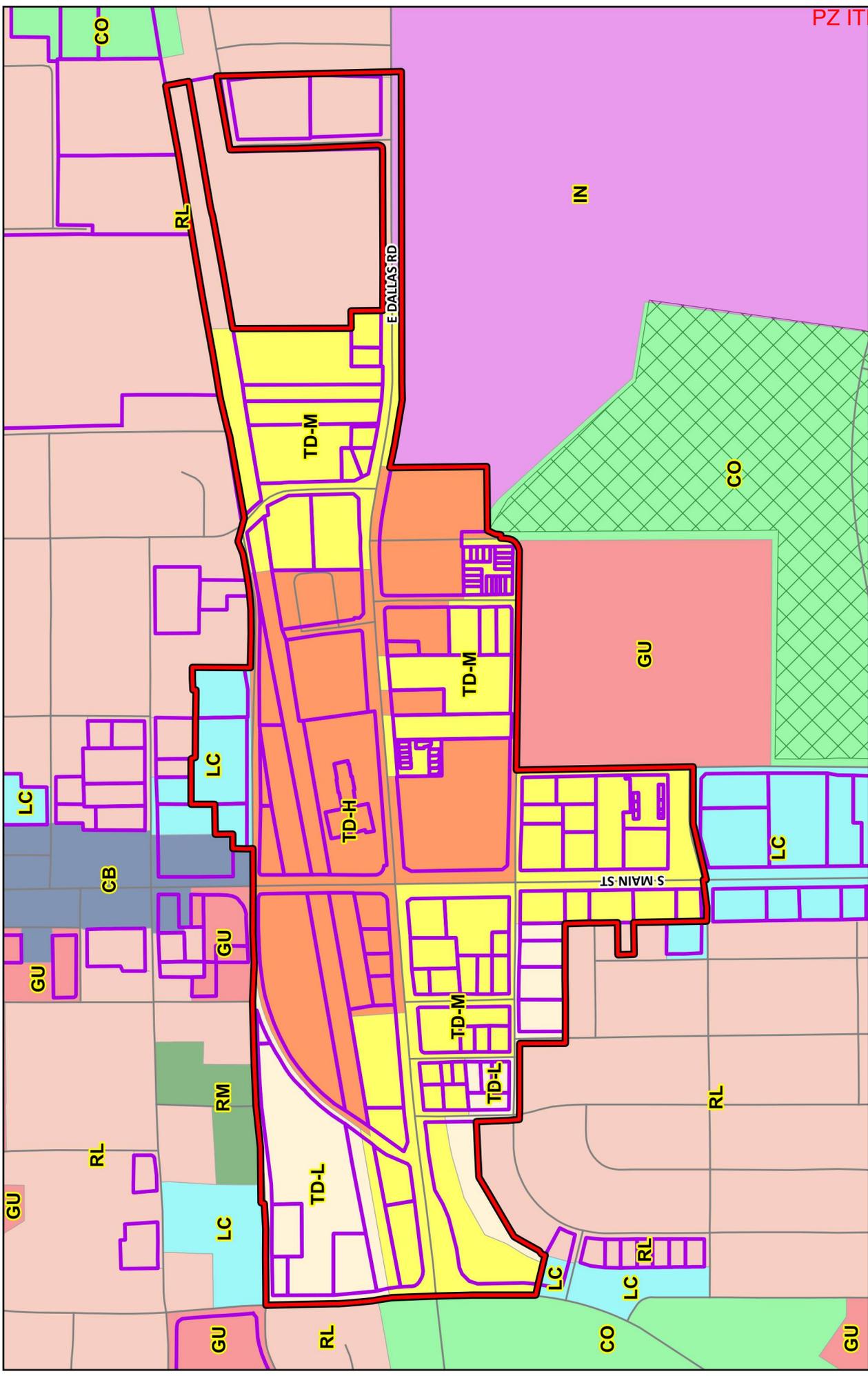
#### EXISTING ZONING

- Transit District Area
- BP - Business Park District
- CBD - Central Business District
- CC - Community Commercial District
- CN - Commercial Neighborhood District
- GU - Governmental Use District
- GV - Grapevine Vintage District
- HCO - Highway Commercial District
- HGT - Historic Grapevine Township District
- LI - Light Industrial District
- MXU - Mixed Use District
- PCD - Planned Commerce Development District
- PID - Planned Industrial Development District
- PO - Professional Office District
- PUD - Planned Unit Development District
- R-12.5 - Single-Family District
- R-20 - Single-Family District
- R-3.5 - Two-Family District
- R-3.75 - Three and Four-Family District
- R-5.0 - Zero-Lot-Line District
- R-7.5 - Single-Family District
- R-MF - Multifamily District
- R-MF-1 - Multifamily District
- R-MF-2 - Multifamily District
- R-MH - Manufactured Home District
- R-TH - Townhouse District
- RA - Recreation/Amusement District
- SP - Site Plan District
- TDO - Transit District Overlay
- Grapevine City Limits
- DFW Airport



**Future Land Use Map Amendments (MP24-01) – Transit District Area**  
**EXISTING FUTURE LAND USE**

- |   |                                |   |                               |   |                                 |
|---|--------------------------------|---|-------------------------------|---|---------------------------------|
|  | Transit District Area          |  | GU - Governmental Use         |  | Grapevine City Limits           |
|  | C/MU - Commercial/Mixed Use    |  | IC - Industrial/Commercial    |  | DFW Airport                     |
|  | CB - Central Business District |  | IN - Industrial               |  |                                 |
|  | CO - Commercial                |  | LC - Low Intensity Commercial |  |                                 |
|   |                                |   | RA - Recreational/Amusement   |  | RH - Residential High Density   |
|   |                                |   | RH - Residential High Density |  | RL - Residential Low Density    |
|   |                                |   | RL - Residential Low Density  |  | RM - Residential Medium Density |



**Future Land Use Map Amendments (MP24-01) – Transit District Area**

**PROPOSED FUTURE LAND USE**

- Transit District Area
- Impacted Parcels
- CB - Central Business District
- CO - Commercial
- GU - Governmental Use
- IN - Industrial
- LC - Low Intensity Commercial
- RA - Recreational/Amusement
- RH - Residential High Density
- RL - Residential Low Density
- RM - Residential Medium Density
- TD-L - Transit District Low Intensity
- TD-M - Transit District Medium Intensity
- TD-H - Transit District High Intensity
- Grapevine City Limits
- DFW Airport

ORDINANCE NO. 2025-083

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ADOPTING AMENDMENTS TO ORDINANCE NO. 87-11 BEING *MAP 2: LAND USE PLAN* OF THE COMPREHENSIVE MASTER PLAN, THE CITY'S FUTURE LAND USE MAP AND TO SUBSECTION E., *FUTURE LAND USE*, OF SECTION IV., *LAND USE* OF THE COMPREHENSIVE MASTER PLAN; PRESERVING ALL OTHER PORTIONS OF THE COMPREHENSIVE MASTER PLAN; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A FINE OF UP TO \$2,000.00; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine is a home-rule municipality authorized to adopt and enforce ordinances necessary to protect health, life, and property to preserve good government and the security of its inhabitants; and

WHEREAS, the City of Grapevine has adopted a comprehensive Zoning Ordinance to regulate the location and use of buildings and land in full accordance with Chapter 211 of the Local Government Code; and

WHEREAS, the City of Grapevine previously adopted a Future Land Use Map and Comprehensive Plan with the adoption of Ordinance No. 87-11; and

WHEREAS, the City of Grapevine is authorized by law to adopt the provisions contained herein; and

WHEREAS, the City desires to implement those rules and regulations that protect health, life, and property and that preserve good government, order, and security of the City and its inhabitants; and

WHEREAS, all statutory and constitutional requirements for the passage of this ordinance have been met, including but not limited to the Open Meetings Act and Chapter 211 of the Local Government Code.

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

Section 1. That all matters stated herein above 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 adopts a new and amended Map 2: Land Use Plan (Future Land Use Map) of the Comprehensive Master Plan as attached hereto as Exhibit "A" (which exhibit is incorporated herein by reference). Exhibit "A" amends and replaces in its entirety the former Future Land Use Map.

Section 3. All future requests for zoning changes must be adopted in accordance with the revised Future Land Use Map pursuant to Section 211.004 of the Local Government Code, except as follows: For any legally compliant, existing land use which is not in accordance with the new Future Land Use Map, the owner(s) can apply for development permits (other than a change in zoning category) and make application for Conditional Use Permit(s) pursuant to the former Future Land Use Map.

Section 4. That the City Council hereby adopts an amended Subsection E., *Future Land Use*, of Section IV., *Land Use* of the Comprehensive Master Plan, hereby amended and made a part hereof as Exhibit "B".

Section 5. If any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall stay in full force and effect.

Section 6. The fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace, and general welfare of the public creates an emergency which requires that this ordinance become effective from and after the date of its passage, and it is accordingly so ordained.

Section 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) for each offense. Each day on which a reported violation is committed will be deemed a separate offense.

Section 8. All ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, on this the 18th day of November, 2025.

APPROVED:

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William D. Tate  
Mayor

ATTEST

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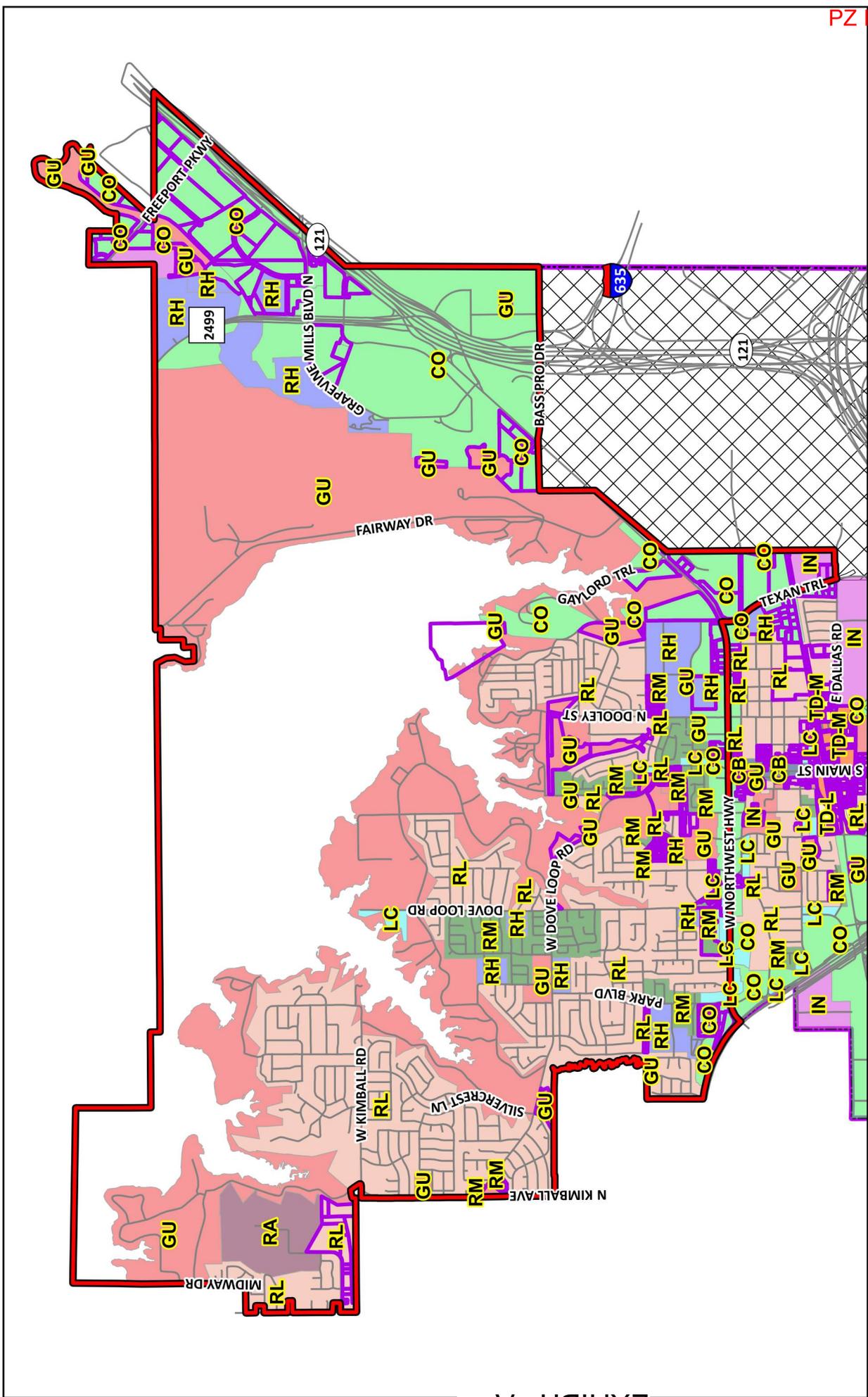
Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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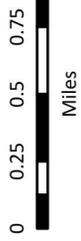
Matthew C.G. Boyle  
City Attorney

EXHIBIT "A"



Future Land Use Map Amendments (MP24-01) – North Area  
PROPOSED FUTURE LAND USE

- North Area
- Impacted Parcels
- CB - Central Business District
- CO - Commercial
- GU - Governmental Use
- IN - Industrial
- LC - Low Intensity Commercial
- RA - Recreational/Amusement
- RH - Residential High Density
- RL - Residential Low Density
- RM - Residential Medium Density
- TD-L - Transit District Low Intensity
- TD-M - Transit District Medium Intensity
- TD-H - Transit District High Intensity
- Grapevine City Limits
- DFW Airport



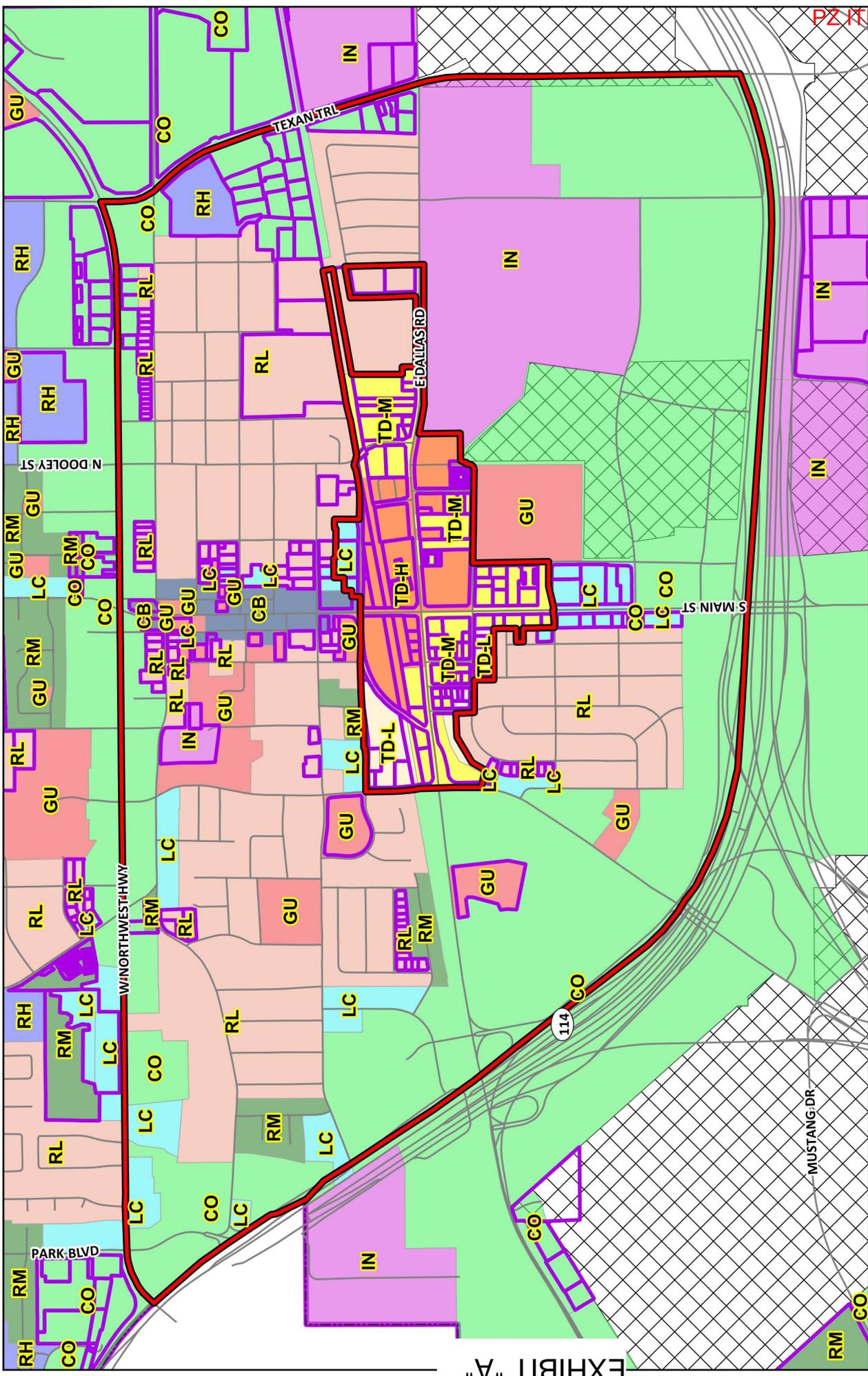
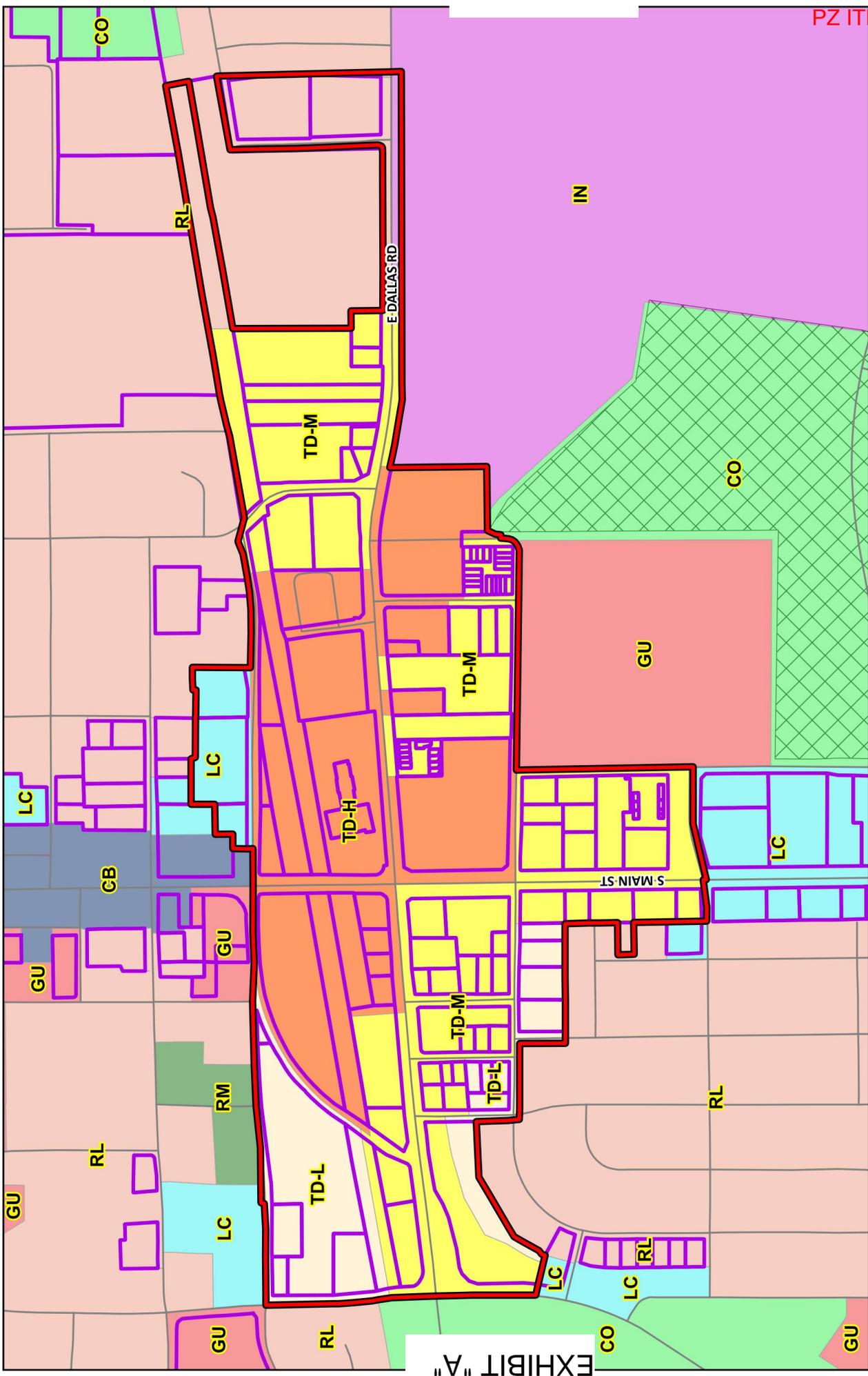


EXHIBIT "A"



**Future Land Use Map Amendments (MP24-01) – Central Area  
PROPOSED FUTURE LAND USE**

- █ Central Area
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- █ IN - Industrial
- █ LC - Low Intensity Commercial
- █ RA - Recreational/Amusement
- █ RH - Residential High Density
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- █ TD-H - Transit District High Intensity
- █ Grapevine City Limits
- █ DFW Airport

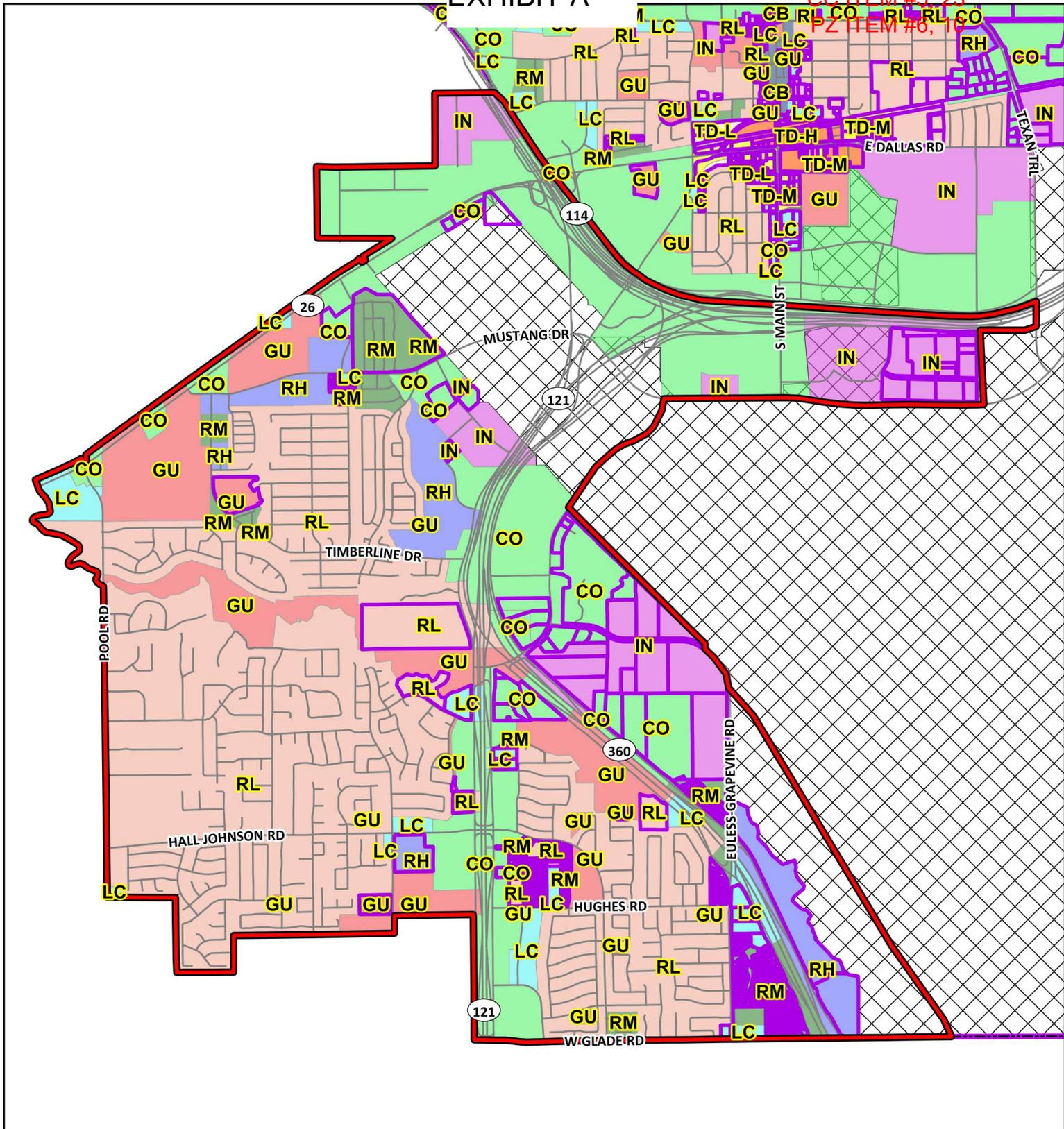


**Future Land Use Map Amendments (MP24-01) – Transit District Area**  
**PROPOSED FUTURE LAND USE**

- Transit District Area
- Impacted Parcels
- CB - Central Business District
- CO - Commercial
- GU - Governmental Use
- IN - Industrial
- LC - Low Intensity Commercial
- RA - Recreational/Amusement
- TD-M - Transit District Medium Intensity
- TD-H - Transit District High Intensity
- CO - Residential Medium Density
- TD-L - Transit District Low Intensity
- RH - Residential High Density
- RL - Residential Low Density
- RM - Residential Medium Density
- Grapevine City Limits
- DFW Airport

# EXHIBIT A

CC ITEM #5, 23  
 PZ ITEM #6, 10



## Future Land Use Map Amendments (MP24-01) – South Area

### PROPOSED FUTURE LAND USE

- |  |  |  |
|--|--|--|
| <span style="color: red;">■</span> South Area                      | <span style="color: cyan;">■</span> LC - Low Intensity Commercial                | <span style="color: yellow;">■</span> TD-M - Transit District Medium Intensity |
| <span style="color: purple;">■</span> Impacted Parcels             | <span style="color: brown;">■</span> RA - Recreational/Amusement                 | <span style="color: orange;">■</span> TD-H - Transit District High Intensity   |
| <span style="color: blue;">■</span> CB - Central Business District | <span style="color: lightblue;">■</span> RH - Residential High Density           | <span style="color: purple;">■</span> Grapevine City Limits                    |
| <span style="color: green;">■</span> CO - Commercial               | <span style="color: lightorange;">■</span> RL - Residential Low Density          | <span style="color: gray;">■</span> DFW Airport                                |
| <span style="color: pink;">■</span> GU - Governmental Use          | <span style="color: green;">■</span> RM - Residential Medium Density             |  |
| <span style="color: magenta;">■</span> IN - Industrial             | <span style="color: lightyellow;">■</span> TD-L - Transit District Low Intensity |  |

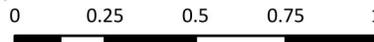


EXHIBIT "A"

