



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

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

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

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

1. Invocation and Pledge of Allegiance: City Council Member Sean Shope

JOINT PUBLIC HEARINGS

2. Conditional Use Permit **CU25-43** and Planned Development Overlay **PD25-05** (McMillian James Equipment Company) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Merriman Anderson Architects requesting to amend the previously approved conditional use permit CU19-09 (Ordinance No. 2019-026) for a planned business park, specifically for the development of a 27,103 square foot office/warehouse for the property located at 1044 Texan Trail; and amend the previously approved conditional use permit CU05-26 (Ordinance No. 2005-046) for a planned business park, specifically to allow for office development for the property located at 1026 Texan Trail. This request is for conditional use permit CU25-43 to amend the previously approved site plans as sited; and to take 19 existing parking spaces from 1026 Texan Trail and give them to 1044 Texan Trail by shifting the existing lot line between Lots 3R and 5R. The applicant is also requesting a planned development overlay PD25-05 for 1044 Texan Trail (Lot 5R, Block 1 Grapevine Station Addition) to deviate from minimum required parking in Subsection K, Off-street parking of Section 32, “BP”, Business Park District and Section 56, Off-Street Parking Requirements. The subject property is located at 1026 and 1044 Texan Trail and is currently zoned “BP”, Business Park District.

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

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

CITIZEN COMMENTS

3. 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

4. Consider a construction contract for improvements to the Minnow Loop parking area with PaveCon, Ltd., 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.

5. Consider the sole source purchase of Knox Key Secure Systems from Knox Associates Inc. Fire Chief recommends approval.
6. Consider a firework permit for the Harrison Celebration of Life at Paradise Cove on Friday, December 19, 2025. Fire Chief recommends approval.
7. Consider the renewal of an annual contract for book leasing services with the Brodart Company. Library Director recommends approval.
8. Consider the renewal of annual sole source contracts for public safety radio maintenance with the Cities of North Richland Hills and Colleyville. Police Chief recommends approval.
9. Consider an interlocal agreement for the City of Grapevine Police Department to provide detention services for the City of Roanoke. Police Chief recommends approval.
10. Consider the purchase of decorative light poles and fixtures from Dealers Electrical Supply. Public Works Director recommends approval.

- 11. Consider the renewal of Request for Bid 05-24 annual contract for directional drilling services with Predur Underground Construction, Inc. Public Works Director recommends approval.
- 12. Consider the payment of the annual Texas Commission on Environmental Quality Water System Fee. Public Works Director recommends approval. Public Works Director recommends approval.
- 13. Consider an engineering contract for the Water and Wastewater Impact Fee Update with Freese and Nichols, Inc. and **Ordinance No. 2025-087** appropriating the funds. Public Works Director recommends approval.
- 14. Consider the minutes of the December 2, 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

- 15. Conditional Use Permit **CU25-43** (McMillian James Equipment Company) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-088**, if applicable, and take any necessary action.
- 16. Planned Development Overlay **PD25-05** (McMillian James Equipment Company) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-089**, if applicable, and take any necessary action.
- 17. Zoning Change Application **Z25-06** (1109 Airline Drive) – The public hearing relative to an application submitted by the City of Grapevine requesting to rezone one lot, being 0.23 acres, from the “PO”, Professional Office District to the “R-7.5”, Single-Family Residential District was held on October 21, 2025. Consideration of the Planning and Zoning Commission recommendation and **Ordinance No. 2025-077** were tabled to this meeting.

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

Tara Brooks

Tara Brooks, TRMC
City Secretary



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

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



CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, DECEMBER 16, 2025

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

JOINT MEETING WITH CITY COUNCIL

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

1. Invocation and Pledge of Allegiance: City Council Member Sean Shope

JOINT PUBLIC HEARINGS

2. Conditional Use Permit **CU25-43** and Planned Development Overlay **PD25-05** (McMillian James Equipment Company) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Merriman Anderson Architects requesting to amend the previously approved conditional use permit CU19-09 (Ordinance No. 2019-026) for a planned business park, specifically for the development of a 27,103 square foot office/warehouse for the property located at 1044 Texan Trail; and amend the previously approved conditional use permit CU05-26 (Ordinance No. 2005-046) for a planned business park, specifically to allow for office development for the property located at 1026 Texan Trail. This request is for conditional use permit CU25-43 to amend the previously approved site plans as sited; and to take 19 existing parking spaces from 1026 Texan Trail and give them to 1044 Texan Trail by shifting the existing lot line between Lots 3R and 5R. The applicant is also requesting a planned development overlay PD25-05 for 1044 Texan Trail (Lot 5R, Block 1 Grapevine Station Addition) to deviate from minimum required parking in Subsection K, Off-street parking of Section 32, “BP”, Business Park District and Section 56, Off-Street Parking Requirements. The subject property is located at 1026 and 1044 Texan Trail and is currently zoned “BP”, Business Park District.

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

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

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

NEW BUSINESS

4. Conditional Use Permit **CU25-43** (McMillian James Equipment Company) – Consider the application and make a recommendation to City Council.
5. Planned Development Overlay **PD25-05** (McMillian James Equipment Company) – Consider the application and make a recommendation to City Council.
6. Zoning Change Application **Z25-06** (1109 Airline Drive) – The public hearing relative to an application submitted by the City of Grapevine requesting to rezone one lot, being 0.23 acres, from the “PO”, Professional Office District to the “R-7.5”, Single-Family Residential District was held on October 21, 2025. Consideration of the application and recommendation to City Council were tabled to this meeting.
7. Consider the minutes of the November 18, 2025 regular Planning and Zoning Commission 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 December 10, 2025 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC
City Secretary



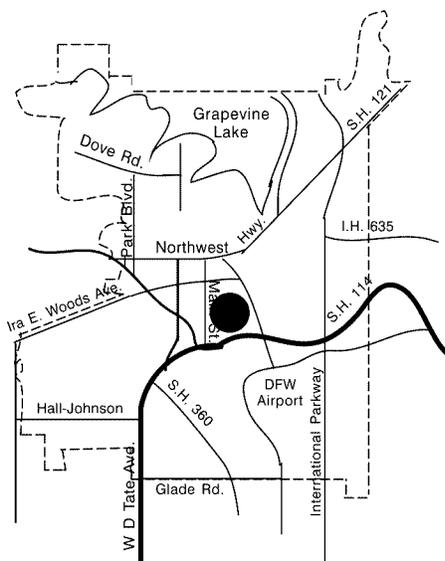
If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary's Office at 817.410.3182 at least 48 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

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

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

MEETING DATE: DECEMBER 16, 2025

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU25-43 AND PLANNED
DEVELOPMENT OVERLAY PD25-05; MCMILLIAN JAMES
EQUIPMENT COMPANCY



APPLICANT: Merriman Anderson Architects,
Patrick Hazard

PROPERTY LOCATION AND SIZE:

The subject properties are addressed as 1026 and 1044 Texan Trail, proposed to be platted as Lot 3R-1 Block 3, Grapevine Station and Lot 5R-1, Block 1, Grapevine Station. The properties contain a total of 2.79 acres and have no direct frontage along East Dallas Road or Texan Trail.

REQUESTED CONDITIONAL USE AND PLANNED DEVELOPMENT OVERLAY AND
COMMENTS:

The site at 1026 Texan Trail was previously approved for conditional use permit CU05-26 (Ord. 2005-46) to amend the previously approved site plan for a planned business park, specifically to allow for the development of a 21,808 square foot office building. The site at 1044 Texan Trail was previously approved for conditional use permit CU19-09 (Ord. 2019-026) to amend the previously approved site plan for a planned business park, specifically for the development of a 27,103 square foot office/warehouse building. This request is for a conditional use permit to amend the previously approved site plans for both lots. The amendment involves shifting the common northern lot line of Lot 5R northward, which will result in the transfer of 19 existing parking spaces or 4,541 square feet of area from Block 3, Lot 3R, 1026 Texan Trail.

The applicant is also requesting a planned development overlay for 1044 Texan Trail (Lot 5R) to allow a deviation from the minimum parking requirements. Onsite the proposal is to increase the parking from 71 spaces to 100 spaces, although a total of 109 spaces is required with the floor plan changes. The intention is to renovate the existing warehouse space and convert it into office space, which necessitates additional parking in accordance with Subsection K, *Off-street Parking Regulations* in Section 32, "BP", Business Park District, and Section 56, *Off-street Parking Requirements* of the Zoning Ordinance.

In their narrative, the applicant explains that the business has experienced growth and needs to accommodate more service technicians and sales staff. To achieve this, they plan to reduce the existing warehouse area and convert it into office space within the existing building. The renovation also includes upgrading the current loading dock area to add six parking spaces inside the building and four spaces outside, following the dock conversion. This change results in a deficit of nine parking spaces. The applicant requests this deviation from Sections 32 and 56 by noting that 80% of the staff's work week is spent off-site or in the field.

The development at 1026 Texan Trail (Lot 3R) features an existing office building with approximately 21,808 square feet, which requires a total of 78 parking spaces. Today there are 97 spaces onsite, and with removal of 19 spaces the site will maintain sufficient parking. No other deviations are proposed as part of this planned development overlay.

PRESENT ZONING AND USE:

1044 Texan Trail is developed as a 27,103 square foot office/warehouse building and is zoned "BP", Business Park District. 1026 Texan Trail is currently developed as an 21,808 square foot office building and is also zoned "BP", Business Park District.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the properties to the east and north were zoned "C-2", Community Business District prior to the 1984 City-wide Rezoning.

- On December 16, 2003, City Council approved zone change Z03-09 (Ord. 2003-81) for the subject site, properties to the east and north to "BP", Business Park District.
- On February 17, 2004, City Council approved conditional use request CU04-02 (Ord. 2004-15) to establish a 23-acre business park on the subject property.
- On June 21, 2005, City Council approved conditional use request CU05-26 (Ord. 2005-046) to allow two office developments within the planned business park.
- On September 20, 2011, City Council approved conditional use request CU11-21 (Ord. 2011-50) allowing a 5.86-acre reduction to the size of the business park to accommodate a zone change request for the Grapevine Station multifamily development to the north.
- On May 7, 2014, the Site Plan Review Committee (SPRC) approved conditional use

request (CU14-16) amending Ord. 2005-046 to increase the lot area of Lot 3R, Block 3, Grapevine Station (1026 Texan Trail) by 4,542 square feet, by transferring 17 parking spaces from Lot 5R, Block 1, Grapevine Station (1044 Texan Trail).

- On May 21, 2019, City Council approved conditional use request CU19-09 (Ord. 2019-26) to amend the previously approved site plan for a planned business park to allow the development of a 27,103 square foot office/warehouse building development.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: “R-MF”, Multifamily District – Grapevine Station apartments

SOUTH: “BP”, Business Park District – Multitenant office buildings

EAST: “CC”, Community Commercial District – Vacant property adjacent to 1026 Texan Trail and existing office and medical office buildings adjacent to 1044 Texan Trail

WEST: “R-12.5”, Single-Family District and “BP”, Business Park District – single-family residential lots in the D.E. Box Addition and Office/warehouse building

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject properties as Industrial (I) land use. The applicant’s proposal is not compliant with the Master Plan; however, this property is proposed for amendment with Case #MP24-01 to the Commercial (CO) future land use designation.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine’s Thoroughfare Plan designates East Dallas Road as a Type C Minor Arterial with a minimum 80-foot right-of-way developed as four lanes with a center turn lane and Texan Trail as a Type A Arterial with a minimum 100-foot right-of-way developed as six lanes with a raised median.

/em

CC ITEM #2, 15, 16
P2 ITEM #2, 4, 5

2RA
10.16 @

R-MF

BP

R-12.5

3R1

CC

SUBJECT PROPERTIES

2A
GRAPEVINE
STATION
16075A

SPECTRUM
GRAPEVINE
STATION
CONDO
39818C

SUNSHINE
HARBOR
40930

R-7.5

EASY ST

0 80 160 240 320 Feet



CU25-43/PD25-05; McMillian James Equipment Company
1026 & 1044 Texan Trail

Date Prepared: 11/11/2025

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

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

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

LOT 5R, BLOCK 1 GRAPEVINE STATION INST.# D219064427

Street frontage & distance to nearest cross street

TEXAN TRAIL, 900' TO TEXAN TRAIL/RAILROAD

Proposed Zoning

BP - BUSINESS PARK

Gross area of parcel (to nearest tenth of
acre)

65,002 SQ FT (1.4922 ACRES)

Describe the Proposed Use

OFFICE

Existing Zoning

BP - BUSINESS PARK

Future Land Use Designation

BP - BUSINESS PARK

Subject Property Address

1044 TEXAN TRAIL

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

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

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

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

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

Property Owner Name MARK JAMES

Property Owner Phone Number 817.912.0800

Company MJEC INVESTMENTS, LLC

Address 1044 TEXAN TRAIL

City GRAPEVINE State TX Zip Code 76051

Email [REDACTED]



Handwritten: CUAS-43 PDAS-05
Updated July 25, 2025

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

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

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

Property Owner's Signature [Signature] Date 2025.08.25

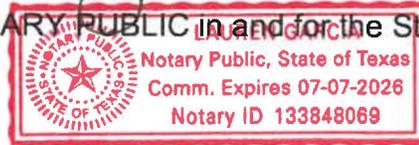
STATE OF: TEXAS
COUNTY OF: TARRANT

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

SUBSCRIBED AND SWORN TO before me, this the 20th day of September, 2025

[Signature]

NOTARY PUBLIC in and for the State of Texas



CUAS-43 PD25-05

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) ARCHITECT

Name PATRICK S HAZARD Company MERRIMAN ANDERSON ARCHITECTS

Address 300 N FIELD STREET

City DALLAS State TX Zip Code 75202

Phone 214.347.7075 Email patrickh@merriman-maa.com

Applicant's Signature [Signature] Date

STATE OF: TEXAS

COUNTY OF: TARRANT

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

SUBSCRIBED AND SWORN TO before me, this the 20th day of September, 2025



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

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

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

Entity Name or File Number:

Provide a most recent public information report that includes:

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

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



Handwritten notes: CUAS-43 PD25-05

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

PLATTING VERIFICATION:

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

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

Address of subject property 1026 TEXAN TRAIL 1044 Texan Trail

Legal description of subject property
LOT 3R, BLOCK 1, GRAPEVINE STATION CAB A, SLIDE 10336 LOT 5B, BLOCK 1, GRAPEVINE STATION

Justin Palmer 10.29.2025
Public Works Department Date



*mas-43
PD 25-05*

MERRIMAN ANDERSON ARCHITECTS, INC.

Dallas + Fort Worth + Covington + Austin + Charlotte

September 29, 2025

City of Grapevine
Planning Services Department
200 South Main Street
Grapevine, Texas 76051
Tele: 817.410.3155

CASE: CU25-XX/PD25-XX
NAME: McMillan James Equipment Company
ADDRESS: 1044 Texan Trail
CURRENT/PROPOSED LEGAL DESCRIPTION: Lot 5R Block 1

SECTION:	Section 32.5 and Section 56
REGULATION	Minimum off-street parking requirements for office use. Requirement of 5+1 space/300 sq ft of gross floor area
PROPOSED DEVIATION	Reduce the parking count to a 5+1 space/350 sq ft of gross floor area.
EXPLANATION	<p>The proposed renovation of the building is to renovate existing warehouse space to office space to accommodate additional service technicians and sales people as the company has grown the business since building this headquarters building in 2020.</p> <p>The proposed renovation would increase the office square footage and reduce the warehouse square footage requiring the property to go from the existing 71 parking spaces to 109 parking spaces. The site can only accommodate 100 parking spaces by renovation of the existing loading dock area to 6 additional spaces, adding 4 spaces within the building and purchasing a portion of the 1026 Texan Trail property that currently includes 19 parking spaces. The building would be short 9 parking spaces per Section 56 of the City of Grapevine Zoning Code.</p> <p>Approximately 70% of the staff of the company are field workers, working at other sites for sales calls or service calls for equipment that the company sells. The additional office space is to allow these employees to periodically come into the office to handle clerical items, but they spend over 80% of their time out of the office.</p>

Sincerely



Patrick S Hazard
Merriman Anderson Architects
Assoc. Principal/Team Leader



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CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS



City of Grapevine
Signage Requirements

Signage Requirements

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

Sign Posting Standards

Zoning signage shall comply with the following standards:

- The applicant shall be responsible for posting at least one zoning sign on each corner of the subject property 10-14 days prior to the Joint City Council and Planning & Zoning Commission (P&Z) scheduled public hearing. If the subject property does not have any pervious frontage, the sign shall be posted in the window or in another clearly visible location as determined by staff.
- The applicant shall furnish an affidavit, as well as date-stamped photographs of each side of the posted sign(s), to the City of Grapevine Planning Services Department certifying that the required signs were posted on the subject property 10-14 days prior to the said public hearing.
- Failure to post signage 10-14 days prior to the public hearing shall result in the postponement of the case being presented to City Council and P&Z.

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

Sign Maintenance Standards

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

- The applicant shall be responsible for ensuring that the zoning sign(s) remain visible and present on the property from the time of posting to final action of the City of Grapevine.
- The applicant shall be responsible for removing zoning notification signage within one week of final action by the City of Grapevine.

SEP 29 2025
C25-43
PDAS-05

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Sign Design Criteria

Signs must be:

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

NOTICE OF PUBLIC HEARING

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



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

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) ARCHITECT

Name PATRICK HRAED Company WILLIAM ANDERSON ARCHITECTS

Address 300 N. FLEM ST

City GRAPEVINE State TX Zip Code 76051

Phone 244-347-7079 Email [REDACTED]

Applicant's Signature [Signature] Date 2025-09-29

SEP 29 2025
CU 25-43
PDAS-05

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

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

LOT 3R, BLOCK 1 GRAPEVINE STATION CAB A, SLIDE 10336

Street frontage & distance to nearest cross street

TEXAN TRAIL, 900' TO TEXAN TRAIL/RAILROAD

Proposed Zoning

BP - BUSINESS PARK

Gross area of parcel (to nearest tenth of
acre)

51,705 SQ FT (1.187 ACRES)

Describe the Proposed Use

OFFICE

Existing Zoning

BP - BUSINESS PARK

Future Land Use Designation

BP - BUSINESS PARK

Subject Property Address

1026 TEXAN TRAIL

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

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

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

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

Property Owner Name JIM BUCHANAN

Property Owner Phone Number 4698311466

Company Buchanan Investments

Address 1026 TEXAN TRAIL

City GRAPEVINE State TX Zip Code 76051

Email [REDACTED]

Class 43

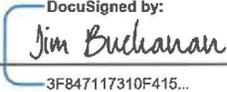


**CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS**

Project Representation (check one):

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

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

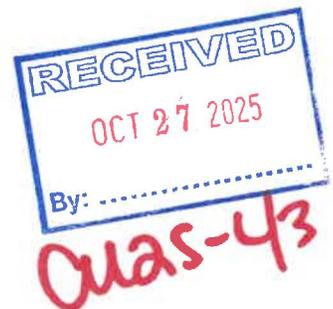
Property Owner's Signature  Date 10/25/2025

STATE OF: TEXAS
COUNTY OF: TARRANT

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

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, 20_____

NOTARY PUBLIC in and for the State of Texas



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

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

Engineer Purchaser Tenant Preparer Other (specify) ARCHITECT

Name PATRICK S HAZARD Company MERRIMAN ANDERSON ARCHITECTS

Address 300 N FIELD STREET

City DALLAS State TX Zip Code 75202

Phone 214.347.7075 Email [REDACTED]

Applicant's Signature Jim Buchanan Date 10/25/2025

DocuSigned by:
3F847117310F415...

STATE OF: TEXAS

COUNTY OF: TARRANT

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

SUBSCRIBED AND SWORN TO before me, this the _____ day of
_____, 20_____

NOTARY PUBLIC in and for the State of Texas

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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

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

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



CHAS-43

PLANNED DEVELOPMENT OVERLAY APPLICATION
AND SITE PLAN SET CHECKLISTS

Subject Property Information

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

LOT 5R, BLOCK 1 GRAPEVINE STATION INST.# D219064427

Gross area of parcel (to nearest tenth of
acre)

65,002 SQ FT (1.4922 ACRES)

Street frontage & distance to nearest cross street

TEXAN TRAIL, 900' TO TEXAN TRAIL/RAILROAD

Describe the Proposed Use

OFFICE

Proposed Zoning

BP - BUSINESS PARK

Existing Zoning

BP - BUSINESS PARK

Future Land Use Designation

BP - BUSINESS PARK

Subject Property Address

1044 TEXAN TRAIL

Property Owner Information, Authorization and Acknowledgements

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

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

Any changes to a site plan set approved with a planned development overlay request can only be approved by City Council through the public hearing process.