CC ITEM #5, 23  
PZ ITEM #6, 10

Site Address	Existing Future Land Use	Proposed Future Land Use	Zoning	Acreage	Assessment Area	ACCOUNT	Owner Name
218 W WALL ST	CO	RL	HC	0.508357	CBD	7396953	218 WW LIMITED PARTNERSHIP
317 S CHURCH ST	CB	RL	CBD	0.425456	CBD	40621308	317 CHURCH ST LLC
214 E COLLEGE ST	CB	RL	CBD	0.274486	CBD	1090585	BLUE HOUSE LLC
304 SMITH ST	CB	RL	R-7.5	0.395464	CBD	4482328	BULL CAPITAL CO
308 SMITH ST	CB	RL	R-7.5	0.360669	CBD	4482336	BULL CAPITAL CO
312 SMITH ST	CB	RL	R-7.5	0.07852	CBD	5676908	BULL CAPITAL CO
129 S MAIN ST	CO	CB	CBD	0.713307	CBD	41660552	CHATEAU GROUP I LTD
620 S MAIN ST	CB	GU	GU	0.174391	CBD	1090410	CITY OF GRAPEVINE C & V BUREAU
630 S MAIN ST # A	CB	GU	GU	0.979647	CBD	5777461	CITY OF GRAPEVINE C & V BUREAU
208 W HUDGINS ST	CB	GU	GU	0.223969	CBD	1090534	CITY OF GRAPEVINE C & V BUREAU
221 E WORTH ST	CB	RL	R-7.5	0.444771	CBD	1092014	DELUNA, JOHN
216 W WALL ST	CO	RL	HC	0.277509	CBD	42260351	EATON INVESTMENTS LLC
124 E WORTH ST	CB/RL	LC	CBD	1.157393	CBD	41610873	EZB RESTAURANTS INC
121 E COLLEGE ST	LC	RL	R-7.5	0.508383	CBD	1090658	FOUST, ADAIR
220 S BARTON ST	LC	RL/LC	CN	0.374183	CBD	1089447	G3L3 LP
203 E WORTH ST	CB	LC	CBD	0.304209	CBD	1091999	GARCIA NEAL LLC
510 SMITH ST	LC	RL	R-7.5	0.278279	CBD	1091506	GENTRY, JOHN
120 S MAIN ST	CO	CB	CBD	0.548516	CBD	6382819	GLADE FAMILY LTD
215 W COLLEGE ST	CB	RL	CBD	0.291304	CBD	4536444	GLEN ALAN SALON LLC
316 S BARTON ST	CB	RL	CBD	0.34804	CBD	41517040	GOURY, FABIEN
223 E WALL ST	CO	RL	HC	0.431791	CBD	4000064	GRAND NOVA LLC
206 E COLLEGE ST	CB	LC	CBD	0.400048	CBD	5778093	GRAPE OFFICE LLC
603 S MAIN ST	CBD	CB/LC	CBD	2.111697	CBD	7682611	GRAPE OFFICE LLC
619 S CHURCH ST	RL	GU	GU	0.277658	CBD	1090461	GRAPEVINE CITY OF, GRAPEVINE CONVENTION & VISITORS BUREAU
115 E WORTH ST	CB	GU	CBD	0.301455	CBD	4536533	GRAPEVINE CONVENTION & VISITOR
501 S CHURCH ST	CB & RL	GU	CBD & R-7.5	0.616485	CBD	1089838	GRAPEVINE, CITY OF
325 S MAIN ST	CB	GU	GU	0.251209	CBD	1090844	GRAPEVINE, CITY OF
200 S MAIN ST	CB	GU	GU	0.634368	CBD	6890652	GRAPEVINE, CITY OF
402 S BARTON ST	CB	GU	GU	0.351438	CBD	1089854	GRAPEVINE, CITY OF
215 S CHURCH ST	LC	GU	GU	0.534355	CBD	6863477	GRAPEVINE, CITY OF
216 E TEXAS ST	CB	GU	CBD	0.477512	CBD	42544708	GRAPEVINE, CITY OF
325 JENKINS ST	CB	GU	CBD	0.181775	CBD	1091948	GRAPEVINE, CITY OF
221 W TEXAS ST	CB	GU	CBD	0.447098	CBD	41483758	GRAPEVINE, CITY OF
204 E FRANKLIN ST	LC	RL	CBD	0.348316	CBD	7167806	INTERNATIONAL PORCELAIN ARTIST
201 W WALL ST	LC	RL	CN	0.159546	CBD	1089501	K & M PRIVETT INC
203 S CHURCH ST	LC	RL	CN	0.348037	CBD	1089498	K&M PRIVETT INC
301 W WALL ST	CO	RL	R-7.5	0.283392	CBD	42999497	KENNIMER, CHARLES
121 E WORTH ST	CB	LC	CBD	0.243274	CBD	1091972	KILO FOXTROT HOLDINGS LLC
205 E COLLEGE ST	CB	RL	R-7.5	0.601845	CBD	6929214	KREAMER, KINDAL A
210 W COLLEGE ST	CB	RL	CBD	0.983095	CBD	1089978	LIPSCOMB, JOE E
212 E TEXAS ST	CB	RL	R-7.5	0.189382	CBD	42544694	MASON, JUSTIN
205 E WORTH ST	CB	LC	CBD	0.200436	CBD	1091980	MCCALLUM, JANEYE
211 E WORTH ST	CB	RL	HGT	0.406379	CBD	1092006	MCCALLUM, PAUL W
125 E WORTH ST	CB	LC	CBD	0.224967	CBD	1091964	MCCALLUM, PAUL W
200 E TEXAS ST	CB	RL	CBD	0.123903	CBD	3852474	MHC GRAPEVINE ONE LLC
128 E TEXAS ST	CB	LC	CBD	0.274908	CBD	3852490	MHC GRAPEVINE ONE LLC
604 S MAIN ST	CB	RL	CBD	0.640286	CBD	5639514	P F CAPITAL LLC
203 W COLLEGE ST	CB	RL	CBD	0.320503	CBD	5639549	P F CAPITAL LLC
210 W WALL ST	CO	RL	HC	0.342082	CBD	40621839	PROPOP LLC
215 E WALL ST	CO	RL	R-7.5	0.297062	CBD	42961741	REICHENSTEIN, CHELSI
224 E COLLEGE ST	LC	RL	CN	0.700346	CBD	6813887	RENATA SALONS PROPERTIES LLC
211 E WALL ST	CO	RL	R-7.5	0.389157	CBD	42961732	STREIT, MALINDA
212 E FRANKLIN ST	LC	RL	CBD	0.330589	CBD	1091433	TEXAS PILGRIM REALTY LLC
202 W WALL ST	CO	RL	HC	0.294301	CBD	2952831	WRAA PROPERTIES LLC
223 E COLLEGE ST	LC	RL	PO	0.382024	CBD	1091492	WRIGHT GCT INVESTMENTS LLC
213 E COLLEGE ST	LC	RL	R-7.5	0.935758	CBD	7398573	WRIGHT, LEMOINE
1026 TEXAN TR	IN	CO	BP	1.289462	Central-NE	42435089	1026 TEXAN TRAIL LLC
1028 TEXAN TR	IN	CO	BP	1.097506	Central-NE	40854175	1028 TEXAN TRAIL LLC
1030 TEXAN TR	IN	CO	BP	1.242593	Central-NE	40854167	1030 TEXAN TRAIL LLC
1039 E DALLAS RD	IC	CO	LI	0.899854	Central-NE	4972333	1039 PLACE LLC
1044 TEXAN TR	IN	CO	BP	1.465846	Central-NE	42435071	1044 TEXAN TRAIL LLC
1050 TEXAN TR	IN	CO	BP	1.013319	Central-NE	40681114	1050 TT LLC
1046 TEXAN TR	IN	CO	BP	0.84079	Central-NE	40681130	1818 HAY LLC
1048 TEXAN TR	IN	CO	BP	0.904961	Central-NE	40681149	3C HOLDINGS LLC
1090 TEXAN TR	IC	CO	LI	0.15438	Central-NE	42086734	BASLER PROPERTIES LLC
1090 TEXAN TR	IC	CO	LI	0.21181	Central-NE	42086742	BASLER PROPERTIES LLC
1022 TEXAN TR	CO & IN	RH	R-MF	10.388339	Central-NE	41639529	BH GRAPEVINE STATION LLC
1058 TEXAN TR UNIT 1	IN	CO	BP	1.062085	Central-NE	42849959	BLUE MOON TECHNOLOGIES LLC
727 E WALL ST	CO	RL	R-7.5	0.215976	Central-NE	42743182	CLARK, ANA
733 E WALL ST	GU	RL	R-7.5	0.214542	Central-NE	43189353	DE LA GARZA, JULIA M TIJERINA
739 E WALL ST	GU	RL	R-7.5	0.213542	Central-NE	43189361	DE LA GARZA, JULIA M TIJERINA
736 E NORTHWEST HWY	GU	CO	HC	0.456376	Central-NE	43189345	DENTON RUDELL PROPERTIES LP
1052 TEXAN TR	IN	CO	BP	0.870689	Central-NE	40681106	DRAKSHA LLC
729 E DALLAS RD	IC	RM	LI	13.468714	Central-NE	41543998	FAITH CHRISTIAN SCHOOL INC
730 E WORTH ST	GU	RL	R-7.5	17.833525	Central-NE	42090758	FAITH CHRISTIAN SCHOOL INC
721 E WALL ST	CO	RL	R-7.5	0.219087	Central-NE	42648180	FLETCHER, MARK
834 E NORTHWEST HWY	CO	CO/RL	HC/R-7.5	1.066267	Central-NE	4913884	GLOBAL SKY PROPERTIES LP
1060 TEXAN TR	IC	CO	LI	1.971919	Central-NE	6388345	GRAPEVINE RELIEF AND COMMUNITY EXCHANGE
846 E NORTHWEST HWY	CO	CO/RL	HC	1.091343	Central-NE	4913892	GSB ESTATE LLC
311 E WALL ST	CO	RL	HC	0.287107	Central-NE	4000099	HAYWORTH, WARD
305 E WALL ST	CO	RL	HC	0.319256	Central-NE	3998738	HAYWORTH, WARD
629 E WALL ST	CO	RL	R-5.0	0.137558	Central-NE	42184779	HUMMER, ANDREW
1038 TEXAN TR	IN	CO	BP	2.213223	Central-NE	42298715	IRVING HOMES INC
1036 TEXAN TR	RH	CO	BP	1.158913	Central-NE	42298707	IRVING HOMES INC
813 E WALL ST	CO	RL	R-7.5	0.209197	Central-NE	42318546	KALLAL, JEFFREY
809 E WALL ST	CO	RL	HC	0.196732	Central-NE	4000676	LAHODA, THOMAS
1054 TEXAN TR	IN	CO	BP	1.01546	Central-NE	40681092	LILLARD PROPERTIES LLC
1084 TEXAN TR	IC	CO	LI	1.19229	Central-NE	5668719	LYNNDOM FAMILY TRUST
617 E WALL ST	CO	RL	R-5.0	0.123909	Central-NE	42184744	M&E MASSEY LIVING TRUST
609 E WALL ST	CO	RL	R-5.0	0.123878	Central-NE	42184728	MADISON ANN MCCLURE GS-TRUST
844 WALNUT ST	GU	RL	R-MF-2	4.186034	Central-NE	4027086	MAGNOLIA PROJECTS LTD
800 WALNUT ST	RH	RL	R-MF-2	4.627946	Central-NE	4027051	MAGNOLIA PROJECTS LTD
605 E WALL ST	CO	RL	R-5.0	0.133793	Central-NE	42184710	MCCLURE ALEX MICHAEL GS-TRUST
703 E WALL ST	CO	RL	R-5.0	0.136883	Central-NE	42449381	PALMS, KELLY
803 E WALL ST	GU	RL	HC	0.215112	Central-NE	4000684	PMZ LLC
1034 TEXAN TR	IN & RH	CO	BP	2.137914	Central-NE	41660951	PYLANT REAL ESTATE HOLDINGS LL
613 E WALL ST	CO	RL	R-5.0	0.123896	Central-NE	42184736	SANDERSON, KASIE
621 E WALL ST	CO	RL	R-5.0	0.123923	Central-NE	42184752	SLECHTA, TIFFANY

EXHIBIT "A"

CC ITEM #5, 23  
PZ ITEM #6, 10

Site Address	Existing Future Land Use	Proposed Future Land Use	Zoning	Acreage	Assessment Area	ACCOUNT	Owner Name
717 E WALL ST	CO	RL	R-7.5	0.214073	Central-NE	42648171	STEVEN AND MARTHA KOOMAR LIVING TRUST
711 E WALL ST	CO	RL	R-7.5	0.225272	Central-NE	43124065	STEVEN AND MARTHA KOOMAR LIVING TRUST
1056 TEXAN TR	IN	CO	BP	1.102704	Central-NE	41674189	SURGERY PARTNERS HOLDINGS LLC
1098 TEXAN TR	IC	CO	LI	0.744502	Central-NE	6662846	TAAS CORPORATION
1090 TEXAN TR	IC	CO	LI	1.031333	Central-NE	42086726	TCBE INVESTMENTS LC
707 E WALL ST	CO	RL	R-5.0	0.136546	Central-NE	42449390	THE AMENDED AND RESTATED 2022 DEAL FAMILY LIVING TRUST JUNE 22,
817 E WALL ST	CO	RL	R-7.5	0.206294	Central-NE	42318554	THE CULPEPPER FAMILY TRUST
315 E WALL ST	CO	RL	HC	0.24187	Central-NE	41196384	THE LANNIE DWAYNE JACKSON LIVING TRUST
625 E WALL ST	CO	RL	R-5.0	0.133099	Central-NE	42648252	TUCKER, MARK
828 E NORTHWEST HWY	CO	CO/RL	HC	1.003496	Central-NE	42919621	W PARNELL VI LLC
416 E COLLEGE ST	LC	RL	R-7.5	1.272016	Central-NE	6795625	WRIGHT 430 MAIN LLC
416 E COLLEGE ST	LC	RL	GV	0.487928	Central-NE	6795625	WRIGHT 430 MAIN LLC
627 BERKLEY DR	RM	RL	R-7.5	0.176217	Central-NW	5573742	ARMISTEAD, JOHN C
629 BERKLEY DR	RM	RL	R-7.5	0.167744	Central-NW	5573726	BASSUT, GEORGE A
308 SPRINGBROOK CT	LC	RL	R-7.5	0.338904	Central-NW	41676025	BRAUN, MARY
714 W COLLEGE ST	RL & RM	RL	R-7.5	0.69369	Central-NW	4486501	DEARING, MARVIN C
1285 W WALL ST	LC	RL	R-7.5	0.567669	Central-NW	42090707	DRAKE, MARLENE
220 W WALL ST	CO	RL	HC	0.655727	Central-NW	4957105	DUANET PROPERTIES LLC
600 W COLLEGE ST	RM	RL	HGT	0.349891	Central-NW	42407361	FRICK, THOMAS R
1227 EATON LN	RM	RL	R-7.5	0.215717	Central-NW	5573793	GLEN, JEREMY
626 BALL ST	LC	GU	GV	5.488238	Central-NW	7733275	GRAPEVINE
1213 EATON LN	RM	RL	R-7.5	0.176981	Central-NW	5573920	GUTIERREZ, ROBERT
210 S CHURCH ST	LC	RL	R-5.0	0.136728	Central-NW	42260378	KAYS REVOCABLE LIVING TRUST
120 S DOVE RD	CO	RM	HC	0.44095	Central-NW	4039920	KIMBALL ROAD LP
1331 W WALL ST	LC	RL	PO	0.454928	Central-NW	41676041	LEGG, ERIC F
1301 W WALL ST	LC	RL	R-7.5	0.429819	Central-NW	42090693	LEGG, ERIC F
1221 EATON LN	RM	RL	R-7.5	0.195469	Central-NW	5573866	LI, CHAO
206 S CHURCH ST	LC	RL	R-5.0	0.186571	Central-NW	42260360	LUSTY, JAMES
1251 W NORTHWEST HWY	CO	RM	HC	0.839281	Central-NW	5989949	MIZER DEREK SEAN LIVING TRUST
1215 EATON LN	RM	RL	R-7.5	0.171031	Central-NW	5573912	MLAMBO, SAMUEL
1219 EATON LN	RM	RL	R-7.5	0.188584	Central-NW	5573874	MURILLO, DANIEL
307 PEBBLEBROOK DR	LC	RL	R-7.5	0.381374	Central-NW	41676017	OLIVER, CURTIS L
1217 EATON LN	RM	RL	R-7.5	0.175394	Central-NW	5573904	RICHARDS, BRIE E
631 BERKLEY DR	RM	RL	R-7.5	0.246357	Central-NW	5573688	RIDENOUR, JOHN W
1223 EATON LN	RM	RL	R-7.5	0.192097	Central-NW	5573823	ROWLAND, LISA K
312 W WALL ST	CO	RL	HC	0.276773	Central-NW	4542754	SALDANA, DELFINO
1225 EATON LN	RM	RL	R-7.5	0.211322	Central-NW	5573815	SINGH, SOHAN
214 S CHURCH ST	LC	RL	R-5.0	0.172222	Central-NW	42260386	TEMPLE, DARREN
6011 W WALL ST	IN & LC	IN	LI	4.969572	Central-NW	42902868	WRIGHT, BALLA C
417 W WALL ST	RL	IN	R-7.5	0.676613	Central-NW	1090232	WRIGHT, BALLA C
625 BERKLEY DR	RM	RL	R-7.5	0.244684	Central-NW	5573777	WSC FAMILY PROPERTIES LLC
1209 EATON LN	RM	RL	R-7.5	0.202042	Central-NW	5573971	YANAKI, MASASHI
1211 EATON LN	RM	RL	R-7.5	0.185105	Central-NW	5573955	ZAWODNIAK, PAUL
1205 S MAIN ST	CO	LC	PO	1.698798	Central-SE	42558016	COMPASS BANCSHARES INC
1225 S MAIN ST	CO	LC	HCO	2.349028	Central-SE	7682689	D L ROGERS CORP
200 VINE ST	CO	LC	CO	0.991926	Central-SE	42558083	GRAPEVINE CHAMBER OF COMMERCE
1235 S MAIN ST	CO	LC	HCO	1.177082	Central-SE	7682654	NNV'S INVESTMENT LLC
1245 S MAIN ST	CO	LC	HCO	1.169327	Central-SE	7932669	NNV'S INVESTMENT LLC
1302 S MAIN ST	CO	LC	PO	0.181675	Central-SW	4971051	B & G PROPERTIES LLC
1200 S MAIN ST	CO	LC	PO	0.753425	Central-SW	4482220	BOX PROPERTY HOLDINGS LLC
1110 VALLEY VISTA DR	LC	RL	R-7.5	0.191362	Central-SW	152307	CREAGER, RUSSELL
1280 S MAIN ST	CO	LC	PO	0.588437	Central-SW	3199142	CSSG HOLDINGS LLC
1120 VALLEY VISTA DR	LC	RL	R-7.5	0.192275	Central-SW	152285	ELLETT, TINA
1130 VALLEY VISTA DR	LC	RL	R-7.5	0.196448	Central-SW	152269	FINAU, KITIONE
1017 WILLIAM D TATE AVE	CO & RL	LC	CN	0.554376	Central-SW	152072	FRANK, WAYNE P
1230 S MAIN ST	CO	LC	PO	0.459448	Central-SW	4482212	GRAPEVINE MAIN DENTAL PLLC
1007 IRA E WOODS AVE	CO	GU	CC	6.629237	Central-SW	42003481	GRAPEVINE, CITY OF
1133 AIRLINE DR	CO	LC	PO	0.48445	Central-SW	5768381	GROSS PROPERTIES INC
1138 VALLEY VISTA DR	LC	RL	R-7.5	0.224786	Central-SW	152250	HYATT, DEBORAH L
1114 VALLEY VISTA DR	LC	RL	R-7.5	0.199411	Central-SW	152293	LINDENMUTH, MARK W
1290 S MAIN ST	CO	LC	PO	0.348497	Central-SW	4971078	MCMICKLE, GARY K
1126 VALLEY VISTA DR	LC	RL	R-7.5	0.199185	Central-SW	152277	SIDHU, JASBIR
1104 VALLEY VISTA DR	LC	RL	R-20	0.259288	Central-SW	152315	THIGPEN, RUSTY R
1340 S MAIN ST	CO	LC	PO	1.280273	Central-SW	4482239	VISION FOR LEGACY DFW I LP
4400 LAKESIDE PKWY	IN	CO	BP	5.248962	North-NE	6.51797E+16	4400 LAKESIDE LLC
4205 Lakeside Pkwy	IN	CO	LI	6.742832	North-NE	9.0045E+16	ABGI PROPERTIES GRAPEVINE LLC
1063 TEXAN TR	IC	IN	LI	22.087303	North-NE	7170416	AMB INSTL ALLIANCE FUND III LP
3590 N GRAPEVINE MILLS BLVD	C/MU	CO	CC	0.387298	North-NE	900430000A02A0000	BREIHAN FAMILY TRUST
3590 N GRAPEVINE MILLS BLVD	C/MU	CO	CC	0.471803	North-NE	41484460	BREIHAN FAMILY TRUST A & B
1960 ENCHANTED WAY	CO	GU	GU	3.430732	North-NE	41652193	CITY OF GRAPEVINE
2205 BASS PRO CT	C/MU	CO	CC	6.829517	North-NE	42895268	CITY OF GRAPEVINE TEXAS
3570 GRAPEVINE MILLS BLVD N	C/MU	CO	CC	0.574503	North-NE	42616211	CROW-BILLINGSLEY AIROPT #1 LTD
3570 N GRAPEVINE MILLS BLVD	C/MU	CO	CC	0.333508	North-NE	900430000A3A20000	CROW BILLINGSLEY AIRPORT #1 LTD
2251 STATE HWY 26	C/MU	CO	CC	4.004331	North-NE	4488520	CROW BILLINGSLEY AIRPORT 1 LTD
4051 FREEMONT PKWY	IN	CO	BP	11.573322	North-NE	9.00421E+16	DCT DFW LP
603 STATE HWY 121	IN	CO	BP	0.702524	North-NE	9.00421E+16	DCT TRADE CENTER DFW LLC
3155 STARS & STRIPES WAY	C/MU	CO	CC	10.435618	North-NE	42556463	EPC-GVWB LLC
TEXAN TR	IC	IN	LI	0.099206	North-NE	42213078	FORT WORTH TRANSPORTATION AUTH
1100 Kubota Dr	C/MU	CO	CC	6.685567	North-NE	9.05056E+16	GCP SOUTHLAND LLC
4001 Corporate Drive	C/MU	CO	CC	3.223417	North-NE	9.0044E+16	GRAPEVINE CITY OF
4301 LAKESIDE PKWY	IN	GU	LI	6.485318	North-NE	6.51691E+16	GRAPEVINE CITY OF
2000 N Grapevine Mills Blvd	C/MU	CO	CC	4.626203	North-NE	6.50614E+16	GRAPEVINE CITY OF
3509 N GRAPEVINE MILLS BLVD	C/MU	CO	CC	22.377252	North-NE	9.07512E+16	GRAPEVINE CITY OF
100 Patriot Dr	IN	CO	BP	0.237035	North-NE	6.51795E+16	GRAPEVINE CITY OF
2000 N Grapevine Mills Blvd	C/MU	CO	CC	5.089884	North-NE	6.50614E+16	GRAPEVINE CITY OF
1701 STATE HWY 26	C/MU	CO	CC	4.329299	North-NE	42717530	GRAPEVINE EQUITY PARTNERS LLC
2250 BASS PRO CT	C/MU	CO	CC	0.802274	North-NE	42854596	GRAPEVINE EQUITY PARTNERS LLC
2200 BASS PRO CT	C/MU	CO	CC	11.455125	North-NE	42854588	GRAPEVINE METRO HOTEL GP LLC
3580 N GRAPEVINE MILLS BLVD	C/MU	CO	CC	1.714743	North-NE	900430000A1A10000	GRAPEVINE RETAIL NO 1 LTD
3580 GRAPEVINE MILLS BLVD N	C/MU	CO	CC	0.002763	North-NE	42616237	GRAPEVINE RETAIL NO 1 LTD
2235 BASS PRO CT	C/MU	GU	CC	14.584387	North-NE	42895250	GRAPEVINE, CITY OF
2749 ANDERSON GIBSON RD	CO	GU	PID	3.707492	North-NE	6423655	GRAPEVINE, CITY OF
3858 GRAPEVINE MILLS PKWY	IN	GU	LI	7.527332	North-NE	4471652	GRAPEVINE, CITY OF
3700 GRAPEVINE MILLS PKWY	C/MU & CO	CO	CC	13.044057	North-NE	41480988	GRAPEVINE, CITY OF
3509 N GRAPEVINE MILLS BLVD	C/MU	CO	CC	10.982972	North-NE	42719346	GRAPEVINE, CITY OF
3535 BLUFFS LN	C/MU	CO	CC	1.692371	North-NE	42236531	GRAPEVINE, CITY OF
3650 GRAPEVINE MILLS PKWY	C/MU	CO	CC	2.717533	North-NE	4471709	GRAPEVINE, CITY OF
3509 N GRAPEVINE MILLS BLVD	C/MU	CO	CC	0.621865	North-NE	4488741	GRAPEVINE, CITY OF

EXHIBIT "A"