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

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

Property Owner Name MARK JAMES

Company MJEC INVESTMENTS, LLC

Address 1044 TEXAN TRAIL

City GRAPEVINE

State TX

Zip Code 76051

Phone 817.912.0800

Email [REDACTED]



PLANNED DEVELOPMENT OVERLAY APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

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

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

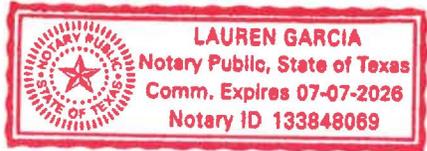
Property Owner's Signature [Signature] Date 2025.08.25

STATE OF: TEXAS
COUNTY OF: TARRANT

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

SUBSCRIBED AND SWORN TO before me, this the 20th day of September, 2025

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



PDAS-05

**PLANNED DEVELOPMENT OVERLAY APPLICATION
AND SITE PLAN SET CHECKLISTS**

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) ARCHITECT

Name PATRICK S HAZARD Company MERRIMAN ANDERSON ARCHITECTS

Address 300 N FIELD STREET

City DALLAS State TX Zip Code 75202

Phone 214.347.7075 Email [REDACTED]

Applicant's Signature [Signature] Date 2025.08.25

STATE OF: TEXAS

COUNTY OF: TARRANT

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

SUBSCRIBED AND SWORN TO before me, this the 29th day of
September, 202025

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



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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

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



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

MERRIMAN ANDERSON ARCHITECTS, INC.

Dallas + Fort Worth + Covington + Austin + Charlotte

September 29, 2025

City of Grapevine
Planning Services Department
200 South Main Street
Grapevine, Texas 76051
Tele: 817.410.3155

CASE: CU25-XX/PD25-XX
NAME: McMillan James Equipment Company
ADDRESS: 1044 Texan Trail
CURRENT/PROPOSED LEGAL DESCRIPTION: Lot 5R Block 1

SECTION:	Section 32.5 and Section 56
REGULATION	Minimum off-street parking requirements for office use. Requirement of 5+1 space/300 sq ft of gross floor area
PROPOSED DEVIATION	Reduce the parking count to a 5+1 space/350 sq ft of gross floor area.
EXPLANATION	<p>The proposed renovation of the building is to renovate existing warehouse space to office space to accommodate additional service technicians and sales people as the company has grown the business since building this headquarters building in 2020.</p> <p>The proposed renovation would increase the office square footage and reduce the warehouse square footage requiring the property to go from the existing 71 parking spaces to 109 parking spaces. The site can only accommodate 100 parking spaces by renovation of the existing loading dock area to 6 additional spaces, adding 4 spaces within the building and purchasing a portion of the 1026 Texan Trail property that currently includes 19 parking spaces. The building would be short 9 parking spaces per Section 56 of the City of Grapevine Zoning Code.</p> <p>Approximately 70% of the staff of the company are field workers, working at other sites for sales calls or service calls for equipment that the company sells. The additional office space is to allow these employees to periodically come into the office to handle clerical items, but they spend over 80% of their time out of the office.</p>

Sincerely



Patrick S Hazard
Merriman Anderson Architects
Assoc. Principal/Team Leader



PD 25-05

ORDINANCE NO. 2025-088

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-43 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU05-26 (ORDINANCE NO. 2005-46) AND CU19-09 (ORDINANCE NO. 2019-026) FOR A PLANNED BUSINESS PARK TO ALLOW FOR THE CONSTRUCTION OF AN OFFICE BUILDING AND AN OFFICE/WAREHOUSE BUILDING ON TWO LOTS; TO REVISE THE COMMON NORTHERN LOT LINE OF LOT 5R, BLOCK 1 (1044 TEXAN TRAIL) NORTHWARD, TRANSFERRING 19 EXISTING PARKING SPACES OR 4,541 SQUARE FEET OF AREA FROM LOT 3R, BLOCK 3 (1026 TEXAN TRAIL) TO BLOCK 1, LOT 5R, GRAPEVINE STATION ADDITION (1044 TEXAN TRAIL) IN A DISTRICT ZONED "BP", BUSINESS PARK DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU25-43 to amend the previously approved site plan for Conditional Use Permit CU05-26 (Ordinance No. 2005-46) for a planned business park, specifically to allow for the development of a 21,808 square foot office building and to amend the previously approved Conditional Use Permit CU19-09 (Ordinance No. 2019-026) for a planned business park, specifically for the development of a 27,103 square foot office/warehouse building. This request is for a conditional use permit to amend the previously approved site plans for both lots, by moving the common lot line of Block 3, Lot 3R and Block 1, Lot 5R northward, transferring 19 existing parking spaces or 4,541 square feet of area from Block, 3, Lot 3R, 1026 Texan Trail; within the following described property: Block 1, Lot 5R, Grapevine Station Addition (1044 Texan Trail) and Block 3, Lot 3R, Grapevine Station Addition (1026 Texan Trail) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2025-089

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD25-05 TO DEVIATE FROM, BUT NOT BE LIMITED TO, A REDUCTION IN MINIMUM REQUIRED PARKING AS LISTED IN SUBSECTION K, OFF-STREET PARKING IN SECTION 32, "BP", BUSINESS PARK DISTRICT, AND SECTION 56, OFF-STREET PARKING REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE, NO. 82-73 FOR LOT 5R, BLOCK 1, GRAPEVINE STATION ADDITION (1044 TEXAN TRAIL) ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS PLANNED DEVELOPMENT OVERLAY PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a planned development overlay in accordance with Section 41 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Planned Development Overlay PD25-05 to deviate from, but not be limited to, a reduction in minimum parking requirements, Subsection K, Off-street Parking Regulations in Section 32, "BP", Business Park District, and Section 56, Off-street Parking Requirements of the Comprehensive Zoning Ordinance, No. 82-73 within the following described property: Lot 5R, Block 1, Grapevine Station Addition (1044 Texan Trail) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

Section 5. This ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas, affecting zoning and shall not repeal any of the provisions of said

ordinances except in those instances where provisions of those ordinances which are in direct conflict with the provisions of this ordinance.

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

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

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

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

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

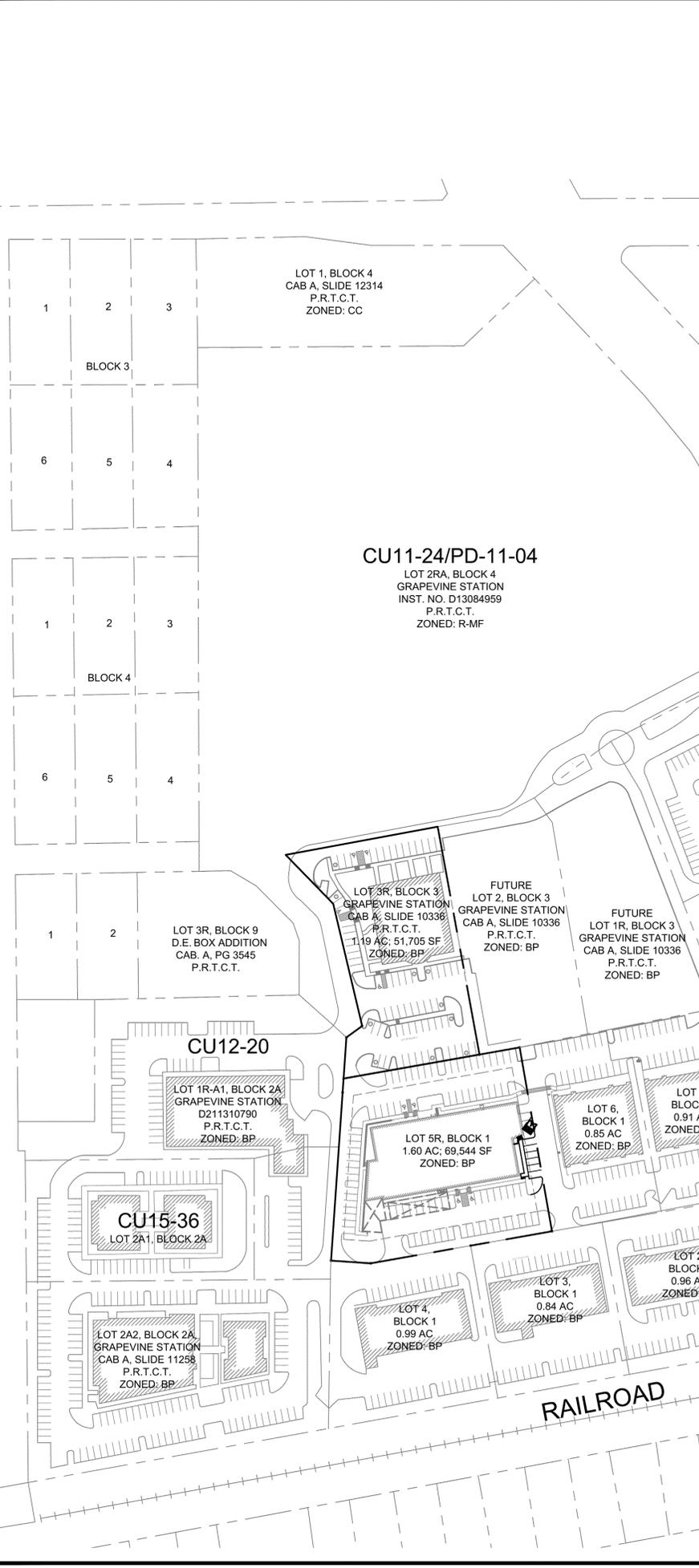
APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

No.	DATE	REVISION	BY

Zoning	Units	Required	Lot Summary																Site Totals
			LOT 1R1 BLOCK 1	LOT 1R2 BLOCK 1	LOT 2, BLOCK 1 BLDG 3	LOT 3, BLOCK 1 BLDG 4	LOT 4, BLOCK 1 BLDG 5	LOT 5R BLOCK 1	LOT 6, BLOCK 1 BLDG 1	LOT 7, BLOCK 1 BLDG 2	LOT 1R-A1 BLK 2A	LOT 1R, & 2, BLK 3	LOT 3R, BLK 3	LOT 3R1, BLOCK 4	LOT 3R2, BLOCK 4	LOT 3R3, BLOCK 4	LOT 2A2, BLOCK 2A	LOT 2A1 BLOCK 2A	
Lot Location	-	-	Perimeter	Perimeter	Perimeter	Perimeter	Perimeter	Perimeter	Interior	Interior	Interior	Perimeter	Perimeter	Perimeter	Perimeter	Perimeter	Perimeter	Perimeter	
Lot Area	Sq. Ft.	30,000 Min	45,924.90	46,515.90	42,874	36,729	43,159	69,544	36,853	39,731	94,355	102,015	51,705	65,407	42,750	43,467	95,365	50,482	1,052,725
Open Space	Sq. Ft.	Min 20% of site	15,246.80	15,241.00	5,575	4,856	8,490	13,984	5,991.40	9,276	32,248	81,612	10,789	17,246	10,322	14,306	19,495	38,765	447,065.20
Open Space	% of Lot	Min 20% of site	33.2%	32.8%	13%	13%	20%	20.1%	16.4%	23%	34%	80%	20.9%	26%	24%	33%	20%	77%	42%
Pave Area	Sq. Ft.	-	25,270.60 (55%)	23,820.9 (51.2%)	27,244 (64%)	21,840 (60%)	24,636 (57%)	34,772 (50%)	20,779.6 (56.4%)	20,373 (52%)	23,519 (25%)	20,403 (20%)	19,288 (37%)	40,013 (61%)	24,314 (57%)	24,189 (56%)	55,220 (58%)	11,717 (23%)	-
Vehicular	Sq. Ft.	-	24,129.60	21,785.90	25,787	20,793	23,501	30,412	19,641.60	19,211	37,275	20,403	24,459	36,558	20,895	22,372	45,592	11,717	-
Pedestrian	Sq. Ft.	-	1,141	2,035	1,457	1,047	1,135	4,380	1,138	1,162	1,313	-	5,321	3,458	3,419	1,986	9,628	0	-
Impervious Area	Sq. Ft.	Max 80% of site	30,677.60	31,274	37,299	31,873	34,669	55,560	30,861.60	30,455	62,107	20,403	41,097	48,161	32,428	29,491	75,870	11,717	606,171.10
Impervious Area	% of Lot	Max 80% of site	66.80%	67.20%	87%	87%	80%	79.90%	83.70%	77%	66%	20%	79.5%	74%	76%	68%	80%	23%	58%
Parking Spaces	-	(min)	41 (41 Req)	55 (55 Req)	40 (20 Req)	31 (20 req.)	32 (20 req.)	100 (109 req.)	42 (39 req.)	39 (39 req.)	72 (72 req.)	-	78 (78 req.)	60 (60 req.)	51 (51 req.)	34 (32 req.)	117 (117 req.)	"Paved Area"	-
Accessible Spaces	-	(min)	2 (2 Req)	3 (3 Req)	2 (2 Req)	2 (2 req.)	2 (2 req.)	4 (4 req.)	2 (2 req.)	2 (2 req.)	3 (3 req.)	-	4 (4 req.)	3 (3 req.)	3 (3 req.)	2 (2 req.)	5 (5 req.)	-	-
Van Access Spaces	-	(min)	1 (1 Req)	1 (1 Req)	1 (1 Req)	1 (1 req.)	1 (1 req.)	1 (1 req.)	1 (1 req.)	1 (1 req.)	1 (1 req.)	-	1 (1 req.)	1 (1 req.)	1 (1 req.)	1 (1 req.)	4 (1 req.)	-	-
Number of Buildings	-	-	1	2	1	1	1	1	1	1	1	-	1	1	1	1	2	-	-
Proposed Use	-	-	Med. Office	Med. Office	Office - W.H.	Office - W.H.	Office - W.H.	Office - W.H.	Office - W.H.	Office - W.H.	Med./Prof. Office	-	OFFICE	Med. Office	Med./Prof. Office	Med./Prof. Office	Showroom/Prof. Office	-	-
Height	Stories	Max. 1	-	-	1	1	1	1	1	1	1	-	1	1	1	1	2	-	-
Height	Ft.	Max. 50'	24'	24'	24'	34.42'	24'	33'	35.96'	35.96'	29.75'	-	50'	30'	30'	35'	-	-	
Area	Sq. Ft.	Max 60%	5,407 (11.8%)	7,454 (16%)	10,055 (23%)	10,033 (27%)	10,033 (23%)	34,040 (49%)	10,082 (27%)	10,082 (25%)	23,519 (25%)	0	21,808 (39%)	8,148 (12%)	8,114 (19%)	5,132 (12%)	31,950 (34%)	-	197,900 (19%)
Min Building Separations	Ft.	none	20'	20'	35' Min	47' min	47' min	20' min	20' min	20' min	20' min	-	20' min	20' min	20' min	20' min	20' min	-	-
Bldg Distributions	-	-	n/a	n/a	2,000 SF Office	2,000 SF Office	2,000 SF Office	30,897 SF Office	2,000 SF Office	2,000 SF Office	17,155 SF MEDICAL	-	21,808	n/a	5,680 SF Medical	3,079 SF MEDICAL	2,053 SF PROFESSIONAL	-	-
Bldg Distributions	-	-	-	-	8,055 SF W.H.	8,033 SF W.H.	8,033 SF W.H.	883 SF W.H.	2,260 SF WH/Prkg	-	6,364 SF OFC/W.H.	-	OFFICE	OFFICE	2,324 SF Professional	2,053 SF PROFESSIONAL	-	-	-

*LOT SUMMARY INFORMATION IS BASED ON RECORD INFORMATION FROM THE CITY FROM PREVIOUS C.U. PERMIT AND UPDATED TO REFLECT PROPOSED CHANGES.



CU11-24/PD-11-04
 LOT 2R, BLOCK 4
 GRAPEVINE STATION
 INST. NO. D13084959
 P.R.T.C.T.
 ZONED: R-MF

CU14-28

CU12-20

CU15-36

CU13-16

Current Owner:
 NJEC Investments LLC
 Mark James
 1044 Texan Trail
 Grapevine, Texas 76051
 817.912.0800

ENGINEER
 TEXAS REGISTRATION #14199
 CLAYMOORE ENGINEERING
 3231 HARWOOD ROAD
 BEDFORD, TX 76021
 PH. 817.281.0572
 FAX 817.281.0574
 CONTACT: CLAY CRISTY, PE
 EMAIL: CLAY@CLAYMOOREENG.COM

CITY OF GRAPEVINE SITE PLAN NOTES

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

CASE NAME: MCMILLIAN JAMES OFFICE
 CASE NUMBER: CU25-43; PD25-05
 LOCATION: 1026 & 1044 TEXAN TRAIL: LOT 5R, BLOCK 1 AND LOT 3R, BLOCK 3 GRAPEVINE STATION ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

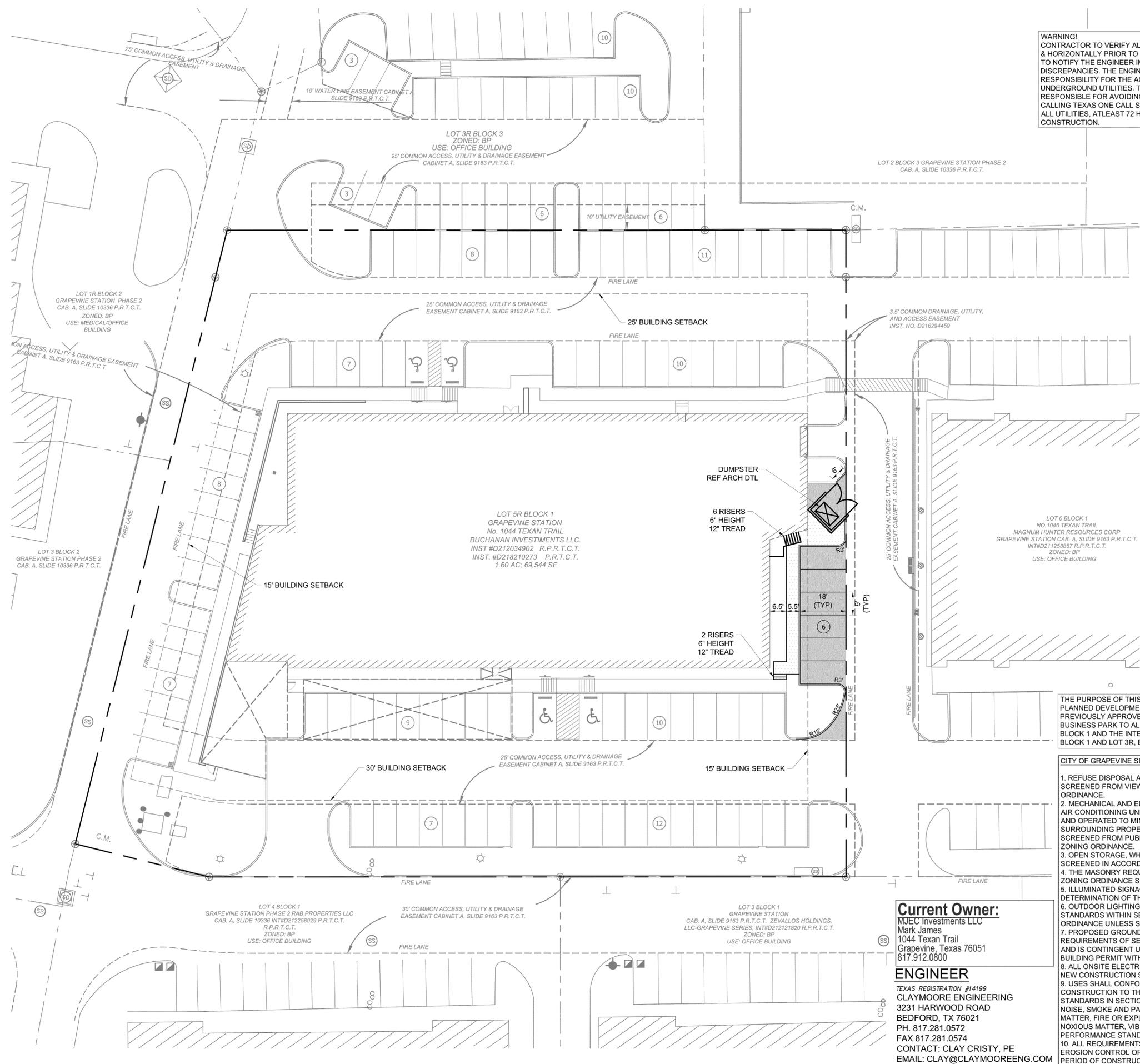
DATE: _____

SHEET: 1 OF 11

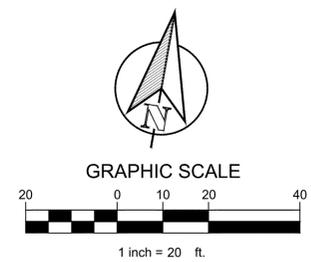
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

PLANNING SERVICES DEPARTMENT

MASTER SITE PLAN
 for
McMillian James Office
 Lot 5R, Block 1, Lot 3R, Block 3 McMillian James Office
 Ab. No. NA
 City of Grapevine, Tarrant County, Texas
 2.787 acres or 121,259 sq. ft.
 Zone: "BP" Business Park
 Date of Preparation: November 13, 2025



WARNING!
 CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY & HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM AT 811 FOR LOCATION OF ALL UTILITIES, ATLEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.