CC ITEM #5, 23  
PZ ITEM #6, 10

Site Address	Existing Future Land Use	Proposed Future Land Use	Zoning	Acreage	Assessment Area	ACCOUNT	Owner Name
3509 GRAPEVINE MILLS PKWY	C/MU	CO	CC & MXU	6.442183	North-NE	6144403	GRAPEVINE, CITY OF
1100 STATE HWY 26	C/MU	CO	CC	11.82723	North-NE	41504720	GREAT WOLF LODGE GRAPEVINE LLC
1230 STATE HWY 26	C/MU	CO	CC	1.164544	North-NE	41504739	GREAT WOLF LODGE GRAPEVINE LLC
1250 STATE HWY 26	C/MU	CO	CC	1.163552	North-NE	41504747	GREAT WOLF LODGE GRAPEVINE LLC
100 GREAT WOLF DR	C/MU	CO	CC	37.035976	North-NE	41504712	GREAT WOLF LODGE GRAPEVINE LLC
2000 N GRAPEVINE MILLS BLVD	C/MU	CO	CC	0.057665	North-NE	6.51716E+16	GWVB LAND LTD
400 FREEPORT PKWY	IN	CO	BP	3.12012	North-NE	9.00421E+16	I & G DIRECT REAL ESTATE 33 LP
420 FREEPORT PKWY	IN	CO	BP	0.057097	North-NE	9.00421E+16	I & G DIRECT REAL ESTATE 33 LP
4255 PATRIOT DR	GU	CO	BP	13.895174	North-NE	9.00421E+16	I & G DIRECT REAL ESTATE 33A LP
4255 Patriot Dr	IN	CO	BP	2.175529	North-NE	17586	I&G DIRECT REAL ESTATE 33 LP
4250 PATRIOT DR	IN	CO	BP	0.327429	North-NE	9.00421E+16	INDUSTRIAL PPTY FUND VII LP
1775 STATE HWY 26	C/MU	CO	CC	10.573511	North-NE	42717521	JDFW II (SILVERLAKE) LLC
2010 N GRAPEVINE MILLS BLVD	IN	CO	R-20	5.352522	North-NE	6.51772E+16	KOCH LLC
2010 N GRAPEVINE MILLS BLVD	IN	CO	R-20	1.417048	North-NE	6.51772E+16	KOCH LLC
1000 Kubota Dr	C/MU	CO	CC	27.03702	North-NE	9.0044E+16	KUBOTA USA INC
4251 STATE HWY 121	IN	CO	BP	9.351629	North-NE	9.00421E+16	LIBERTY PROPERTY LP
4050 CORPORATE DR	IN	CO	BP	21.816859	North-NE	9.00421E+16	LIPT CORPORATE DRIVE LLC
4055 CORPORATE DR	IN	CO	BP	11.449743	North-NE	9.00421E+16	LIPT CORPORATE DRIVE LLC
4490 LAKESIDE PKWY	IN	CO	BP	1.047305	North-NE	901136000A0010000	LIT INDUSTRIAL LTD PS
4300 LAKESIDE PKWY	IN	CO	BP	4.254682	North-NE	901136000A0030000	LIT INDUSTRIAL LTD PS
4450 LAKESIDE PKWY	IN	CO	BP	5.339441	North-NE	901136000A02R0000	LIT INDUSTRIAL LTD PS
1095 TEXAN TR	IC	IN	LI	1.982697	North-NE	41658361	ONCOR ELECTRIC DELIVERY CO LLC
1057 TEXAN TR	C/MU	CO	CC	13.547632	North-NE	42713135	ONCOR ELECTRIC DELIVERY COMPANY LLC
3489 State Hwy 121	C/MU	CO	CC	13.123705	North-NE	9.05012E+16	PAYCOM PAYROLL LLC
GRAPEVINE MILLS PKWY	C/MU	CO	CC	8.037998	North-NE	42728167	SL GRAPEVINE LAND LP
3509 N GRAPEVINE MILLS BLVD	C/MU	CO	CC	2.852993	North-NE	4488768	SL GRAPEVINE LAND LP
3702 GRAPEVINE MILLS PKWY	C/MU	CO	CC	0.393263	North-NE	41558413	SL GRAPEVINE LAND LP
4051 STATE HWY 121	IN	CO	BP	26.533461	North-NE	9.00447E+16	SMS INFOCOMM CORPORATION
1035 TEXAN TR	C/MU	CO	BP	22.333178	North-NE	42713143	SUNBELT RENTALS INC
4151 STATE HWY 121	IN	CO	BP	7.362537	North-NE	9.00421E+16	SUNBELT STATE HWY LLC
1785 STATE HWY 26	C/MU	CO	CC	2.997279	North-NE	42717548	SUPREME BRIGHT GRAPEVINE VII LLC
4265 TRADE CENTER DR	IN	CO	BP	4.872647	North-NE	9.00421E+16	TEACHERS INSURANCE & ANNUITY ASSOC OF AMERICA
1085 E NORTHWEST HWY	IC	IN	LI	2.435774	North-NE	4026608	TNV GRAPEVINE LTD
2800 GRAPEVINE MILLS PKWY	IN	CO	CC & HCO	23.273898	North-NE	4488598	TOTAL E&P USA REAL ESTATE LLC
3421 GRAPEVINE MILLS PKWY	IN	CO	HCO	5.521031	North-NE	4488563	TOTAL E&P USA REAL ESTATE LLC
3015 E GRAPEVINE MILLS CIR	CO & IN	CO	HCO	4.814078	North-NE	42613858	TOTAL E&P USA REAL ESTATE LLC
1048 E WALL ST	CO	CO	CC	5.139225	North-NE	42564806	TOTAL E&P USA REAL ESTATE LLC
3535 BLUFFS LN	C/MU	RH	R-MF	19.075499	North-NE	42544171	WMCI DALLAS IX LLC
3206 FOXFIRE LN	RA	RL	R-20	0.354793	North-NW	4995449	BERGS, LEE
1225 MURRELL RD	GU	RL	GU	1.058783	North-NW	5666643	DIEBOLD FAMILY TRUST
1812 CASTLE CT	LC	RM	R-5.0	0.115932	North-NW	41193563	EM&J PROPERTIES LLC
1808 CASTLE CT	LC	RM	R-5.0	0.128358	North-NW	41193555	FARKAS, SUSAN
1100 DOVE LOOP RD	GU & RL	GU	R-7.5	1.103796	North-NW	41693051	GRAPEVINE, CITY OF
1150 DOVE LOOP RD	RL	GU	R-7.5	5.874872	North-NW	42127147	GRAPEVINE, CITY OF
1801 CASTLE CT	LC	RM	R-5.0	0.146767	North-NW	41193636	ITTIRUCK, SUWIT
1800 CASTLE CT	LC	RM	R-5.0	0.208643	North-NW	41193539	JIA, HONGMEI
1816 CASTLE CT	LC	RM	R-5.0	0.12898	North-NW	41193571	LANGENBERG HOLT REVOCABLE TRUST
3220 FOXFIRE LN	RA	RL	R-20	0.711062	North-NW	40012263	MALONE, KURT
1804 CASTLE CT	LC	RM	R-5.0	0.161649	North-NW	41193547	PINTO, SHERYL G
3216 FOXFIRE LN	RA	RL	R-20	2.533865	North-NW	40746380	POPE, ROBERT
3400 FOXFIRE LN	RA	RL	R-20	2.901238	North-NW	4013565	SAIRUDEEPP REAL ESTATE LLC
3150 MEADOWMERE LN	RA	RL	R-20	2.281383	North-NW	3840964	SAIRUDEEPP REAL ESTATE LLC
3400 FOXFIRE LN	RA	RL	R-20	14.808263	North-NW	4013573	SAIRUDEEPP REAL ESTATE LLC
3100 MEADOWMERE LN	RA	RL	R-20	6.533907	North-NW	3841049	SAIRUDEEPP REAL ESTATE LLC
2101 LONESOME DOVE RD	RA	RL	R-20	3.323661	North-NW	4995457	SOUTHLAKE CITY OF
1805 CASTLE CT	LC	RM	R-5.0	0.15187	North-NW	41193628	THALAPANENI, SANDEEP
3224 FOXFIRE LN	RA	RL	R-20	0.702926	North-NW	40012271	THOMAS AND JULIE WRIGHT REVOCABLE TRUST
2200 N KIMBALL AVE	RA	RL	R-20	9.471885	North-NW	4013557	U S A
3228 FOXFIRE LN	RA	RL	R-20	4.951557	North-NW	40012298	UPHAM, OLIVIA
3212 FOXFIRE LN	RA	RL	R-20	0.89223	North-NW	6558747	WMW ALLIANCE LLC
1809 CASTLE CT	LC	RM	R-5.0	0.123367	North-NW	41193598	ZIEMIANEK, KRZYSZTOF
723 CORY ST	RH	RM	R-TH	0.07862	North-SE	4785347	ANCHOR & LEGACY RENTALS LLC
715 PEACH CT	RH	RM	R-TH	0.08797	North-SE	4829212	ANDERSON, SABRINA G
729 CABLE CREEK DR	RH	RM	R-TH	0.171933	North-SE	40379868	BENEDETTO, BRADLEY
710 MICHOL ST	RH	RM	R-TH	0.072169	North-SE	4785525	BOO WORLDWIDE LLC
728 CABLE CREEK DR	RH	RM	R-5.0	0.157249	North-SE	40379779	BROUSSARD, PAUL R
715 CORY ST	RH	RM	R-TH	0.075556	North-SE	4785398	BUCHANAN, NANCY
722 CORY ST	RH	RM	R-TH	0.067912	North-SE	4785207	CANNEY, AMIR
708 CABLE CREEK DR	RH	RM	R-5.0	0.153386	North-SE	40379825	CARPENTER, JANA
728 MICHOL ST	RH	RM	R-TH	0.124372	North-SE	4785622	CASE, MARTHA ELAINE
716 CORY ST	RH	RM	R-TH	0.071524	North-SE	4785231	CHEN, DON
720 MICHOL ST	RH	RM	R-TH	0.070878	North-SE	4785584	CHEN, KER
826 WILDWOOD LN	RH	RM	R-3.5	0.187254	North-SE	3526224	CHURCH STREET CAPITAL LLC
216 N STARNES ST	LC	RM	R-5.0	0.339001	North-SE	1146785	CLEMENTS, WILLIAM C
708 PEACH CT	RH	RM	R-TH	0.067337	North-SE	4829166	COOPER, MARY KAY
907 WILDWOOD LN	CO	RM	R-5.0	0.180527	North-SE	42575735	COOPER, NEAL
702 CORY ST	RH	RM	R-TH	0.095373	North-SE	4785312	CORRAL RAMIREZ, CESAR
711 CORY ST	RH	RM	R-TH	0.071687	North-SE	4785428	COURTNEY, MARK W
718 CORY ST	RH	RM	R-TH	0.064063	North-SE	4785223	CRABINE, JEREMY
716 MICHOL ST	RH	RM	R-TH	0.074478	North-SE	4785568	CRANE, JOSEPHINA L
718 MICHOL ST	RH	RM	R-TH	0.069635	North-SE	4785576	CTKA ABILENE LLC
702 MICHOL ST	RH	RM	R-TH	0.099687	North-SE	4785487	CURLEE, SAMANTHA
710 CORY ST	RH	RM	R-TH	0.062901	North-SE	4785274	DAUGHERTY, ALEX
712 MICHOL ST	RH	RM	R-TH	0.069375	North-SE	4785533	DELONG, DARRELL S
210 N STARNES ST	LC	RM	R-5.0	0.286507	North-SE	1146793	EVBUOMWAN, NOSA
708 CORY ST	RH	RM	R-TH	0.070859	North-SE	4785282	FARRELL, MICHELLE
709 CORY ST	RH	RM	R-TH	0.074793	North-SE	4785436	FEULA, MARGARET
704 MICHOL ST	RH	RM	R-TH	0.069789	North-SE	4785495	FLAHERTY, LAURA
714 PEACH CT	RH	RM	R-TH	0.1258	North-SE	4829190	FOX, FREDERICK W
716 PEACH CT	RH	RM	R-TH	0.10785	North-SE	4829204	FOX, FREDERICK W
704 CABLE CREEK DR	RH	RM	R-5.0	0.14505	North-SE	40379833	GALVIS, YNGRIT
712 CABLE CREEK DR	RH	RM	R-5.0	0.147344	North-SE	40379817	GIDNEY, CHRISTOPHER
724 MICHOL ST	RH	RM	R-TH	0.075824	North-SE	4785606	GRAGG, BEVERLY J
701 N DOOLEY ST	RM	RL	R-TH	1.110809	North-SE	6597572	GRAPEVINE CEMETERY ASSN
816 INLAND DR	RL	GU	R-7.5	0.860174	North-SE	41102096	GRAPEVINE, CITY OF
813 INLAND DR	RL	GU	R-7.5	9.452654	North-SE	41101855	GRAPEVINE, CITY OF
1381 N DOOLEY ST	RL	GU	R-7.5	22.573412	North-SE	41543866	GRAPEVINE, CITY OF
1391 N DOOLEY ST	RL	GU	R-7.5	2.864794	North-SE	41543874	GRAPEVINE, CITY OF

EXHIBIT "A"

CC ITEM #5, 23  
PZ ITEM #6, 10

Site Address	Existing Future Land Use	Proposed Future Land Use	Zoning	Acreage	Assessment Area	ACCOUNT	Owner Name
851 N MAIN ST	RL & RM	GU	GU	5.343484	North-SE	43188811	GRAPEVINE, CITY OF
701 TURNER RD	RH	GU	GU	1.517174	North-SE	6382800	GRAPEVINE, CITY OF
710 PEACH CT	RH	RM	R-TH	0.061263	North-SE	4829174	GRIFFITH, JOHIANES
711 PEACH CT	RH	RM	R-TH	0.09659	North-SE	4829263	GRIJALVA, REGINA
E NORTHWEST HWY	C/MU	CO	CC	2.424107	North-SE	42728515	GVS NORTH-SERIES 805 LLC
712 PEACH CT	RH	RM	R-TH	0.069429	North-SE	4829182	HAMMEL, ANGELYN C
707 BOYD DR	RH	RM	R-TH	0.090051	North-SE	4829085	HARMON, ANN
705 BOYD DR	RH	RM	R-TH	0.078863	North-SE	4829093	HARMON, ANN
713 CORY ST	RH	RM	R-TH	0.070004	North-SE	4785401	HEITZ, MARK
725 CORY ST	RH	RM	R-TH	0.070677	North-SE	4785339	HERNANDEZ, ARMANDO
714 MICHOL ST	RH	RM	R-TH	0.071009	North-SE	4785541	HERRINGTON, KAREN
724 CORY ST	RH	RM	R-TH	0.068149	North-SE	4785193	HOSKINS, BARBARA J
717 CABLE CREEK DR	RH	RM	R-5.0	0.154728	North-SE	40379892	HOWARD, ROBYN
801 E NORTHWEST HWY	C/MU	CO	CC	0.709481	North-SE	42983663	HUCECO LLC
915 WILDWOOD LN	CO	RM	R-5.0	0.449666	North-SE	42575751	KAJIWARA, JOY
719 CORY ST	RH	RM	R-TH	0.074461	North-SE	4785363	KOTHARI, PRATIKSHA
701 CABLE CREEK DR	RH	RM	R-5.0	0.190372	North-SE	40379930	LEPLA, AMANDA
716 CABLE CREEK DR	RH	RM	R-5.0	0.151918	North-SE	40379809	LINDSAY, DAWN
700 CABLE CREEK DR	RH	RM	R-5.0	0.190223	North-SE	40379841	LOY, CHRISTOPHER
711 BOYD DR	RH	RM	R-3.5R-7.5	0.168967	North-SE	3526259	LUU, HENRY
834 WILDWOOD LN	RH	RM	R-3.5	0.19855	North-SE	3526232	LUU, HENRY
805 E NORTHWEST HWY	C/MU	CO	CC	0.123998	North-SE	42728477	MANCHESTER PROPERTIES 805 LLC
809 E NORTHWEST HWY	C/MU	CO	CC	0.124651	North-SE	42728485	MANCHESTER PROPERTIES 809 LLC
927 E NORTHWEST HWY	C/MU	CO	CC	0.178391	North-SE	42728507	MANCHESTER PROPERTIES 927 LLC
706 CORY ST	RH	RM	R-TH	0.068921	North-SE	4785290	MARIPOSA RECONSTRUCTION LLC
707 CORY ST	RH	RM	R-TH	0.079456	North-SE	4785444	MASON, JUSTIN
726 MICHOL ST	RH	RM	R-TH	0.06512	North-SE	4785614	MASONITE HOLDINGS LLC
705 CORY ST	RH	RM	R-TH	0.067226	North-SE	4785452	MASONITE HOLDINGS LLC
702 PEACH CT	RH	RM	R-TH	0.095483	North-SE	4829123	MATTHEWS-GAUTHIER, DIONNE
705 CABLE CREEK DR	RH	RM	R-5.0	0.149909	North-SE	40379922	MCCARTHY, DAVID
703 PEACH CT	RH	RM	R-TH	0.086978	North-SE	4829247	MCCARTY FAMILY PARTNERSHIP LP
727 CORY ST	RH	RM	R-TH	0.126052	North-SE	4785320	MCTX2 LLC 727 CORY ST SERIES
204 N MAIN ST	LC	CO	HC	0.113984	North-SE	4962761	MDT GRAPEVINE LTD
204 N MAIN ST	LC	CO	HC	0.293039	North-SE	1937073	MDT GRAPEVINE LTD
720 CORY ST	RH	RM	R-TH	0.076324	North-SE	4785215	MILTON, LAUREN
201 N STARNES ST	CO & LC	CO	HC	1.19661	North-SE	7928289	MOHLER MMA GRAPEVINE LLC
709 PEACH CT	RH	RM	R-TH	0.053973	North-SE	4829271	MOORE, LORNA
821 E NORTHWEST HWY	C/MU	CO	CC	0.939435	North-SE	42442875	MUB HOLDINGS LLC
719 BOYD DR	RH	RM	R-3.5	0.168274	North-SE	3526240	MUDRO, SAMUEL
1001 E NORTHWEST HWY	C/MU	CO	CC	3.31711	North-SE	42442859	NASSER SAFA INVESTMENTS LLC
701 PEACH CT	RH	RM	R-TH	0.080193	North-SE	4829255	NAUMANN, JULIA E
707 PEACH CT	RH	RM	R-TH	0.076195	North-SE	4829298	NOCK, YOLANDA
833 E NORTHWEST HWY UNIT C 833A	C/MU	CO	CC	0.200937	North-SE	42931418	NORTHWEST PRIME LLC
720 CABLE CREEK DR	RH	RM	R-5.0	0.163701	North-SE	40379795	ODOM, TRAVIS
806 WILDWOOD LN	RH	RM	R-TH	0.104855	North-SE	4829069	OLMSTEAD, JILL
808 WILDWOOD LN	RH	RM	R-TH	0.089635	North-SE	4829077	OLMSTEAD, JILL
1025 GAYLORD TR	C/MU	CO	PCD	11.384965	North-SE	41560779	OPRYLAND HOTEL
722 MICHOL ST	RH	RM	R-TH	0.074281	North-SE	4785592	PEEK, BRADLEY J
701 CORY ST	RH	RM	R-TH	0.10142	North-SE	4785479	RAINEY, MARY
301 E NORTHWEST HWY	CO & LC	CO	HC	1.244821	North-SE	41596501	RETAIL BUILDINGS INC
816 RUTH WALL RD	C/MU	CO	PCD	25.132245	North-SE	4510542	RHP PROPERTY GT LP
703 CORY ST	RH	RM	R-TH	0.069189	North-SE	4785460	RICHARDSON, BRYAN
818 WILDWOOD LN	RH	RM	R-3.5	0.184307	North-SE	3526216	SA BALLAST 2 LLC
713 CABLE CREEK DR	RH	RM	R-5.0	0.153941	North-SE	40379906	SHAH, MOHAMED
709 CABLE CREEK DR	RH	RM	R-5.0	0.15369	North-SE	40379914	SIMMONS, NATALIE
903 WILDWOOD LN	CO	RM	R-5.0	0.346106	North-SE	42575727	SLIGAR, DARREN
714 CORY ST	RH	RM	R-TH	0.060878	North-SE	4785258	SMITH, TAMMY SUE
726 CORY ST	RH	RM	R-TH	0.063887	North-SE	4785185	SOLER TRUST THE
728 CORY ST	RH	RM	R-TH	0.119327	North-SE	4785177	SOLER TRUST THE
721 CORY ST	RH	RM	R-TH	0.072635	North-SE	4785355	SPINELLI, MARC J
724 CABLE CREEK DR	RH	RM	R-5.0	0.146446	North-SE	40379787	SPRUILL, JUSTIN
706 PEACH CT	RH	RM	R-TH	0.098249	North-SE	4829158	SUAREZ GIL, ANDREA
701 BOYD DR	RH	RM	R-TH	0.080904	North-SE	4829115	TAKACS 1999 REVOCABLE TRUST
703 BOYD DR	RH	RM	R-TH	0.094051	North-SE	4829107	TAKACS, DAVID D
704 PEACH CT	RH	RM	R-TH	0.077311	North-SE	4829131	TBD HERITAGE PROPERTIES LLC
721 CABLE CREEK DR	RH	RM	R-5.0	0.161443	North-SE	40379884	THE JANDER TRUST
712 CORY ST	RH	RM	R-TH	0.070238	North-SE	4785266	TORRES REVOCABLE LIVING TRUST
704 CORY ST	RH	RM	R-TH	0.066107	North-SE	4785304	TUBBS, LARRY
713 PEACH CT	RH	RM	R-TH	0.12731	North-SE	4829220	TURNER, JOHN
1900 KATIE'S WOODS DR	CO & GU	GU	GU	50.23261	North-SE	3886425	U S A
901 RUTH WALL RD	CO	GU	GU	17.12662	North-SE	4000765	U S A
2 GRAPEVINE LAKE	CO	GU	PCD	0.72282	North-SE	40321193	U S A
1304 N DOOLEY ST	GU & RL	GU	GU & R-7.5	5.337553	North-SE	4000900	U S A
401 BOYD DR	CO	RH	R-MF-2	12.446216	North-SE	41558065	USCMF STONELEDGE LLC
804 WILDWOOD LN	RH	RM	R-TH	0.094741	North-SE	4829050	VON STORCH, KENNETH S
802 WILDWOOD LN	RH	RM	R-TH	0.095414	North-SE	4829042	VON STORCH, KENNETH S
911 WILDWOOD LN	CO	RM	R-5.0	0.221971	North-SE	42575743	VPG PROPERTIES LLC
706 MICHOL ST	RH	RM	R-TH	0.06896	North-SE	4785509	WAITE, JUDY G
845 E NORTHWEST HWY	C/MU	CO	CC	0.845576	North-SE	42442883	WCCI INVESTMENTS LLC
717 CORY ST	RH	RM	R-TH	0.070557	North-SE	4785371	WEBB, JACOB
708 MICHOL ST	RH	RM	R-TH	0.071394	North-SE	4785517	WEBER, GERALD
705 PEACH CT	RH	RM	R-TH	0.09811	North-SE	4829239	WENTLING, JILL N
803 E NORTHWEST HWY	C/MU	CO	CC	0.720211	North-SE	42983655	WESTWOOD GROUP DEVELOPMENT NO II LP
215 N STARNES ST	LC	RM	R-5.0	0.321377	North-SE	42442921	WJK2702 FAMILY TRUST
209 N STARNES ST	LC	RM	R-5.0	0.321387	North-SE	42442913	WJK2702 FAMILY TRUST
919 E NORTHWEST HWY	C/MU	CO	CC	1.724597	North-SE	42442891	WRIGHT 919 E NORTHWEST HWY LL
725 CABLE CREEK DR	RH	RM	R-5.0	0.148926	North-SE	40379876	YOST, APRIL CORINNE
209 LUCAS DR	CO	RL	R-7.5	0.291196	North-SW	40736415	209 LUCAS SERIES
211 LUCAS DR	CO	RL	R-7.5	0.16153	North-SW	40736407	211 LUCAS SERIES
206 N DOVE RD	CO	LC	HC	0.463895	North-SW	6544142	ABBA KD INVESTMENT LLC
122 W PEACH ST	RH	RM	R-5.0	0.299091	North-SW	3998711	AFI REAL ESTATE LLC
503 N MAIN ST	RH	RM	R-5.0	0.240576	North-SW	3998797	AFI REAL ESTATE LLC
206 W PEACH ST	RH	RM	R-5.0	0.196408	North-SW	846228	AFI REAL ESTATE LLC
207 W PEACH ST	RH	RM	R-3.5	0.126912	North-SW	4432703	AGUILAR, JOSE
2117 S WINDING CREEK DR	RH	RL	R-7.5	0.177164	North-SW	5569729	ALAWADI, SALAM
949 MEADOW BEND LOOP S	RH	RM	R-5.0	0.131843	North-SW	42434986	ALKIS, MARTIN
972 MEADOW BEND LOOP S	RH	RM	R-5.0	0.159467	North-SW	42434627	APFEL, WOODROW N
1038 MEADOW BEND LOOP N	RH	RM	R-5.0	0.164149	North-SW	42434813	ARCHER, JOSH

EXHIBIT "A"

CC ITEM #5, 23  
PZ ITEM #6, 10

Site Address	Existing Future Land Use	Proposed Future Land Use	Zoning	Acreage	Assessment Area	ACCOUNT	Owner Name
1313 TILLERY CT	LC	RM	R-TH	0.097426	North-SW	42808632	AREKAPUDI, KRISTEN
1307 WORTHINGTON DR	CO	RL	HC	0.096482	North-SW	4950380	ASUNCION PROPERTIES LLC 1307 WORTHINGTON STREET SERIES
993 MEADOW BEND LOOP N	RH	RM	R-5.0	0.126935	North-SW	42434937	AUSTIN, TRAVIS C
2129 S WINDING CREEK DR	RH	RL	R-7.5	0.180718	North-SW	5569672	BAIA, CALIN EUGEN
109 WILDWOOD CT	RH	RM	R-3.75	0.393679	North-SW	5638437	BENIYA, RISA
215 LUCAS DR	CO	RL	R-7.5	0.284311	North-SW	41009924	BERAN, BEVERLY
2200 W NORTHWEST HWY	LC	CO	CN	3.792932	North-SW	5647541	BIGSIX REALTY LTD
1309 TILLERY CT	LC	RM	R-TH	0.095373	North-SW	42808624	BLAKE, BRETT
113 WILDWOOD CT	RH	RM	R-3.75	0.343486	North-SW	5638445	BLT LIVING TRUST
125 WILDWOOD CT	RH	RM	R-3.75	0.38788	North-SW	5638518	BLT LIVING TRUST
2400 W STATE HWY 114	LC	CO	CC	3.84135	North-SW	42312998	BR'S PORK CHOP LTD
1014 MEADOW BEND LOOP N	RH	RM	R-5.0	0.127591	North-SW	42434872	BRAINARD, BRENDA
217 W PEACH ST	RH	RM	R-3.5	0.082963	North-SW	4950410	BRIGGS, PATTI
1010 MEADOW BEND LOOP N	RH	RM	R-5.0	0.125657	North-SW	42434881	CAMPBELL TRUST
239 W PEACH ST	RH	RM	R-MF-1	0.249306	North-SW	4432770	CAOTRAN REVOCABLE LIVING TRUST
2125 S WINDING CREEK DR	RH	RL	R-7.5	0.195809	North-SW	5569702	CHARLTON, ERIC
960 MEADOW BEND LOOP S	RH	RM	R-5.0	0.164158	North-SW	42434651	CHRISTOFFERSEN, RENAE
1026 MEADOW BEND LOOP N	RH	RM	R-5.0	0.190616	North-SW	42434848	CLARK, MICHELLE
2177 S WINDING CREEK DR	RH	RL	R-7.5	0.167112	North-SW	5569419	CLEMENS, NOLAN J
957 MEADOW BEND LOOP S	RH	RM	R-5.0	0.173432	North-SW	42434970	COREA, LINDA
221 W PEACH ST	RH	RM	R-3.5	0.083922	North-SW	4979680	CORTES, SIBONEY
817 MEADOW BEND LOOP W	RH	RM	R-5.0	0.154845	North-SW	42434732	CRONSTROEM, LIS
1319 WORTHINGTON DR	CO	RL	R-7.5	0.254215	North-SW	41009886	CROOK, CYNTHIA
976 MEADOW BEND LOOP S	RH	RM	R-5.0	0.142844	North-SW	42434619	CROW, KYLE
328 TILLERY CIR	LC	RM	R-TH	0.09067	North-SW	42808527	CROW, KYLE
1022 MEADOW BEND LOOP N	RH	RM	R-5.0	0.153081	North-SW	42434856	CUNNINGHAM, STEVE
1317 TILLERY CT	LC	RM	R-TH	0.096675	North-SW	42808641	DANNELS, STACY
128 W PEACH ST	RH	RM	R-5.0	0.183975	North-SW	3998762	DAUSSAT, PATSY
1002 MEADOW BEND LOOP N	RH	RM	R-5.0	0.148859	North-SW	42434902	DELISIO, ANNE
105 WILDWOOD CT	RH	RM	R-3.75	0.27688	North-SW	5638429	DENTON, PATRICK
801 MEADOW BEND LOOP S	RH	RM	R-5.0	0.177055	North-SW	42434708	DOCKAL, NANCY
1034 MEADOW BEND LOOP N	RH	RM	R-5.0	0.181084	North-SW	42434821	DORIAN L STACY SIMS REVOCABLE TRUST
829 MEADOW BEND LOOP W	RH	RM	R-5.0	0.126663	North-SW	42434767	DREHER, KERRY
2133 S WINDING CREEK DR	RH	RL	R-7.5	0.179905	North-SW	5569656	DYSON, MARYJANE A
2141 S WINDING CREEK DR	RH	RL	R-7.5	0.165771	North-SW	5569605	EL N BOB PROPERTIES LLC
2105 S WINDING CREEK DR	RH	RL	R-7.5	0.164483	North-SW	5569796	ELLIOT AND KARLA SALTZMAN FAMILY TRUST
3050 E STATE HWY 114	CO & LC	CO	CC	0.62119	North-SW	41448847	EYE CONSULTANTS PROPERTIES LP
313 TILLERY CIR	LC	RM	R-TH	0.097185	North-SW	42808497	FARD, PARVANEH
317 TILLERY CIR	LC	RM	R-TH	0.099517	North-SW	42808489	FERONTI, CRAIG
941 MEADOW BEND LOOP S	RH	RM	R-5.0	0.172353	North-SW	42435011	FETTE LILIAN LEE-WAH
213 W PEACH ST	RH	RM	R-3.5	0.095851	North-SW	4950402	FISCHER, R KARL
211 W PEACH ST	RH	RM	R-3.5	0.105244	North-SW	4432711	FISCHER, R KARL
210 HALL ST	RH	RM	R-MF-1	0.437952	North-SW	3998835	FISHER FAMILY TRUST
984 MEADOW BEND LOOP N	RH	RM	R-5.0	0.130212	North-SW	42434601	FRASER, MARION
1325 TILLERY CT	LC	RM	R-TH	0.102483	North-SW	42808667	FRITZ, BRADLEY
216 N DOVE RD	CO	LC	HC	0.316123	North-SW	41216679	G2L2 LP
312 TILLERY CIR	LC	RM	R-TH	0.094026	North-SW	42808560	GALLIANI 1992 LIVING TRUST
809 MEADOW BEND LOOP S	RH	RM	R-5.0	0.154778	North-SW	42434724	GANESHASUNDARAM, ROMESH
2965 KOSSE CT	GU	RM	R-5.0	0.1188	North-SW	43151348	GHHB TALON HILL LLC
2964 KOSSE CT	GU	RM	R-5.0	0.114791	North-SW	43151241	GHHB TALON HILL LLC
2970 KOSSE CT	GU	RM	R-5.0	0.114799	North-SW	43151232	GHHB TALON HILL LLC
2934 KOSSE CT	GU	RM	R-5.0	0.131109	North-SW	43151291	GHHB TALON HILL LLC
212 W PEACH ST	RH	RM	R-5.0	0.134686	North-SW	846201	GOMEZ, BLANCA
3091 DOVE RD	LC	GU	PO	2.660668	North-SW	43151178	GRAPEVINE CITY
2100 W NORTHWEST HWY	LC	CO	SP	5.610684	North-SW	5647568	GRAPEVINE CONSOLIDATED GRP LLC
2100 W NORTHWEST HWY	LC	CO	R-20	1.05162	North-SW	5740495	GRAPEVINE CONSOLIDATED GRP LLC
226 LUCAS DR	CO	RL	R-7.5	0.485846	North-SW	1617850	GRAPEVINE HISTORIC HOMES LLC
980 MEADOW BEND LOOP N	RH	RM	R-5.0	1.51867	North-SW	42434546	GRAPEVINE SHADY BROOK HOA INC
980 MEADOW BEND LOOP N	RH	RM	R-5.0	0.830318	North-SW	42434911	GRAPEVINE SHADY BROOK HOA INC
813 MEADOW BEND LOOP W	RH	RM	R-5.0	0.190028	North-SW	42434562	GRAPEVINE SHADY BROOK HOA INC
940 MEADOW BEND LOOP S	RH	RM	R-5.0	0.288025	North-SW	42434554	GRAPEVINE SHADY BROOK HOA INC
427 N SCRIBNER ST	RH	RL	R-MF-2	1.884153	North-SW	4040287	GRAPEVINE STOREHOUSE LTD
401 N SCRIBNER ST	RH	RL	R-MF-1	1.791681	North-SW	4855086	GRAPEVINE STOREHOUSE LTD
501 SHADY BROOK DR	GU & RM	GU	GU	13.77382	North-SW	43188829	GRAPEVINE, CITY OF
2801 PANHANDLE DR	RL	GU	R-7.5	0.572696	North-SW	2168006	GRAPEVINE, CITY OF
952 MEADOW BEND LOOP S	RH	RM	R-5.0	0.17679	North-SW	42434678	HALLFORD, CHARLES W
2149 S WINDING CREEK DR	RH	RL	R-7.5	0.176915	North-SW	5569583	HALVORSON, ERIK
2161 S WINDING CREEK DR	RH	RL	R-7.5	0.189735	North-SW	5569559	HAMILTON, AMANDA
989 MEADOW BEND LOOP N	RH	RM	R-5.0	0.127266	North-SW	42434945	HARAPANAHALLI, SANDEEP
2173 S WINDING CREEK DR	RH	RL	R-7.5	0.175669	North-SW	5569443	HART2HART PROPERTIES LLC - SERIES A
316 TILLERY CIR	LC	RM	R-TH	0.093451	North-SW	42808551	HAZLEWOOD, TYLER
223 W PEACH ST	RH	RM	R-3.5	0.105899	North-SW	4884272	HENIN, SAMI
112 W PEACH ST	RH	RM	R-5.0	0.191959	North-SW	3998789	HERNANDEZ, MAGDALENO G
821 MEADOW BEND LOOP W	RH	RM	R-5.0	0.125484	North-SW	42434741	HIGGINBOTHAM, BRYAN
985 MEADOW BEND LOOP N	RH	RM	R-5.0	0.126066	North-SW	42434953	HUNT, DERRICK
226 N DOVE RD	CO	LC	HC	0.185918	North-SW	1618725	IEC UNLIMITED INC
1414 N DOVE RD	RL	LC	CN	0.617991	North-SW	42765496	IRKASA INC
219 W PEACH ST	RH	RM	R-3.5	0.103191	North-SW	4979699	JOHNSON CLYDENE LIVING TRUST
1030 MEADOW BEND LOOP N	RH	RM	R-5.0	0.291144	North-SW	42434830	JOHNSON, C
944 MEADOW BEND LOOP S	RH	RM	R-5.0	0.126123	North-SW	42434694	JOHNSON, CHELSYE
1301 TILLERY CT	LC	RM	R-TH	0.095819	North-SW	42808608	JONES, JEANINE
325 TILLERY CIR	LC	RM	R-TH	0.12773	North-SW	42808462	KIM, ABIGAIL
320 TILLERY CIR	LC	RM	R-TH	0.097244	North-SW	42808543	KM PROPERTIES INC
2101 S WINDING CREEK DR	RH	RL	R-7.5	0.218052	North-SW	5528690	KRIZENESKY, TONYA M
229 W PEACH ST	RH	RM	R-3.5	0.08838	North-SW	4980174	LANGHORNE PROPERTIES LLC
227 W PEACH ST	RH	RM	R-3.5	0.102983	North-SW	4980182	LANGHORNE PROPERTIES LLC
233 W PEACH ST	RH	RM	R-3.5	0.090076	North-SW	4884299	LANGHORNE PROPERTIES LLC
231 W PEACH ST	RH	RM	R-3.5	0.104686	North-SW	4884302	LANGHORNE PROPERTIES LLC
511 N MAIN ST	RH	RM	R-5.0	0.219467	North-SW	3998746	LARSON, CHUCK
988 MEADOW BEND LOOP N	RH	RM	R-5.0	0.127337	North-SW	42434597	LILLIAN JEANETTE MEDDERS COSTA BERLIN REVOCABLE FAMILY TRUST
237 W PEACH ST	RH	RM	R-3.5	0.099026	North-SW	4884329	MADERA, JENNIFER
221 LUCAS DR	CO	RL	R-7.5	0.179154	North-SW	41009916	MALICK, AARON
304 TILLERY CIR	LC	RM	R-TH	0.095981	North-SW	42808586	MATTHEWS, DAVID
961 MEADOW BEND LOOP S	RH	RM	R-5.0	0.215188	North-SW	42434961	MATTLAGE, MARK
3000 KOSSE CT	GU	RM	R-5.0	0.171405	North-SW	43151186	MAYKUS CUSTOM HOMES INC
2952 KOSSE CT	GU	RM	R-5.0	0.14956	North-SW	43151267	MAYKUS CUSTOM HOMES INC
2941 KOSSE CT	GU	RM	R-5.0	0.155335	North-SW	43151305	MAYKUS CUSTOM HOMES INC
841 MEADOW BEND LOOP W	RH	RM	R-5.0	0.126279	North-SW	42434791	MAYKUS, SIERRA