LEGEND	
---	PROPERTY BOUNDARY
▨	PROPOSED PAVEMENT
▤	PROPOSED SIDEWALK
⊗	PROPOSED PARKING COUNT

SITE DATA SUMMARY	
GENERAL	
CASE NUMBER	CU25-43; PD 25-05
NAME OF PROJECT/DEVELOPMENT	MJ OFFICE/WAREHOUSE
PROPOSED USE	OFFICE & WAREHOUSE
EXISTING ZONING DISTRICT	BP w/ CU05-26 (Ord 2005-46)
PROPOSED ZONING DISTRICT	BP w/ CU05-26 (Ord 2005-46), CU25-43, and PD25-05 overlay
OVERALL SITE	
GROSS SITE AREA	69,544 SF (1.60 AC)
SITE WIDTH	303.5' (MAX)
SITE DEPTH	254.0' (MAX)
IMPERVIOUS SURFACE AREA	1.28 AC
PERVIOUS SURFACE AREA	0.32 AC
OPEN SPACE (SF & %)	13,984 SF (20%)

BUILDING	
TOTAL GROSS INTENSITY (FAR)	0.50:1
TOTAL SQUARE FOOTAGE*	34,040
COMMERCIAL SQUARE FOOTAGE	34,040 SF
PROPERTY DEVELOPMENT REGULATIONS	
BUILDING COVERAGE	20,788 SF
LOT AREA	PROPOSED = 1.60 AC
LOT WIDTH	303.5' (MAX)
LOT DEPTH	235.5' (MAX)
FRONT SETBACK	30'
SIDE INTERIOR SETBACK	15'
REAR SETBACK	25'
MAX STRUCTURE HEIGHT	PERMITTED = 50'
PERMITTED AND PROPOSED	PROPOSED = 33'
MAX NO. STORIES/FLOORS (PERMITTED & PROPOSED)	PERMITTED = 2 FLOORS PROPOSED = 2 FLOORS
REQUIRED PARKING RATIO - OFFICE (30,897 SF)	5+1 SPACE/300 SF FLOOR AREA = 108 SPACES
REQUIRED PARKING RATIO - WAREHOUSE (883 SF)	1 SPACE/2000 SF FLOOR AREA = 1 SPACE
TOTAL PARKING REQUIRED	109 SPACES
PARKING (TOTAL)	95 EXTERIOR + 5 INTERIOR = 100 SPACES
HANDICAP PARKING	4 SPACES
LOADING SPACES	0 SPACES
ACCESS POINTS	3
*REF ARCH PLANS FOR EXACT SQUARE FOOTAGE USE	

THE PURPOSE OF THIS CONDITIONAL USE PERMIT AND PLANNED DEVELOPMENT OVERLAY IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN FOR A PLANNED BUSINESS PARK TO ALLOW RENOVATIONS ON LOT 5R, BLOCK 1 AND THE INTERNAL LOT LINE BETWEEN LOT 5R, BLOCK 1 AND LOT 3R, BLOCK 3 TO BE ADJUSTED.

CITY OF GRAPEVINE SITE PLAN NOTES

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- ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

Current Owner:
 MJEC Investments LLC
 Mark James
 1044 Texan Trail
 Grapevine, Texas 76051
 817.912.0800

ENGINEER
 TEXAS REGISTRATION #14199
 CLAYMOORE ENGINEERING
 3231 HARWOOD ROAD
 BEDFORD, TX 76021
 PH. 817.281.0572
 FAX 817.281.0574
 CONTACT: CLAY CRISTY, PE
 EMAIL: CLAY@CLAYMOOREENG.COM

CASE NAME: MCMILLIAN JAMES OFFICE
 CASE NUMBER: CU25-43; PD25-05
 LOCATION: 1026 & 1044 TEXAN TRAIL LOT 5R, BLOCK 1 AND LOT 3R, BLOCK 3 GRAPEVINE STATION ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 2 OF 11

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

PLANNING SERVICES DEPARTMENT

DIMENSION CONTROL PLAN
 for
 McMillian James Office
 Lot 5R, Block 1, Lot 3R, Block 3 McMillian James Office
 Ab. No. NA
 City of Grapevine, Tarrant County, Texas
 2.787 acres or 121,259 sq. ft.
 Zone: "BP" Business Park
 Date of Preparation: November 13, 2025

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
 3231 HARWOOD ROAD
 BEDFORD, TX 76021
 PHONE: 817.281.0572
 WWW.CLAYMOOREENG.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 CLAY CRISTY
 Engineer
 P.E. No. 09800 Date 11/13/2025

**CHAMPIONS - TEXAN TRAIL
 GRAPEVINE, TX**

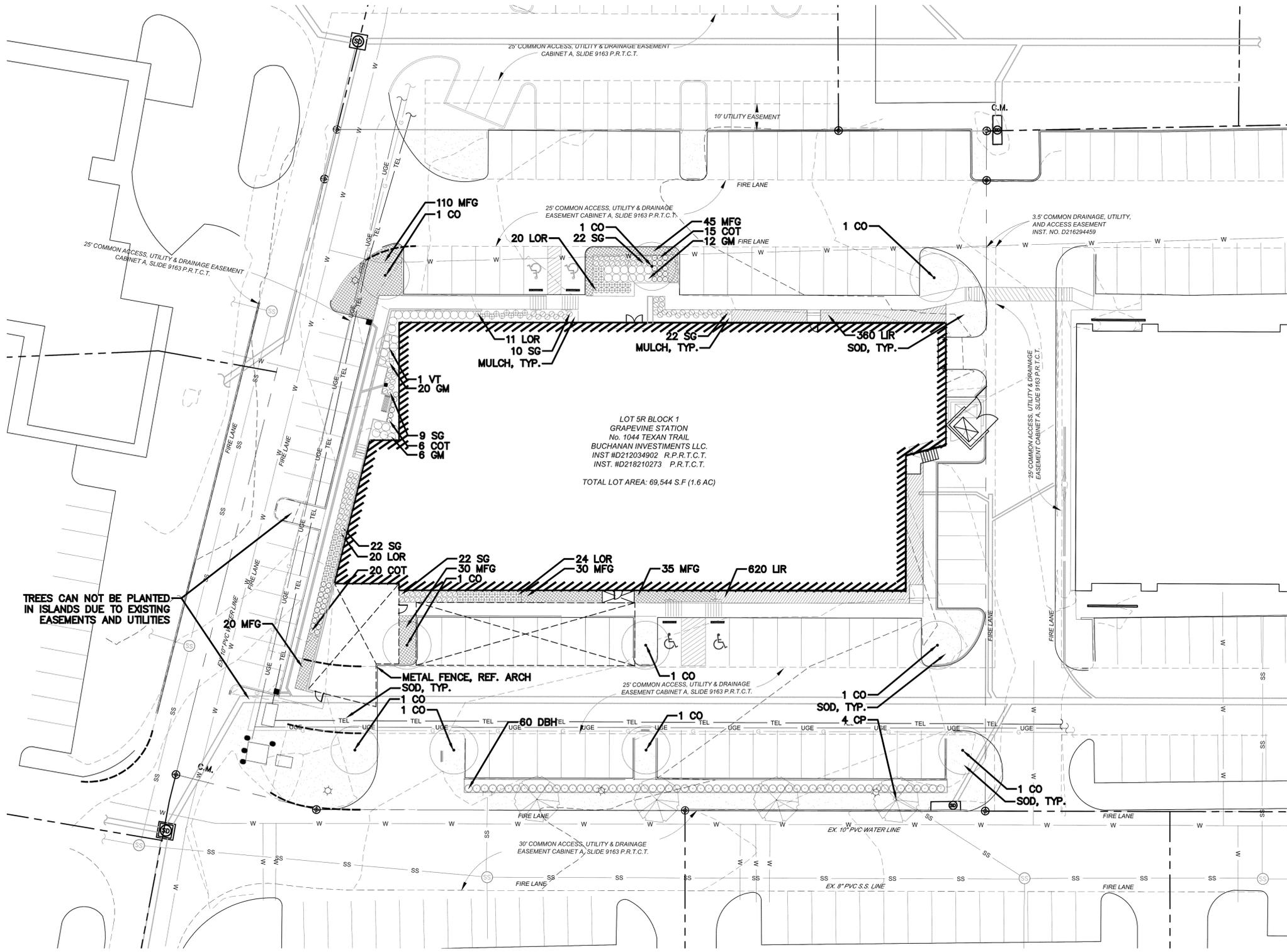
No.	DATE	REVISION	BY

DIMENSION CONTROL PLAN
 LOT 5R, BLOCK 1

DESIGN: CTE
 DRAWN: TJK
 CHECKED: CLC
 DATE: 10/17/2025

SHEET
C-2

File No.



PLANT SCHEDULE

SYMBOL	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	CO	10	QUERCUS MUEhlenbergii / CHINKAPIN OAK	3" CAL.	B&B
	CP	4	PISTACIA CHINENSIS / CHINESE PISTACHE	3" CAL.	B&B
	VT	1	VITEX AGNUS-CASTUS / VITEX	2" CAL.	B&B
SYMBOL	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	COT	41	COTONEASTER GLAUOPHYLLUS / GRAY LEAF COTONEASTER	5 GAL.	CONTAINER
	DBH	60	ILEX CORNUTA 'DWARF BURFORD' / 'DWARF BURFORD HOLLY	30" HT.	CONTAINER
	GM	38	MUHLENBERGIA CAPILLARIS / GULF MURLY	5 GAL.	CONTAINER
	LIR	980	LIRIOPE MISCAN 'BIG BLUE' / LIRIOPE 'BIG BLUE'	4" POTS	CONTAINER
	LOR	78	LOROPETALUM CHINENSE 'PURPLE DIAMOND' / LOROPETALUM 'PURPLE DIAMOND'	3 GAL.	CONTAINER
	MFG	270	NASSELLA TENNESSEIA / MEXICAN FEATHERGRASS	1 GAL.	CONTAINER
	SG	107	SALMA GREGGIE 'RED' / SALMA GREGGIE	5 GAL.	CONTAINER
	SOD		CYNODON DACTYLON / COMMON BERMAUDAGRASS		

NOTES:
 1) ALL TREES SHALL HAVE STRAIGHT TRUNKS AND MATCHING WITH VARIETIES.
 2) PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON THE PLAN.
 3) SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHEN INSTALLED, SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE THREE (3) FEET HIGH WITHIN ONE (1) YEAR AFTER TIME OF PLANTING.
 4) ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

Section	Requirement	Calculation	Compliance
Interior Landscape requirement	1) 10% of the gross parking area shall be landscape	Required: 32,048 (gross parking area) x 10% = 3,205 s.f. Provided: 5,783 s.f. (18%)	Complies
	2) 1 tree, 3" cal., per 400 s.f. of interior landscape area	Required: 3,205 s.f. / 400 s.f. = 8 trees, 3" cal. Provided: 10 trees, 3" cal.	Complies
Non vehicular Landscape	15% of the total site area to be landscaped	Required: 69,544 s.f. (total site area) x 15% = 10,432 s.f. Provided: 10,512 s.f.	Complies
	Trees to be planted in non vehicular open space at a rate of 1 tree per 3,000 s.f.	Required: 10,432 s.f. / 3,000 s.f. = 4 Trees, 3" cal. Provided: 4 trees, 3" cal.	Complies

Current Owner:
 MJEC Investments LLC
 Mark James
 1044 Texan Trail
 Grapevine, Texas 76051
 817.912.0800

CASE NAME: MCMILLIAN JAMES OFFICE
 CASE NUMBER: CU25-43; PD25-05
 LOCATION: 1026 & 1044 TEXAN TRAIL; LOT 5R, BLOCK 1 AND LOT 3R, BLOCK 3 GRAPEVINE STATION ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 3 OF 11

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

PLANNING SERVICES DEPARTMENT

Landscape Plans for
 MCMILLIAN JAMES OFFICE
 Lot 5R, Block 1, Lot 3R, Block 3 MCMILLIAN JAMES OFFICE
 Ab. No. NA
 City of Grapevine, Tarrant County, Texas
 2.787 acres or 121,259 sq. ft.
 Zone: "B1" Business Park
 Date of Preparation: November 13, 2025

Date	Description	No.
Revisions		
Signature	LEO O'BRIAN, PLA TEXAS LIC. NO. 15116	Date 11/13/2025
LANGAN Langan Engineering and Environmental Services, LLC 2999 Olympus Blvd., Suite 165 Dallas, TX 75019 T: 817.328.3200 www.langan.com TPPE FIRM REG. #F-13709		
Project MCMILLIAN JAMES MJEC OFFICE- WAREHOUSE 1026 & 1044 TEXAN TRAIL; GRAPEVINE STATION ADDITION LOT 5R, BLOCK 1 & LOT 3R, BLOCK 3 AB. NO. NA LOT AREA: 69,544 SQ.F.T. (1.60 AC) ZONING: "B1" INDUSTRIAL Grapevine Texas		
LANDSCAPE PLAN		
Project No.	520124201	Drawing No.
Date	11/13/2025	LP101
Drawn By	DH	
Checked By	LO	

GENERAL LANDSCAPE PLANTING NOTES

- NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
- ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
- STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
- NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
- THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER, TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
- LANDSCAPE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIRE INTENT UNLESS OTHERWISE INSTRUCTED.
- THE LANDSCAPE ARCHITECT MAY REVEAL PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- DELIVERY, STORAGE, AND HANDLING
 - PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETRIORATION DURING DELIVERY, AND WHILE STORED AT SITE.
 - TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT BRINE PRIOR TO DELIVERY DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND THE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSPORT. DO NOT EXPOSE TO STOCK DURING DELIVERY OR HANDLING.
 - ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOTBALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8 INCHES INTO THE PLANTING HOLE. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL PLACED IN TWO LOCATIONS.
 - THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
- ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNDESIRABLE DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNLEVEL SURFACES PRIOR TO PLANTING OR MULCHING.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
- NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.
- THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS.
- AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN 10 TO 12 INCHES OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
- MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.
- ALL FENCE INSTALLATION SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN AND GRASSES, OR IRRIGATION WORK.
- FOR ANY DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND PLANTING PLAN THE GRAPHIC QUANTITY SHOWN SHALL GOVERN.
- PLANT MATERIALS SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.
- ALL PLANT INSTALLATIONS SHALL BE COMPLETED EITHER BETWEEN APRIL 1 - JUNE 15 OR AUGUST 15 - NOVEMBER 1, UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. SEE LAWN SEEDING DATES IN SEEDING NOTES.

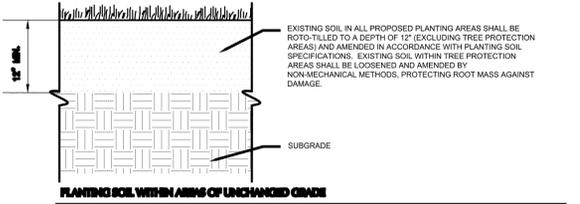
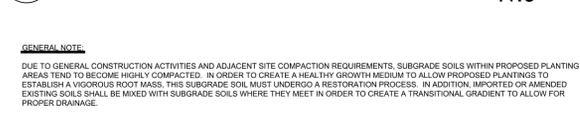
LANDSCAPE MAINTENANCE NOTES

- MAINTENANCE OPERATIONS DURING CONSTRUCTION AND BEFORE APPROVAL.**
 - PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
 - CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS AS ORIGINALLY INSTALLED, WATERING WHEN NEEDED OR DIRECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
 - CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE.
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. STAKES AND WIRES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.
 - IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT.
 - ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH WAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED. THE COST SHALL BE BORNE BY THE CONTRACTOR. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
 - PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND PROVISIONAL ACCEPTANCE.
 - AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.
- LAWN MAINTENANCE.**
 - BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED.
 - WATER TO KEEP SURFACE SOIL MOIST. REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LIMING, FERTILIZING AND RE-SEEDING. MOW TO 2-1/2 INCHES AFTER GRASS REACHES 3-1/2 INCHES IN HEIGHT, AND MOW FREQUENTLY ENOUGH TO KEEP GRASS FROM EXCEEDING 3-1/2 INCHES. WEED BY LOCAL SPOT APPLICATION OF SELECTIVE HERBICIDE ONLY AFTER GRASS IS WELL-ESTABLISHED.

PLANTING SOIL SPECIFICATIONS

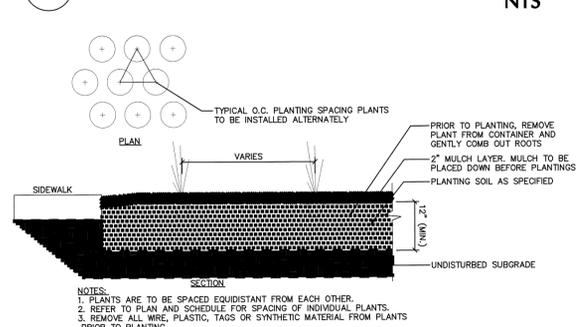
- PLANTING SOIL, ALTERNATELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2" DIA. IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS ODORS.
- PLANTING SOIL**
RELIEF SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS.
- SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.
- CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED BAGS OR CONTAINERS, EACH BEARING A NAME, GUARANTEE, AND TRADEMARK OF THE PRODUCER, MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIALS. SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARP/ULM UNTIL TIME OF ACTUAL USE.
- ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.
- THE FOLLOWING TESTING SHOULD BE PERFORMED AND RESULTS GIVEN TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE INSTALLATION:
 - PARTICLE SIZE ANALYSIS: LOAMY SAND: 60-70% SAND, 25-40% SILT, AND 5-15% CLAY
 - FERTILITY ANALYSIS: pH (5.6-5.8), SOLUBLE SALTS (LESS THAN 2 MMEQ/CM), NITRATE, PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM
 - ORGANIC MATTER CONTENT: 2.5-5% IN NATIVE SOILS, UP TO 10% IN AMENDED SOILS
 - TOXIC SUBSTANCE ANALYSIS
 - MATERIAL DRAINAGE RATE: 40% PASSING IN 2 MINUTES, 40% RETAINED
 - NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE
- SOIL AMENDMENT FOR PLANT MATERIAL**
IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER. ORGANIC AMENDMENT SHALL BE WELL COMPOSTED, PH RANGE 6.0 TO 6.5, SOLUBLE SALTS (LESS THAN 2 MMEQ/CM) MEETING ALL APPLICABLE ENVIRONMENTAL CRITERIA FOR CLEAN FILL.
 - ORGANIC MATTER AS A SOIL AMENDMENT: LEAF MOLD WITH 60-90% ORGANIC CONTENT BY WEIGHT, SHREDDED LEAF LITTER, COMPOSTED FOR A MINIMUM OF 1 YR. SHOULD BE FREE OF DEBRIS, STONES OVER 1/2" WOOD CHIPS OVER 1".
 - SOIL IN BEDS AND PLANTING ISLANDS OTHER THAN BACKFILL MATERIAL AND TOPSOIL, SHOULD BE FRIABLE, WELL DRAINED, AND FREE OF DEBRIS, INCLUDING STONES AND TRASH.
 - AMENDMENTS FOR BACK FILL IN TREE AND SHRUB PITS:
 - GROUND LIMESTONE (WITH A MIN. OF 88% OF CALCIUM AND MAGNESIUM CARBONATES) USED PENDING RESULTS OF SOIL ANALYSIS. BRINDING LEVELS TO 5.5 MIN. TO 6.5 FOR NON-ERCAICCOUS PLANTS
 - BRINDING LEVELS TO 4.5 MIN. TO 5.5 FOR ERCAICCOUS PLANTS
 - TERRA-SORS BY "PLANT HEALTH CARE" 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN PLANTER BACKFILL MIXTURE WITH TREES AND SHRUBS.
 - MYCOR ROOT SAYER BY "PLANT HEALTH CARE" 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN BACKFILL MIXTURE WITH TREES.
- WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.
- CLEAN SOIL FILL IN LANDSCAPE AREAS**
LANDSCAPE FILL MATERIAL, BELOW PLANTING SOILS, SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF LESS THAN 2% AND A PH BETWEEN 5 - 7.
- SOIL PLACEMENT**
 - CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE INCHES (12") MINIMUM DEPTH PLANTING SOIL LAYER IN GROUND COVER AND PERENNIAL AREAS, EIGHTEEN INCHES (18") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY-SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE PLANTING AREAS.
 - SCAFFY AND/OR TILL COMPACTED SUBSOILS TO A MINIMUM DEPTH OF 6 INCHES, THOROUGHLY MIX A 8 INCH DEPTH LAYER OF PLANTING SOIL INTO THE SUBSOIL PRIOR TO PLACING PLANTING SOIL AT THE DEPTHS INDICATED ABOVE. PLANTING SOIL SHALL BE PLACED IN 12-18" LIFTS AND WATER THOROUGHLY BEFORE INSTALLING NEXT LIFT. REPEAT UNTIL DEPTHS AND FINISH GRADES HAVE BEEN ACHIEVED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.
 - PLANTING SOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE PLANTING SOIL UTILIZED IN ALL PLANTING AREAS.
- SOIL CONDITIONING**
 - ADJUST PH AND/OR NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM. LOWER pH USING ELEMENTAL SULFUR ONLY. PEAT MOSS OR COPPER SULFATE MAY NOT BE USED. GROUND LIMESTONE AS A SOIL AMENDMENT MATERIAL, WILL ONLY BE USED PENDING RESULTS OF SOIL ANALYSIS. PROVIDE WITH MINIMUM 88% CALCIUM AND MAGNESIUM CARBONATES AND SHALL HAVE TOTAL 100% PASSING THE 10 MESH SIEVE, MINIMUM 90% PASSING 20 MESH SIEVE, AND MINIMUM 60% PASSING 100 MESH SIEVE.
 - ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
 - SOIL MODIFICATIONS (PENDING RESULTS OF SOIL ANALYSIS)**
 - THOROUGHLY TILL ORGANIC MATTER LEAF COMPOST INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.0. PEAT MOSS MAY NOT BE USED AS ORGANIC MATTER AMENDMENT.
 - MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