EXHIBIT "A"

CC ITEM #5, 23  
PZ ITEM #6, 10

Site Address	Existing Future Land Use	Proposed Future Land Use	Zoning	Acreage	Assessment Area	ACCOUNT	Owner Name
305 TILLERY CIR	LC	RM	R-TH	0.098142	North-SW	42808519	MCCALL, RODGER
309 TILLERY CIR	LC	RM	R-TH	0.097188	North-SW	42808501	MCCORMACK, VANESSA
956 MEADOW BEND LOOP S	RH	RM	R-5.0	0.16784	North-SW	42434660	MCCRORY, CRAIG
992 MEADOW BEND LOOP N	RH	RM	R-5.0	0.125702	North-SW	42434589	MCLEOD, JOHN
1315 WORTHINGTON DR	CO	RL	R-7.5	0.171591	North-SW	41009908	MCNABUEY, WILLIAM J
968 MEADOW BEND LOOP S	RH	RM	R-5.0	0.165228	North-SW	42434635	MIER, ANA
945 MEADOW BEND LOOP S	RH	RM	R-5.0	0.127721	North-SW	42435003	MILLER MANAGEMENT TRUST
2157 S WINDING CREEK DR	RH	RL	R-7.5	0.165778	North-SW	5569567	MONTPELIER ASSETS LLC
2153 S WINDING CREEK DR	RH	RL	R-7.5	0.182869	North-SW	5569575	MOORE, CYNTHIA
101 WILDWOOD CT	RH	RM	R-3.75	0.307289	North-SW	5638372	MUDRO, SAMUEL J
2989 KOSSE CT	GU	RM	R-5.0	0.147138	North-SW	43151381	MUFASA MEADOWS LLC
2983 KOSSE CT	GU	RM	R-5.0	0.065521	North-SW	43151372	MUFASA MEADOWS LLC
2959 KOSSE CT	GU	RM	R-5.0	0.118031	North-SW	43151330	MUFASA MEADOWS LLC
2971 KOSSE CT	GU	RM	R-5.0	0.118801	North-SW	43151356	MUFASA MEADOWS LLC
2977 KOSSE CT	GU	RM	R-5.0	0.137529	North-SW	43151364	MUFASA MEADOWS LLC
2988 KOSSE CT	GU	RM	R-5.0	0.144975	North-SW	43151208	MUFASA MEADOWS LLC
2994 KOSSE CT	GU	RM	R-5.0	0.160883	North-SW	43151194	MUFASA MEADOWS LLC
2958 KOSSE CT	GU	RM	R-5.0	0.117963	North-SW	43151259	MUFASA MEADOWS LLC
2976 KOSSE CT	GU	RM	R-5.0	0.142421	North-SW	43151224	MUFASA MEADOWS LLC
2982 KOSSE CT	GU	RM	R-5.0	0.146979	North-SW	43151216	MUFASA MEADOWS LLC
2940 KOSSE CT	GU	RM	R-5.0	0.186746	North-SW	43151283	MUFASA MEADOWS LLC
2946 KOSSE CT	GU	RM	R-5.0	0.239904	North-SW	43151275	MUFASA MEADOWS LLC
2953 KOSSE CT	GU	RM	R-5.0	0.141068	North-SW	43151321	MUFASA MEADOWS LLC
2947 KOSSE CT	GU	RM	R-5.0	0.203402	North-SW	43151313	MUFASA MEADOWS LLC
996 MEADOW BEND LOOP N	RH	RM	R-5.0	0.149097	North-SW	42434571	NEWTON, RICHARD
308 TILLERY CIR	LC	RM	R-TH	0.096125	North-SW	42808578	NGUYEN, HONG
837 MEADOW BEND LOOP W	RH	RM	R-5.0	0.126213	North-SW	42434783	O'CONNOR, TIMOTHY
2121 S WINDING CREEK DR	RH	RL	R-7.5	0.17482	North-SW	5569710	OHAIR, CYNTHIA
2145 S WINDING CREEK DR	RH	RL	R-7.5	0.182813	North-SW	5569591	OLSON STEVEN A REVOCABLE TRUST
2200 E STATE HWY 114	LC	CO	R-20	0.894223	North-SW	5740541	PARK PLACE LOT 1 LAND LP
2100 W NORTHWEST HWY	LC	CO	CN	1.471701	North-SW	5647584	PARK PLACE SHOPPING CNTR LTD
2050 W NORTHWEST HWY	LC	CO	CN	0.21385	North-SW	5647576	PARK PLACE SHOPPING CNTR LTD
2150 W NORTHWEST HWY	LC	CO	CN	1.522156	North-SW	5740576	PARK PLACE SHOPPING CNTR LTD
833 MEADOW BEND LOOP W	RH	RM	R-5.0	0.125539	North-SW	42434775	PATERSON, ROSS
1006 MEADOW BEND LOOP N	RH	RM	R-5.0	0.126478	North-SW	42434899	PEACOCK FAMILY REVOCABLE TRUST
2113 S WINDING CREEK DR	RH	RL	R-7.5	0.171573	North-SW	5569745	PEEBLES, SCOTT
119 HALL ST	RH	RM	R-5.0	0.171506	North-SW	3998770	PICKLE, DAVID
505 W PEACH ST	RH	RM	R-MF-1	0.642787	North-SW	3998681	PIPER LEGACY INVESTMENTS LLC - SERIES A
222 LUCAS DR	CO	RL	R-7.5	0.540934	North-SW	40736458	POPIEL, RANDAL A
125 HALL ST	RH	RM	R-5.0	0.118455	North-SW	3998754	PRITCHARD, DINAH SUE LEE
2169 S WINDING CREEK DR	RH	RL	R-7.5	0.17981	North-SW	5569478	QUIROZ, JULIETA PILAR
235 W PEACH ST	RH	RM	R-3.5	0.088222	North-SW	4884310	RAMPY, NATHANIAL
845 MEADOW BEND LOOP W	RH	RM	R-5.0	0.199448	North-SW	42434805	RAWLS, ROBERT
209 W PEACH ST	RH	RM	R-3.5	0.10324	North-SW	4950399	RETHMEIER, JOYCE
948 MEADOW BEND LOOP S	RH	RM	R-5.0	0.14087	North-SW	42434686	SALT & LIGHT LIVING TRUST
225 W PEACH ST	RH	RM	R-3.5	0.088075	North-SW	4884280	SCHANSTRA, NEIL A
431 N SCRIBNER ST	RH & RM	RL	R-MH	11.904551	North-SW	4040465	SHADY OAKS MHP LLC
431 N SCRIBNER ST	RM	RL	R-MH	0.197106	North-SW	4040708	SHADY OAKS MHP LTD PRTNNSHP
1018 MEADOW BEND LOOP N	RH	RM	R-5.0	0.166743	North-SW	42434864	SHERRIE W PROFIT REVOCABLE FAMILY TRUST
2109 S WINDING CREEK DR	RH	RL	R-7.5	0.185455	North-SW	5569761	SHRIMAL, ROHIT
121 WILDWOOD CT	RH	RM	R-3.75	0.327441	North-SW	5638496	SIDDIQI, AISHA
825 MEADOW BEND LOOP W	RH	RM	R-5.0	0.12675	North-SW	42434759	SIWINSKI, JOE
243 W PEACH ST	RH	RM	R-MF-1	0.243996	North-SW	4432789	SMARTT, HEATHER A
225 LUCAS DR	CO	RL	R-7.5	0.249832	North-SW	41009878	SMITH, JODY ANN
805 MEADOW BEND LOOP S	RH	RM	R-5.0	0.180058	North-SW	42434716	STACY, RONALD
1305 TILLERY CT	LC	RM	R-TH	0.096247	North-SW	42808616	SUR, YOUNG
1321 TILLEY CT	LC	RM	R-TH	0.098471	North-SW	42808659	SWEENEY, KATHERINE
129 WILDWOOD CT	RH	RM	R-3.75	0.338004	North-SW	5638534	TEPPER FAMILY SUVVIVORS TRUST
215 W PEACH ST	RH	RM	R-3.5	0.117998	North-SW	4432738	THE MCCARTY FAMILY PARTNERSHIP, LP
321 TILLERY CIR	LC	RM	R-TH	0.116533	North-SW	42808471	THE SCOTT FAMILY TRUST
W NORTHWEST HWY	LC	RM	R/CC/PO	11.217667	North-SW	42467011	THE SPRINGS OF GRAPEVINE LLC
301 N DOVE RD	LC	RM	R-TH	3.116764	North-SW	42808594	TILLERY COMMONS-GRAPEVINE LLC
997 MEADOW BEND LOOP N	RH	RM	R-5.0	0.126166	North-SW	42434929	TRISTAN, MAGARIO
2451 DOVE RD	RL	GU	GU	5.577504	North-SW	4266544	U S A
2433 DOVE RD	RL	GU	GU	2.363563	North-SW	6928005	U S A
324 TILLERY CIR	LC	RM	R-TH	0.09369	North-SW	42808535	WALLINGFORD, BRENT
2137 S WINDING CREEK DR	RH	RL	R-7.5	0.173911	North-SW	5569621	WARD, JANET
964 MEADOW BEND LOOP S	RH	RM	R-5.0	0.164222	North-SW	42434643	WARNER, DEVIN
211 HALL ST	RH	RM	R-5.0	0.108264	North-SW	846163	WELLMAKER, MICHELLE
205 HALL ST	RH	RM	R-5.0	0.191149	North-SW	846171	WELLMAKER, TOLETA H
1600 W NORTHWEST HWY	CO/LC	LC	CC/R-7.5	9.174165	North-SW	40015181	WRIGHT GVS PROPERTIES LLC
953 MEADOW BEND LOOP S	RH	RM	R-5.0	0.155593	North-SW	42434988	YIU, JOJO
117 WILDWOOD CT	RH	RM	R-3.75	0.291713	North-SW	5638461	ZEKO APARTMENTS LLC
2165 S WINDING CREEK DR	RH	RL	R-7.5	0.180083	North-SW	5569494	ZHANG, XIA
2713 IRA E WOODS AVE	RM	CO	CC	8.152799	South-NW	42204362	1ST CHOICE SELF STORAGE INC
3001 WILLIAM D TATE AVE	CO & IC	CO	PID	6.104943	South-NW	42184795	2501 PARTNERS LTD
2551 SOUTHWEST GRAPEVINE PKWY	IN	CO	LI	3.056741	South-NW	6907199	2551 INVESTMENTS LP
804 PORTAMERICA PL # B	IC	IN	LI	0.927985	South-NW	41204301	804 PORT AMERICA PLACE LLC
1908 BENTWOOD CT	RH	RM	R-5.0	0.136099	South-NW	7609655	ADAMS, BART
1926 TWIN OAKS CIR	RH	RM	R-5.0	0.222035	South-NW	7610718	ADAMS, BART
1904 BENTWOOD CT	RH	RM	R-5.0	0.278453	South-NW	7609639	ADAMS, BART E
1905 BENTWOOD CT	RH	RM	R-5.0	0.25338	South-NW	7609698	ALDENDERFER, WM
751 PORTAMERICA PL	IC	IN	PID	10.90517	South-NW	41223446	B9 SEQUOIA PORT AMERICA OWNER LP
756 PORTAMERICA PL	IC	IN	PID	5.89128	South-NW	5856760	B9 SEQUOIA PORT AMERICA OWNER LP
1722 MINTERS CHAPEL RD	IC	IN	LI	4.682342	South-NW	6717896	B9 SEQUOIA PORT AMERICA OWNER LP
800 PORTAMERICA PL	IC	IN	LI	6.107861	South-NW	6468322	B9 SEQUOIA PORT AMERICA OWNER LP
805 PORTAMERICA PL	IC	IN	LI	6.86417	South-NW	4470451	B9 SEQUOIA PORT AMERICA OWNER LP
749 PORTAMERICA PL	IC	IN	PID	9.381197	South-NW	6825958	B9 SEQUOIA PORT AMERICA OWNER LP
752 PORTAMERICA PL	IC	IN	PID	5.996488	South-NW	5966698	B9 SEQUOIA PORT AMERICA OWNER LP
1920 TWIN OAKS CIR	RH	RM	R-5.0	0.171892	South-NW	7609728	BALANI, CAROLINE
900 PORTAMERICA PL	IC	IN	LI	2.843436	South-NW	6929583	BARR & HOFFMAN PROPERTIES LLC
900 E STATE HWY 114	IC	IN	LI	1.456944	South-NW	7169787	CLEAR CHANNEL OUTDOOR LLC
2105 IRA E WOODS AVE	IN	CO	LI	1.829547	South-NW	41737326	CUBESMART LP
1930 TWIN OAKS CIR	RH	RM	R-5.0	0.180833	South-NW	7610742	DUGAN, PHILIP M
1903 BENTWOOD CT	RH	RM	R-5.0	0.155613	South-NW	7609701	EHELİYAGODA, AMOGA
1500 E STATE HWY 114	CO & IN	CO	CC	6.941498	South-NW	3880842	FORT WORTH, CITY OF AIRPORT
640 WESTPORT PKWY	IC	IN	LI	10.965487	South-NW	7217455	FOX FRED REALTY LLC
3220 TIMBERLINE DR	GU & RL	GU	GU	12.262225	South-NW	42575905	GRAPEVINE COLLEVILLE, ISD

EXHIBIT "A"

CC ITEM #5, 23  
PZ ITEM #6, 10

Site Address	Existing Future Land Use	Proposed Future Land Use	Zoning	Acreage	Assessment Area	ACCOUNT	Owner Name
2151 E IRA WOODS AVE	IN	CO	CC	1.106706	South-NW	42733179	GRAPEVINE LSI LLC
2550 SOUTHWEST GRAPEVINE PKWY	IN	CO	CC	7.062997	South-NW	7396651	GRAPEVINE MLE LLC
3100 TIMBERLINE DR	GU & RL	GU	GU	1.659199	South-NW	42575913	GRAPEVINE, CITY OF
1924 TWIN OAKS CIR	RH	RM	R-5.0	0.240713	South-NW	7610696	GUIRGUIS, SAMUEL
1901 TANGLEWOOD DR	LC	RM	R-3.5	0.266808	South-NW	546550	HOOKSTRATTEN, JOANNA TR
1905 TANGLEWOOD DR	LC	RM	R-3.5	0.294669	South-NW	546569	HOOKSTRATTEN, JOANNA TR
1901 BENTWOOD CT	RH	RM	R-5.0	0.212245	South-NW	7609752	IMAM, MUSTAFA
801 PORTAMERICA PL	IC	IN	LI	1.751456	South-NW	6468330	INTERNATIONAL EQUITY GROUP LP
1913 TANGLEWOOD DR	RH	RM	R-3.5	0.181253	South-NW	546585	J A M TOWER PROPERTIES LTD
1910 BENTWOOD CT	RH	RM	R-5.0	0.134418	South-NW	7609663	JAMAL-DHARANI, AMIR A
1712 MINTERS CHAPEL RD	IC	IN	LI	1.555373	South-NW	41504836	KNOPF FAMILY TWO LTD PTRNSHP
620 WESTPORT PKWY	IC	IN	LI	10.908315	South-NW	7215797	KTR DFW II LLC
1921 TANGLEWOOD DR	RH	RM	R-3.5	0.173078	South-NW	546607	LANGHORNE PROP LLC-SERIES D
1925 TANGLEWOOD DR	RH	RM	R-3.5	0.210933	South-NW	546615	LANGHORNE PROP LLC-SERIES E
1909 TANGLEWOOD DR	RH	RM	R-3.5	0.205751	South-NW	546577	MBM SMART HOLDINGS LLC
1702 MINTERS CHAPEL RD	IC	IN	LI	1.832805	South-NW	41504828	MINTERS CHAPEL 121 LLC
1900 BENTWOOD CT	RH	RM	R-5.0	0.170501	South-NW	7609612	MKH GROUP LLC
600 WESTPORT PKWY	IC	IN	LI	7.674615	South-NW	7157428	MLRP 600 WESTPORT LLC
1928 TWIN OAKS CIR	RH	RM	R-5.0	0.191725	South-NW	7610726	MUELLER, GEORG
2651 WILLIAM D TATE AVE	CO & IC	CO	PID	7.91062	South-NW	42185643	PACK PROPERTIES IX LLC
2045 GRAYSON DR	CO	IN	LI	2.000224	South-NW	42999543	PEAK CAPITAL INVESTMENTS LLC
650 WESTPORT PKWY	IC	CO	CC	4.459377	South-NW	41526015	PROJECTHANDUP
670 GATEHOUSE DR	CO & IC	CO	CC	47.273717	South-NW	42330775	PROJECTHANDUP
2351 STONE MYERS PKWY	IC	CO	CC	2.865418	South-NW	42330791	PROJECTHANDUP
1902 BENTWOOD CT	RH	RM	R-5.0	0.156331	South-NW	7609620	RAGER, DAVID
800 E STATE HWY 114	IC	IN	LI	2.175934	South-NW	4470354	RANDOLPH, J H FAMILY LTD PRTN
1917 TANGLEWOOD DR	RH	RM	R-3.5	0.179268	South-NW	546593	SCOTT, DERRICK
3105 WILLIAM D TATE AVE	CO & IC	CO	CC	5.16623	South-NW	42819669	SIMPLE TWIST LLC
1922 TWIN OAKS CIR	RH	RM	R-5.0	0.160499	South-NW	7610645	SUDDUHA, SHAM
1906 BENTWOOD CT	RH	RM	R-5.0	0.175757	South-NW	7609647	TOLLEFSEN, VIRGINIA
1905 STONE MYERS PKWY	IC	CO	CC	0.72544	South-NW	42330881	TRANSPORT WORKERS UNION LOCAL 591
2125 IRA E WOODS AVE	IN	CO	CC	1.807302	South-NW	41504852	WARDEN & ASSOCIATES INC
2800 MUSTANG DR LOT 112	IN & RM	RM	R-MH	53.894914	South-NW	4519914	WEST BEGINS LTD
1912 BENTWOOD CT	RH	RM	R-5.0	0.27878	South-NW	7609671	YANG, JENNIFER
4640 BORN CT	CO	RM	R-5.0	0.271761	South-SE	43052544	360 LAND PARTNERS LLC
4657 BORN CT	CO	RM	R-5.0	0.266878	South-SE	43052552	360 LAND PARTNERS LLC
4661 BORN CT	CO	RM	R-5.0	0.162446	South-SE	43052561	360 LAND PARTNERS LLC
4644 BORN CT	CO	RM	R-5.0	0.236284	South-SE	43052536	360 LAND PARTNERS LLC
4648 BORN CT	CO	RM	R-5.0	0.130607	South-SE	43052528	360 LAND PARTNERS LLC
4652 BORN CT	CO	RM	R-5.0	0.126264	South-SE	43052510	360 LAND PARTNERS LLC
4656 BORN CT	CO	RM	R-5.0	0.126263	South-SE	43052501	360 LAND PARTNERS LLC
4660 BORN CT	CO	RM	R-5.0	0.126262	South-SE	43052498	360 LAND PARTNERS LLC
4665 BORN CT	CO	RM	R-5.0	0.188749	South-SE	43052579	360 LAND PARTNERS LLC
4664 BORN CT	CO	RM	R-5.0	0.126263	South-SE	43052480	360 LAND PARTNERS LLC
4669 BORN CT	CO	RM	R-5.0	0.215052	South-SE	43052587	360 LAND PARTNERS LLC
4668 BORN CT	CO	RM	R-5.0	0.126263	South-SE	43052471	360 LAND PARTNERS LLC
4673 BORN CT	CO	RM	R-5.0	0.242557	South-SE	43052595	360 LAND PARTNERS LLC
4672 BORN CT	CO	RM	R-5.0	0.127544	South-SE	43052463	360 LAND PARTNERS LLC
4676 BORN CT	CO	RM	R-5.0	0.141179	South-SE	43052455	360 LAND PARTNERS LLC
4680 BORN CT	CO	RM	R-5.0	0.305826	South-SE	43052447	360 LAND PARTNERS LLC
4684 BORN CT	CO	RM	R-5.0	0.501412	South-SE	43052439	360 LAND PARTNERS LLC
4688 BORN CT	CO	RM	R-5.0	0.310754	South-SE	43052421	360 LAND PARTNERS LLC
4692 BORN CT	CO	RM	R-5.0	0.259693	South-SE	43052412	360 LAND PARTNERS LLC
4696 BORN CT	CO	RM	R-5.0	0.279609	South-SE	43052404	360 LAND PARTNERS LLC
4700 BORN CT	CO	RM	R-5.0	0.599114	South-SE	43052391	360 LAND PARTNERS LLC
4670 TREVOR TR	RH	RM	R-TH	0.078866	South-SE	41343700	A AND C LIVING TRUST
4375 EASTWOODS DR	LC	RM	R-5.0	0.344209	South-SE	42122943	ACE FAMILY TRUST
4550 STATE HWY 360	CO	LC	PCD	2.174924	South-SE	41259726	ACROPOLIS INC
4713 TREVOR TR	RH	RM	R-5.0	0.142912	South-SE	41521293	ADAMS, KIMBERLY
305 HARMONY HILL RD	CO	RM	R-5.0	0.252157	South-SE	42124954	ADNAN, ASHFAQ
4668 TAYLOR LN	RH	RM	R-5.0	0.158515	South-SE	41521420	ALLSOPP, GERALD E
4390 EASTWOODS DR	LC	RM	R-5.0	0.23706	South-SE	42122854	ANDERSON, KIPTON
601 WESTPORT PKWY	IC	IN	LI	25.454316	South-SE	7698097	B10 DFW IAC OWNER LP
4725 HILL MEADOW RD	CO	RM	R-5.0	0.16492	South-SE	42124873	BACHLANI FAMILY TRUST
4391 EASTWOODS DR	LC	RM	R-5.0	0.18258	South-SE	42122986	BAHUN, JOSEPH K
318 PARK HILL LN	CO	RM	R-5.0	0.216809	South-SE	42124601	BARRETT, BRAEDEN
4805 TREVOR TR	RH	RM	R-5.0	0.180268	South-SE	41520955	BARRY A & PATRICIA K MACY LIVING TRUST
4729 HILL MEADOW RD	CO	RM	R-5.0	0.168104	South-SE	42124881	BASNET, AMOD
4374 EASTWOODS DR	LC	RM	R-5.0	0.163834	South-SE	42122897	BDF CSF TRUST
3401 KODIAK CT	C/MU	RM	R-TH	5.398509	South-SE	42729848	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3489 KODIAK CT	C/MU	RM	R-TH	0.133215	South-SE	42730064	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3469 KODIAK CT	C/MU	RM	R-TH	0.056526	South-SE	42730013	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3473 KODIAK CT	C/MU	RM	R-TH	0.059068	South-SE	42730021	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3457 KODIAK CT	C/MU	RM	R-TH	0.060822	South-SE	42729988	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3461 KODIAK CT	C/MU	RM	R-TH	0.065483	South-SE	42729996	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3465 KODIAK CT	C/MU	RM	R-TH	0.068811	South-SE	42730005	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3477 KODIAK CT	C/MU	RM	R-TH	0.091447	South-SE	42730030	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3485 KODIAK CT	C/MU	RM	R-TH	0.074259	South-SE	42730056	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3481 KODIAK CT	C/MU	RM	R-TH	0.055695	South-SE	42730048	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3445 KODIAK CT	C/MU	RM	R-TH	0.094495	South-SE	42729953	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3437 KODIAK CT	C/MU	RM	R-TH	0.056314	South-SE	42729937	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3441 KODIAK CT	C/MU	RM	R-TH	0.057437	South-SE	42729945	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3417 KODIAK CT	C/MU	RM	R-TH	0.055817	South-SE	42729981	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3433 KODIAK CT	C/MU	RM	R-TH	0.055733	South-SE	42729929	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3429 KODIAK CT	C/MU	RM	R-TH	0.056034	South-SE	42729911	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3425 KODIAK CT	C/MU	RM	R-TH	0.065415	South-SE	42729902	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3421 KODIAK CT	C/MU	RM	R-TH	0.0652	South-SE	42729899	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3413 KODIAK CT	C/MU	RM	R-TH	0.055792	South-SE	42729872	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3385 KODIAK CT	C/MU	RM	R-TH	0.065486	South-SE	42729830	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3409 KODIAK CT	C/MU	RM	R-TH	0.05616	South-SE	42729864	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3405 KODIAK CT	C/MU	RM	R-TH	0.064599	South-SE	42729856	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3381 KODIAK CT	C/MU	RM	R-TH	0.056226	South-SE	42729821	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3301 PANDA WAY	C/MU	RM	R-TH	0.422519	South-SE	42730358	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3478 KODIAK CT	C/MU	RM	R-TH	0.041949	South-SE	42730391	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3324 PANDA WAY	C/MU	RM	R-TH	0.093651	South-SE	42730293	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3344 POLAR WAY	C/MU	RM	R-TH	0.102392	South-SE	42730188	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3300 POLAR WAY	C/MU	RM	R-TH	0.37706	South-SE	42730170	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3337 KODIAK CT	C/MU	RM	R-TH	0.074017	South-SE	42729724	BEAR CREEK GRAPEVINE TOWNHOMES LLC

EXHIBIT "A"

CC ITEM #5, 23  
PZ ITEM #6, 10

Site Address	Existing Future Land Use	Proposed Future Land Use	Zoning	Acreage	Assessment Area	ACCOUNT	Owner Name
3349 KODIAK CT	C/MU	RM	R-TH	0.057865	South-SE	42729741	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3345 KODIAK CT	C/MU	RM	R-TH	0.069854	South-SE	42729732	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3353 KODIAK CT	C/MU	RM	R-TH	0.055523	South-SE	42729759	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3357 KODIAK CT	C/MU	RM	R-TH	0.055968	South-SE	42729767	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3369 KODIAK CT	C/MU	RM	R-TH	0.065174	South-SE	42729791	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3365 KODIAK CT	C/MU	RM	R-TH	0.065585	South-SE	42729783	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3361 KODIAK CT	C/MU	RM	R-TH	0.054907	South-SE	42729775	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3466 KODIAK CT	C/MU	RM	R-TH	0.066951	South-SE	42730366	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3474 KODIAK CT	C/MU	RM	R-TH	0.067795	South-SE	42730382	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3470 KODIAK CT	C/MU	RM	R-TH	0.055867	South-SE	42730374	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3305 PANDA WAY	C/MU	RM	R-TH	0.068336	South-SE	42730340	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3313 PANDA WAY	C/MU	RM	R-TH	0.055268	South-SE	42730323	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3321 PANDA WAY	C/MU	RM	R-TH	0.075033	South-SE	42730307	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3317 PANDA WAY	C/MU	RM	R-TH	0.055955	South-SE	42730315	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3309 PANDA WAY	C/MU	RM	R-TH	0.055181	South-SE	42730331	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3320 PANDA WAY	C/MU	RM	R-TH	0.075268	South-SE	42730285	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3316 PANDA WAY	C/MU	RM	R-TH	0.055633	South-SE	42730277	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3312 PANDA WAY	C/MU	RM	R-TH	0.05688	South-SE	42730269	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3304 PANDA WAY	C/MU	RM	R-TH	0.068386	South-SE	42730242	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3308 PANDA WAY	C/MU	RM	R-TH	0.055985	South-SE	42730251	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3325 POLAR WAY	C/MU	RM	R-TH	0.067788	South-SE	42730234	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3341 POLAR WAY	C/MU	RM	R-TH	0.074595	South-SE	42730196	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3337 POLAR WAY	C/MU	RM	R-TH	0.055777	South-SE	42730200	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3333 POLAR WAY	C/MU	RM	R-TH	0.05594	South-SE	42730218	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3329 POLAR WAY	C/MU	RM	R-TH	0.055674	South-SE	42730226	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3324 KODIAK CT	C/MU	RM	R-TH	0.185201	South-SE	42730129	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3320 KODIAK CT	C/MU	RM	R-TH	0.074675	South-SE	42730111	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3328 POLAR WAY	C/MU	RM	R-TH	0.072769	South-SE	42730137	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3304 KODIAK CT	C/MU	RM	R-TH	0.070731	South-SE	42730072	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3316 KODIAK CT	C/MU	RM	R-TH	0.055742	South-SE	42730102	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3308 KODIAK CT	C/MU	RM	R-TH	0.055988	South-SE	42730081	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3312 KODIAK CT	C/MU	RM	R-TH	0.056339	South-SE	42730099	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3332 POLAR WAY	C/MU	RM	R-TH	0.055671	South-SE	42730145	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3340 POLAR WAY	C/MU	RM	R-TH	0.077618	South-SE	42730161	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3336 POLAR WAY	C/MU	RM	R-TH	0.05559	South-SE	42730153	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3301 KODIAK CT	C/MU	RM	R-TH	0.082993	South-SE	42729635	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3305 KODIAK CT	C/MU	RM	R-TH	0.057757	South-SE	42729643	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3309 KODIAK CT	C/MU	RM	R-TH	0.055622	South-SE	42729651	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3313 KODIAK CT	C/MU	RM	R-TH	0.069228	South-SE	42729660	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3317 KODIAK CT	C/MU	RM	R-TH	0.068189	South-SE	42729678	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3321 KODIAK CT	C/MU	RM	R-TH	0.055233	South-SE	42729686	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3325 KODIAK CT	C/MU	RM	R-TH	0.055471	South-SE	42729694	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3329 KODIAK CT	C/MU	RM	R-TH	0.055259	South-SE	42729708	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3333 KODIAK CT	C/MU	RM	R-TH	0.057644	South-SE	42729716	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3453 KODIAK CT	C/MU	RM	R-TH	0.059938	South-SE	42729970	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3449 KODIAK CT	C/MU	RM	R-TH	0.077273	South-SE	42729961	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3377 KODIAK CT	C/MU	RM	R-TH	0.055338	South-SE	42729813	BEAR CREEK GRAPEVINE TOWNHOMES LLC
3373 KODIAK CT	C/MU	RM	R-TH	0.055584	South-SE	42729805	BEAR CREEK GRAPEVINE TOWNHOMES LLC
322 HILL CREEK LN	CO	RM	R-5.0	0.164236	South-SE	42124407	BECK, JESSE
342 HILL CREEK LN	CO	RM	R-5.0	0.162154	South-SE	42124351	BECKER FAMILY TRUST
4620 TREVOR TR	RH	RM	R-5.0	0.164832	South-SE	41520785	BEHRENS, PAMELA
333 HILL CREEK LN	CO	RM	R-5.0	0.163879	South-SE	42124504	BELL, IRMA
4669 TAYLOR LN	RH	RM	R-5.0	0.127913	South-SE	41521137	BENVENUTO, ANNE
4613 KAITLYN LN	RH	RM	R-5.0	0.076131	South-SE	41343379	BETTY CLAUSSEN HOLLAND LIVING TRUST
3200 STONE MYERS PKWY	IC	CO	LI	5.300049	South-SE	42895527	BIG GRAPEVINE INVESTORS LLC
4711 TAYLOR LN	RH	RM	R-5.0	0.121133	South-SE	41521080	BKM-VJM TRUST
4741 HILL MEADOW RD	CO	RM	R-5.0	0.166241	South-SE	42124911	BOYD, PAMELA
321 PARK HILL LN	CO	RM	R-5.0	0.170566	South-SE	42124687	BRIGGS SIMMONS, LESIA
4362 EASTWOODS DR	LC	RM	R-5.0	0.229341	South-SE	42122927	BRISCOE, MARIAN
4705 HILL MEADOW RD	CO	RM	R-5.0	0.166581	South-SE	42124431	BRONSON, LATORCHA
4737 HILL MEADOW RD	CO	RM	R-5.0	0.165863	South-SE	42124903	BURNS, CYNTHIA
4665 TAYLOR LN	RH	RM	R-5.0	0.121618	South-SE	41521145	BURTON, ADOLPH
4411 EASTWOODS DR	LC	RM	R-5.0	0.223861	South-SE	42123036	BUTT, INTIKHAB
4415 EASTWOODS DR	LC	RM	R-5.0	0.243827	South-SE	42123044	BYRD, SCOTT
4382 EASTWOODS DR	LC	RM	R-5.0	0.177811	South-SE	42122871	CAMPOS, AIDA
4366 EASTWOODS DR	LC	RM	R-5.0	0.164702	South-SE	42122919	CAMPOS, PAUL
4802 TREVOR TR	RH	RM	R-5.0	0.134948	South-SE	41520912	CASEY, PATRICIA M
420 CARLY DR	RH	RM	R-5.0	0.163607	South-SE	41520696	CASTANON, TANIA C FAMILY TRUST
4721 HILL MEADOW RD	CO	RM	R-5.0	0.173105	South-SE	42124865	CHAGANI, AMIN
4395 EASTWOODS DR	LC	RM	R-5.0	0.206643	South-SE	42122994	CHANTHIKUL, MONIQUE
400 W GLADE RD	CO	LC & RM	CN	10.110599	South-SE	7708807	CHAPWEST LLC
4398 EASTWOODS DR	LC	RM	R-5.0	0.209712	South-SE	42122838	CHEKELEA, EMANIEL
349 HARMONY HILL RD	CO	RM	R-5.0	0.240465	South-SE	42124857	CHOUCHAN, CHETAN
4621 TREVOR TR	RH	RM	R-5.0	0.200372	South-SE	41521196	COCANOUGH, DANIEL
4617 KAITLYN LN	RH	RM	R-TH	0.076084	South-SE	41343387	COCANOUGH, DANIEL
4664 TAYLOR LN	RH	RM	R-5.0	0.123149	South-SE	41521439	COLLETTI, NICHOLAS
647 WESTPORT PKWY	IC	CO	LI	2.163813	South-SE	40737586	CPG ENTERPRISES LLC
341 HARMONY HILL RD	CO	RM	R-5.0	0.158519	South-SE	42124831	CRUCE, JEFFERY
3257 STATE HWY 360	C/MU	CO	PID	37.838283	South-SE	43038835	CURNES PARTNERS LP
3241 STATE HWY 360	C/MU	CO	PID	6.686949	South-SE	43038819	CURNES PARTNERS LP
3249 STATE HWY 360	C/MU	CO	PID	13.559993	South-SE	43038827	CURNES PARTNERS LP
309 HARMONY HILL RD	CO	RM	R-5.0	0.158719	South-SE	42124962	DAWSON, DOUGLAS
4666 TREVOR TR	RH	RM	R-TH	0.079631	South-SE	41343697	DEL GIUDICE, RENEE
341 PARK HILL LN	CO	RM	R-5.0	0.165693	South-SE	42124636	DESANTIAGO, MARIO
4749 HILL MEADOW RD	CO	RM	R-5.0	0.211925	South-SE	42124938	DESHETTY, AVINASH
334 HARMONY HILL RD	CO	RM	R-5.0	0.165772	South-SE	42124733	DEVARAJ, ARTHI
3642 EULESS-GRAPEVINE RD	C/MU & IC	IN	PID	30.572786	South-SE	43038843	DFW WEST LOGISTICS ONE LLC
4728 TAYLOR LN	RH	RM	R-5.0	0.143153	South-SE	41521323	DHANANI, SHEHZAD
4660 TAYLOR LN	RH	RM	R-5.0	0.146596	South-SE	41521447	DINGLE, LEROY
4714 TREVOR TR	RH	RM	R-5.0	0.137096	South-SE	41520874	DOBSON, EDWARD L
349 HILL CREEK LN	CO	RM	R-5.0	0.180498	South-SE	42124466	EDULA, SRIKANTH
4406 EASTWOODS DR	LC	RM	R-5.0	0.16832	South-SE	42122811	EMMET REVOCABLE TRUST
4715 TAYLOR LN	RH	RM	R-5.0	0.120001	South-SE	41521072	ENGLISH, MARC
4501 STATE HWY 360	C/MU	RH	R-MF	47.349846	South-SE	43209702	EQR-TRAILWINDS LP
625 WESTPORT PKWY	IC	IN	LI	17.009083	South-SE	41216490	EXETER 625 WESTPORT LP
633 WESTPORT PKWY	IC	IN	LI	3.733016	South-SE	41302729	EXETER 633 WESTPORT LP
416 CARLY DR	RH	RM	R-5.0	0.136688	South-SE	41520718	FENSTERMACHER, STEPHEN
4399 EASTWOODS DR	LC	RM	R-5.0	0.189183	South-SE	42123001	FLOWERS, JAMES

EXHIBIT "A"

CC ITEM #5, 23  
PZ ITEM #6, 10

Site Address	Existing Future Land Use	Proposed Future Land Use	Zoning	Acreage	Assessment Area	ACCOUNT	Owner Name
346 HILL CREEK LN	CO	RM	R-5.0	0.161402	South-SE	42124342	FRASER, ADIZA
3250 STONE MYERS PKWY	IC	CO	LI	1.543679	South-SE	41017536	FRAZIER LIV TRUST
4804 TAYLOR LN	RH	RM	R-5.0	0.173935	South-SE	41520963	FRAZIER, MICHAEL B
338 HILL CREEK LN	CO	RM	R-5.0	0.158607	South-SE	42124369	FRIDAY, COLLEEN
4630 KAITLYN LN	RH	RM	R-TH	0.097982	South-SE	41343573	GALLAGHER, GAIL
4414 EASTWOODS DR	LC	RM	R-5.0	0.179274	South-SE	42122790	GARDEA, LESLIE
4201 STATE HWY 360	C/MU	CO	PID	0.189563	South-SE	7283598	GBOLABO, OLUWATOYIN
318 HARMONY HILL RD	CO	RM	R-5.0	0.169329	South-SE	42124776	GECK, WILLIAM
101 E GLADE RD	C/MU	RH	R-MF	20.362123	South-SE	43209699	GGIF GRAPEVINE LP
1000 W GLADE RD	CO	LC	CC	1.17545	South-SE	42648091	GLADE CROSSING LLC
4700 HILL VISTA DR	CO	RM	R-5.0	0.524574	South-SE	42125004	GLADE HILL HOMEOWNERS ASSN INC
330 HILL CREEK LN	CO	RM	R-5.0	0.161112	South-SE	42124385	GLEICH, MELANIE
325 HILL CREEK LN	CO	RM	R-5.0	0.232252	South-SE	42124521	GORDON, CHARLES
338 PARK HILL LN	CO	RM	R-5.0	0.169208	South-SE	42124555	GORDON, ROGER
736 BEAR RUN DR	RL	GU	GU	1.412559	South-SE	6201512	GRAPEVINE, CITY OF
4407 EASTWOODS DR	LC	RM	R-5.0	0.213271	South-SE	42123028	GREEN, THOMAS
4609 KAITLYN LN	RH	RM	R-TH	0.077763	South-SE	41343360	GRENKO, CHERYL
313 HARMONY HILL RD	CO	RM	R-5.0	0.160746	South-SE	42124971	HALEY, ALLEN
4723 TAYLOR LN	RH	RM	R-5.0	0.125229	South-SE	41521056	HALL, DAVID
4662 TREVOR TR	RH	RM	R-TH	0.075348	South-SE	41343689	HAMEL, TIMOTHY
4625 TREVOR TR	RH	RM	R-5.0	0.142195	South-SE	41521188	HANCOCK FAMILY TRUST
4679 TREVOR TR	RH	RM	R-5.0	0.139785	South-SE	41521242	HANS, DEBORAH
4634 TREVOR TR	RH	RM	R-TH	0.10756	South-SE	41343603	HARRISON, ROGER D
3210 STATE HWY 360	GU	CO	PID	8.125911	South-SE	6131204	HC BECK LTD
4621 KAITLYN LN	RH	RM	R-TH	0.097127	South-SE	41343395	HENDERSON, BRENDA
317 PARK HILL LN	CO	RM	R-5.0	0.238545	South-SE	42124695	HISEL, JAMES
4806 TREVOR TR	RH	RM	R-5.0	0.120842	South-SE	41520920	HUNT, TITI T
4709 HILL MEADOW RD	CO	RM	R-5.0	0.1613	South-SE	42124440	HUNTER, TABITHA E.
334 HILL CREEK LN	CO	RM	R-5.0	0.166983	South-SE	42124377	INGLE, DEREK
4724 TREVOR TR	RH	RM	R-5.0	0.145479	South-SE	41520890	JACKSON, MARJORIE
345 PARK HILL LN	CO	RM	R-5.0	0.167173	South-SE	42124628	JACOB, LIJO
4378 EASTWOODS DR	LC	RM	R-5.0	0.164743	South-SE	42122889	JACOBS FAMILY TRUST
333 PARK HILL LN	CO	RM	R-5.0	0.167476	South-SE	42124652	JERNIGAN, KAREN
4720 TREVOR TR	RH	RM	R-5.0	0.122066	South-SE	41520882	JIMENEZ, LUIS
329 HARMONY HILL RD	CO	RM	R-5.0	0.171315	South-SE	42124806	JOLLY, GUNEET
350 HILL CREEK LN	CO	RM	R-5.0	0.182273	South-SE	42124334	JONES, DALE
4386 EASTWOODS DR	LC	RM	R-5.0	0.195533	South-SE	42122862	JOY, JUSTIN
322 HARMONY HILL RD	CO	RM	R-5.0	0.166658	South-SE	42124768	KAZEMBA, MARK
317 HARMONY HILL RD	CO	RM	R-5.0	0.159881	South-SE	42124989	KIM, CHRISTINE
408 CARLY DR	RH	RM	R-5.0	0.121281	South-SE	41520734	KING, MALLORY
4673 TAYLOR LN	RH	RM	R-5.0	0.131947	South-SE	41521129	KIRAKOSYAN, ARMAN
4675 TREVOR TR	RH	RM	R-5.0	0.120595	South-SE	41521234	KLICH, FRED
4646 TREVOR TR	RH	RM	R-TH	0.072644	South-SE	41343646	KNUDSON, KEITH
412 CARLY DR	RH	RM	R-5.0	0.138206	South-SE	41520726	KOEING, KAREN
4709 TREVOR TR	RH	RM	R-5.0	0.13448	South-SE	41521285	KRUSE, WILLIAM R
4733 HILL MEADOW RD	CO	RM	R-5.0	0.163265	South-SE	42124890	LALANI, RESHMA
301 HARMONY HILL RD	CO	RM	R-5.0	0.424151	South-SE	42124946	LAMBERTI, RALPH
633 WESTPORT PKWY	IC	IN	LI	11.738906	South-SE	41216504	LBH WESTPORT LLC
4601 KAITLYN LN	RH	RM	R-TH	0.088453	South-SE	41343344	LEBER NICHOLAS & LYNETTE FAMILY LIVING TRUST
4370 EASTWOODS DR	LC	RM	R-5.0	0.166623	South-SE	42122901	LENZ, WILLIAM
KAITLYN LN	RH	RM	R-TH	1.251502	South-SE	41343581	LIFESTYLE GRAPEVINE 360 LP
4605 KAITLYN LN	RH	RM	R-TH	0.078276	South-SE	41343352	LORENZO, NICHOLAS
4394 EASTWOODS DR	LC	RM	R-5.0	0.216266	South-SE	42122846	LOVELACE, GEORGE
4708 TAYLOR LN	RH	RM	R-5.0	0.125401	South-SE	41521382	LUCHEY, JEFFREY
4745 HILL MEADOW RD	CO	RM	R-5.0	0.164749	South-SE	42124920	LUH, SAOMONY
4701 TREVOR TR	RH	RM	R-5.0	0.130505	South-SE	41521269	LUU, BILL
342 HARMONY HILL RD	CO	RM	R-5.0	0.16807	South-SE	42124717	MACDONALD, KENDRICK
4358 EASTWOODS DR	LC	RM	R-5.0	0.523492	South-SE	42122935	MADRIGAL, ANA
4387 EASTWOODS DR	LC	RM	R-5.0	0.197769	South-SE	42122978	MANN, SIMON
4654 TREVOR TR	RH	RM	R-TH	0.092615	South-SE	41343662	MARSHALL, JAMES
4677 TAYLOR LN	RH	RM	R-5.0	0.129888	South-SE	41521110	MASON, CAROL
4810 TREVOR TR	RH	RM	R-5.0	0.122391	South-SE	41520939	MATTSON LIVING TRUST
4728 TREVOR TR	RH	RM	R-5.0	0.176587	South-SE	41520904	MATTSON, GREGG
4811 TAYLOR LN	RH	RM	R-5.0	0.151824	South-SE	41520998	MAYA, MERRITT
4707 TAYLOR LN	RH	RM	R-5.0	0.136903	South-SE	41521099	MCINTIRE, DAVID
349 PARK HILL LN	CO	RM	R-5.0	0.180889	South-SE	42124610	MEHNERT, DEBRA E
4807 TAYLOR LN	RH	RM	R-5.0	0.121083	South-SE	41521005	MENDEZ, ENRIQUE
338 HARMONY HILL RD	CO	RM	R-5.0	0.167576	South-SE	42124725	MENG, CHAO-YU
4809 TREVOR TR	RH	RM	R-5.0	0.15585	South-SE	41520947	MERCER, JEFFREY
3401 WILLIAM D TATE AVE	GU	CO	PID	0.604561	South-SE	7169639	MERCURY STORAGE 1-B LLC
3451 WILLIAM D TATE AVE	GU	CO	PID	8.124212	South-SE	40123537	MERCURY STORAGE 1-B LLC
3501 WILLIAM D TATE AVE	GU	CO	PID	3.886603	South-SE	40123510	MERCURY STORAGE 1-B LLC
4721 TREVOR TR	RH	RM	R-5.0	0.126628	South-SE	41521315	MILLER, GREGORY
4705 TREVOR TR	RH	RM	R-5.0	0.119801	South-SE	41521277	MIN, SOPHIA
4683 TREVOR TR	RH	RM	R-5.0	0.157969	South-SE	41521250	MIR, FAREEHA
4626 KAITLYN LN	RH	RM	R-TH	0.075171	South-SE	41343565	MK RODGERS LIVING TRUST
329 PARK HILL LN	CO	RM	R-5.0	0.162512	South-SE	42124661	MODI, VIVEK
4628 TREVOR TR	RH	RM	R-5.0	0.148768	South-SE	41520807	MOTE REVOCABLE TRUST
333 HARMONY HILL RD	CO	RM	R-5.0	0.159451	South-SE	42124814	NANDIKANTI, CHETAN
4704 TAYLOR LN	RH	RM	R-5.0	0.122189	South-SE	41521390	NATIONS, SHARON
4719 TAYLOR LN	RH	RM	R-5.0	0.120687	South-SE	41521064	OLIVER, WILLIAM
4717 TREVOR TR	RH	RM	R-5.0	0.136289	South-SE	41521307	PACLIBARE, ROMIE
325 PARK HILL LN	CO	RM	R-5.0	0.167828	South-SE	42124679	PANDEY, DHRUBA
337 HARMONY HILL RD	CO	RM	R-5.0	0.160326	South-SE	42124822	PAR, SUNG
310 HARMONY HILL RD	CO	RM	R-5.0	0.223965	South-SE	42124792	PARK, JIN
4706 TREVOR TR	RH	RM	R-5.0	0.13446	South-SE	41520858	PARSONS REVOCABLE TRUST
342 PARK HILL LN	CO	RM	R-5.0	0.164789	South-SE	42124547	PARVEEZ, NFN
4300 STATE HWY 360	CO	LC	PCD	3.414555	South-SE	4506359	PATEL, RAKESH
3215 STATE HWY 360	IC	IN	PID	14.031424	South-SE	40331830	PAVESTONE COMPANY LP
4672 TAYLOR LN	RH	RM	R-5.0	0.147277	South-SE	41521412	PAYNTER, DENNIS
4724 TAYLOR LN	RH	RM	R-5.0	0.122217	South-SE	41521331	PEARSON, GARRY
4642 TREVOR TR	RH	RM	R-TH	0.071645	South-SE	41343638	PEDEN, BRET
4602 KAITLYN LN	RH	RM	R-5.0	0.178132	South-SE	41520815	PENNY, KATHRYN
337 PARK HILL LN	CO	RM	R-5.0	0.165263	South-SE	42124644	PHILLIPS, ALICE
4637 TREVOR TR	RH	RM	R-TH	0.083018	South-SE	41344340	PORT, TRISHA M
330 PARK HILL LN	CO	RM	R-5.0	0.165532	South-SE	42124571	PRINGLE, MELISSA J
665 WESTPORT PKWY	IC	CO	LI	2.028157	South-SE	42895535	PROJECTHANDUP
4618 KAITLYN LN	RH	RM	R-TH	0.080171	South-SE	41343549	PROVOST, DANIEL

EXHIBIT "A"