2 STEEL EDGING

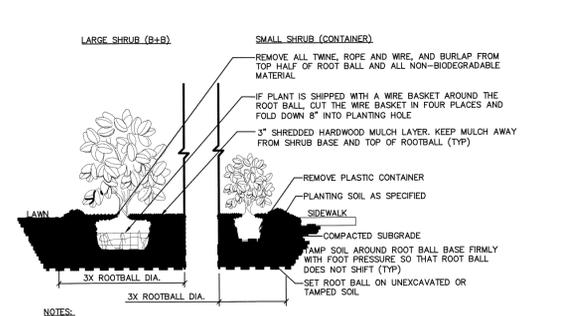


- GENERAL NOTE:**
DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE CONSTRUCTION REQUIREMENTS, SUBGRADE SOILS WITHIN PROPOSED PLANTING AREAS TEND TO BECOME HIGHLY COMPACTED. IN ORDER TO CREATE A HEALTHY GROWTH MEDIUM TO ALLOW PROPOSED PLANTINGS TO ESTABLISH A VIGOROUS ROOT MASS, THIS SUBGRADE SOIL MUST UNDERGO A RESTORATION PROCESS. IN ADDITION, IMPORTED OR AMENDED EXISTING SOILS SHALL BE MIXED WITH SUBGRADE SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE.
- CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS (1 PER 500 CY) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE.
 - RECYCLED CRUSHED CONCRETE AND ASPHALT MILLINGS SHALL NOT BE PLACED WITHIN 2'-0" OF FINISH GRADE IN PROPOSED LANDSCAPE AREAS.
 - IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCESS OF THE APPLICABLE STATE ENVIRONMENTAL STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE.
 - CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES ACCORDINGLY TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TYP.).
 - NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2" SHALL BE ACCEPTABLE WITHIN PLANTING AREAS.

3 PLANTING SOIL

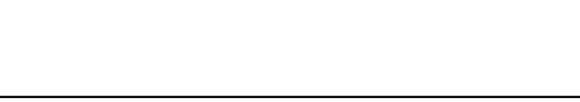


4 GROUND COVER/ PERENNIAL PLANTING

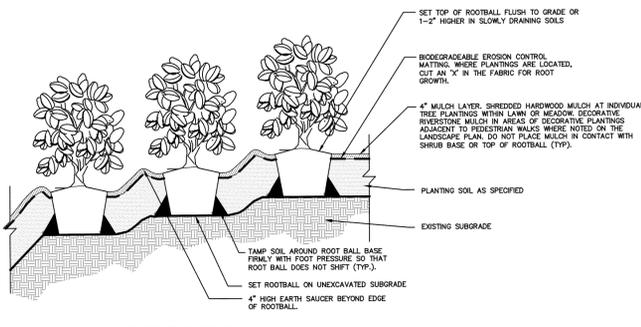


- NOTES:**
- ALL SHRUBS TO BE SET PLUMB.
 - REFER TO LANDSCAPE PLAN FOR SPACING OF INDIVIDUAL PLANTS.
 - REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

5 SHRUB PLANTING



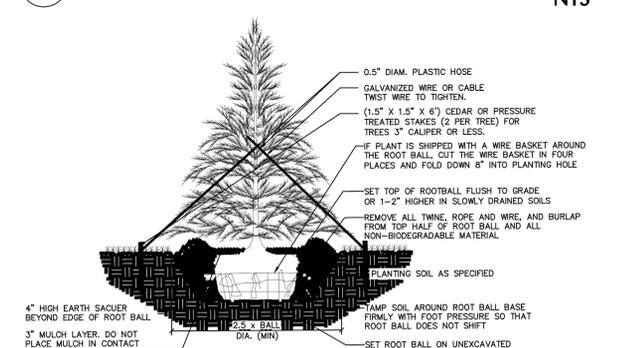
- NOTES:**
- ALL SHRUBS TO BE SET PLUMB.
 - REFER TO LANDSCAPE PLAN FOR SPACING OF INDIVIDUAL PLANTS.
 - REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.



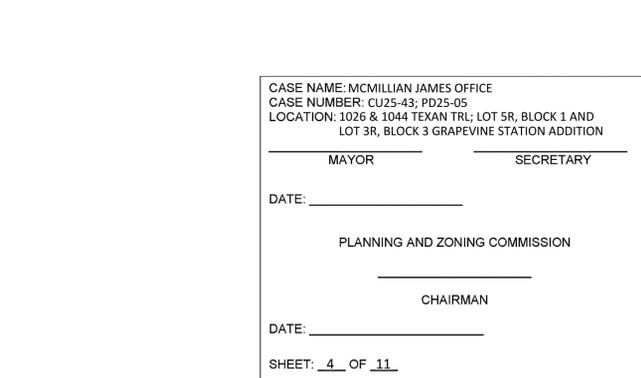
6 SHRUB PLANTING ON SLOPE

- NOTES:**
- ALL SHRUBS TO BE SET LEVEL WITH GROUND PLANE.
 - REFER TO LANDSCAPE PLAN FOR SPACING OF INDIVIDUAL PLANTS.
 - REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

7 ORNAMENTAL TREE PLANTING



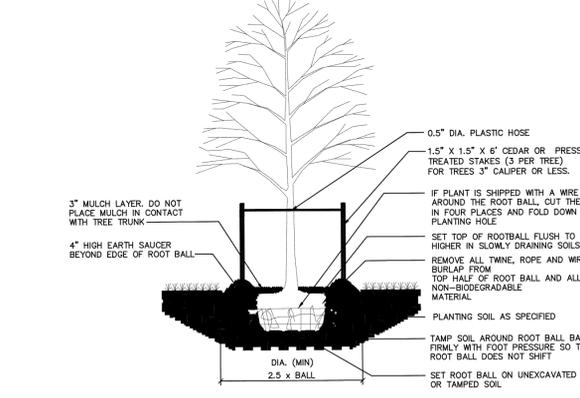
8 EVERGREEN TREE PLANTING



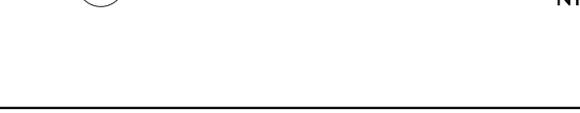
- NOTES:**
- PLANTS ARE TO BE SPACED EQUIDISTANT FROM EACH OTHER.
 - REFER TO PLAN AND SCHEDULE FOR SPACING OF INDIVIDUAL PLANTS.
 - REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

LAWN (SOD) SPECIFICATIONS

- LAWN (SOD)**
- SOD IS TO BE A BERMLIDAGRASS (CYNODON DACTYLON) OR MATCH EXISTING. SOD IS TO BE INDIGENOUS TO THE AREA AND BE FURNISHED BY A REPUTABLE GROWER WITH A MINIMUM 5 YEARS EXPERIENCE.
 - PRIOR TO SODDING ALL AREAS ARE TO BE TOPSOILED, FINE GRADED, RAKED, WATERED LIGHTLY, AND FERTILIZED WITH A STARTER FERTILIZER.
 - ALL STONES GREATER THAN 1/2" DIAMETER SHALL BE REMOVED.
 - SODS TO BE INSTALLED PERPENDICULAR TO ALL SLOPED AREAS. SOD STRIPS TO BE LAYED OUT SO JOINTS ARE NOT CLOSER THAN ONE FOOT (1'-0") FROM EACH OTHER.
 - SOD IS TO BE WATERED PER LOCAL RECOMMENDATIONS AT A RATE TO ENSURE ROOT MASS MENDS WITH SOIL. AFTER THIS HAS OCCURRED, NORMAL WATERING SHALL BE PERFORMED.
 - ALL SOD AREAS ARE TO BE ROLLED IF ANY HEAVING OR DEPRESSIONS OCCUR.



1 DECIDUOUS TREE PLANTING



- NOTES:**
- ALL SHRUBS TO BE SET PLUMB.
 - REFER TO LANDSCAPE PLAN FOR SPACING OF INDIVIDUAL PLANTS.
 - REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

CASE NAME: MCMILLIAN JAMES OFFICE
CASE NUMBER: CU25-43; PD25-05
LOCATION: 1026 & 1044 TEXAN TRL; LOT 5R, BLOCK 1 AND LOT 3R, BLOCK 3 GRAPEVINE STATION ADDITION

____ MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

____ CHAIRMAN _____

DATE: _____

SHEET: 4 OF 11

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

PLANNING SERVICES DEPARTMENT

Landscape Plans
for
McMillian James Office
Mark James
1044 Texan Trail
Grapevine, Texas 76051
817.912.0800

City of Grapevine, Tarrant County, Texas
2.787 acres or 121,259 sq. ft.
Zone: "B9" Business Park
Date of Preparation: November 13, 2025

Date	Description	No.
Revisions		
Signature	LEO O'BRIAN, PLA	Date
	TEXAS LIC. NO. 1516	11/13/2025
LANGAN		
Langan Engineering and Environmental Services, LLC 2999 Olympus Blvd, Suite 165 Dallas, TX 75219		
T: 817.328.3200		www.langan.com
		TBPE FIRM REG. #F-13709
Project No. 520124201 for MCMILLIAN JAMES MJEC OFFICE- WAREHOUSE 1026 & 1044 TEXAN TRAIL GRAPEVINE STATION ADDITION LOT 5R, BLOCK 1 & LOT 3R, BLOCK 3 AB. NO. NA LOT AREA: 69,544 SQ. FT. (1.60 AC) ZONING: "LI" INDUSTRIAL Grapevine, Texas		
Project No. 520124201		Drawing No. LP501
Date	11/13/2025	
Drawn By	DH	
Checked By	LO	



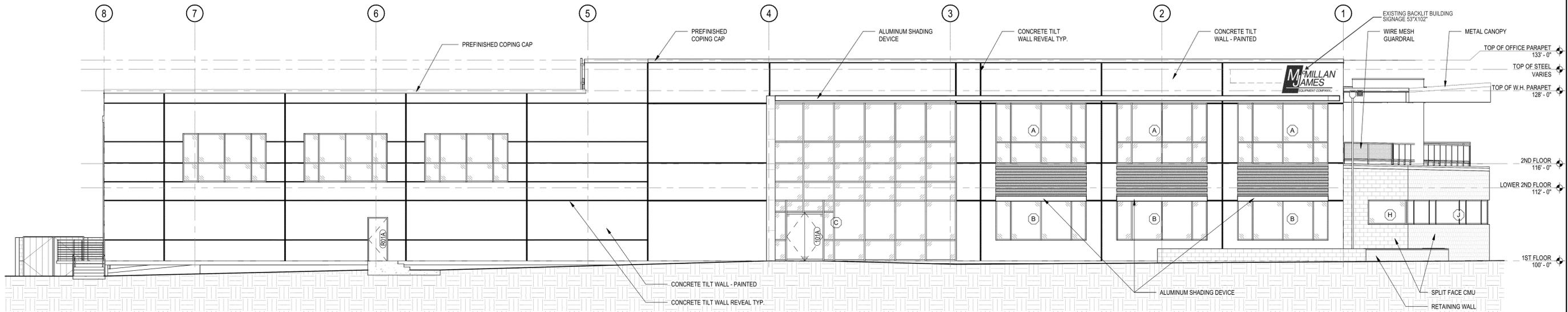
11/13/2025

MCMILLAN JAMES
MJEC Office-Warehouse
 1044 Texan Trail
 Grapevine, TX 76051

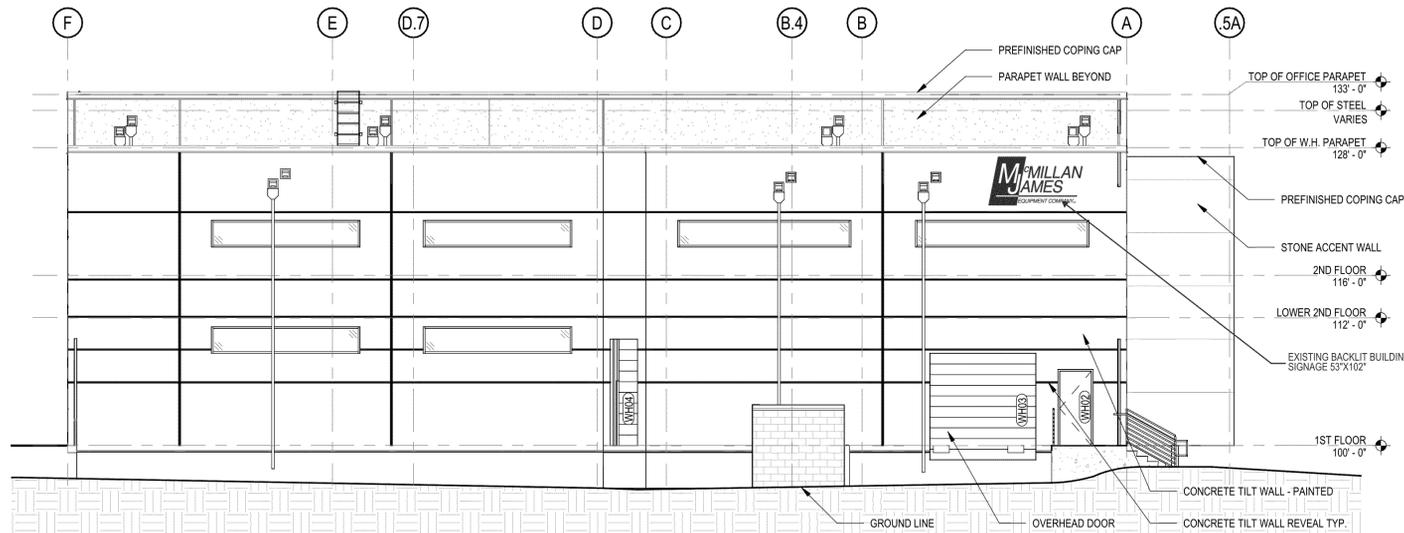
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REVISIONS:

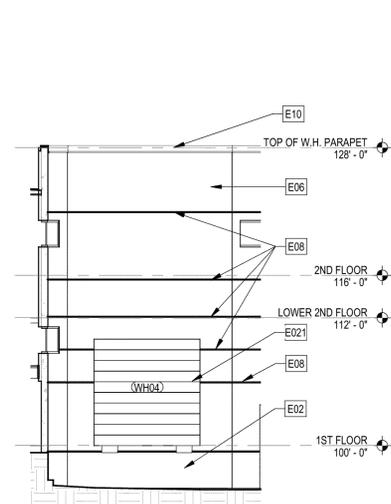
PROJECT NUMBER:
 mos2025032
 ISSUE DATE:
 08/25/2025
 SHEET NAME:
 BUILDING ELEVATIONS -
 NORTH & EAST
 SHEET NUMBER:
 A3.01.



6 NORTH BUILDING ELEVATION
 1/8" = 1'-0"



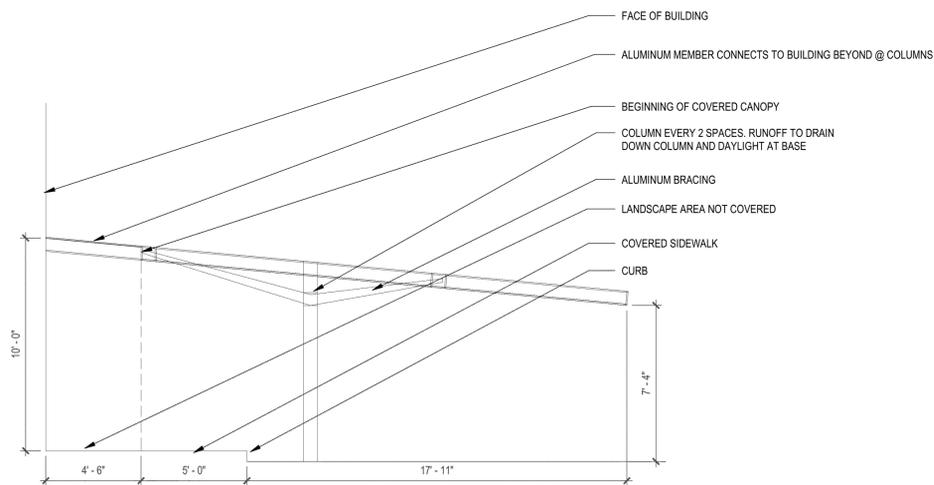
5 EAST BUILDING ELEVATION
 1/8" = 1'-0"



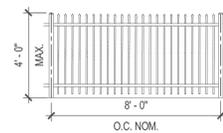
4 SOUTH PARTIAL ELEVATION
 1/8" = 1'-0"

EXT. ELEVATION GENERAL NOTES

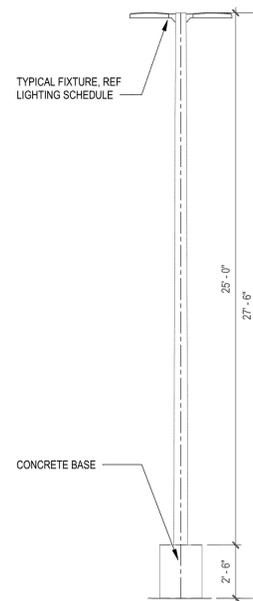
- REFER TO FINISH SCHEDULE ON A9.00 FOR EXTERIOR PAINT COLORS
- ALL CONCRETE TILT WALLS TO BE PAINTED PT-E1 U.N.O.
- ALL CAP, HEAD AND SILL FLASHING TO MATCH STOREFRONT COLOR U.N.O.
- ROOF SCUPPER COLLECTION BOXES AND DOWNSPOUTS TO MATCH STOREFRONT COLOR U.N.O.
- ALL SIGNAGE SUBJECT TO BUILDING SERVICES DEPARTMENT APPROVAL
- MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.
- GENERAL MATERIALS LIST (EXTERIOR WALLS, EXPOSED ROOFS, TRIM, AND OTHER VISIBLE PARTS OF ALL BUILDINGS).
- REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
- ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
- PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
- ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
- USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARDOUS MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
- ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
- SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS, UNBROKEN SOLID, VISUAL SCREEN WHICH WILL BE THREE (3) FEET HIGH WITHIN ONE (1) YEAR AFTER TIME OF PLANTING.



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



2 ELEVATION - EXTERIOR FENCE
 1/4" = 1'-0"



1 ELEVATION - LIGHT POLE
 1/4" = 1'-0"

Current Owner:
 MJEC Investments LLC
 Mark James
 1044 Texan Trail
 Grapevine, Texas 76051
 817.912.0800

THE PURPOSE OF THIS CONDITIONAL USE PERMIT AND PLANNED DEVELOPMENT OVERLAY IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN FOR A PLANNED BUSINESS PARK TO ALLOW THE INTERNAL LOT LINE BETWEEN SR. BLOCK 1 AND LOT 3R, BLOCK 3 TO BE ADJUSTED. AMENDMENT PLAN WILL ALSO BE REQUIRED TO ADJUST LOT LINE.

EXTERIOR MASONRY COVERAGE - 100% OF EXTERIOR WALLS EXCLUDING DOORS AND WINDOWS

- REF. CIVIL DRAWINGS FOR F.F.E. & SPOT GRADES AROUND SITE
 - BUILDING HEIGHTS NOTED ARE ABOVE F.F.E.