CC ITEM #5, 23  
PZ ITEM #6, 10

Site Address	Existing Future Land Use	Proposed Future Land Use	Zoning	Acreage	Assessment Area	ACCOUNT	Owner Name
4638 TREVOR TR	RH	RM	R-TH	0.071944	South-SE	41343611	QUARANTO, SHARON
4701 HILL MEADOW RD	CO	RM	R-5.0	0.223399	South-SE	42124423	RANGARAJAN, KIRAN
334 PARK HILL LN	CO	RM	R-5.0	0.162767	South-SE	42124563	RARDON, KERI
4703 TAYLOR LN	RH	RM	R-5.0	0.145747	South-SE	41521102	REDMOND, MELVIN
4808 TAYLOR LN	RH	RM	R-5.0	0.152574	South-SE	41520971	REED, HEIDI
4674 TREVOR TR	RH	RM	R-TH	0.090402	South-SE	41343719	REGESTER, RICHARD
4606 KAITLYN LN	RH	RM	R-5.0	0.144336	South-SE	41520823	REITER, LISA W
4727 TAYLOR LN	RH	RM	R-5.0	0.126697	South-SE	41521048	RICE, JONATHAN D
4658 TREVOR TR	RH	RM	R-TH	0.083373	South-SE	41343670	ROBERTS FAMILY TRUST
4650 TREVOR TR	RH	RM	R-TH	0.074647	South-SE	41343654	ROBERTS, KELLY
318 HILL CREEK LN	CO	RM	R-5.0	0.272337	South-SE	42124415	ROBINSON, TAMMY
4622 KAITLYN LN	RH	RM	R-TH	0.071673	South-SE	41343557	SALT WALL 2 REALTY TRUST
329 HILL CREEK LN	CO	RM	R-5.0	0.165107	South-SE	42124512	SANDADI, GIRISH
4713 HILL MEADOW RD	CO	RM	R-5.0	0.173224	South-SE	42124458	SCHEETZ, LISA
3215 STATE HWY 360	IC	IN	PID	8.298168	South-SE	41377168	SCHLEGEL REALTY LP
326 PARK HILL LN	CO	RM	R-5.0	0.164296	South-SE	42124580	SCHWOMEYER, JASON
346 PARK HILL LN	CO	RM	R-5.0	0.187936	South-SE	42124539	SEDHAIN, SURESH
4617 TREVOR TR	RH	RM	R-5.0	0.1804	South-SE	41521218	SHAIKH, UMER
345 HARMONY HILL RD	CO	RM	R-5.0	0.158043	South-SE	42124849	SHRIVER, BRETT
4633 TREVOR TR	RH	RM	R-5.0	0.185622	South-SE	41521153	SIMIC, ZAGORKA
4383 EASTWOODS DR	LC	RM	R-5.0	0.210973	South-SE	42122960	SINGRATANAKUL, BRIDGET
4403 EASTWOODS DR	LC	RM	R-5.0	0.196603	South-SE	42123010	SMITH, HAROLD
337 HILL CREEK LN	CO	RM	R-5.0	0.168034	South-SE	42124491	SOMJI, TAHESIN
4500 STATE HWY 360	CO	LC	PCD	3.742123	South-SE	40182436	SOUTHERN BAPTISTS OF TX CONV
3219 STATE HWY 360	CO	IN	PID	9.851493	South-SE	41422775	SP GRAPEVINE LLC
4641 TREVOR TR	RH	RM	R-TH	0.070648	South-SE	41344359	STEINBECK, ANDREW R
4720 TAYLOR LN	RH	RM	R-5.0	0.129653	South-SE	41521358	STEVEN AND PATRICIA HENSEL FAMILY TRUST
4635 TREVOR TR	RH	RM	R-5.0	0.078244	South-SE	41521226	STONE BRIDGE OAKS OWNERS ASSN INC
4665 TREVOR TR	RH	RM	R-5.0	2.012904	South-SE	41521455	STONE BRIDGE OAKS OWNERS ASSN INC
4632 TREVOR TR	RH	RM	R-5.0	2.038924	South-SE	41520769	STONE BRIDGE OAKS OWNERS ASSN INC
427 CARLY DR	RH	RM	R-5.0	0.288955	South-SE	41521471	STONE BRIDGE OAKS OWNERS ASSN INC
4632 KAITLYN LN	RH	RM	R-TH	0.975109	South-SE	41521463	STONE BRIDGE OAKS OWNERS ASSN INC
4700 TREVOR TR	RH	RM	R-5.0	2.692888	South-SE	41521498	STONE BRIDGE OAKS OWNERS ASSN INC
425 CARLY DR	RH	RM	R-5.0	0.114661	South-SE	41524721	STONE BRIDGE OAKS OWNERS ASSN INC
4601 TREVOR TR	RH	RM	R-5.0	2.710775	South-SE	41521021	STONE BRIDGE OAKS OWNERS ASSN INC
424 CARLY DR	RH	RM	R-5.0	0.057142	South-SE	41547365	STONE BRIDGE OAKS OWNERS ASSN INC
4379 EASTWOODS DR	LC	RM	R-5.0	0.202497	South-SE	42122951	SUBRAMANIAN, BALA
330 HARMONY HILL RD	CO	RM	R-5.0	0.166637	South-SE	42124741	SUGG, CHRISTOPHER
3517 WILLIAM D TATE AVE	GU	CO	PID	0.057438	South-SE	7169620	TAYLOR, ROBERT L TRUSTEE
4624 TREVOR TR	RH	RM	R-5.0	0.151447	South-SE	41520793	TERRY, JOHN B
314 HARMONY HILL RD	CO	RM	R-5.0	0.163607	South-SE	42124784	THE CHOKSI FAMILY TRUST
4629 TREVOR TR	RH	RM	R-5.0	0.171527	South-SE	41521161	THE GCD FAMILY TRUST
341 HILL CREEK LN	CO	RM	R-5.0	0.167717	South-SE	42124482	THE STEVEN AND MELANIE DZIERBA FAMILY TRUST
4645 TREVOR TR	RH	RM	R-TH	0.0823	South-SE	41344367	THIGPEN, JARED
4716 TAYLOR LN	RH	RM	R-5.0	0.126416	South-SE	41521366	THOMAS D & M J LIVING TRUST
4400 STATE HWY 360	CO	LC	PCD	3.336035	South-SE	41216482	THREE SIXTY HORIZON LLC
345 HILL CREEK LN	CO	RM	R-5.0	0.161911	South-SE	42124474	TOPPAE, SATISH
4410 EASTWOODS DR	LC	RM	R-5.0	0.155454	South-SE	42122803	TUTT, JAMES
322 PARK HILL LN	CO	RM	R-5.0	0.167125	South-SE	42124598	ULRICH, JONATHAN
4402 EASTWOODS DR	LC	RM	R-5.0	0.182192	South-SE	42122820	URQUHART, ZHAOYING
400 CARLY DR	RH	RM	R-5.0	0.143792	South-SE	41520750	VANCE LIVING TRUST
321 HARMONY HILL RD	CO	RM	R-5.0	0.171771	South-SE	42124997	VARIYATHE, SUSHEELAN P
404 CARLY DR	RH	RM	R-5.0	0.121847	South-SE	41520742	VENABLE, DEBORAH
4100 STATE HWY 360	GU	RL	R-7.5	8.652837	South-SE	4500245	VU, REX
326 HILL CREEK LN	CO	RM	R-5.0	0.167577	South-SE	42124393	WALDRIP, THEODORE MAURICE
4712 TAYLOR LN	RH	RM	R-5.0	0.131345	South-SE	41521374	WANG, JOHN
4676 TAYLOR LN	RH	RM	R-5.0	0.125584	South-SE	41521404	WATERS FAMILY REVOCABLE TRUST
346 HARMONY HILL RD	CO	RM	R-5.0	0.184066	South-SE	42124709	WATSON, THOMAS
4702 TREVOR TR	RH	RM	R-5.0	0.131789	South-SE	41520831	YEOMAN, ERIN
4710 TREVOR TR	RH	RM	R-5.0	0.13269	South-SE	41520866	YOO, JAMES
4803 TAYLOR LN	RH	RM	R-5.0	0.121823	South-SE	41521013	YOUNT, JANET
4616 TREVOR TR	RH	RM	R-5.0	0.165936	South-SE	41520777	YOWELL, JOHN R
326 HARMONY HILL RD	CO	RM	R-5.0	0.166464	South-SE	42124750	ZHANG FAMILY REVOCABLE TRUST
4437 VINEYARD CREEK DR	LC	RM	R-5.0	0.290817	South-SW	41675517	AMIRALI & SHABNAM REVOCABLE TRUST
4466 VINEYARD CREEK DR	LC	RM	R-5.0	0.228056	South-SW	41675908	ANAND, KARTHIK
3601 SOFT WIND CT	RL	RM	R-TH	0.131099	South-SW	5561043	ARNETT, DANIELLE
4400 TIMBER CREST CT	RL	RM	R-5.0	0.217543	South-SW	40776441	ASHMORE, SLADE
4350 VINEYARD CREEK DR	LC	RM	R-5.0	0.271142	South-SW	41675665	BALAKRISHNAN, MOHAN
2001 BEAR RUN DR	RL	RM	R-TH	0.197728	South-SW	6496431	BEAR RUN HOMEOWNERS ASSN INC
4420 TIMBER CREST CT	RL	RM	R-5.0	0.201188	South-SW	40776506	BERRY, BRANT E
3400 WILLIAM D TATE AVE	GU	LC	CC	6.909216	South-SW	7692331	BIBLE STUDY FELLOWSHIP
3611 WILLIAM D TATE AVE	CO	LC	PO	2.549667	South-SW	42762365	BMC PARTNERS LLC
3610 SOFT WIND CT	RL	RM	R-TH	0.128887	South-SW	5560837	BNGA INC
4325 CRESTWOOD CT	RL	RM	R-5.0	0.213682	South-SW	40776352	BOLL, JOSEPH
4410 VINEYARD CREEK DR	LC	RM	R-5.0	0.283133	South-SW	41675754	BRILL, THOMAS M
4337 CRESTWOOD CT	RL	RM	R-5.0	0.207515	South-SW	40776387	CANNON, SUZAN
3000 WILLIAM D TATE AVE	GU	RL	R-20	46.585066	South-SW	6929273	CHURCH AT THE CROSS GRAPEVINE
4412 TIMBER CREST CT	RL	RM	R-5.0	0.201136	South-SW	40776484	COLLINS, KENT M
4457 VINEYARD CREEK DR	LC	RM	R-5.0	0.298757	South-SW	41675576	COWAN, CHRISTOPHER
4452 TIMBER CREST CT	RL	RM	R-5.0	0.197817	South-SW	40776581	CRITCHFIELD, DOUGLAS E
4344 CRESTWOOD CT	LC	RL	R-5.0	1.052855	South-SW	41660986	DAIGLE, BRANDON
4345 CRESTWOOD CT	RL	RM	R-5.0	0.212081	South-SW	40776409	DAVIS POEHLER FAMILY TRUST
4349 CRESTWOOD CT	RL	RM	R-5.0	0.203779	South-SW	40776417	DECKER, THOMAS
4426 VINEYARD CREEK DR	LC	RM	R-5.0	0.261099	South-SW	41675797	DELL, KAREN
4417 VINEYARD CREEK DR	LC	RM	R-5.0	0.277998	South-SW	41675460	DRAKE, ANA
3609 SOFT WIND CT	RL	RM	R-TH	0.086796	South-SW	5560861	DUGAN, JUDITH
4429 VINEYARD CREEK DR	LC	RM	R-5.0	0.279394	South-SW	41675495	DY, PHOUMARA
1901 HALL JOHNSON RD	CO	RL	PCD	4.34114	South-SW	41532791	FELLOWSHIP OF THE PARKS BAPTIST CHURCH THE
4404 TIMBER CREST CT	RL	RM	R-5.0	0.173638	South-SW	40776468	FLEET, MICHAEL
3604 SOFT WIND CT	RL	RM	R-TH	0.068653	South-SW	5560772	FOX, RONALD T
4448 TIMBER CREST CT	RL	RM	R-5.0	0.197776	South-SW	40776573	GALVAN, RAUL
4433 VINEYARD CREEK DR	LC	RM	R-5.0	0.265663	South-SW	41675509	GOSS, COLLIN
4370 VINEYARD CREEK DR	LC	RM	R-5.0	0.142967	South-SW	41675738	GRANVOLD, ERIN E
4344 HERITAGE AVE	RL	GU	R-20	6.148035	South-SW	42213329	GRAPEVINE-COLLEVILLE ISD
2590 JUNIPER LN	RL	GU	CC	0.462762	South-SW	6712797	GRAPEVINE, CITY OF
4425 VINEYARD CREEK DR	LC	RM	R-5.0	0.271227	South-SW	41675487	GREEN, CHARLES
4413 VINEYARD CREEK DR	LC	RM	R-5.0	0.254636	South-SW	41675452	HANSEN FAMILY TRUST
4421 VINEYARD CREEK DR	LC	RM	R-5.0	0.274522	South-SW	41675479	HARRINGTON, KILEY

EXHIBIT "A"

CC ITEM #5, 23  
PZ ITEM #6, 10

Site Address	Existing Future Land Use	Proposed Future Land Use	Zoning	Acreage	Assessment Area	ACCOUNT	Owner Name
2800 WESTERN OAKS DR	GU	RL	R-MF-2	10.284602	South-SW	5629128	HELM, CHRISTIAN BOYCE
4430 VINEYARD CREEK DR	LC	RM	R-5.0	0.261543	South-SW	41675800	HELOU MOUHI
4440 TIMBER CREST CT	RL	RM	R-5.0	0.202379	South-SW	40776557	HENSLEY, DAVID E
4338 VINEYARD CREEK DR	LC	RM	R-5.0	0.162138	South-SW	41675630	HESAMI, KAVEH
4357 CRESTWOOD CT	RL	RM	R-5.0	0.23857	South-SW	40776433	HICKS, CHRISTOPHER
4454 VINEYARD CREEK DR	LC	RM	R-5.0	0.231431	South-SW	41675878	HOCKENBROUGH, BLAKE
4450 VINEYARD CREEK DR	LC	RM	R-5.0	0.237065	South-SW	41675851	HOCKENBROUGH, LEIGH
4401 VINEYARD CREEK DR	LC	RM	R-5.0	0.413623	South-SW	41675428	HUSAIN, HUNED
4436 TIMBER CREST CT	RL	RM	R-5.0	0.210182	South-SW	40776549	JACKSON, SHANE
4418 VINEYARD CREEK DR	LC	RM	R-5.0	0.258529	South-SW	41675770	JONES, ANDREW J
4462 VINEYARD CREEK DR	LC	RM	R-5.0	0.225486	South-SW	41675894	JOSHI, BAL K
4352 CRESTWOOD CT	LC	RL	R-5.0	0.664147	South-SW	42765569	KIRKMAN, SHEA
3608 SOFT WIND CT	RL	RM	R-TH	0.096717	South-SW	5560829	KNOCHE, BENNETT
3600 SOFT WIND CT	RL	RM	R-TH	0.147539	South-SW	5560756	KOCH, ROXANA
4414 VINEYARD CREEK DR	LC	RM	R-5.0	0.26622	South-SW	41675762	KOWALCZYK, STACIE
4348 CRESTWOOD CT	LC	RL	R-5.0	0.429935	South-SW	41660994	LANGLEY, JOSHUA
4329 CRESTWOOD CT	RL	RM	R-5.0	0.210328	South-SW	40776360	LAUNIUS FAMILY TRUST
2551 HALL JOHNSON RD	CO	RH	R-MF-2	13.50368	South-SW	6718035	LINCOLN VINEYARDS ASSOCIATES
4438 VINEYARD CREEK DR	LC	RM	R-5.0	0.271401	South-SW	41675827	LINGLE, JASON
4409 VINEYARD CREEK DR	LC	RM	R-5.0	0.2562	South-SW	41675444	LISA LEDFORD LIVING TRUST, THE
3611 SOFT WIND CT	RL	RM	R-TH	0.137209	South-SW	5560853	LONG, SHELLEY
4408 TIMBER CREST CT	RL	RM	R-5.0	0.206969	South-SW	40776476	LUCZAK, RICHARD B
4346 VINEYARD CREEK DR	LC	RM	R-5.0	0.324611	South-SW	41675657	MACEDA FAMILY TRUST
4333 VINEYARD CREEK DR	LC	RM	R-5.0	0.220349	South-SW	41675371	MADANI, HAMED
4321 CRESTWOOD CT	RL	RM	R-5.0	0.204456	South-SW	40776344	MAKHANI, RAFIQ
3606 SOFT WIND CT	RL	RM	R-TH	0.082483	South-SW	5560799	MARTINEZ, JULIANA
4445 VINEYARD CREEK DR	LC	RM	R-5.0	0.264461	South-SW	41675533	MCQUITTY, GREGORY
4342 VINEYARD CREEK DR	LC	RM	R-5.0	0.183889	South-SW	41675649	MERCHANT, ASADALI
4428 TIMBER CREST CT	RL	RM	R-5.0	0.215114	South-SW	40776522	MERKEL, JONATHAN
4341 VINEYARD CREEK DR	LC	RM	R-5.0	0.173442	South-SW	41675401	MOORE, DAVID
3601 WILLIAM D TATE AVE	CO	LC	PO	2.551025	South-SW	42762357	NERF ENTERPRISES
4458 VINEYARD CREEK DR	LC	RM	R-5.0	0.229692	South-SW	41675886	OHAIL, PATRICK
4101 WILLIAM D TATE AVE	CO & LC	CO	CC	3.1313	South-SW	41040651	ONE FOR ISRAEL
4465 VINEYARD CREEK DR	LC	RM	R-5.0	0.300831	South-SW	41675592	PATEL, NIKUNJ
4422 VINEYARD CREEK DR	LC	RM	R-5.0	0.263189	South-SW	41675789	PAUL, EDWARD
4416 TIMBER CREST CT	RL	RM	R-5.0	0.203729	South-SW	40776492	PEREIRA, JENNIFER
4358 VINEYARD CREEK DR	LC	RM	R-5.0	0.186042	South-SW	41675681	PRICE, JEROME
3607 SOFT WIND CT	RL	RM	R-TH	0.084957	South-SW	5560993	QUILLEN, AMY
4374 VINEYARD CREEK DR	LC	RM	R-5.0	0.192573	South-SW	41675746	ROELANDS, KEITH
4469 VINEYARD CREEK DR	LC	RM	R-5.0	0.335487	South-SW	41675606	ROETHEMEYER, SHANNON
4470 VINEYARD CREEK DR	LC	RM	R-5.0	0.249635	South-SW	41675916	SANCHEZ, GRISSELLE
4449 VINEYARD CREEK DR	LC	RM	R-5.0	0.286405	South-SW	41675541	SCHALENKAMP, DESHA
4432 TIMBER CREST CT	RL	RM	R-5.0	0.20726	South-SW	40776530	SCOTT, SHERRIE
4441 VINEYARD CREEK DR	LC	RM	R-5.0	0.281141	South-SW	41675525	SHAPPEK, NAGWA
4333 CRESTWOOD CT	RL	RM	R-5.0	0.219233	South-SW	40776379	SHEK, WINNIE
4405 VINEYARD CREEK DR	LC	RM	R-5.0	0.267932	South-SW	41675436	SIDDHABHAKTUNI, VENKATA D
4453 VINEYARD CREEK DR	LC	RM	R-5.0	0.324061	South-SW	41675568	SMITH REVOCABLE TRUST
4334 VINEYARD CREEK DR	LC	RM	R-5.0	0.160889	South-SW	41675622	SOLIMAN REVOCABLE LIVING TRUST
4354 VINEYARD CREEK DR	LC	RM	R-5.0	0.154631	South-SW	41675673	SPIDLE, JENNIFER
4424 TIMBER CREST CT	RL	RM	R-5.0	0.208113	South-SW	40776514	SULPYA, YUJIAN
3602 SOFT WIND CT	RL	RM	R-TH	0.088775	South-SW	5560764	TALLEY, EDWARD
4362 VINEYARD CREEK DR	LC	RM	R-5.0	0.175576	South-SW	41675703	TANNER, KRISTOPHER W
3900 WILLIAM D TATE AVE	GU	RL	GU	4.232844	South-SW	3833208	TEXAS
4461 VINEYARD CREEK DR	LC	RM	R-5.0	0.330568	South-SW	41675584	THANPAISARNSAMUT, NATCHAYA
4366 VINEYARD CREEK DR	LC	RM	R-5.0	0.141787	South-SW	41675711	THOMAS, DONNY
4353 CRESTWOOD CT	RL	RM	R-5.0	0.178052	South-SW	40776425	THOMPSON, JOHN
4442 VINEYARD CREEK DR	LC	RM	R-5.0	0.26638	South-SW	41675835	THOMPSON, MARY T
4434 VINEYARD CREEK DR	LC	RM	R-5.0	0.265702	South-SW	41675819	TRAN, LILIAN
4337 VINEYARD CREEK DR	LC	RM	R-5.0	0.137936	South-SW	41675398	TRINH, ROBERT X
1650 HUGHES RD	LC	RL	PCD	3.88714	South-SW	41040686	UNITY CHURCH OF NE TARRANT CO
4300 VINEYARD CREEK DR	CO & LC	RM	R-5.0	1.194619	South-SW	41676785	VINEYARD CREEK ESTATES OWNERS ASSOCIATION
4301 VINEYARD CREEK DR	CO & LC	RM	R-5.0	0.824651	South-SW	41676777	VINEYARD CREEK ESTATES OWNERS ASSOCIATION
4446 VINEYARD CREEK DR	LC	RM	R-5.0	0.255846	South-SW	41675843	WAIDELICH, DOUG
4444 TIMBER CREST CT	RL	RM	R-5.0	0.207316	South-SW	40776565	WALLACE, PHILLIP
3603 SOFT WIND CT	RL	RM	R-TH	0.082976	South-SW	5561027	WATSON, HOWARD D
3605 SOFT WIND CT	RL	RM	R-TH	0.101818	South-SW	5561000	WATSON, HOWARD D
4330 VINEYARD CREEK DR	LC	RM	R-5.0	0.18618	South-SW	41675614	WILLIAMS, BRENT
4341 CRESTWOOD CT	RL	RM	R-5.0	0.211468	South-SW	41652762	WILLIAMS, GEORGE T
351 E HUDGINS ST	C/MU	LC	CC	1.115712	Transit District	42902850	351 E HUDGINS OFFICE LLC
909 S MAIN ST	C/MU	TD-H	MXU	5.465349	Transit District	41432681	925 MAIN, LP
827 DAWN LN	IC	RM	LI	2.082115	Transit District	3053083	A & W INDUSTRIES INC
1140 S MAIN ST	C/MU	TD-M	PO	0.343289	Transit District	4482166	ALBASIT ENTERPRISES LLC
507 E DALLAS RD	C/MU	TD-M	LI	0.171347	Transit District	4026721	ASUNCION PROPERTIES LLC, 507 EAST DALLAS SERIES
316 E DALLAS RD	C/MU	TD-M	LI	2.514632	Transit District	41193091	BHA REAL ESTATE HOLDINGS LLC
700 W DALLAS RD	C/MU	TD-M	CC	0.633227	Transit District	6935192	BREADHEAD LLC
118 W DALLAS RD	C/MU	TD-H	LI	0.291071	Transit District	1603787	CITY OF GRAPEVINE C & V BUREAU
515 E DALLAS RD	C/MU	TD-M	LI	0.226508	Transit District	4026748	CLEM, LYNNE
1123 S MAIN ST	C/MU	TD-M	PO	0.019979	Transit District	41326466	COMO HOLDINGS LLC
1133 S MAIN ST	C/MU	TD-M	PO	0.020748	Transit District	41326482	COMO HOLDINGS LLC
1127 S MAIN ST	C/MU	TD-M	PO	0.020409	Transit District	41326474	COMO HOLDINGS LLC
1135 S MAIN ST	C/MU	TD-M	PO	0.009463	Transit District	41326490	COMO HOLDINGS LLC
1137 S MAIN ST	C/MU	TD-M	PO	0.009815	Transit District	41326504	COMO HOLDINGS LLC
1143 S MAIN ST	C/MU	TD-M	PO	0.033471	Transit District	41326520	COMO HOLDINGS LLC
1139 S MAIN ST	C/MU	TD-M	PO	0.02012	Transit District	41326512	COMO HOLDINGS LLC
306 E DALLAS ST	C/MU	TD-H	LI	0.571315	Transit District	42777125	D L ROGERS CORP
1020 S MAIN ST	C/MU	TD-M	PO	0.339966	Transit District	4482182	DAVIS, MICHAEL A
113 E HUDGINS ST	C/MU	LC	CBD & LI	0.503729	Transit District	1090577	DICKINSON, ERIC
205 W DALLAS RD	C/MU	TD-M	PO	0.606232	Transit District	3851761	DLR FAMILY REAL ESTATE LLC
605 E DALLAS RD	C/MU	TD-M	LI	1.343299	Transit District	7890915	ELKMAN LLC
809 S DOOLEY ST	C/MU	TD-M	LI	2.318388	Transit District	6935206	ELKMAN LLC
849 E DALLAS RD	IC	RM	LI	1.825272	Transit District	42699710	FAITH CHRISTIAN SCHOOL INC
324 E DALLAS RD	C/MU	TD-H	LI	0.193351	Transit District	3852121	FINNS GARAGE LLC
944 JEAN ST	C/MU	TD-M	LI	0.317015	Transit District	1302515	FISHER FAMILY TRUST
607 W DALLAS RD	C/MU	TD-LM	CC	4.091013	Transit District	6110215	FROST BANK
611 E DALLAS RD	IC	TD-M	LI	0.968706	Transit District	41385462	G & L PROPERTIES GP
906 JEAN ST	C/MU	TD-H	LI	1.109182	Transit District	42129395	GHMP LLC
203 W NASH ST	C/MU	TD-L	PO	0.513842	Transit District	3851516	GPV RELIEF & COMMUNITY EXCHANGE
213 W HUDGINS ST	C/MU	TD-H	CBD	4.495069	Transit District	7385536	GRAIN MILL LTD

EXHIBIT "A"

CC ITEM #5, 23  
PZ ITEM #6, 10

Site Address	Existing Future Land Use	Proposed Future Land Use	Zoning	Acreage	Assessment Area	ACCOUNT	Owner Name
235 E NASH ST	C/MU	TD-M	TDO	1.24199	Transit District	3852067	GRAPEVINE BROWNSTONES LLC
705 S MAIN ST	C/MU	TD-H	GU	1.690701	Transit District	6520758	GRAPEVINE HERITAGE FOUNDATION
812 S MAIN ST	C/MU	TD-H	GU	1.248497	Transit District	6656617	GRAPEVINE HERITAGE FOUNDATION
701 S MAIN ST	C/MU	TD-H	GU	0.176149	Transit District	1091212	GRAPEVINE HIST PRESERVATION
701 S MAIN ST	C/MU	TD-H	GU	0.532301	Transit District	1091204	GRAPEVINE HIST PRESERVATION
819 KING ST	C/MU	TD-H	LI	1.993866	Transit District	40163105	GRAPEVINE LAND HOLDINGS LLC
131 E HUDGINS ST	C/MU	LC	LI	1.997258	Transit District	6455484	GRAPEVINE STOREHOUSE LTD
926 PINE ST	RL	TD-L	R-7.5	0.143568	Transit District	3851591	GRAPEVINE, CITY OF
400 W DALLAS RD	C/MU	TD-M	GU	1.840217	Transit District	5778204	GRAPEVINE, CITY OF
208 W DALLAS RD	C/MU	TD-H	GU	0.283728	Transit District	1603752	GRAPEVINE, CITY OF
307 W DALLAS RD	C/MU	TD-M	GU	0.412448	Transit District	3851699	GRAPEVINE, CITY OF
307 W DALLAS RD	C/MU	TD-M	GU	0.163948	Transit District	3851710	GRAPEVINE, CITY OF
307 W DALLAS RD	C/MU	TD-M	GU	0.226654	Transit District	3851702	GRAPEVINE, CITY OF
307 W DALLAS RD	C/MU	TD-M	GU	0.793102	Transit District	3851737	GRAPEVINE, CITY OF
919 PINE ST	C/MU	TD-M	GU	0.157688	Transit District	3851729	GRAPEVINE, CITY OF
815 S MAIN ST	C/MU	TD-H	GU	3.654766	Transit District	42497602	GRAPEVINE, CITY OF
860 E HUDGINS ST	C/MU	TD-H	GU	0.625515	Transit District	6495699	GRAPEVINE, CITY OF
815 S MAIN ST	C/MU	TD-H	GU	0.481595	Transit District	42497629	GRAPEVINE, CITY OF
900 S MAIN ST	C/MU	TD-M	CCD	0.622699	Transit District	40981770	GREEN, JAMES D FAMILY PRTNSSH
401 W DALLAS RD	C/MU	TD-M	CC	0.198632	Transit District	3851680	GRIGGSHP040 LLC
920 PINE ST	RL	TD-L	R-7.5	0.197932	Transit District	3851621	GUTIERREZ, BLANCA
951 JEAN ST	C/MU	TD-M	TDO	0.259288	Transit District	43183517	HAYWORTH, WARD
397 E NASH ST	C/MU	TD-M	TDO	0.049132	Transit District	43183428	HAYWORTH, WARD
971 JEAN ST	C/MU	TD-M	TDO	0.055316	Transit District	43183461	HAYWORTH, WARD
930 BERRY ST	C/MU	TD-M	TDO	0.048922	Transit District	43183380	HAYWORTH, WARD
931 JEAN ST	C/MU	TD-M	TDO	0.064986	Transit District	43183347	HAYWORTH, WARD
389 E NASH ST	C/MU	TD-M	TDO	0.039074	Transit District	43183444	HAYWORTH, WARD
395 E NASH ST	C/MU	TD-M	TDO	0.039145	Transit District	43183436	HAYWORTH, WARD
385 E NASH ST	C/MU	TD-M	TDO	0.046875	Transit District	43183452	HAYWORTH, WARD
963 JEAN ST	C/MU	TD-M	TDO	0.032769	Transit District	43183487	HAYWORTH, WARD
959 JEAN ST	C/MU	TD-M	TDO	0.032909	Transit District	43183495	HAYWORTH, WARD
967 JEAN ST	C/MU	TD-M	TDO	0.039861	Transit District	43183479	HAYWORTH, WARD
955 JEAN ST	C/MU	TD-M	TDO	0.044097	Transit District	43183509	HAYWORTH, WARD
934 BERRY ST	C/MU	TD-M	TDO	0.040299	Transit District	43183398	HAYWORTH, WARD
938 BERRY ST	C/MU	TD-M	TDO	0.040497	Transit District	43183401	HAYWORTH, WARD
942 BERRY ST	C/MU	TD-M	TDO	0.045047	Transit District	43183410	HAYWORTH, WARD
935 JEAN ST	C/MU	TD-M	TDO	0.043239	Transit District	43183355	HAYWORTH, WARD
939 JEAN ST	C/MU	TD-M	TDO	0.043391	Transit District	43183363	HAYWORTH, WARD
943 JEAN ST	C/MU	TD-M	TDO	0.049895	Transit District	43183371	HAYWORTH, WARD
204 W DALLAS RD	C/MU	TD-H	LI	0.240414	Transit District	1603779	HOROBEC, JOHN
723 BALL ST	C/MU	TD-L	CN	0.975154	Transit District	6498078	INTENTIONAL PARTNERSHIP LTD
850 S DOOLEY ST	C/MU	TD-M	LI	1.536388	Transit District	40163091	JEFF MASSEY REAL ESTATE LLC
303 W NASH ST	RL	TD-L	R-7.5	0.636606	Transit District	695041	JK REALTY GROUP LLC
914 PINE ST	C/MU	TD-M	CC	0.129499	Transit District	3851672	JK REALTY GROUP LLC
829 S DOOLEY ST	C/MU	TD-M	LI	0.21528	Transit District	6996299	KCH RANCHES LLC
931 S CHURCH ST	C/MU	TD-M	PO	0.281807	Transit District	3851796	KEHACATY FAMILY PROPERTIES LLC
623 E DALLAS RD	IC	TD-M	LI	0.241043	Transit District	41572343	KIMBALL RD LP
701 E DALLAS RD	IC	TD-M	LI	0.472229	Transit District	41572351	KIMBALL RD LP
418 W NASH ST	RL	TD-L	R-7.5	0.297055	Transit District	3851605	LANDRETH, ELSIE K
1121 S MAIN ST	C/MU	TD-M	PO	0.795704	Transit District	41373200	LAUB CAROLYN N & SAM EDWARD 2004 LIVING TRUST
750 W DALLAS RD	C/MU	TD-M	CC	0.955234	Transit District	6935184	LEGACYTEXAS BANK
215 W NASH ST	RL	TD-L	R-7.5	0.652646	Transit District	4970888	LEWIS, BOB G
204 W NASH ST	C/MU	TD-M	PO	0.169731	Transit District	4482301	MADDUX, JAMES R
911 BELLAIRE DR	C/MU	TD-M	CC	0.272123	Transit District	3851664	MCCALLUM, PAUL W
1027 S MAIN ST	C/MU	TD-M	PO	0.344778	Transit District	5773113	MCMICKLE, GARY K
1029 S MAIN ST	C/MU	TD-M	PO	0.404449	Transit District	4962699	MCMICKLE, GARY K
1025 S MAIN ST	C/MU	TD-M	PO	0.474186	Transit District	4962680	MCMICKLE, GARY K
1023 S MAIN ST	C/MU	TD-M	PO	0.394366	Transit District	4962672	MCMICKLE, GARY K
1021 S MAIN ST	C/MU	TD-M	PO	0.534369	Transit District	4962664	MCMICKLE, GARY K
301 W HUDGINS ST	C/MU	TD-L	LI	0.083593	Transit District	6250130	METRO INVESTMENTS
315 W HUDGINS ST	C/MU	TD-L	LI	6.155533	Transit District	3852180	METRO INVESTMENTS
923 S CHURCH ST	C/MU	TD-M	PO	0.307154	Transit District	3851834	MEYER, STEVEN
816 S MAIN ST	C/MU	TD-H	CCD	0.466056	Transit District	1603760	MORRIS, KIM
703 BALL ST	C/MU	TD-L	LI	0.256924	Transit District	4486617	MURRIN, STEPHEN
920 S MAIN ST	C/MU	TD-M	PO	1.329757	Transit District	6929230	NATIONSBANK OF TEXAS TR
649 W HUDGINS ST	C/MU	TD-L	LI	0.67323	Transit District	4486625	NAVARRO, LUZ CELINA
218 E DALLAS RD	C/MU	TD-M	TDO	0.436587	Transit District	43221699	NCP GRAPEVINE BROWNSTONES LLC
218 E DALLAS RD	C/MU	TD-M	TDO	0.026981	Transit District	43221702	NCP GRAPEVINE BROWNSTONES LLC
218 E DALLAS RD	C/MU	TD-M	TDO	0.027162	Transit District	43221745	NCP GRAPEVINE BROWNSTONES LLC
218 E DALLAS RD	C/MU	TD-M	TDO	0.023774	Transit District	43221737	NCP GRAPEVINE BROWNSTONES LLC
218 E DALLAS RD	C/MU	TD-M	TDO	0.024471	Transit District	43221729	NCP GRAPEVINE BROWNSTONES LLC
218 E DALLAS RD	C/MU	TD-M	TDO	0.02446	Transit District	43221711	NCP GRAPEVINE BROWNSTONES LLC
218 E DALLAS RD	C/MU	TD-M	TDO	0.040601	Transit District	43221753	NCP GRAPEVINE BROWNSTONES LLC
218 E DALLAS RD	C/MU	TD-M	TDO	0.028096	Transit District	43221761	NCP GRAPEVINE BROWNSTONES LLC
218 E DALLAS RD	C/MU	TD-M	TDO	0.028232	Transit District	43221796	NCP GRAPEVINE BROWNSTONES LLC
218 E DALLAS RD	C/MU	TD-M	TDO	0.02703	Transit District	43221788	NCP GRAPEVINE BROWNSTONES LLC
218 E DALLAS RD	C/MU	TD-M	TDO	0.027591	Transit District	43221770	NCP GRAPEVINE BROWNSTONES LLC
913 S CHURCH ST	C/MU	TD-M	PO	0.326658	Transit District	42162554	OSIANA PROPERTIES LLC
1001 S MAIN ST	C/MU	TD-M	CN	0.842989	Transit District	6148557	PARAMOUNT GROWTH FUND CH LTD
910 PINE ST	C/MU	TD-M	CC	0.104238	Transit District	7167989	PEARSON, CAREY
411 W DALLAS RD	C/MU	TD-M	CC	0.227146	Transit District	3851656	PF CAPITAL IV LLC
321 E DALLAS RD	C/MU	TD-H	CC	2.591173	Transit District	6597416	PMM HOTEL PARTNERS 2017 LP
215 E DALLAS RD	C/MU	TD-H	GU	0.293492	Transit District	42497611	PMM HOTEL PARTNERS 2017 LP
400 E DALLAS RD	C/MU	TD-H	CCD	5.080172	Transit District	42407646	PPF AMLI 444 EAST DALLAS ROAD LLC
1115 S MAIN ST	C/MU	TD-M	PO	0.771165	Transit District	41259696	PROVIDENCE BANK
1000 S MAIN ST	C/MU	TD-M	PO	0.622379	Transit District	4482298	RANGER REAL ESTATE LLC
1000 S MAIN ST	C/MU	TD-L	PO	0.334543	Transit District	4482271	RANGER REAL ESTATE LLC
1109 AIRLINE DR	C/MU	RL	PO	0.222467	Transit District	695246	REBEL PROPERTIES II LTD
1100 S MAIN ST	C/MU	TD-M	PO	0.616918	Transit District	4482174	REBEL PROPERTIES II LTD
1059 TEXAN TR	C/MU/GU/RH	TH-MH	GU/CC/LI	7.2138	Transit District	6495702	REGIONAL RAIL ROW CO
400 IRA E WOODS AVE	C/MU	TD-LMH	CN/GU/LI	3.719371	Transit District	6495680	REGIONAL RAIL ROW CO
930 PINE ST	RL	TD-L	R-7.5	0.231761	Transit District	3851613	SINTAS, JOHN E
932 JEAN ST	C/MU	TD-M	LI	0.637018	Transit District	41193105	SJCD LLC
213 W DALLAS RD	C/MU	TD-M	PO	0.175486	Transit District	4970993	SMITH, JERRY
800 S DOOLEY ST	C/MU	TD-M	LI	1.384326	Transit District	40163083	STIERLI REAL ESTATE HOLDING LLC
927 S CHURCH ST	C/MU	TD-M	PO	0.243856	Transit District	3851788	THREE60 RESOURCES LLC
506 W DALLAS RD	C/MU	TD-M	LI	0.516873	Transit District	1603728	TRI-J PROPERTY HOLDINGS LLC
936 JEAN ST	C/MU	TD-M	LI	0.343629	Transit District	1302507	TUCKER, KENNETH A

**EXHIBIT "A"**

**CC ITEM #5, 23  
PZ ITEM #6, 10**

Site Address	Existing Future Land Use	Proposed Future Land Use	Zoning	Acreage	Assessment Area	ACCOUNT	Owner Name
617 E DALLAS RD	IC	TD-M	LI	2.993048	Transit District	41544005	TUFFLI CO INC ETAL
1111 S MAIN ST STE 129	C/MU	TD-M	PO	1.214361	Transit District	41184866	WATER OAK LLC
1120 S MAIN ST	C/MU	TD-M	PO	0.605165	Transit District	41488423	YFSA HOLDINGS LLC

## EXHIBIT "B"

### **Subsection E., Future Land Use of Section IV., Land Use of the Comprehensive Master Plan**

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

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

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

## EXHIBIT "B"

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

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

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

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

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

<b>Transit District Low Intensity</b>	
<b>Transit District Medium Intensity</b>	
<b>Transit District High Intensity</b>	

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

WRITTEN COMMENTS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 5 PM ON MONDAY, NOVEMBER 17, 2025.

**Procedure to Respond:**

As (a Property Owner of the subject tract) or (an interested citizen) **(I (approve) (protest) and/or (have the following comments))**

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Printed Property Owner Name and Address, or Lot, Block and Subdivision:

226 N. ROUS RD

Signature : J. TR (Phone No.) 817 602-9411

Printed Name of Signee: JASON PARKER Title: VICE PRES

**Direct questions, mail, and email responses to:**  
**Telephone: (817) 410-3155**  
**Email: [planning@grapevintexas.gov](mailto:planning@grapevintexas.gov)**  
Planning and Zoning Commission  
Department of Planning Services  
City of Grapevine  
200 S. Main Street  
Grapevine, TX 76051

We have a webpage dedicated to MP24-01. Please visit [https://bit.ly/Grapevine\\_FLUM](https://bit.ly/Grapevine_FLUM)

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As (a Property Owner of the subject tract) or (an interested citizen), I (approve) (~~protest~~) and/or (have the following comments)

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Printed Property Owner Name and Address, or Lot, Block and Subdivision:

2947 Kessie Ct. Lot 14 Dove Station

Signature : J. Parker (Phone No.) 817 602 9411

Printed Name of Signee: JASON PARKER Title: PRESIDENT

Direct questions, mail, and email responses to:  
Telephone: (817) 410-3155  
Email: [planning@grapevinetexas.gov](mailto:planning@grapevinetexas.gov)  
Planning and Zoning Commission  
Department of Planning Services  
City of Grapevine  
200 S. Main Street  
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**Procedure to Respond:**

As (a Property Owner of the subject tract) or (an interested citizen), I (approve) (protest) and/or (have the following comments)

NO COMMENT

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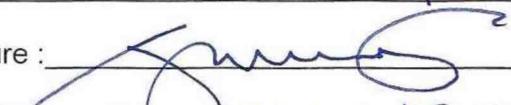
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Printed Property Owner Name and Address, or Lot, Block and Subdivision:

KNOPF FAMILY TWO LIMITED PARTNERSHIP  
1712 MINTERS CHAPEL ROAD

Signature :  (Phone No.) 972-754-2282

Printed Name of Signee: BRUCE MELTZER Title: PROPERTY MGR

**Direct questions, mail, and email responses to:**  
**Telephone: (817) 410-3155**  
**Email: [planning@grapevintexas.gov](mailto:planning@grapevintexas.gov)**  
Planning and Zoning Commission  
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WRITTEN COMMENTS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 5 PM ON MONDAY, NOVEMBER 17, 2025.

**Procedure to Respond:**

As (a Property Owner of the subject tract) or (an interested citizen), I (**approve**) ~~(protest)~~ and/or **(have the following comments)**

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Printed Property Owner Name and Address, or Lot, Block and Subdivision:

BREADHEAD LLC - 700 W DALLAS RD  
(MAILING ADDR - 7209 JOWILL ST, COLLEYVILLE TX 76034)

Signature : *Mark Lively* (Phone No.) 817-773-0888

Printed Name of Signee: MARK LIVELY Title: OWNER

**Direct questions, mail, and email responses to:**

**Telephone: (817) 410-3155**  
**Email: [planning@grapevinetexas.gov](mailto:planning@grapevinetexas.gov)**  
Planning and Zoning Commission  
Department of Planning Services  
City of Grapevine  
200 S. Main Street  
Grapevine, TX 76051

We have a webpage dedicated to MP24-01. Please visit [https://bit.ly/Grapevine\\_FLUM](https://bit.ly/Grapevine_FLUM)

WRITTEN COMMENTS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 5 PM ON MONDAY, NOVEMBER 17, 2025.

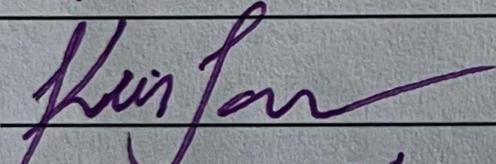
**Procedure to Respond:**

As (a Property Owner of the subject tract) or (an interested citizen), I (**approve**) (**protest**) and/or (**have the following comments**)

Protest

Printed Property Owner Name and Address, or Lot, Block and Subdivision:

4362 Vineyard Creek Dr.  
Grapevine, TX 76051

Signature :  (Phone No.) 512-294-4628

Printed Name of Signee: Kris Tanner Title: \_\_\_\_\_

**Direct questions, mail, and email responses to:**

**Telephone: (817) 410-3155**

**Email: [planning@grapevintexas.gov](mailto:planning@grapevintexas.gov)**

Planning and Zoning Commission

Department of Planning Services

City of Grapevine

200 S. Main Street

Grapevine, TX 76051

We have a webpage dedicated to MP24-01. Please visit [https://bit.ly/Grapevine\\_FLUM](https://bit.ly/Grapevine_FLUM)

708 Michol Grapevine  
76051

WRITTEN COMMENTS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 5 PM ON MONDAY, NOVEMBER 17, 2025.

**Procedure to Respond:**

As (a Property Owner of the subject tract) or (an interested citizen), I (**approve**) (**protest**) and/or (**have the following comments**)

I have had renters in 708 Michol for 20 years. they will not be able to rent any more. this was zoned town house & should stay town house. Courtney Sq. BK 2 lot 18 - 708 Michol

my husband passed on 11/23/2023 & I went to probate to ~~to~~ change everything in my name. <sup>on 10/14/2025</sup>

Printed Property Owner Name and Address, or Lot, Block and Subdivision:

Lais ~~Weber~~ Weber - Courtney Sq. BK 2 lot 18  
Account # 04785517 708 Michol.

Signature: Lais Weber (Phone No.) 817-475-9411

Printed Name of Signee: Lais K. Weber Title: owner

11/15/2025  
7:30

2nd Floor

**Direct questions, mail, and email responses to:**

**Telephone: (817) 410-3155**

**Email: [planning@grapevintexas.gov](mailto:planning@grapevintexas.gov)**

Planning and Zoning Commission

Department of Planning Services

City of Grapevine

200 S. Main Street

Grapevine, TX 76051

We have a webpage dedicated to MP24-01. Please visit [https://bit.ly/Grapevine\\_FLUM](https://bit.ly/Grapevine_FLUM)

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

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

**MEETING DATE:** NOVEMBER 18, 2025

**SUBJECT:** APPROVAL FOR THE AWARD OF AN INFORMAL REQUEST FOR QUOTE FOR WILLIAM D TATE AVENUE LANDSCAPE AND IRRIGATION MEDIAN ENHANCEMENTS

**RECOMMENDATION:** City Council to consider approval for the award of an informal request for quote for William D. Tate Avenue Landscape and Irrigation Median Enhancements from Clean Scapes Enterprise Inc. for the Parks and Recreation Department.

**FUNDING SOURCE:** Funds are available in the Permanent Capital Maintenance Fund (Parks) for an amount not to exceed \$76,032.

**BACKGROUND:** As part of the City's ongoing efforts to enhance and beautify key corridors, staff identified the William D. Tate Avenue medians for landscape and irrigation renovation. The existing plant material and irrigation infrastructure have reached the end of their useful life and require replacement to maintain the high standards of Grapevine's streetscape aesthetics. The proposed improvements will refresh these medians with updated plant selections, improved irrigation efficiency, and a more sustainable design approach consistent with other recent median enhancement projects across the City.

Because this work constitutes a renovation, and not routine maintenance, it falls outside the scope of services provided by the City's contracted landscape maintenance vendor. To ensure competitive pricing and quality workmanship, staff solicited informal quotes in accordance with the City's Purchasing Policy. Formal bids and advertisements are not required for purchases under \$100,000 per Senate Bill 1173, effective September 1, 2025.

Three qualified vendors submitted quotes for the landscape and irrigation work.

1. Landscape Quotes:

Clean Scapes Enterprises Inc. - \$34,421

Earthworks - \$38,611

Superscapes Landscape & Lawn - \$45,135

2. Irrigation Quotes:

Clean Scapes Enterprises Inc. - \$41,611

Earthworks - No Bid

Superscapes Landscape & Lawn - \$42,870

Clean Scapes Enterprises Inc. submitted the lowest responsive quotes for both scopes of work, meeting all specifications and providing the best overall value to the City for a total (for both bids) of \$76,032.

Staff recommends approval.

TK/LW/TM

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

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

**MEETING DATE:** NOVEMBER 18, 2025

**SUBJECT:** APPROVAL OF CRIMES AGAINST WOMEN DETECTIVE GRANT

**RECOMMENDATION:** City Council to consider a resolution authorizing the acceptance of funds from the State of Texas, Office of the Governor, Crimes Against Women Formula Grants Program for Fiscal Year 2026.

**FUNDING SOURCE:** Funds are available in the Crime Control & Prevention District (CCPD) Fund for an estimated amount of \$95,622.

**BACKGROUND:** The Criminal Justice Division of the Office of the Governor for the State of Texas provides the Crimes Against Women Formula Grants Program opportunities to assist law enforcement agencies in providing services and assistance directly to victim(s) and/or families of crime.

The purpose of this grant is to promote a coordinated, multi-disciplinary approach to improve the justice system's response to violent crimes against women, including domestic violence, sexual assault, dating violence, and stalking.

The Grapevine Police Department received notification from the Office of the Governor that grant funds have been allocated under the Crimes Against Women Formula Grants Program for a detective position (renewal). The detective position will continue to be assigned to our Criminal Investigation Division. This grant is in its second year and has been renewed annually at the conclusion of each cycle.

The Grapevine Police Department has seen a steady flow of incoming cases related to domestic violence, sexual assault, and other related crimes against women. To ensure an effective response, it is essential that the Police Department has specialized personnel dedicated to handling these cases. The Office of the Governor's Crimes Against Women Formula Grants Program provides a unique opportunity to bolster our resources with minimal impact on the city's general fund.

The duties of the Crimes Against Women Detective position will include domestic violence, sexual assault, dating violence, and stalking. As well as any other ramifications into related crimes such as Human Trafficking Cases, Assisting Victims, Collaboration with Advocacy Groups, Evidence Collection and Processing, Interviewing and Interrogating, Building Strong Cases for Prosecution, Training and Community Education, Staying Informed on Legal Developments, Reporting and Documentation, and Interagency Coordination that may fall under the scope of the grant.

This program, in alignment with the federal Violence Against Women Act (VAWA), focuses on strengthening law enforcement capabilities in prosecuting violent crimes against women, including sexual assault, domestic violence, dating violence, and stalking. A dedicated detective for this matter is critical for improving outcomes for victims and reducing the occurrence of such crimes in our community.

Staff recommends approval.

RESOLUTION NO. 2025-020

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, VIOLENCE AGAINST WOMEN FORMULA GRANT PROGRAM, FOR A SECOND YEAR, 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 Violence Against Women Formula Grants.

Section 3. That the Applicant agrees that in the event of loss or misuse of grant funds, the Applicant assures the funds will be returned to the Office of the Governor in full.

Section 4. That the Applicant hereby authorizes and directs the Chief of Police as the “Authorized Official” who is given the power to apply for, accept, reject, alter, or terminate this grant, as well as given the authority to sign all grant adjustment requests, inventory reports, progress reports and financial reports or any other official documents related to the grant on behalf of the City of Grapevine.

Section 5. The Applicant hereby specifically authorizes the Official to make application to the Department accepting funds from the State of Texas, Office of the Governor, Violence Against Women Formula Grants -Grant #5010802.

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 18th day of November, 2025.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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Matthew C.G. Boyle  
City Attorney

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

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

**MEETING DATE:** NOVEMBER 18, 2025

**SUBJECT:** ANNUAL RENEWAL OF FOR IWT SOFTWARE LICENSE FEES

**RECOMMENDATION:** City Council to consider the renewal of an annual contract for IWT contract management software license fees from Euna Solutions for the Fiscal Services Department.

**FUNDING SOURCE:** Funds are available in the General Fund (Fiscal Services) for an amount not to exceed \$26,000.

**BACKGROUND:** This is for IWT software license fees for procurement powered by Ion Wave. This sourcing package automates the process of creating, issuing, awarding bids, and managing contracts. By leveraging the system's libraries, templates, and importing capabilities, the procurement function benefits from increased speed, automated auditing, and the elimination of redundant data entry. It also increases vendor participation in the bid process.

This purchase will be made in accordance with an existing interlocal agreement with Choice Partners, a division of Harris County Department of Education, as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791. This contract is with Ion Wave Technologies, Inc. for eProcurement and Contract Management services and if approved, this will be the final renewal available.

Staff recommends approval.

LW/TM

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

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

**MEETING DATE:** NOVEMBER 18, 2025

**SUBJECT:** RENEWAL OF THE INTERLOCAL AGREEMENT FOR TEEN COURT

**RECOMMENDATION:** City Council to consider renewal of an Interlocal Agreement with the cities of Colleyville, Southlake, and Keller for the Metroport Teen Court.

**FUNDING SOURCE:** Funds are available in the General Fund (Municipal Court) in the amount of \$36,000.

**BACKGROUND:** City Council authorized participation in the Teen Court program on August 16, 1994, and the program began operations on September 1, 1994, as the CGS (Colleyville, Grapevine, Southlake) Teen Court.

The program now includes Keller and is referred to as the Metroport Teen Court Program. Teen Court is a volunteer program which provides youth offenders an alternative to the criminal justice system. Dana Kirkland is the Teen Court Supervisor.

Staff recommends approval.

**INTERLOCAL AGREEMENT****AMONG****CITY OF COLLEYVILLE, CITY OF GRAPEVINE, CITY OF KELLER,  
AND CITY OF SOUTHLAKE**

This Interlocal Agreement (“Agreement”), entered into effective on the 1st day of October, 2025, by and among the City of Colleyville, the City of Grapevine, City of Keller, and the City of Southlake, all municipal corporations of the State of Texas (herein called “Cities” or “each participating City”), the parties acting herein under the authority and pursuant to the terms of Chapter 791, INTERLOCAL COOPERATION CONTRACTS, Texas Government Code, **WITNESSETH THAT:**

**WHEREAS**, the City Councils of the Cities of Colleyville, Grapevine, Keller, and Southlake jointly find that it will be in the publics’ best interest to enter into this Agreement for the purposes set forth herein below.

**NOW, THEREFORE**, it is mutually agreed between each participating City that:

1. Teen Court is a volunteer program which allows juvenile misdemeanor offenders an alternative to the criminal justice system while allowing them also to assume responsibility for their own actions through their involvement in the judicial process and community services in order that their offenses will not be recorded as a conviction on their driving record. Bringing juvenile offenders to a jury of their peers and to the community for constructive punishment will provide the juveniles with an understanding of the judicial system and a realization of their roles and responsibilities in the community.

2. The community will benefit from this interaction in that, through Teen Court, the community is afforded a unique opportunity to become involved in the education of juvenile offenders and will benefit from the community services provided to the community by the juvenile offenders.

3. A Teen Court Advisory Board shall be appointed by the respective governing bodies comprised of two (2) members at large from each participating City and one (1) city council member from each participating City as each so chooses all of whom are voting members. The

role and duties of the Teen Court Advisory Board shall be established by the Municipal Court Judges in the participating Cities.

4. The name of the program established by this Agreement shall be the “METROPORT Teen Court Program.” The City of Southlake shall employ teen court staff to administer and coordinate the activities of the METROPORT Teen Court Program, under the direction of the Southlake Municipal Court Manager.

5. This Agreement shall be executed in separate counterparts for each participating city, which counterparts shall be valid and binding as if the original. Each participating city, as its contribution for participating in the METROPORT Teen Court Program, shall pay to the City of Southlake \$36,000.00 (“Service Fee”) upon such participating City’s execution of this Agreement. It is expressly agreed that such payment fairly compensates the City of Southlake for the performance of services contemplated under this Agreement. Each participating City shall make this payment from current revenues available to that City.

6. The scope of responsibilities of the Teen Court Staff shall be established by the City of Southlake.

7. The term of this Agreement shall be for a period of (12) twelve months beginning October 1, 2025, and ending September 30, 2026. If the parties have failed to adopt a new Agreement by the expiration date of this Agreement, this Agreement shall be deemed to continue on the same terms and conditions until such time as the new Agreement is adopted for the ensuing year, unless any party terminates its participation in this Agreement as provided below. In such event, this Agreement shall continue in effect until either the City of Southlake or all other participating Cities have terminated this Agreement. Upon renewal or continuation of this Agreement, each participating City shall pay the Service Fee to the City of Southlake for the ensuing year.

8. Any party hereto may terminate its participation in this Agreement without recourse or liability upon thirty (30) days written notice to the other party.

9. By execution of this Agreement, each party represents to the other that:

- a. In performing its duties and obligations hereunder, it will be carrying out one or more

governmental functions or services which it is authorized to perform; and

- b. The undersigned officer or agent of the party has been properly authorized by that party's governing body to execute this Agreement and that any necessary resolutions extending such authority have been duly passed and are now in effect.
11. This Agreement is made pursuant to Chapter 791 and Subchapter E, Chapter 418, Texas Government Code. It is agreed that in the execution of this Agreement, no party waives any immunity or defense that would otherwise be available to it, against claims arising from the exercise of governmental powers and functions.

ATTEST:

\_\_\_\_\_  
City Secretary, City of Colleyville      Date      \_\_\_\_\_  
Mayor, City of Colleyville      Date

\_\_\_\_\_  
City Secretary, City of Grapevine      Date      \_\_\_\_\_  
Mayor, City of Grapevine      Date

\_\_\_\_\_  
City Secretary, City of Keller      Date      \_\_\_\_\_  
Mayor, City of Keller      Date

\_\_\_\_\_  
City Secretary, City of Southlake      Date      \_\_\_\_\_  
Mayor, City of Southlake      Date

**Approved as to form and legality:**

\_\_\_\_\_  
City Attorney, City of Colleyville

\_\_\_\_\_  
City Attorney, City of Grapevine

\_\_\_\_\_  
City Attorney, City of Keller

\_\_\_\_\_  
City Attorney, City of Southlake

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

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

**MEETING DATE:** NOVEMBER 18, 2025

**SUBJECT:** APPROVAL FOR PURCHASE OF TUITION FOR THREE FIREFIGHTERS EMT/B's TO ATTEND PARAMEDIC CERTIFICATION PROGRAM.

**RECOMMENDATION:** City Council to consider approval to purchase tuition for three Firefighters to attend a paramedic certification program at the EMS Training School LLC, dba "School of EMS."

**FUNDING SOURCE:** Funds are available in EMS training budget 100-44505-250-255-000000 for a total amount not to exceed \$24,750.00 for three Firefighters to attend the School of EMS Paramedic certification program.

**BACKGROUND:** In an effort to enhance the capabilities of our Fire Department and ensure the highest level of emergency medical services for our community, three recently hired Firefighter/EMT-B personnel are scheduled to attend paramedic school. This training is a requirement of their continued employment and aligns with our strategic goals of improving emergency response services and supporting our fire department staff in their professional growth.

The EMS Training School LLC, dba "School of EMS," is a registered vendor and has been used in the past with great success.

The School of EMS is a hybrid paramedic program in which students attend classes both online and on campus at its in-person location in Farmers Branch, Texas. The paramedic program is accredited by the Commission on Accreditation of Allied Health Education Programs CAAHEP (CoAEMSP program 600463). The school began over 40 years ago as the East Texas Medical Center EMS clinical department in Tyler, Texas.

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

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

**MEETING DATE:** NOVEMBER 18, 2025

**SUBJECT:** APPROVAL OF A RESOLUTION FOR THE DONATION OF SURPLUS PERSONAL PROTECTIVE EQUIPMENT AND BOOTS TO THE SHERWOOD SHORES VOLUNTEER FIRE DEPARTMENT.