GENERAL EXTERIOR MATERIALS LIST

- EXTERIOR WALLS: STONE WALL, CONCRETE TILT WALL - PAINTED, SPLIT FACE CMU WALL.
 - TRIM: PREFINISHED COPING CAP, CONCRETE TILT WALL REVEAL - PAINTED, PREFINISHED ALUMINUM SHADING DEVICE.

CASE NAME: MCMILLAN JAMES OFFICE
 CASE NUMBER: CU25-43; PD25-05
 LOCATION: 1026 & 1044 TEXAN TRAIL; LOT 5R, BLOCK 1 AND LOT 3R, BLOCK 3 GRAPEVINE STATION ADDITION

MAYOR: _____ SECRETARY: _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN: _____

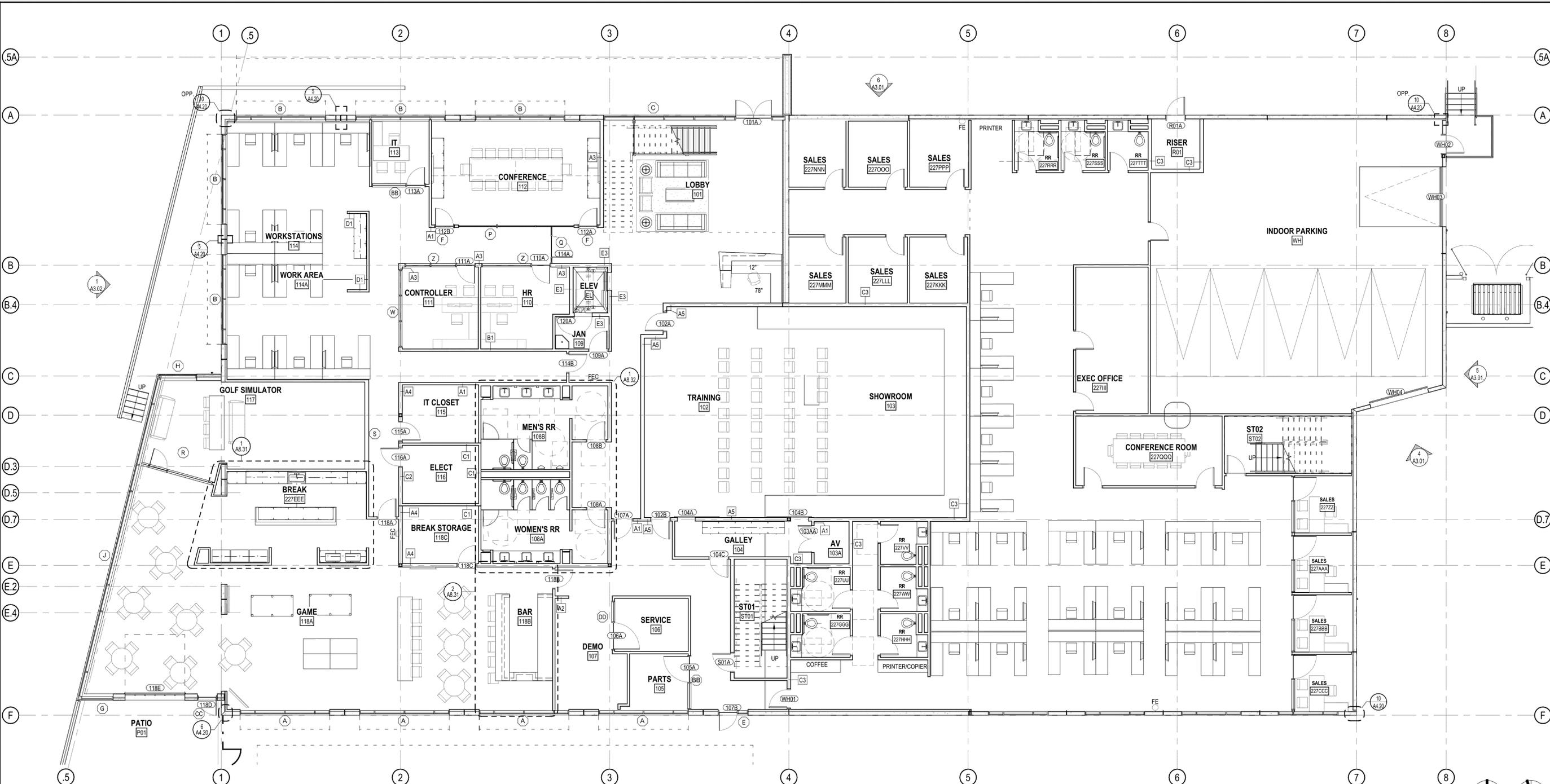
DATE: _____

SHEET: 5 OF 11

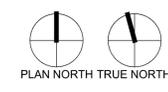
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

PLANNING SERVICES DEPARTMENT

Building Elevations for
 MCMILLAN JAMES OFFICE
 Ab. No. NA
 City of Grapevine, Tarrant County, Texas
 2.787 acres or 121,259 sq. ft.
 Zone: 'BP' Business Park
 Date of Preparation: November 13, 2025



1 BUILDING PLAN - 1ST FLOOR
 1/8" = 1'-0"



MCMILLAN JAMES
MJEC Office-Warehouse
 1044 Texan Trail
 Grapevine, TX 76051

Current Owner:
 MJEC Investments LLC
 Mark James
 1044 Texan Trail
 Grapevine, Texas 76051
 817.912.0800

BUILDING SQUARE FOOTAGE
 LEVEL 01: 20,589 SF
 OFFICE: 17,446 SF
 INDOOR PARKING: 3,143 SF
 LEVEL 02: 13,454 SF
 OFFICE: 13,454 SF

THE PURPOSE OF THIS CONDITIONAL USE PERMIT AND PLANNED DEVELOPMENT OVERLAY IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN FOR A PLANNED BUSINESS PARK TO ALLOW THE INTERNAL LOT LINE BETWEEN SR, BLOCK 1 AND LOT 3R, BLOCK 3 TO BE ADJUSTED. AMENDMENT PLAN WILL ALSO BE REQUIRED TO ADJUST LOT LINE.

CASE NAME: MCMILLAN JAMES OFFICE
 CASE NUMBER: CU25-43; PD25-05
 LOCATION: 1026 & 1044 TEXAN TRAIL; LOT 5R, BLOCK 1 AND LOT 3R, BLOCK 3 GRAPEVINE STATION ADDITION

MAYOR _____ SECRETARY _____
 DATE: _____

PLANNING AND ZONING COMMISSION
 CHAIRMAN _____
 DATE: _____

SHEET: 7 OF 11

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

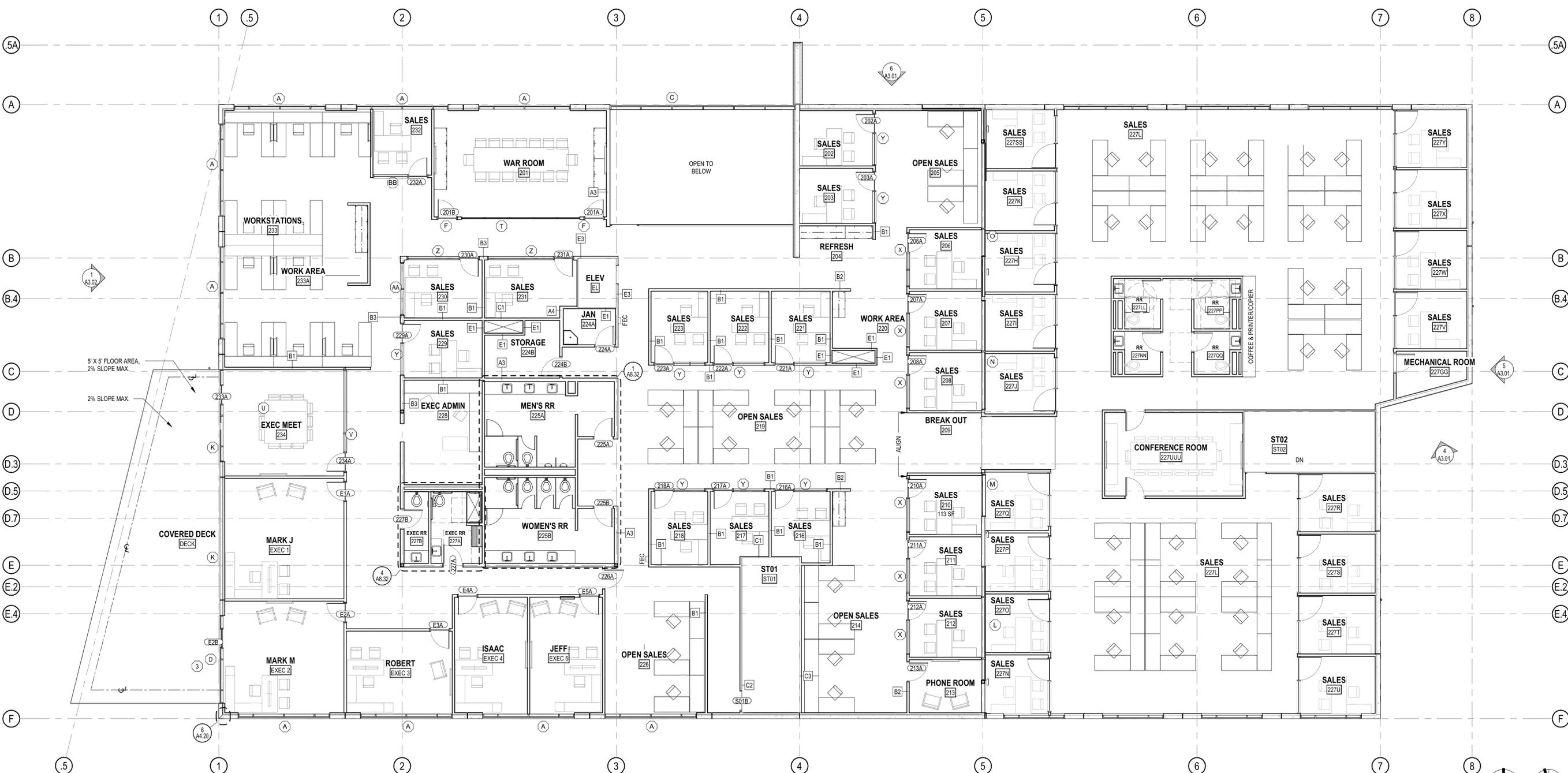
PLANNING SERVICES DEPARTMENT

Building Plans
 for
 McMillan James Office
 Lot 5R, Block 1, Lot 3R, Block 3 McMillan James Office
 Ab. No. NA
 City of Grapevine, Tarrant County, Texas
 2.767 acres or 121,259 sq. ft.
 Zone: "BP" Business Park
 Date of Preparation: November 13, 2025

© 2025
 MERRIMAN ANDERSON /
 ARCHITECTS, INC.
 REVISIONS:
 PROJECT NUMBER:
 mos2025032
 ISSUE DATE:
 08/25/2025
 SHEET NAME:
 FLOOR PLAN - 1ST
 FLOOR
 SHEET NUMBER:
A2.01.



MCMILLAN JAMES
MJEC Office-Warehouse
 1044 Texan Trail
 Grapevine, TX 76051



1 BUILDING PLAN - 2ND FLOOR
 1/8" = 1'-0"

Current Owner:
 MJEC Investments LLC
 Mark James
 1044 Texan Trail
 Grapevine, Texas 76051
 817.912.0800

BUILDING SQUARE FOOTAGE
 LEVEL 01: 20,589 SF
 OFFICE: 17,446 SF
 INDOOR PARKING: 3,143 SF
 LEVEL 02: 13,454 SF
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CASE NAME: MCMILLAN JAMES OFFICE
 CASE NUMBER: CU25-43; PD25-05
 LOCATION: 1026 & 1044 TEXAN TRAIL; LOT 5R, BLOCK 1 AND LOT 3R, BLOCK 3 GRAPEVINE STATION ADDITION

MAYOR _____ SECRETARY _____
 DATE: _____

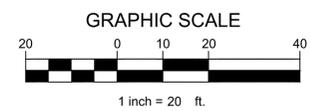
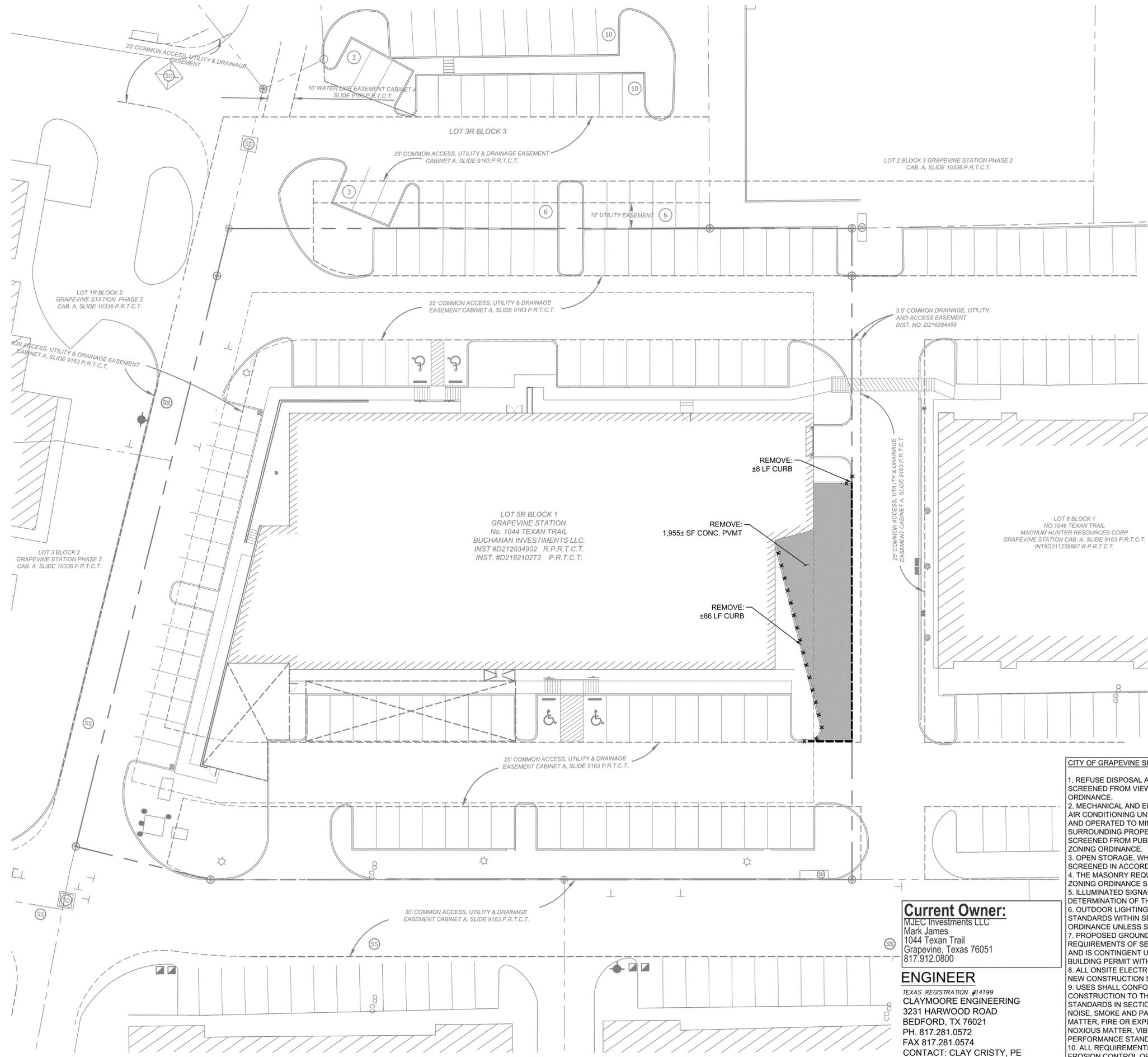
PLANNING AND ZONING COMMISSION
 CHAIRMAN _____
 DATE: _____

SHEET: 8 OF 11

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

Building Plans for
 MCMILLAN JAMES OFFICE
 Lot 5R, Block 1, Lot 3R, Block 3 MCMILLAN JAMES OFFICE
 Ab. No. NA
 City of Grapevine, Tarrant County, Texas
 2.787 acres or 121,229 sq. ft.
 Zone: "BP" Business Park
 Date of Preparation: November 13, 2025

PROJECT NUMBER: mos2025032
 ISSUE DATE: 08/25/2025
 SHEET NAME: FLOOR PLAN - 2ND FLOOR
 SHEET NUMBER: A2.02.



LEGEND	
	EXISTING CONCRETE PAVEMENT TO BE REMOVED
	EXISTING SIDEWALK TO BE REMOVED
	FULL-DEPTH SAWCUT
	EXISTING CURB TO BE REMOVED

- CITY OF GRAPEVINE SITE PLAN NOTES**
- REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
 - ILLUMINATION OF THE SITE ILLUMINATION LEVELS.
 - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
 - PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
 - ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 - USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
 - ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
- THE PURPOSE OF THIS CONDITIONAL USE PERMIT AND PLANNED DEVELOPMENT OVERLAY IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN FOR A PLANNED BUSINESS PARK TO ALLOW RENOVATIONS ON LOT 5R, BLOCK 1 AND THE INTERNAL LOT LINE BETWEEN LOT 5R, BLOCK 1 AND LOT 3R, BLOCK 3 TO BE ADJUSTED.

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Current Owner:
 MJEC Investments LLC
 Mark James
 1044 Texan Trail
 Grapevine, Texas 76051
 817.912.0800

ENGINEER
 TEXAS REGISTRATION #14199
 CLAYMOORE ENGINEERING
 3231 HARWOOD ROAD
 BEDFORD, TX 76021
 PH. 817.281.0572
 FAX 817.281.0574
 CONTACT: CLAY CRISTY, PE
 EMAIL: CLAY@CLAYMOOREENG.COM

CASE NAME: MCMILLIAN JAMES OFFICE
 CASE NUMBER: CU25-43; PD25-05
 LOCATION: 1026 & 1044 TEXAN TRAIL; LOT 5R, BLOCK 1 AND LOT 3R, BLOCK 3 GRAPEVINE STATION ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 9 OF 11

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

PLANNING SERVICES DEPARTMENT

DEMOLITION PLAN
 for
 McMillian James Office
 Lot 5R, Block 1, Lot 3R, Block 3 McMillian James Office
 Ab. No. NA
 City of Grapevine, Tarrant County, Texas
 2.787 acres or 121,259 sq. ft.
 Zone: "BP" Business Park
 Date of Preparation: November 13, 2025

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

3231 HARWOOD ROAD
 BEDFORD, TX 76021
 PHONE: 817.281.0572
 WWW.CLAYMOOREENG.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 CLAY CRISTY
 Engineer
 P.E. No. 109800 Date 11/13/2025

**CHAMPIONS - TEXAN TRAIL
 GRAPEVINE, TX**

No.	DATE	REVISION	BY

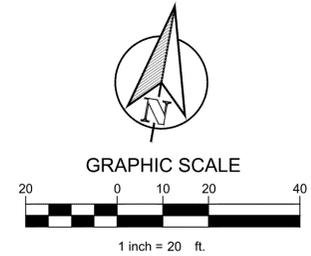
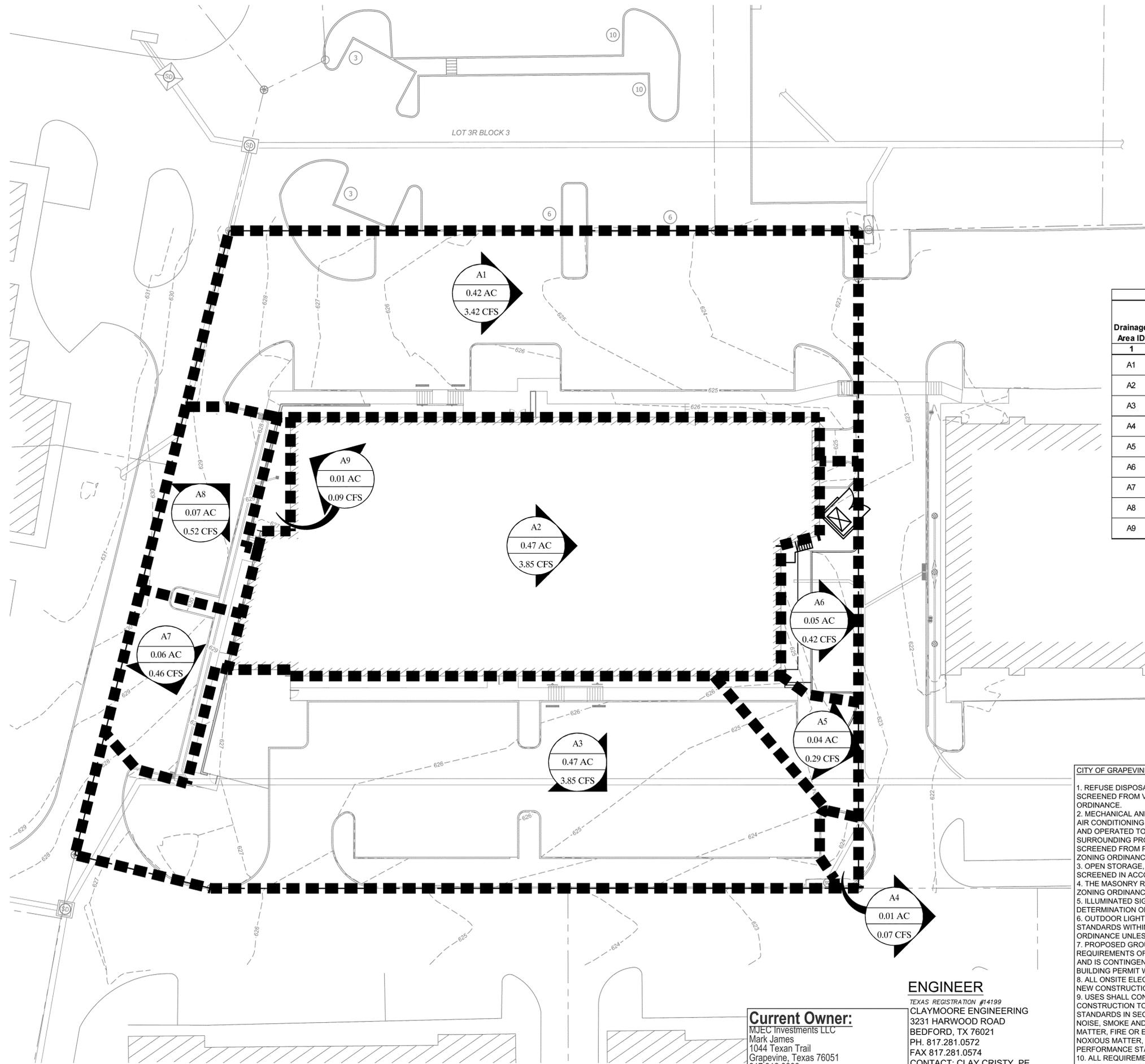
DEMOLITION PLAN
 LOT 5R, BLOCK 1

DESIGN: CTE
 DRAWN: TJK
 CHECKED: CLC
 DATE: 10/17/2025

SHEET
C-9

File No.