**RECOMMENDATION:** City Council to consider approval of a resolution for the donation of 15 sets of surplus personal protective equipment and 8 pairs of boots to the Sherwood Shores Volunteer Fire Department.

**FUNDING SOURCE:** Donation of out-of-date personal protective gear. No financial impact.

**BACKGROUND:** The Fire Department has a history of reaching out to other fire departments to help them with surplus gear and equipment that is no longer useful to the GFD. Each year, the department purchases new PPE for a portion of our members. We are mandated by the Texas Commission on Fire Protection (TCFP) to keep PPE no longer than 10 years. We regularly donate PPE to the fire department in Parras and have recently fulfilled their needs.

Many small volunteer fire departments throughout the State of Texas are without even the most rudimentary protective clothing and equipment. This gear has reached the end of its lifespan for GFD; however, it has some service life remaining and will help this small volunteer fire department.

GFD is proposing to donate 15 sets of PPE, including coats and pants, and 8 pairs of boots.

Staff recommends approval.

RESOLUTION NO. 2025-021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DECLARING CERTAIN PROPERTY AS SURPLUS; PROVIDING FOR THE DONATION OF SAID PROPERTY TO THE SHERWOOD SHORES VOLUNTEER FIRE DEPARTMENT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, it has been determined that the City of Grapevine is in possession of surplus property of Personal Protective Equipment (PPE) and firefighting boots; and

WHEREAS, these items have exceeded their life expectancy and are no longer used by the City of Grapevine Fire Department; and

WHEREAS, these items would greatly enhance the effectiveness of another City's fire department and enable them to better serve their community; and

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

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

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

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

Section 2. That the Grapevine City Council declares the following items as surplus and are hereby donated to the Sherwood Shores Volunteer Fire Department, located in Gordonsville, Texas:

- Fifteen (15) sets of Personal Protective Equipment (PPE) – 15 coats, 15 pants
- Eight (8) pairs of firefighting boots

Section 3. That the City Manager, or his designee, is authorized to make the above items available to the Sherwood Shores Volunteer Fire Department.

Section 4. That this resolution shall become effective from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, on this the 18th day of November, 2025.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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Matthew C.G Boyle  
City Attorney

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

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

**MEETING DATE:** NOVEMBER 18, 2025

**SUBJECT:** PURCHASE OF DEDICATED LIGHTING FOR BARK PARK

**RECOMMENDATION:** City Council to consider approval for the purchase of dedicated lighting for Bark Park paddocks from Voss Lighting for the Parks and Recreation Department.

**FUNDING SOURCE:** Funds are available in the Capital Project Open Space Fund for an estimated amount of \$26,650.

**BACKGROUND:** Currently lighting is contained in the parking lot within Bark Park. The requested purchase will provide dedicated lighting to enhance Bark Park paddocks, allowing for safer and more functional use during the early evening hours. The hours of operation will not change.

This purchase will be made in accordance with existing and interlocal agreements with Omnia Partners Public Sector, Region VIII Education Service Center in Texas as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791.

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

Staff recommends approval

JJ/LW

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

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

**MEETING DATE:** NOVEMBER 18, 2025

**SUBJECT:** APPROVAL FOR THE PURCHASE OF EIGHT MOBILE RADIOS FOR POLICE DEPARTMENT PATROL VEHICLES

**RECOMMENDATION:** City Council to consider the approval for the purchase of eight Mobile Radios for Police Department Patrol Vehicles from Motorola Solutions Inc. for the Police Department.

**FUNDING SOURCE:** Funds are available in the Capital Equipment Fund for an amount not to exceed \$42,862.

**BACKGROUND:** This purchase is for mobile radio units to be installed in police patrol vehicles. These radios are critical for effective communication between patrol personnel and the Police Department Communications Center, supporting both operational efficiency and officer safety.

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

Bids were solicited by the cooperative, and a contract was awarded to Motorola Solutions Inc. Public Works and Purchasing staff have reviewed the contract to ensure compliance with departmental specifications and pricing, and determined that this contract provides the best solution to meet the City's needs.

Staff recommends approval

SM/TM

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

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

**MEETING DATE:** NOVEMBER 18, 2025

**SUBJECT:** PURCHASE OF FORENSIC SOFTWARE FOR THE POLICE DEPARTMENT

**RECOMMENDATION:** City Council to consider approval for the purchase of the annual license renewal of forensic software from Magnet Forensics for the Police Department.

**FUNDING SOURCE:** Funds are available in the CCPD Fund for a total amount not to exceed \$18,620.

**BACKGROUND:** This request is for the annual license renewal of computer and cell phone forensics software used by the department. This software is essential for conducting forensic examinations of cellphones, including the ability to lawfully bypass locked devices when necessary.

Given that many investigations rely on cellular evidence, maintaining access to this capability is crucial. Without it, the department's ability to conduct thorough investigations and resolve crimes would be significantly delayed and hindered.

This procurement will be conducted in compliance with Local Government Code Chapter 252, Subchapter B, § 252.022, which covers general exemptions for personal, professional, or planning services.

Staff recommends approval.

WE/LW

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

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

**MEETING DATE:** NOVEMBER 18, 2025

**SUBJECT:** PURCHASE OF AMMUNITION FOR THE POLICE DEPARTMENT

**RECOMMENDATION:** City Council to consider approval for the purchase of ammunition from Precision Delta Corp for the Police Department.

**FUNDING SOURCE:** Funds are available in the General Fund (Police) for an annual estimated amount of \$58,148.

**BACKGROUND:** This purchase is for ammunition for the Police Department's firearms training and qualifications throughout the year. The department purchases thousands of rounds of ammunition for practice and duty for pistols and rifles annually, to maintain proficiency with Police Department-issued firearms. Due to periodic global ammunition shortages, the department must purchase ammunition when available to maintain adequate inventory. The maintenance of our ammunition stock allows us to continue training and qualifications.

This purchase will be made through an existing interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard), as authorized 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 Precision Delta Corp. The Police and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval

RG/LW

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

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

**MEETING DATE:** NOVEMBER 18, 2025

**SUBJECT:** PURCHASE OF MOBILE POLICE TRAINING STRUCTURES FOR THE POLICE DEPARTMENT

**RECOMMENDATION:** City Council to consider approval for the purchase of mobile police training structures from Mobile Police Training for the Police Department.

**FUNDING SOURCE:** Funds are available in the Grant Fund for an amount not to exceed \$124,245.

**BACKGROUND:** This purchase is for mobile police training structures using a grant from the State of Texas under the Mobile Training Structure Systems Program. The mobile training system will provide officers with access to realistic, scenario-based environments that replicate high-risk and complex situations. The structures provide for the department to create various layouts and mimic interior floorplans of various residential and commercial structures (including but not limited to apartments, schools, office environments, etc.) for the purposes of training with room clearing and other tactical movements within structures. Furthermore, they provide a safe environment for dynamic, force on force training, to include active shooter response training.

This procurement was made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A). Items that are available from only one source because of patents, copyrights or secret processes. Mobile Police Training is the sole source provider for this equipment.

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

Staff recommends approval.

CG/LW

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

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

**MEETING DATE:** NOVEMBER 18, 2025

**SUBJECT:** RENEWAL OF ANNUAL CONTRACT FOR ERGONOMIC WORKPLACE SOLUTIONS

**RECOMMENDATION:** City Council to consider approval for renewal of an annual contract for ergonomic workplace solutions from Vari Sales Corporation for the Public Works Department.

**FUNDING SOURCE:** Funds are available in the General Fund (various departments), Capital Equipment Fund, and the Capital Projects Fund for an annual estimated amount of \$75,000.

**BACKGROUND:** The purpose of this contract is to establish fixed pricing for office and library furniture for the purpose of workstation configuration changes.

This purchase will be made in accordance with existing and interlocal agreements with Omnia Partners Public Sector, Region VIII Education Service Center in Texas as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791. This contract was for an initial two-year period with two, one-year renewal options. If approved, this will be the first renewal option.

Bids were taken by the Cooperative, and a contract was awarded Vari Sales Corporation. The Public Works and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval

CH/TM

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

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

**MEETING DATE:** NOVEMBER 18, 2025

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

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

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

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

1. 2014 Ford Expedition #90063
2. 2013 Chevrolet Tahoe #95103V
3. 1983 MCI MC9 #09CMD
4. 2014 Mack GU713 #15804

Staff recommends approval.

JR

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 4th day of November, 2025 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

William D. Tate	Mayor
Paul Slechta	Mayor Pro Tem
Sharron Rogers	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member
Leon Leal	Council Member
Sean Shope	Council Member

constituting a quorum, and with the following members of the City Staff:

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

CALL TO ORDER

Mayor William D. Tate called the meeting to order at 7:00 p.m. in the City Council Chambers.

Item 1. Executive Session

Mayor Tate announced the City Council would recess to the City Council Conference Room to conduct a closed session regarding:

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

The City Council recessed to the City Council Conference Room and began the closed session at 7:05 p.m. The closed session ended at 7:23 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Pro Tem Paul Slechta asked if there was any action necessary relative to Sections 551.071, 551.072 or 551.087.

City Manager Bruno Rumbelow requested Council approve the acquisition of 417 East Hudgins Street consistent with the discussion in Executive Session and authorize he City Manager to take all necessary action.

Motion: O'Dell  
 Second: Coy  
 Ayes: Slechta, Rogers, Coy, O'Dell, Leal, and Shope  
 Nays: None  
 Abstains: Tate  
 Approved: 6-0-1

Mayor Tate announced he had an apparent conflict of interest on this item and therefore would not vote on this item. He completed an Affidavit of Conflict of Interest and filed it with the City Secretary.

## **REGULAR MEETING**

Mayor Tate called the regular meeting to order at 7:30 p.m.

### Item 2. Invocation

First Baptist Church Grapevine Associate Pastor Jonathan Cook gave the invocation.

### Item 3. Posting of the Colors and Pledge of Allegiance

Troop 928B posted the Colors and led the Pledge of Allegiance.

### Item 4. Citizen Comments

Adrian Higginbotham, 2413 Whitney Lane, Grapevine thanked City Council for their support of the Grapevine Colleyville Independent School District students and spoke in opposition to the proposed school closings. Mr. Higginbotham also spoke in favor of The REC expansion and renovation.

Matthew White, 2146 Lakecrest Drive, Grapevine addressed issues with the Texas Open Meetings Act regarding the school closing deliberations by the School Board and thanked City Council for their support.

Allan Thompson, 1023 Pheasant Ridge Drive, Grapevine thanked Council for their support of the citizens of Grapevine regarding the proposed school closings.

Courtney Fray, 2729 Lone Star Lane, Grapevine thanked Council for their support regarding the proposed school closings and submitted \_\_\_\_ thank you letters from GCISD students and parents.

## PRESENTATIONS

### Item 5. Mayor Tate to proclaim November National Native American Indian Heritage Month.

Mayor Tate presented the proclamation for National Native American Indian Heritage Month to Leslie and Mary Thunderhawk and Glenda Price from the Molly Corbin Chapter National Society of the Daughters of the American Revolution.

Leslie Thunderhawk thanked the City for the proclamation.

Glenda Price thanked the City for the proclamation.

Council did not take any action on this item.

### Item 6. Mayor Tate to proclaim November 2-8, 2025 as National Animal Shelter Appreciation Week.

Mayor Tate presented the proclamation for National Animal Shelter Appreciation Week to Volunteer and Outreach Coordinator Madeline Oliver.

Coordinator Oliver briefed Council on the activities of the Grapevine Animal Shelter...

Council did not take any action on this item.

### Item 7. Staff to provide a Christmas Capital of Texas update.

Parks Event Production Manager Arianna Such updated Council on the Carol of Lights event that will be held on November 24 and answered their questions.

She also described the Merry and Bright Drone Shows scheduled for December 1 and December 18.

Convention and Visitors Bureau Executive Director P.W. McCallum highlighted the Turkey Pardon to be held on November 24, the live Christmas Tree which will arrive on November 17, the Peace Plaza Ice Rink and live skating entertainment. He also described changes to the North Pole Express, Photos with Santa, the relocation of the Grapevine Christmas Market, Hometown Christmas which will expand from the Tower Gallery to the Settlement to the City Museums. He also highlighted the events at the Palace Theater and the Christmas Capital of Christmas partners.

Assistant Police Chief Marc Shimmick highlighted the security updates, including the schedule and plan for the intermittent closure of Main Street to vehicular traffic. Assistant Chief Shimmick and Director of Public Works Bryan Beck answered questions from Council.

Council did not take any action on this item.

### NEW BUSINESS

Item 8. Consider the expansion/renovation services for The REC to include schematic design, design development and construction documents with Barker Rinker Seacat Architecture, and take any necessary action.

Director of Parks and Recreation Chris Smith updated Council on the historical usage statistics of The REC and the need for renovation and expansion. Director Smith outlined the renovation and expansion plans and construction timelines.

Motion was made to the expansion/renovation services for The REC to include schematic design, design development and construction documents with Barker Rinker Seacat Architecture, and take any necessary action.

Motion: Coy  
 Second: Slechta  
 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 9. Consider additional funding to cover cost overages and allow completion of the Grapevine Fairway Events Center, (formerly the Concourse Event Center and Pro Shop) project as designed and approved, and **Ordinance No. 2025-079** to appropriate the funds.

Convention and Visitors Bureau Executive Director McCallum recommended approval of the additional funding of an amount not to exceed \$150,000 to cover cost overages for the completion of the Grapevine Fairway Events Center and Ordinance No. 2025-079 to appropriate the funds.

Motion was made to approve the consent agenda as presented.

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

Nays: None  
 Approved: 7-0

ORDINANCE NO. 2025-079

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS; INCREASING RECEIPTS OF \$150,000 IN THE CONVENTION AND VISITORS BUREAU FUND FROM FUND BALANCE, APPROPRIATING \$150,000 IN THE CONVENTION AND VISITORS BUREAU (CVB) FUND; TRANSFERRING \$150,000 TO THE CAPITAL PROJECTS – CVB FUND AND APPROPRIATING \$150,000 IN THE CAPITAL PROJECTS – CVB FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 10. Consider the purchase of drone light shows from Sky Elements, LLC.

Convention and Visitors Bureau Executive Director McCallum and Parks and Recreation Director Smith recommend approval of the purchase of two drone shows for the estimated amount of \$80,000. The drone shows will take place on December 1 and December 8.

Motion was made to approve the consent agenda as presented.

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

Item 11. Consider **Resolution No. 2025-019** authorizing an application and accepting funds for the Fiscal Year 2026 Office of the Governor's Public Safety Office of Criminal Justice Division Grant (479053) for a first responder mental health program on behalf of the Northeast Fire Department Association (NEFDA) Peer Support program, and **Ordinance No. 2025-080** to appropriate the funds.

Fire Chief Darrell Brown recommended approval of Resolution No. 2025-019 to authorize the application and acceptance of an estimated amount of \$175,000 for the Fiscal Year 2026 Office of the Governor's Public Safety Office of Criminal Justice Division Grant (479053) for a first responder mental health program on behalf of the Northeast Fire Department Association (NEFDA) Peer Support program, and Ordinance No. 2025-080 to appropriate the funds.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2025-019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE SUBMISSION AND ACCEPTANCE OF AN FY2026 OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE CRIMINAL JUSTICE DIVISION GRANT (4790503) ON BEHALF OF THE NORTHEAST FIRE DEPARTMENT ASSOCIATION (NEFDA) AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NO. 2025-080

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, INCREASING ESTIMATED RECEIPTS IN THE AMOUNT OF \$175,000 IN THE GRANTS FUND TO BE RECEIVED FROM THE OFFICE OF THE GOVERNOR'S PUBLIC SAFETY OFFICE OF CRIMINAL JUSTICE SYSTEM DIVISION GRANT; AUTHORIZING THE APPROPRIATION OF \$175,000 IN THE GRANT FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 12. Consider the renewal of an annual contract for EMS billing services with Emergicon, LLC.

Fire Chief Brown recommended approval of the renewal of an annual contract for EMS billing services for an annual estimated amount of \$140,000.

Motion was made to approve the consent agenda as presented.

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

Item 13. Consider the purchase of Opticom Traffic Control Equipment from Consolidated Traffic Controls.

Fire Chief Brown recommended approval of the purchase of Opticom Traffic Control Equipment for an amount not to exceed \$31,050.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider the purchase of a Toro turf sprayer from Professional Turf Products, L.P.

Director of Golf Operations Robert Singletary recommended approval of the purchase of a Toro turf sprayer for an estimated amount of \$80,920.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider renewal of an annual contract for post 65 health insurance with Retiree First.

Human Resources Director Rachel Black recommended approval of the annual contract for post 65 health insurance for an annual estimated amount of \$957,775.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider the purchase of Horizon Enterprise support and subscription services for the City's virtual infrastructure from SHI Government Solutions.

Chief Information Officer Tessa Allberg recommended approval of the purchase of Horizon Enterprise support and subscription services for an estimated amount of \$51,200.

Motion was made to approve the consent agenda as presented.

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

Item 17. Consider the renewal of VEEAM software licenses and maintenance support to back up data from Soccour Solutions.

Chief Information Officer Allberg recommended approval of the renewal of the VEEAM software licenses and maintenance support for data backup for an estimated amount of \$24,930.

Motion was made to approve the consent agenda as presented.

Motion: Rogers

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

Item 18. Consider the renewal of an annual contract for Laserfiche support services with MCCI, LLC.

Chief Information Officer Allberg recommended approval of the annual contract for Laserfiche support services \$181,400.

Motion was made to approve the consent agenda as presented.

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

Item 19. Consider a leasing agreement to provide large-scale animatronic dinosaurs for the annual Prehistoric Park event and exhibit in the spring of 2026 with Billings Productions, dba The Dinosaur Company.

Parks and Recreation Director Smith recommended approval of the lease agreement for animatronic dinosaurs for an amount not to exceed \$50,000.

Motion was made to approve the consent agenda as presented.

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

Item 20. Consider a sole source purchase of sound and lighting rental equipment for Carol of Lights from Epicenter Productions LLC.

Parks and Recreation Director Smith recommended approval of the sole source purchase of sound and lighting rental equipment for an estimated amount of \$125,780.

Motion was made to approve the consent agenda as presented.

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

Item 21. Consider a sole source purchase of bounce house equipment rental for Carol of Lights from Artificial Ice Events.

Parks and Recreation Director Smith recommended approval of the sole source purchase of bounce house equipment for an amount not to exceed \$22,715.

Motion was made to approve the consent agenda as presented.

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

Item 22. Consider the purchase of the annual replacement of strength equipment for The REC from Comm-Fit.

Parks and Recreation Director Smith recommended approval of the purchase of annual replacement of strength equipment for The REC for an estimated amount of \$51,511.

Motion was made to approve the consent agenda as presented.

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

Item 23. Consider the award of an informal request for quote for two work carts from Zimmerer Kubota & Equipment.

Parks and Recreation Director Smith recommended approval of the informal request for quote for two work carts for an amount not to exceed \$21,206.

Motion was made to approve the consent agenda as presented.

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

Item 24. Consider the purchase of windscreens for Oak Grove Softball fields from Pioneer Manufacturing Co.

Parks and Recreation Director Smith recommended approval of the purchase of windscreens for Oak Grove Softball fields for an amount not to exceed \$16,885.

Motion was made to approve the consent agenda as presented.

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

Nays: None  
Approved: 7-0

Item 25. Consider the purchase of professional services for evidence testing from Signature Science.

Police Chief Mike Hamlin recommended approval of the purchase of professional services for evidence testing for an estimated amount of \$45,000.

Motion was made to approve the consent agenda as presented.

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

Item 26. Consider the renewal of an annual contract for pest control services with Versacor Pest Solutions.

Public Works Director Beck recommended approval of the renewal of an annual contract for pest control services at City facilities for an estimated amount of \$66,000.

Motion was made to approve the consent agenda as presented.

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

Item 27. Consider an annual contract for HVAC filters, supplies and equipment from Joe W. Fly Company and Texas Air Systems.

Public Works Director Beck recommended approval of the contract for HVAC filters, supplies and equipment for an annual estimated of \$100,000.

Motion was made to approve the consent agenda as presented.

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

Item 28. Consider contracts for HVAC preventive maintenance services with The Brandt Companies, LLC and Tex-Air Filters.

Public Works Director Beck recommended approval of the contracts for HVAC preventive maintenance services at City Hall, the Public Safety Building, The REC and the gun range

facility for an estimated \$140,000.

Motion was made to approve the consent agenda as presented.

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

Item 29. Consider renewal of an annual contract for the purchase of overhead doors and gates from DH Pace Company, Inc.

Public Works Director Beck recommended approval of the annual contract for the purchase of overhead doors and gates located at the Fire Stations, Public Safety Building, Service Center and other City facilities on an as needed basis for an annual estimated amount of \$30,000.

Motion was made to approve the consent agenda as presented.

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

Item 30. Consider an annual contract for building maintenance, repair, operations supplies and equipment from Fairway Supply, Inc.

Public Works Director Beck recommended approval for an annual contract for building maintenance, repair, operations supplies and equipment for an annual estimated amount of \$60,000.

Motion was made to approve the consent agenda as presented.

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

Item 31. Consider an annual contract for the purchase of building and lighting services, repairs, supplies and equipment from Facility Solutions Group.

Public Works Director Beck recommended approval of the annual contract for the purchase of building and lighting services, repairs, supplies and equipment for an annual estimated amount of \$100,000.

Motion was made to approve the consent agenda as presented.

Motion: Rogers

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

Item 32. Consider the purchase of power pedestals and parts with Hydrohoist Marine Group.

Public Works Director Beck recommended approval of the purchase of power pedestals and parts at the Vineyards Campgrounds for an estimated annual amount of \$40,000.

Motion was made to approve the consent agenda as presented.

Motion: Rogers  
Second: O'Dell  
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 fire, security systems and monitoring services from Firetrol Protection Systems, Inc.

Public Works Director Beck recommended approval of an annual contract for fire, security systems and monitoring services at City owned and operated systems for an annual estimated amount of \$30,000.

Item 34. Consider the renewal of annual contracts for the purchase of concrete and related concrete materials with 1st Choice Remodeling, NG Concrete, City Concrete, Burnco Concrete, Wheat Lumber Company, Ready Cable, Inc. and White Cap.

Public Works Director Beck recommended approval of the annual contracts for the purchase of concrete and concrete materials on an as needed basis for an annual estimated amount of \$150,000.

Motion was made to approve the consent agenda as presented.

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

Item 35. Consider a sole source purchase of replacement bulbs, sleeves, and wipers for the Wastewater Treatment Plant UV system from Vision Equipment LLC.

Public Works Director Beck recommended approval of the purchase of replacement bulbs sleeves and wipers for an estimated annual amount of \$62,510.

Motion was made to approve the consent agenda as presented.

Motion: Rogers

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

Item 36. Consider the payment of the Texas Commission on Environmental Quality Annual Consolidated Water Quality fee.

Public Works Director Beck recommended approval of the payment of the Annual Consolidated Water Quality fee of \$35,002 to the Texas Commission on Environmental Quality.

Motion was made to approve the consent agenda as presented.

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

Item 37. Consider the minutes of the October 21, 2025 Regular City Council meeting.

City Secretary Tara Brooks recommend approval of the minutes from the October 21, 2025 meeting as provided.

Motion was made to approve the consent agenda as presented.

Motion: Rogers  
Second: O'Dell  
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 18th day of November, 2025.

APPROVED:

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

ATTEST:

\_\_\_\_\_  
City Council

Tara Brooks  
City Secretary



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

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

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7:30 p.m. Joint Regular Meeting – City Council Chambers

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The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this 21<sup>st</sup> day of October 2025 in the Planning and Zoning Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Traci Hutton	Member
Jason Parker	Member
Justin Roberts	Member
Kirby Kercheval	Member
Ashley Anderson Brown	Member
Gustav Kuelbs	Alternate
Herb Fry	Alternate (non-voting)

With Beth Tiggelaar, Vice-Chairman, absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Planning Services Director
Albert Triplett	Planner II
Ashlee Mosley	Planning Technician

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

1. Invocation and Pledge of Allegiance:

**JOINT PUBLIC HEARINGS**

2. **CU25-33 (Butter My Brunch)** – submitted by Chabolet Development. 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 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”, Community Commercial District.

*The Commission and Council received a report from staff and held the public hearing. Owner and developer Matthew Gacia presented and answered questions.*

3. **CU25-40 (Hokkaido Sushi)** – submitted by Lin Hokkaido Sushi Inc. This site was previously approved for a conditional use permit CU11-03 (Ord. 2011-13) 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 amend the previously approved site plan 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”, Community Commercial District.

*The Commission and Council received a report from staff and held the public hearing. Applicant Sara Chen presented and answered questions.*

4. **CU25-42 (Springhill Suites)** – submitted by Ion Design Group. This site was previously approved for a conditional use permit 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-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. 1<sup>st</sup> floor building area expansion, modify the floor plan, revise building elevations, add outdoor speakers and an outdoor patio, 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.

*The Commission and Council received a report from staff and held the public hearing. Applicant’s representative, Yatisha Hira and owner Rakesh Patel, presented and answered questions.*

5. **Z25-06 (1109 Airline Drive)** – submitted by City of Grapevine requesting to rezone one lot, 0.23 acre, from the “PO”, Professional Office District to the “R-7.5”, Single-Family District. The subject property is located at 1109 Airline Drive.

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

6. **Z25-07 (1331 West Wall Street)** – submitted by Eric Legge requesting to rezone 0.46 acre from the “PO”, Professional Office District to the “R-7.5”, Single-Family District. The subject property is located at 1331 West Wall Street.

*The Commission and Council received a report from staff and held the public hearing. Applicant and owner Eric Legge presented and answered questions.*

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

**REGULAR SESSION:** *(Immediately following the Joint Public Hearings)* Planning and Zoning Conference Room

Chairman Oliver called the regular session to order at **8:24 p.m.**

#### 7. CITIZEN COMMENTS

*No one spoke during citizen comments.*

#### OLD BUSINESS

None.

#### NEW BUSINESS

8. Conditional Use Permit CU25-33 (Butter My Brunch) - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Jason Parker moved to **approve** conditional use request **CU25-33** (Butter My Brunch). Ashley Anderson Brown seconded the motion, which prevailed by the following vote:

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

9. Conditional Use Permit CU25-40 (Hokkaido Sushi) - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Justin Roberts moved to **approve** conditional use permit **CU25-40** (Hokkaido Sushi). Jason Parker seconded the motion, which prevailed by the following vote:

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

10. Special Use Permit CU25-42 (Springhill Suites) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Traci Hutton moved to **approve** special use request **CU25-42** (Springhill Suites). Gustav Kuelbs seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hutton, Parker, Roberts, Kercheval, Anderson Brown, Kuelbs

Nays: None

Approved: 7-0

11. Zoning Change Z25-06 (1109 Airline Drive) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Traci Hutton moved to **table** zone change **Z25-06** (1109 Airline Drive) to the **December 16, 2025**, Joint Meeting to allow time for city staff and the property owners to discuss options to make the subject property and the adjoining property at 1100 South Main Street compliant with current zoning ordinances. Ashley Anderson Brown seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hutton, Parker, Roberts, Kercheval, Anderson Brown, Kuelbs

Nays: None

Approved: 7-0

12. Zoning Change Z25-07 (1331 West Wall Street) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Kirby Kercheval moved to **approve** zone change **Z25-07** (1331 West Wall Street). Ashley Anderson Brown seconded the motion, which prevailed by the following vote:

Ayes: Hutton, Parker, Roberts, Kercheval, Anderson Brown, Kuelbs

Nays: None

Abstain: Oliver

Approved: 6-0-1

13. Consider the minutes of the September 16, 2025 Regular Planning and Zoning Commission meeting.

*The Commission discussed this item.*

Gustav Kuelbs moved to **approve** the minutes of the September 16, 2025 Planning and Zoning Commission meeting. Kirby Kercheval seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hutton, Parker, Roberts, Kercheval, Anderson Brown, Kuelbs

Nays: None

Approved: 7-0

**Adjournment**

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

Ayes: Oliver, Hutton, Parker, Roberts, Kercheval, Anderson Brown, Kuelbs

Nays: None

Approved: 7-0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS 18<sup>TH</sup> DAY OF NOVEMBER 2025.

APPROVED:

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
PLANNING TECHNICIAN