11/14/2025 TANNER KING Z:\PROJECTS\MARKETING\CHAMPIONS - TEXAN TRAIL\CADD\SHEETS\DRAINAGE PLAN.DWG



LEGEND	
	- DRAINAGE AREA ID - DRAINAGE AREA IN ACRES - FLOW FOR DRAINAGE AREA IN CFS
	DRAINAGE AREA BOUNDARY

Drainage Area ID	EXISTING DRAINAGE AREA CALCULATIONS								Comments
	Drainage Area Calcs			5-yr Storm		100-yr Storm		10	
	Total Area "A"	"C"	Tc	1 5 (in/hr)	Q 5 (cfs)	1 100 (in/hr)	Q 100 (cfs)		
1	5	6	7	8	9	8	9		
A1	0.42	0.80	10.00	6.60	2.22	10.15	3.42	Continues East along drive aisle	
A2	0.47	0.80	10.00	6.60	2.50	10.15	3.85	Roof Drain	
A3	0.47	0.80	10.00	6.60	2.50	10.15	3.84	Drains to existing curb inlet	
A4	0.01	0.80	10.00	6.60	0.05	10.15	0.07	Continues East along drive aisle	
A5	0.04	0.80	10.00	6.60	0.19	10.15	0.29	Continues East along drive aisle	
A6	0.05	0.80	10.00	6.60	0.27	10.15	0.42	Drains to existing curb inlet	
A7	0.06	0.80	10.00	6.60	0.30	10.15	0.46	Drains to existing grate inlet	
A8	0.06	0.80	10.00	6.60	0.34	10.15	0.52	Drains to existing grate inlet	
A9	0.01	0.80	10.00	6.60	0.06	10.15	0.09	Drains to existing area drain	

THE PURPOSE OF THIS CONDITIONAL USE PERMIT AND PLANNED DEVELOPMENT OVERLAY IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN FOR A PLANNED BUSINESS PARK TO ALLOW RENOVATIONS ON LOT 5R, BLOCK 1 AND THE INTERNAL LOT LINE BETWEEN LOT 5R, BLOCK 1 AND LOT 3R, BLOCK 3 TO BE ADJUSTED.

CITY OF GRAPEVINE SITE PLAN NOTES

- REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
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- ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
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- ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

CASE NAME: MCMILLIAN JAMES OFFICE
CASE NUMBER: CU25-43; PD25-05
LOCATION: 1026 & 1044 TEXAN TRAIL: LOT 5R, BLOCK 1 AND LOT 3R, BLOCK 3 GRAPEVINE STATION ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 10 OF 11

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

PLANNING SERVICES DEPARTMENT

Current Owner:
MJEC Investments LLC
Mark James
1044 Texan Trail
Grapevine, Texas 76051
817.912.0800

ENGINEER
TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
3231 HARWOOD ROAD
BEDFORD, TX 76021
PH. 817.281.0572
FAX 817.281.0574
CONTACT: CLAY CRISTY, PE
EMAIL: CLAY@CLAYMOOREENG.COM

DRAINAGE PLAN
for
McMillian James Office
Lot 5R, Block 1, Lot 3R, Block 3 McMillian James Office
Ab. No. NA
City of Grapevine, Tarrant County, Texas
2,787 acres or 121,259 sq. ft.
Zone: "BP" Business Park
Date of Preparation: November 13, 2025



PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
CLAY CRISTY
Engineer
P.E. No. 109800 Date 11/13/2025

**CHAMPIONS - TEXAN TRAIL
GRAPEVINE, TX**

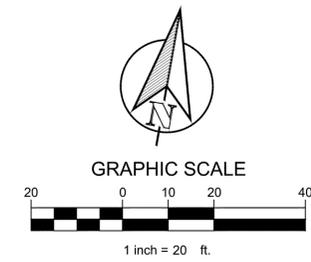
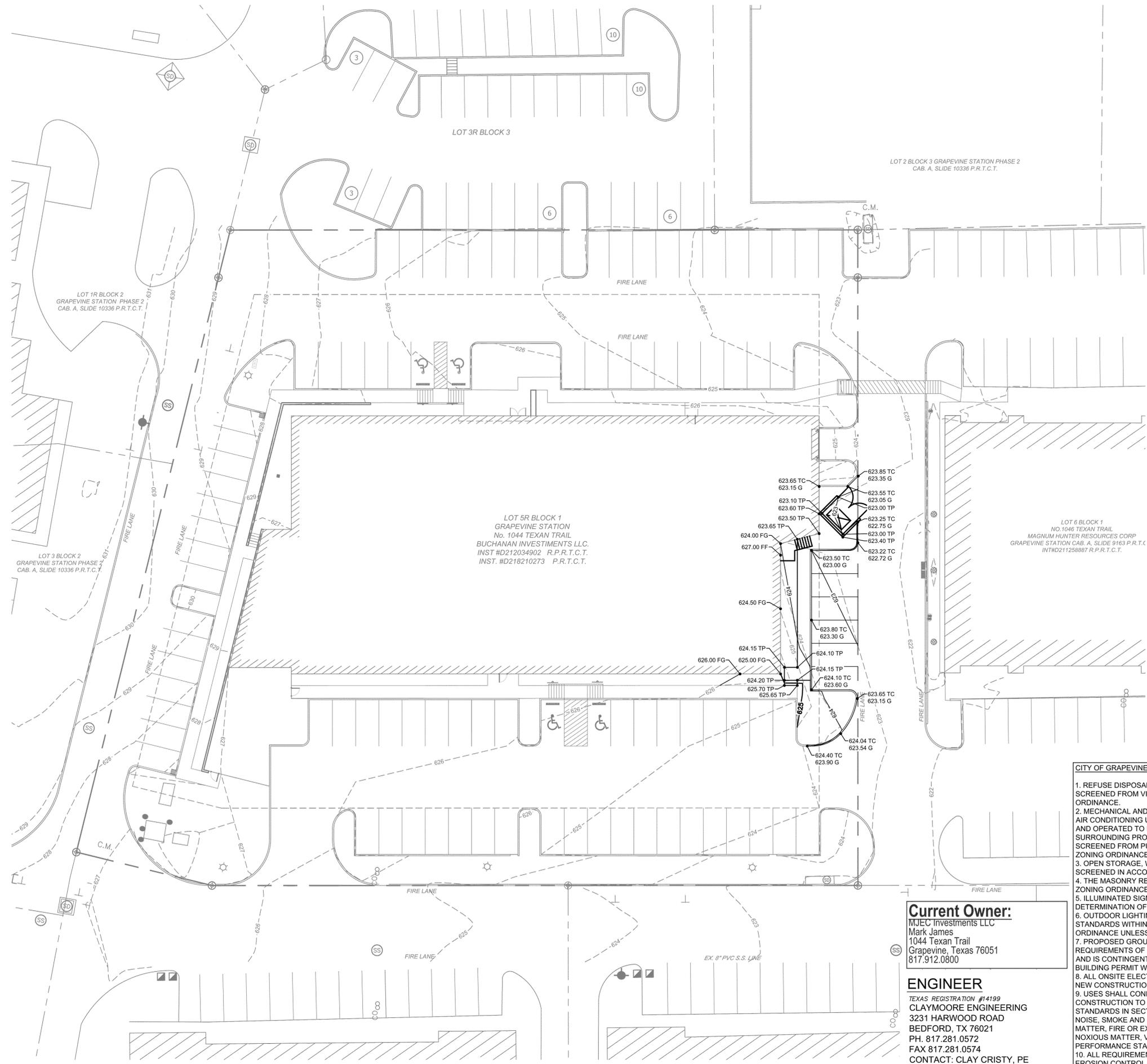
No.	DATE	REVISION	BY

**DRAINAGE PLAN
LOT 5R, BLOCK 1**

DESIGN: CTE
DRAWN: TJK
CHECKED: CLC
DATE: 10/17/2025

SHEET
C-10

File No.



LEGEND	
---100---	EXISTING CONTOUR
—100—	PROPOSED CONTOUR
x699.50	PROPOSED GRADE (TOP OF PAVEMENT)
TP	TOP OF PAVEMENT
TC	TOP OF CURB
G	GUTTER
FG	FINISHED GRADE (TURF)

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

3231 HARWOOD ROAD
BEDFORD, TX 76021

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ENGINEERING AND PLANNING
CONSULTANTS
CLAY CRISTY
Engineer
P.E. No. 109800 Date 11/13/2025

**CHAMPIONS - TEXAN TRAIL
GRAPEVINE, TX**

No.	DATE	REVISION	BY

THE PURPOSE OF THIS CONDITIONAL USE PERMIT AND PLANNED DEVELOPMENT OVERLAY IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN FOR A PLANNED BUSINESS PARK TO ALLOW RENOVATIONS ON LOT 5R, BLOCK 1 AND THE INTERNAL LOT LINE BETWEEN LOT 5R, BLOCK 1 AND LOT 3R, BLOCK 3 TO BE ADJUSTED.

- CITY OF GRAPEVINE SITE PLAN NOTES**
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 8. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
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Current Owner:
MJEI Investments LLC
Mark James
1044 Texan Trail
Grapevine, Texas 76051
817.912.0800

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CLAYMOORE ENGINEERING
3231 HARWOOD ROAD
BEDFORD, TX 76021
PH. 817.281.0572
FAX 817.281.0574
CONTACT: CLAY CRISTY, PE
EMAIL: CLAY@CLAYMOOREENG.COM

CASE NAME: MCMILLIAN JAMES OFFICE
CASE NUMBER: CU25-43; PD25-05
LOCATION: 1026 & 1044 TEXAN TRAIL LOT 5R, BLOCK 1 AND LOT 3R, BLOCK 3 GRAPEVINE STATION ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 11 OF 11

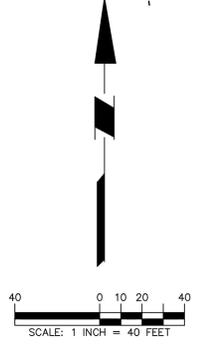
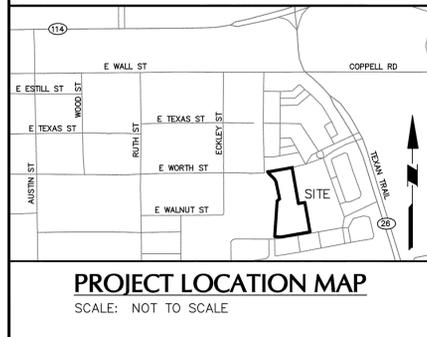
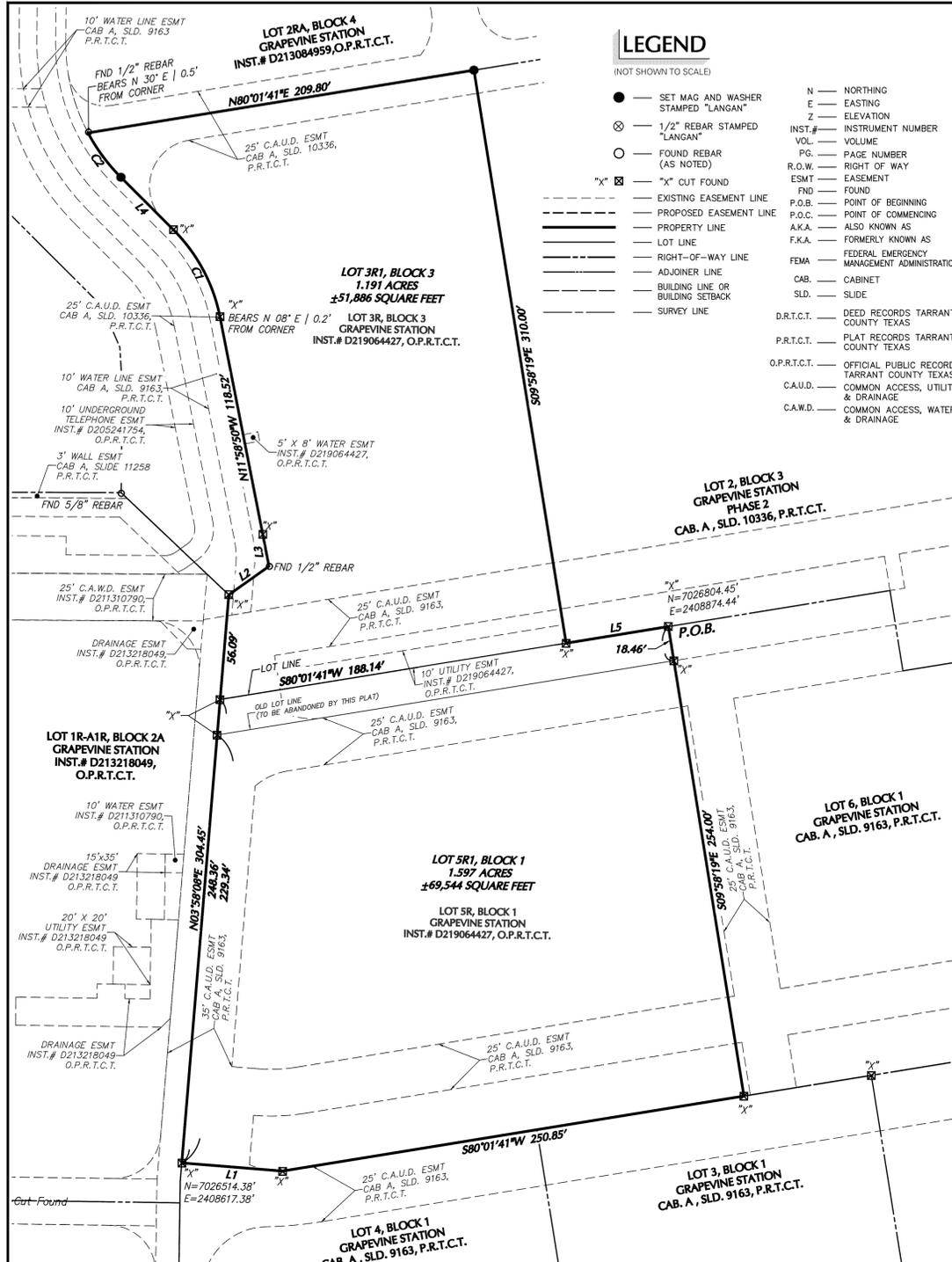
Zone: "BP" Business Park
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

PLANNING SERVICES DEPARTMENT

GRADING PLAN
for
McMillian James Office
Lot 5R, Block 1, Lot 3R, Block 3 McMillian James Office
Ab. No. NA
City of Grapevine, Tarrant County, Texas
2,787 acres or 121,259 sq. ft.
Zone: "BP" Business Park
Date of Preparation: November 13, 2025

**GRADING PLAN
LOT 5R, BLOCK 1**

DESIGN:	CTE
DRAWN:	TJK
CHECKED:	CLC
DATE:	10/17/2025
SHEET	
C-11	
File No.	



LEGEND
(NOT SHOWN TO SCALE)

●	SET MAG AND WASHER STAMPED "LANGAN"	N	NORTHING
⊗	1/2" REBAR STAMPED "LANGAN"	E	EASTING
○	FOUND REBAR (AS NOTED)	Z	ELEVATION
"X"	"X" CUT FOUND	INST.#	INSTRUMENT NUMBER
---	EXISTING EASEMENT LINE	VOL.	VOLUME
---	PROPOSED EASEMENT LINE	PG.	PAGE NUMBER
---	PROPERTY LINE	R.O.W.	RIGHT OF WAY
---	LOT LINE	ESMT	EASEMENT
---	RIGHT-OF-WAY LINE	FND	FOUND
---	ADJOINER LINE	P.O.B.	POINT OF BEGINNING
---	BUILDING LINE OR BUILDING SETBACK	P.O.C.	POINT OF COMMENCING
---	SURVEY LINE	A.K.A.	ALSO KNOWN AS
		F.K.A.	FORMERLY KNOWN AS
		FEMA	FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION
		CAB.	CABINET
		SLD.	SLIDE
		D.R.T.C.T.	DEED RECORDS TARRANT COUNTY TEXAS
		P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY TEXAS
		O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS
		C.A.U.D.	COMMON ACCESS, UTILITY & DRAINAGE
		C.A.W.D.	COMMON ACCESS, WATER & DRAINAGE

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS 1044 Texan Trail, LLC, a Texas limited liability company, and James Howard Buchanan, a married man, are the owners of that certain tract of land in the Esther Moore Survey, Abstract Number 1029, situated in the City of Grapevine, Tarrant County, Texas, and being: (1) tract described in the Special Warranty Deed with Vendor's Lien to said 1044 Texan Trail, LLC, a Texas limited liability company, recorded under Instrument Number D219070348, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), being all Lot 5R, Block 1, Grapevine Station, according to the plat thereof recorded under Instrument Number D219210273, O.P.R.T.C.T., and corrected under Instrument Number D219064427, O.P.R.T.C.T., and (2) tract described in Correction Deed to said James Howard Buchanan, a married man, recorded under Instrument Number D223069255, O.P.R.T.C.T., being all Lot 3R, Block 3, of said Grapevine Station plat recorded under Instrument Number D218210273, O.P.R.T.C.T., and corrected under Instrument Number D219064427, O.P.R.T.C.T.; the subject tract is more particularly described as follows:

BEGINNING at an "x" cut in concrete found at the northeast corner of the original Lot 5, Block 1, Grapevine Station, according to the plat thereof recorded in Cabinet A, Slide 9163, Plat Records, Tarrant County, Texas (P.R.T.C.T.), being the most eastern northeast corner of said Lot 3R;

THENCE SOUTH 09°58'19" EAST, with an east line of said Lot 3R, passing at a distance of 18.46 feet an "x" cut found in concrete at the southeast corner of said Lot 3R, being the northeast corner of said Lot 5R, and continuing on said course, now with the east line of said Lot 5R, in all, a total distance of 254.00 feet to an "x" cut found in concrete at the southeast corner of said Lot 5R;

THENCE with the perimeter and to the corners of said Lot 5R, the following calls:
1. SOUTH 80°01'41" WEST, a distance of 250.85 feet to a found "x" cut in concrete;
2. NORTH 86°09'20" WEST, a distance of 54.25 feet to a found "x" cut in concrete;
3. NORTH 03°58'08" EAST, passing at a distance of 229.34 feet an "x" cut in concrete found at the northwest corner of said Lot 5R, being the southwest corner of said Lot 3R, and continuing on said course, now with the west line of said Lot 3R, in all, a total distance of 304.45 feet to an "x" cut found at the most northern southwest corner of said Lot 3R;

THENCE with the perimeter and to the corners of said Lot 3R, the following calls:
1. NORTH 54°03'01" EAST, a distance of 26.39 feet to a found 1/2 inch rebar;
2. NORTH 11°50'26" WEST, a distance of 17.16 feet to a found "x" cut in concrete;
3. NORTH 11°58'50" WEST, a distance of 118.52 feet to the beginning of a tangent curve concave southwesterly, having a radius of 90.50 feet;
4. In a northwesterly direction, along the arc of said curve, passing through a central angle of 33°55'53", an arc distance of 53.60 feet (a chord bearing of NORTH 28°56'48" WEST, a chord distance of 52.82 feet) to the end of the curve, from which a found "x" cut in concrete bears NORTH 08° EAST, a distance of 0.2 of a foot;
5. NORTH 45°54'44" WEST, a distance of 39.82 feet to a mag nail with washer stamped "LANGAN" set at the beginning of a tangent curve concave northeasterly, having a radius of 100.50 feet;
6. In a northwesterly along the arc of said curve, passing through a central angle of 16°54'30", an arc distance of 29.66 feet (a chord bearing of NORTH 37°27'29" WEST, a chord distance of 29.55 feet) to the end of said curve, from which a found 1/2 inch rebar bears NORTH 30° EAST, a distance of 0.5 of a foot;
7. NORTH 80°01'41" EAST, a distance of 209.80 feet to a set mag nail with washer stamped "LANGAN";
8. THENCE SOUTH 09°58'19" EAST, a distance of 310.00 feet to a found "x" cut in concrete;
9. North 80°01'41" East, a distance of 55.56 feet returning to the POINT OF BEGINNING and enclosing 2.788 acres (±121,430).

LINE DATA TABLE

LINE #	BEARING	DISTANCE
L1	N86°09'20"W	54.25'
L2	N54°03'01"E	26.39'
L3	N11°50'26"W	17.16'
L4	N45°54'44"W	39.82'
L5	N80°01'41"E	55.56'

CURVE DATA TABLE

CURVE #	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	53.60'	90.50'	033°55'53"	N28°56'48"W	52.82'
C2	29.66'	100.50'	016°54'30"	N37°27'29"W	29.55'

PLANNING & ZONING COMMISSION:
Date Approved: _____
Chairman: _____
Secretary: _____

GRAPEVINE CITY COUNCIL:
Date Approved: _____
Mayor: _____
City Secretary: _____

PLAT NOTES:

- The purpose of this amending plat is to adjust the lot lines as shown hereon.
- The Coordinates shown hereon are Texas North Central Zone No. 4202 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying a the following scale factor 1.0001509602.
- Easements shown hereon without recording information are dedicated by this plat, if any.
- The fieldwork was completed on June 06, 2025.
- This property lies within Zone(s) X (Unshaded) of the Flood Insurance Rate Map for Tarrant County, State and Incorporated Areas, Map No. 48439C0115K, Dated 09/25/2009, via scaled map location and graphic plotting and/or The National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

OWNER:
1044 Texan Trail, LLC
a Texas limited liability company
1010 Mustang Drive
Grapevine, Texas 76051

OWNER:
James Howard Buchanan
630 DeForest Court
Coppell, Texas 75019

SURVEYOR:
Langan Engineering
2999 Olympus Blvd, Suite 165
Dallas, Texas 75019
Phone: 817.328.3200
Contact: Jewel Chadd, RPLS
jchadd@langan.com

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT 1044 Texan Trail, LLC, a Texas limited liability company, and James Howard Buchanan, a married man, do hereby adopt this plat of Lot 3R1, Block 3, and 5R1, Block 1, Grapevine Station, an addition to the City of Grapevine, Tarrant County, Texas, and do hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

"I have reviewed the City's findings concerning dedications and I do agree that the statements are true and correct."

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

Witness my hand this the _____ day of _____, 20____.

Authorized agent of
1044 Texan Trail, LLC,
a Texas limited liability company

Printed Name & Title

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME _____ on this day personally appeared _____ authorized agent of 1044 Texan Trail, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20____.

Notary Signature

Witness my hand this the _____ day of _____, 20____.

James Howard Buchanan

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME _____ on this day personally appeared **James Howard Buchanan**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20____.

Notary Signature

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

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jchadd@langan.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME _____ on this day personally appeared **Jewel Chadd**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20____.

Notary Signature

TOTAL PLATTED AREA: 121,430 square feet
NET PLATTED AREA: 121,430 square feet
RIGHT OF WAY DEDICATION: 0 square feet
EASEMENT DEDICATION: 0 square feet

AVIGATION RELEASE
STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS 1044 Texan Trail, LLC, a Texas limited liability company, and James Howard Buchanan, a married man, hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on this plat.

NOW, THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas-Fort Worth International Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", for the use and benefit of the public and its agencies, any and all claims for damages of any kind to persons or property that Owner may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73-50 of the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to an infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at, or taking off from, or operating at or on the Dallas-Fort Worth International Airport. This instrument does not release the owners or operators of aircraft from liability for damage or injury to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel and lubricant particles. It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest to said property, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

Executed at _____, this _____ day of _____, 20____.

Authorized agent of
1044 Texan Trail, LLC,
a Texas limited liability company

Printed Name & Title

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME _____ on this day personally appeared _____ authorized agent of 1044 Texan Trail, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20____.

Notary Signature

Witness my hand this the _____ day of _____, 20____.

James Howard Buchanan

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME _____ on this day personally appeared **James Howard Buchanan**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20____.

Notary Signature

DRAFT - For Reference Only

**AMENDED
FINAL PLAT OF
LOT 3R1, BLOCK 3, AND 5R1, BLOCK 1
GRAPEVINE STATION**

BEING AN AMENDED PLAT OF LOT 3R, BLOCK 3 & LOT 5R, BLOCK 1, GRAPEVINE STATION, AN ADDITION IN THE CITY OF GRAPEVINE AS RECORDED UNDER INST.# D219064427, O.P.R.T.C.T. SITUATED IN THE ESTHER MOORE SURVEY ABSTRACT NO. 1029 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

PROPOSED/EXISTING ZONING: BP- BUSINESS PARK DISTRICT

PREPARATION DATE: JUNE, 2025

THIS PLAT FILED ON _____, 20____, INSTRUMENT NO. _____

LANGAN Langan Engineering and Environmental Services, LLC 2899 Olympus Blvd, Suite 165 Dallas, TX 75019 TBPELS Firm #10194888 T: 817.328.3200 www.langan.com	Project No. 520124201	Drawing No. VB101
	Date TBD	
	Drawn By SGT	
	Checked By JC IMM	Sheet 01 of 01

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: DECEMBER 16, 2025

SUBJECT: MINNOW LOOP PARKING AREA IMPROVEMENTS

RECOMMENDATION: City Council to consider approval of a construction contract for improvements to the Minnow Loop parking area with PaveCon, Ltd.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund (Parks and Recreation) for an amount not to exceed \$275,755.33.

BACKGROUND: In response to issues experienced this past summer, a new layout for the Minnow Loop parking area is proposed to increase public safety and improve functional organization of the site. In collaboration with the Police and Fire Departments, the revised layout establishes three clearly defined sub-areas: 1) existing lake parking, 2) a natural grass area, and 3) a new parking lot to support large events at Oak Grove Baseball Complex.

Each sub-area is physically separated to maintain its intended use and is visually distinguished through consistent architectural treatments. The proposed parking lot will incorporate stone columns and wrought-iron fencing that match the architectural style of the baseball complex, creating a cohesive connection between the two areas. The fencing, equipped with gates, will create a secure and identifiable boundary between the new lot, the existing lake parking, and the natural grass area. The new parking lot of 45 spaces will only be opened for use during large events at the Oak Grove Baseball Complex such as Grapevine Baseball/Softball Opening Day.

The existing lake parking and the natural grass area will be separated by closely spaced boulders, consistent with improvements made at other lake parks where outdated pipe-rail has been replaced with boulders creating a more naturalistic theme throughout the lake park system. These boulders will help restrict parking to the existing paved lot while preserving the grass area, which plays an important role in managing stormwater runoff from both the roadway and the proposed parking lot.

To further improve safety and emergency access, the plan includes striping a designated fire lane along the full length of Minnow Loop, as well as installing a gated emergency access at the end of the roadway straight to the shoreline.

The construction contract with Pavecon includes the following:

- new parking lot with 45 parking spaces,
- concrete footing to support the stone columns and wrought iron fencing,
- new sealcoat over existing lake parking lot and the entirety of Minnow Loop roadway and,
- striping of the fire lane and parking spaces for both existing and new parking lots.

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

Bids were taken by the Cooperative, and a contract was awarded to Pavecon. The Parks and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would best meet the needs of the City.

Minnow Loop Parking Area REVISED(02) 11.24.25

2520 Oak Grove Loop S
Grapevine, TX 76051

Prepared for

City of Grapevine Parks and Rec

Kathy Nelson

BuyBoard: #700-23

Prepared By:

Jake Gressett

Project Manager

3022 Roy Orr Blvd

Grand Prairie, TX 75050

(817) 889-5406





VAN HC

Align Fence min. 30" min. distance from wheel stop - defer to Pavcom experience

Concrete Mow Curb (ref detail) abutting asphalt under a 4' tall fence

Columns equally spaced between east and west corner locations along north fence line

HC VAN

(15) Concrete Footings (ref detail) supporting Stone Columns

New walkway and ADA Parking Stalls to meet ADA Standards

Columns located midpoint between corner locations and sidewalk location along south fence line

Oak Grove Loop N

PROPOSAL & CONTRACT



BID ITEM #	DESCRIPTIONS
1	Excavate 9" existing grass & organic matter to proposed sub-grade elevations and remove them to an approved dump site.
2	Scarify existing subgrade to a depth of 6", add water as needed. Compact to 95% standard proctor density.
3	Place & process Type A Grade 2 base material to a compacted depth of 6". Compact to 95% standard proctor density.
4	Tack edges with an asphaltic material for bonding & pave with Type-D 64-22 hot mix asphaltic concrete surface course to achieve an average compacted thickness of 3".
5	Backfill pavement & finish grade with on-site or imported materials.
6	Excavate existing material to proposed sub-grade elevation. Place 12" x 12" x 12" concrete mow strip with a broom finish. Reinforce with 2 ea #4 rebar. Concrete shall be 3,500psi with air entrainment for durability & resistance to surface scaling. Cure concrete with a liquid membrane curing compound to insure strength development.
7	Excavate existing material to proposed sub-grade elevation. Place 3' x 3' x 18" concrete footing with a broom finish. Reinforce 3 ea with #4 rebar at 15" on center. Concrete shall be 3500psi with air entrainment for durability & resistance to surface scaling. Cure concrete with a liquid membrane curing compound to insure strength development.
8	Remove existing 4" of existing material & recompact subgrade. Install silica sand as necessary for fine grading of sub-grade. Place 5" concrete with broom finish. Concrete shall be 3,500psi with air entrainment for durability & resistance to surface scaling. Cure concrete with liquid membrane curing compound to insure strength development. Sawcut control joints as necessary. Expansion joints shall be placed at a maximum of 40 foot intervals.
9	New layout pavement markings at new lot. Dividers shall be white or yellow as currently laid out. Includes handicap logos, hashouts, arrows & perimeter fire lanes. A slip-resistant additive will be added to the paint for traction.
10	Provide and install new 6' concrete wheel stops, drill and pin with 12" #4 rebar.
11	Seal coat existing asphalt loop for similar look throughout parking area - Weather permitting. Pavement surface will be prepped for protective sealcoat application by thoroughly cleaning surface of dirt, dust, & debris with high speed wind blowers and/or powered street brooms. A protective sealcoat will then be applied, per manufacturer's recommended application rates & methods. The sealcoat will be allowed to dry & cure for a period of 24 - 48 hours before allowing automobile traffic on pavement. (Even with a prime coat, adhesion of the protective coating to the oil spot cannot be guaranteed. It is recommended that these areas be repaired prior to the sealcoat application.)
12	Seal coat restripe pavement markings at existing asphalt pavement area. Dividers shall be white & yellow as necessary. Use fast dry latex paint. Includes handicap logos & hashouts. A slip-resistant additive will be added to the paint for traction.
13	New layout fire lane markings at existing asphalt pavement area. Dividers shall be red, stencils shall be white. A slip-resistant additive will be added to the paint for traction.

PROPOSAL & CONTRACT



November 24, 2025 revised

City of Grapevine Parks and Rec

Attn: Kathy Nelson

Re: Minnow Loop Parking Areas Revised (02)

BuyBoard: #700-23

Prepared By: Jake Gressett

3022 Roy Orr Blvd

Grand Prairie, TX 75050

(817) 889-5406

Thank you for contacting Pavecon and allowing us to provide you with the following proposal and scope of work

BID ITEM #	CONSTRUCTION TYPE	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	9" Lot Excavation	942	TCY	\$58.74	\$55,329.76
2	Lot Subgrade Prep	2,511	SY	\$3.19	\$8,004.65
3	Install 6" Flex Base	2,511	SY	\$23.23	\$58,340.95
4	3" Asphalt Paving	22,603	SF	\$3.11	\$70,392.65
5	Parking Lot Backfill	862	LF	\$7.80	\$6,724.78
6	12" Concrete Mow Strip	700	LF	\$79.80	\$55,857.85
7	Footers for Stone Columns	15	EA	\$396.39	\$5,945.83
8	5" Sidewalk Repair	100	SF	\$18.41	\$1,840.55
9	New Layout Pavement Markings at New Parking Lot	1	LS	\$1,147.57	\$1,147.57
10	New Concrete Wheelstops	45	EA	\$80.47	\$3,621.34
11	Seal Coat Existing Asphalt Loop	20,920	SF	\$0.30	\$6,214.31
12	Seal Coat Restripe Existing Pavement Markings	1	LS	\$684.42	\$684.42
13	New Layout Fire Lane	1	LS	\$1,650.67	\$1,650.67
Total					\$275,755.33

The work is to be performed as follows: per site drawing (attached). This is an all-inclusive proposal. If one Bid Item is removed, a revised proposal needs to be submitted.

PAVECON, Ltd. will furnish all labor, materials and equipment required for the performance of the following described work in connection with construction or improvements at:

2520 Oak Grove Loop S. Grapevine, TX 76051

Please see following pages to view repair details, inclusions, exclusions, and our terms and conditions. Please sign below to accept this proposal.

PROPOSAL & CONTRACT



Signature

Signature

Date

Printed name

PROPOSAL & CONTRACT



INCLUSIONS AND EXCLUSIONS

INCLUSIONS:

Unit pricing prevails on all items unless otherwise noted.

Asphalt paving/seal coating are dependent on appropriate weather conditions.

PAVECON, Ltd. guarantees this work for materials and workmanship for a period of 1-year from installation, excluding unusual abuse or neglect.

EXCLUSIONS:

Permits, Bonds, CAD/Drawings, and Testing.

Tax Exempt. (Resale/certificate must be provided).

Utility relocation/adjustment, irrigation, or landscape repair.

Handrails. Fence installation.

Stone column construction.

All work areas must be free of materials & equipment.

Demo, sawing, haul off of spoils created by others.

Rock excavation, soil treatments, tree removal.

Layout edge of paving by others.

Asphaltic Prime Coat.

Sleeves for Irrigation. Dewatering.

Erosion Control or SWPPP.

Sandblasting, Powerwashing.

Heavy Cleaning.

Signage.

Barricades (beyond typical) and Traffic Control.

Reflective cracking, vegetation sterilization.

Flaking, Mold, mildew removal.

The scope of work herein will be completed in (1) trip(s). I understand additional trip(s) necessitated by obstructions, lack of preparedness, water, cars or other impediments that would inhibit the service from being completed will result in a rescheduling fee.

All vehicles must be removed prior to 8:00 a.m. in the scheduled section to be repaired or seal coated for that day, and to remain closed as per manufacturer's specifications & recommendations, after the pavement markings have been re-stripped that section will be opened.

THIS IS A UNIT PRICE BID BASED ON PLAN QUANTITIES. IF QUANTITY DISCREPANCIES ARE NOTED, UNIT PRICE IS TO BE USED This proposal has not been reviewed for compliance with the Americans with Disabilities Act "ADA" or Accessibility Compliance. It is the sole responsibility of the client to conform to ADA or Accessibility Compliance. In the event that this exclusion and the terms of the proposal are in conflict, this exclusion will prevail.

The nature of this project creates construction dust. Pavecon is not liable for construction dust on personal property.

PROPOSAL & CONTRACT



TERMS AND CONDITIONS

1. PAVECON, Ltd., (PAVECON) will carry workmen's compensation insurance covering its employees and shall provide public liability and property damage insurance.
2. Any changes from the specifications or modifications of the terms of this contract shall be set put in writing and signed by both parties.
3. This proposal expires 30 days from the date hereof but may be accepted at any later date at the sole option of the Company.
4. By accepting this proposal, Owner agrees to indemnify and to hold PAVECON, Ltd. harmless from all claims, including its reasonable attorneys' fee incurred in defending any claim, resulting from damages to any utility line, irrigation line, private electrical, or sub structure not identified or clearly marked. Any damage to clearly marked utility lines, irrigation line, private electrical lines, or sub structures shall be the responsibility of PAVECON, Ltd.
5. Unless a lump sum price is to be paid for the foregoing work and is clearly so stated it is understood and agreed that the quantities referred to above are estimates only and that payment shall be made at the stated unit prices on the actual quantities of work performed by PAVECON as determined upon completion of the work.
6. PAVECON shall not be responsible for any damage to or deterioration of any of our work, whether completed or in process, resulting from any cause or causes beyond our control, but not limited to failure of subgrade, including soil volume changes, or failure of inadequacy of any labor or materials not furnished and installed by us, whether or not such failure or inadequacy was or could have been known at the time our work was undertaken.
7. PAVECON is not responsible for removing vehicles from repair areas. PAVECON will notify you in advance and you must make arrangements to have vehicles removed at your expense.
8. In the event all work under this contract is not completed in one operation, Company shall be paid in full for all items of work completed upon the completion thereof. Any work under this contract for which PAVECON has not received a "work order" calling for completion within one year from the date of this agreement will be subject to renegotiations of prices, or cancellation at PAVECON's option.
9. Terms of Payment - Final and complete payment for all work performed herein shall be made within 30 days of invoice date. Interest at the rate of (18) percent per annum shall be charged you and paid by you on all unpaid balances from the due date to the date of receipt of payment by PAVECON. Reasonable attorney's fees and cost of collection shall be charged you and paid by you, if incurred by PAVECON.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: DECEMBER 16, 2025

SUBJECT: PURCHASE OF KNOX KEY SECURE SYSTEMS

RECOMMENDATION: City Council to consider approval of a sole source purchase of Knox Key Secure systems from Knox Associates Inc. for the Fire Department.

FUNDING SOURCE: Funds are available in the General Fund (Fire Department) for an amount not to exceed \$25,004.

BACKGROUND: This purchase is for 17 new Knox Key Secure systems to upgrade existing apparatus, whose key secures are nearing end of support. The upgrade allows for better troubleshooting internally and support from Knox.

This service will be provided by Knox Associates Inc. as a sole source purchase in accordance with Local Government Code Chapter 252, Subchapter B, §252.022. General Exemptions (a)(7)(3). Items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies.

Staff recommends approval.

ES/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: DECEMBER 16, 2025

SUBJECT: REQUEST FOR APPROVAL OF FIREWORK DISPLAY

RECOMMENDATION: City Council to consider a firework permit for the Harrison Celebration of Life at Paradise Cove on Friday, December 19, 2025.

FUNDING SOURCE:

BACKGROUND: Illumination Fireworks Partners, LP has submitted a firework permit application for a fireworks display for the Harrison Celebration of Life Event to be held at Paradise Cove on Friday, December 19, 2025. The shoot time is scheduled for 6:30 pm and will last three minutes, The show includes 1.4G aerial fireworks display shot behind Paradise Cove.



Grapevine Fire Department

Permit Application

Disclaimer

The issuance or granting of a permit does not authorize or approve any violation of code or any other City of Grapevine ordinance. Any permit that appears to allow a violation or cancellation of provisions is invalid.

Approval of construction documents or other submitted data does not prevent the Fire Code Official from requiring corrections if errors are found.

Applicants must ensure that all information provided is complete and accurate for identification of the permit application. It is the applicant's responsibility to be familiar with the local fire code, the International Fire Code and all adopted ordinances.

Misrepresentation of identity or proposed work may result in penalties as provided by law. Failure to provide required information will delay the permitting process and require resubmission.

Acknowledgement *

I have read, understand, and agree to the above terms and conditions.

Permit Type *

Fireworks

Permit Site (Business or Location) *

Name

Paradise Cove at Lake Grapevine

Address *

Permit Site Address

Street Address

3029 Midway Rd Southlake, Texas

Suite

Postal/Zip Code

76092

Brief Description *

3-Minute, 1.4G aerial fireworks display for COL, (shells up to 2.5.")

Permit Holder (Applicant)

Permit holder will act as the primary point of contact.

Applicant Name *

Illumination Fireworks LP

Applicant Phone Number *

972-245-7976

Applicant Email *

[REDACTED]

Fireworks

It shall be unlawful for any person to manufacture, sell, or offer for sale, discharge or possess fireworks of any type, or to permit any such violation, unless a permit has been issued for professional pyrotechnic display by the Grapevine Fire Marshal's Office.

The display of fireworks, including proximate audience displays and pyrotechnic special effects, shall comply with International Fire Code, NFPA 1123, NFPA 1126 and Local Fire Code Ordinances.

Fireworks Type *

1.4G

1.3G/1.4G

Any application for a permit for a public display of fireworks (1.3G/1.4G) to take place anywhere in the City of Grapevine must be approved by a majority vote by the city council. The applicant for a display permit shall, at the time of making application, furnish proof of compensation insurance for employees as provided by the laws of the state, and shall file with the city secretary, a certificate of insurance evidencing the carrying of public liability insurance in an amount not less than \$500,000.00 issued by an insurance carrier authorized to transact business in the state, for the benefit of the person named therein as assured, as evidence of ability to respond in damages in at least the amount of \$500,000.00. In lieu of insurance, the applicant may file with the city secretary, a bond in the amount of \$500,000.00 issued by an authorized surety company, conditioned upon the applicant's payment of all damages to persons or property which shall

or may result from or be caused by such public display of fireworks, or any negligence on the part of the applicant or agents, employees, or subcontractors in the presentation of the public display. The persons handling the display of fireworks shall be competent, adult persons and experienced pyrotechnic operators. The names of the pyrotechnic operators shall be designated on the permit issued.

- All flame effect materials and devices not connected for use shall be stored in accordance with applicable codes and standards and any state and local regulations.
- Holding Areas: All flammable flame effect materials and loaded devices that have been removed from storage areas in anticipation of use shall be stored in a holding area acceptable to the authority having jurisdiction.
- Flammable flame effect materials and loaded devices in holding areas shall be secured or supervised continuously by an attendant trained in emergency response procedures.
- If any addition or modification of flame effects to that described in the approved plan is made, that addition or modification shall be approved by the AHJ prior to use of the modified flame effects.
- A current material safety data sheet shall be present for any fuels used in the flame effect. An inventory list of all flame effect/fireworks to be used in display is required to be provided before event.
- Documentation that the combustible materials used for construction of the flame effects have been rendered flame retardant.
- Display must comply with NFPA 1123 & NFPA 1126
- High wind or severe weather may delay or stop/cancel the display. (if applicable)
- Smoking shall be prohibited in the area where fuels used in flame effects are present.
- Operator(s) are required to inspect flame effect materials site before and after display. Launch area and fall-out zone must be cleared of all hazards.
- The pyro technician shall have a minimum of 6 fire extinguishers – (4) 2.5-gallon water extinguishers and (2) – 2A10BC Extinguishers. A fire watch must be provided. All extinguishers must have current service tags.
- Ignition source or power shall be inoperable when display is not in use.

Fireworks Disclaimer *

I have read, understand, and agree to the above rules and regulations.

Fireworks Display Information

Date Of Display * 12.19.2025	Start Time * 6:45PM	End Time * 7:15PM
Property/Location Contact Name * Jeremy Hunt	Property/Location Contact Phone * 972-245-7976	Property/Location Contact Email * [REDACTED]

Sponsoring Information

Sponsor Name	Sponsor Address
Sponsor Phone Number	Sponsor Email

Pyrotechnic Company/Operator

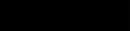
First & Last Name * Jeremy Hunt	Company Name * Illumination Fireworks LP
---	--

Texas Flame Effect Operator License carrier must be listed on permit and present during all operations.

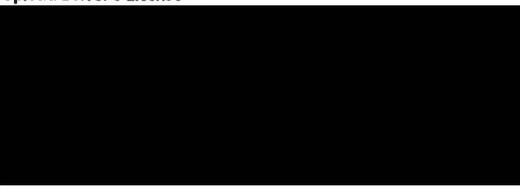
Address * 1605 Crescent Cir Unit 200 Carrollton, TX 750065	Phone Number * 972-245-7976	Email Address * [REDACTED]
--	---------------------------------------	--------------------------------------

Texas Flame Effects Operator License # * FEO-1978176	Effective Date of Licence * 02.06.2015	Expiration Date of License * 02.06.2026
--	--	---

Texas Driver License Number *



Upload Driver's License *



253.29KB
114.54KB
114.7KB

Front & Back

Pyrotechnic Licensee

Check if different from Above

Site Plan

The uploaded site plan should include-

1. The location and dimension of the discharge site, display site, fallout area.
2. The location and distance to spectators viewing areas, buildings, highways, overhead obstructions, parking, and other objects in the area.
3. The location of access and control points behind which the audience is restrained.
4. The location of emergency vehicle staging area and access routes.
5. The location of fireworks storage area prior to display.

Site Plan Upload

[12.19.25 Paradise Cove Harrison COL \(Grapevine\) - Site Pl...](#) 212.31KB

Insurance Upload

[Lakefront Venue LLC DBA - Paradise Cove Illumination Fir...](#) 97.56KB

[IF - Distributor License - FWD 2402278 - exp. 04.30.2026...](#) 116.35KB

[Illumination Fireworks - Federal Explosive License - EXP 0...](#) 493.72KB

Additional Firework Documents

[Jeremy Hunt - FEO1978176 - exp. 02.06.26.pdf](#) 114.54KB

12.19.25 Paradise Cove- Harrison COL Fireworks [Grapevine] – Site Plan ITEM #6



MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: DECEMBER 16, 2025

SUBJECT: RENEWAL FOR AN ANNUAL CONTRACT FOR BOOK LEASING SERVICES

RECOMMENDATION: City Council to consider approval for the renewal for an annual contract for book leasing services with the Brodart Company for the Library.

FUNDING SOURCE: Funds are available in the General Fund (Library) for an amount not to exceed \$32,451.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for book leasing services for the Library. The Brodart Company has a proven track record of supplying the largest selection of leasing materials for the Library and provides excellent customer service.

This purchase will be made in accordance with an interlocal agreement with the County of Brazoria, Texas as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

The County of Brazoria solicited bids on RFP 21-100, Lease Plan for Books, and a contract was awarded to the Brodart Company on November 23, 2021. The contract was for an initial one-year period with four one-year renewal options. If approved, this will be for the fourth renewal available.

Library Director recommends approval.

CH/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: DECEMBER 16, 2025

SUBJECT: RENEWAL OF ANNUAL SOLE SOURCE CONTRACTS WITH THE CITY OF NORTH RICHLAND HILLS AND CITY OF COLLEYVILLE FOR PUBLIC SAFETY RADIO MAINTENANCE

RECOMMENDATION: City Council to consider the renewal of annual sole source contracts for public safety radio maintenance with the Cities of North Richland Hills and Colleyville for the Police Department.

FUNDING SOURCE: Funds are available in the Crime Control & Prevention District Fund for an estimated amount of \$232,800.

BACKGROUND: This purchase is to renew the annual public safety radio maintenance. The City of North Richland Hills is the coordinator for the Motorola maintenance contract for mobile and portable radios. The City of Colleyville contract is for radio infrastructure maintenance. The contract may be renewed yearly based on performance and availability of funds.

This procurement of public safety radio maintenance will be made as a sole source purchase with City of North Richland Hills and City of Colleyville 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.

Staff recommends approval.

RG/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: DECEMBER 16, 2025

SUBJECT: INTERLOCAL AGREEMENT FOR DETENTION SERVICES FOR THE CITY OF ROANOKE

RECOMMENDATION: City Council to consider approval of an interlocal agreement for the City of Grapevine Police Department to provide detention services for the City of Roanoke Police Department.

FUNDING SOURCE: Funding will not be impacted as this will generate additional revenue to the City.

BACKGROUND: Over the course of this year, Police Department staff have been working with the City of Roanoke Police Department relative to the Grapevine Police Department providing detention services for the Roanoke Police Department. Historically, the Roanoke Police Department has partnered with another law enforcement agency for their detention services. Earlier this year, the Roanoke Police Department began talking with the Grapevine Police Department about assuming detention services.

The City of Roanoke is interested in the Grapevine Detention Center because of the Detention Center's current capacity, the Detention Center's availability to accept additional bookings, and the Detention Center's configuration. Based upon previous year's bookings and average, it is anticipated that approximately 333 bookings from the Roanoke Police Department will be needed annually.

The City of Roanoke will pay \$94,771.00 annually for the bookings and \$50,000.00 for transports. The total cost for the City of Roanoke is \$144,771.00.

This interlocal agreement becomes effective in April of 2026. The initial term of the agreement is for two years and there are two additional one-year renewals.

Staff recommends approval.

MH

**INTERLOCAL COOPERATION AGREEMENT
FOR DETENTION SERVICES**

This Interlocal Cooperation Agreement for Detention Services ("**Agreement**") is entered into as of the Effective Date by and between the City of Grapevine ("**Grapevine**"), a Texas home-rule municipality and the City of Roanoke ("**Roanoke**"), a Texas home-rule municipality, by and through their authorized representatives. Grapevine and Roanoke are at times each referred to herein as a "**party**" or collectively as the "**parties**."

RECITALS:

WHEREAS, Roanoke desires to use the Grapevine Detention Facility, located at 1007 Ira E. Woods Avenue, Grapevine, Texas 76051 ("**Facility**") for the handling, processing, housing, and detention of persons arrested by the Roanoke Police Department personnel, ("**Roanoke Police**"); and

WHEREAS, the Interlocal Cooperation Act, Chapter 791, Texas Government Code authorizes units of government to perform governmental functions and services, and

WHEREAS, the parties desire to enter into an agreement authorizing Roanoke to use the Facility and setting forth the terms and conditions by which Grapevine will agree to provide the Detention Services (as defined below) to Roanoke; and

WHEREAS, the parties find it mutually advantageous to enter into this Agreement.

NOW, THEREFORE, in consideration of mutual covenants contained herein, Grapevine and Roanoke hereby agree as follows:

**Article I
Purpose; Term**

1.1 **Purpose**. The purpose of this Agreement is to provide the terms and conditions under which persons arrested by the Roanoke Police Department may be detained and housed at the Facility as well as the respective responsibilities of the parties relating to the provision of Detention Services to Roanoke by Grapevine.

1.2 **Term**. The term of this agreement during which Detention Services will be provided as described herein shall commence on April 1, 2026 (the "**Effective Date**") and shall expire on March 31, 2028 ("**Current Term**"). Upon expiration of the Current Term, this Agreement shall automatically renew for up to two (2) additional one (1) year periods commencing April 1st of each year (each a "**Renewal Term**") for a maximum term of two (2) years ending March 31, 2030 (the Current Term and Renewal Term are collectively referred to herein as the "**Term**"). Either party may elect not to renew this Agreement by providing written notice of its intent not to renew not later than one hundred and eighty (180) days prior to the expiration of the current year.

Article II Termination

2.1 **Termination.** This Agreement may be terminated by either party providing the other party written notice of termination not less than one hundred and eighty (180) days written notice prior to the anticipated date of termination; provided, however, such termination date must be the last day of a calendar month.

2.2 **Default; Notice to Cure.** A party shall be deemed in default under this Agreement if the party is in breach of a material provision of this Agreement and said breach is not cured within thirty (30) days written notice of default by the other party. In the event the breaching party has notified the other party in writing that it is diligently working to cure the breach and has provided reasonable evidence in support of the same, the breaching party shall not be deemed in default until the sixtieth (60th) day following the non-breaching party's notice of default.

2.3 **Reimbursement.** If this Agreement is terminated by either party, Grapevine shall refund to Roanoke a portion of the Service Fee previously paid, pro-rated with respect to the number of calendar months remaining in the current annual term as of the date of termination. Receipt of payment and/or reimbursement under this section shall not constitute a waiver of any rights or claims of the parties that may otherwise arise out of this Agreement.

Article III Performance of Services by Grapevine

3.1 **Detention Services.** Grapevine shall provide the following services (collectively "**Detention Services**") in accordance with Grapevine Police Department policies and procedures and applicable federal and state laws and regulations:

- (a) Intake of inmates (17 years of age and older) brought to the Facility by Roanoke (each a "**Roanoke Inmate**");
- (b) Complete inventory and storage of each Roanoke Inmate's personal property (excluding property to be logged into evidence). Grapevine shall use a standardized method of prisoner property intake in conformance with the County Detention requirements, dependent on the Roanoke Inmates anticipated transfer location;
- (c) Create and maintain a comprehensive medical and personal history statement, including next of kin contact information for each Roanoke Inmate;
- (d) Photograph and fingerprint each Roanoke Inmate;
- (e) House and detain each Roanoke Inmate in the Facility until transferred to another detention facility, or released on bond, or removed from the Facility by other lawful means;

- (f) Feed and clothe each Roanoke Inmate in the same manner as Grapevine Inmates;
- (g) Operate and maintain the Facility in accordance with applicable laws and regulations; and
- (h) **Transportation Services.** Grapevine shall provide transportation services to Denton County Jail in accordance with Grapevine Police Department policies and procedures and applicable laws.

3.2 **Collection of Bonds and Fines.** Either party, or a third-party independent contractor chosen by Grapevine with the consent of Roanoke (which shall not be unreasonably withheld), shall collect bonds and fines associated with Roanoke Inmates and deliver the funds to the City of Roanoke in a timely manner.

3.3 **Interview Rooms/Report Areas.** Grapevine shall provide access to (i) secure interview room(s) within the Facility for the purpose of prisoner interviews/interrogations, and (ii) report writing area(s) for Roanoke Police (Roanoke shall be responsible for its own computer/hardware). Grapevine will provide copies of Roanoke Inmate interview recordings to Roanoke Police in a timely manner.

3.4 **Inmate Reports.** Upon written request by Roanoke, Grapevine shall promptly provide a report of Roanoke Inmate statistics, including (i) the number of Roanoke Inmates booked in during the applicable report period, (ii) the length of stay, (iii) book-in date and release date, and (iv) any urgent or emergency medical or mental health care attention needed or received. In addition, and upon written request, Grapevine will promptly provide individual Roanoke Inmate information obtained during the book-in and housing of inmates, including audio and video recordings.

3.5 **Medical Calls for Service.** Subject to the provisions of Section 3.6, below, Grapevine Fire Department ("GFD") will respond to the medical calls for service for Roanoke Inmates housed at the Facility in conformance with the adopted policies of GFD and the Facility.

3.6 **Medical Transfers; Right of Refusal.**

- (a) *Transfer Upon Arrival.* If a Roanoke arrestee arrives at the Facility with a medical emergency that requires the arrestee being transferred to the emergency room prior to book-in, Roanoke Police shall be responsible for accompanying the arrestee to the medical facility. In the event of a medical or mental health care emergency, Grapevine Fire Department ("GFD") will be summoned and may transport Roanoke arrestees in accordance with existing GFD protocols.
- (b) *Transfer of Inmates.* Roanoke Police will generally be responsible for the transfer of Roanoke Inmates requiring transfer to a medical or mental health facility. In the event a Roanoke Inmate booked into the Facility requires transportation for an emergency or for urgent medical or mental health care and a Roanoke officer has not arrived to escort and guard the Roanoke Inmate, Grapevine may, if reasonably

available, provide an officer escort and guard the Roanoke Inmate; provided, that Roanoke shall assume such responsibility as soon as practical.

- (c) *Right of Refusal.* Notwithstanding any other provision of this Section 3.6, Grapevine may, in its sole discretion, refuse to accept for processing into the Facility any Roanoke Inmate that requires immediate transfer to medical or mental facility for treatment or services.

Article IV Roanoke Obligations

4.1. **Book-in Documentation.** Roanoke Police shall be responsible for submitting the appropriate book-in document(s) to Facility staff at the time of book-in. In addition, the original arrest warrant signed by a magistrate and any probable cause affidavit shall be submitted to Facility staff no later than 10 am daily or a mutually agreed upon time.

4.2. **Medical Documentation.** Roanoke Officers shall promptly provide Facility Staff a list of any known medical conditions, suicidal tendencies, mental health issues, or other special needs of each Roanoke Inmate, and shall be responsible for providing all Roanoke Inmate medications available to Roanoke officers to Facility staff at the time of book-in.

4.3. **Blood Draws.** Roanoke shall provide DPS blood kits for any Roanoke Inmate that will have blood drawn.

4.4. **Case Files; Evidence; Dangerous Property.** Roanoke shall be responsible for preparing criminal case reports for all Roanoke Inmates and for managing all other Roanoke arrest and court-related paperwork. Roanoke Officers shall take and maintain possession of all evidence and dangerous or unapproved prisoner property at the time of book-in. Roanoke Officers shall be responsible for chain of custody and storage for all cases in which a Roanoke Inmate was arrested.

4.5. **Arraignment Procedures.** Roanoke shall be responsible for coordinating and processing the arraignment of Roanoke Inmates with the Facility; provided, such arraignment procedures shall not unreasonably interfere with or delay Grapevine's arraignment procedures. Roanoke shall provide one or more magistrates that will generally be available to arraign the Roanoke Inmates at the Grapevine Detention Center on a 24/7 basis. Roanoke shall be responsible for the timing of arraignments for Roanoke Inmates; provided that Roanoke shall cause each of the Roanoke Inmates to be arraigned within thirty-six (36) hours following detention at the Facility. Roanoke Inmates with multiple charges will be transferred to County on the highest-level charge regardless of arraignment status for Class C Misdemeanors. The Detention Center will provide the signed arraignment forms to the Roanoke Municipal Court for processing/record keeping purposes.

4.6. **Release of Inmates.** Roanoke may, in its sole discretion, authorize the release of a Roanoke Inmate from the Facility prior to arraignment. In such cases, Roanoke Police, as the arresting agency, shall be responsible for authorizing the release for both the charges as well as

any warrants confirmed by Roanoke Police. Roanoke shall further provide Facility staff with a written authorization for the release in a form reasonably acceptable to Grapevine prior to releasing the inmate.

4.7. **Compliance with Facility Rules.** Roanoke shall comply with all adopted Grapevine rules, procedures, regulations, and general orders applicable to the detention of inmates at the Facility (the "**Facility Rules**"), except where such compliance would be in conflict with applicable law and/or regulations governing certification of the Roanoke Police Department by various organizations (i.e., CALEA, etc.). Grapevine shall promptly provide written notice of any changes to the Facility Rules during the Term of this Agreement.

Article V

Service Fee; Reimbursement

5.1 **Detention Services Fee.** Roanoke agrees to pay Grapevine an annual service fee as consideration for the provision of the Detention Services described in this Agreement (the "**Service Fee**"), which shall be pre-paid in full on or before October 1st of each year during the Term. The amount of the Service Fee shall be determined as follows:

- (a) The Service Fee for the Current Term shall be \$94,771, which is based upon a three (3) year rolling annual average of 333 persons arrested and booked into a detention facility, or an average fee of \$284.60 per person ($\$94,771 / 333 = \284.60) (the "**Per Person Fee**").
- (b) For each annual Renewal Term, the Service Fee may be adjusted (increased or decreased) based upon the change in the annual average number of persons booked in by Roanoke Police for the thirty-six (36) month period ending on September 30th of the previous term ("**Average Bookings**"). Specifically, the adjusted Service Fee will be calculated by multiplying the then current Average Bookings (rounded to the nearest whole number) by the Per Person Fee set forth in subsection (a), above.

By way of example, if the Average Arrestees increases to 400, then the Service Fee for the upcoming Renewal Term would be \$113,840 ($400 \times \$284.60 = \$113,840$). Conversely, if the Average Arrestees decreases to 300, then the Service Fee for the next Renewal Term would be \$85,380 ($284.60 \times 300 = \$85,380$).

- (c) Periodically, Grapevine reserves the right to adjust the Per Person Fee used to calculate the Service Fee. Notification regarding any change in the Per Person Fee will be compliant with Section 5.3 of this agreement.

5.2 **Transportation Services Fee.** Roanoke agrees to pay Grapevine an annual fee as consideration for the provision of the Transportation Services described in this Agreement (the "**Service Fee**"), which shall be added to the overall Detention Services Fee and prepaid in full on

or before October 1st of each year during the Term. The amount of the Transportation Fee shall be determined as follows:

(a) The Transportation Fee shall be \$50,000, which is an evenly split amount based upon the average costs of personnel, administrative costs, and equipment required for transportation. Personnel costs for three transport officers to include, wages, benefits, uniforms and equipment equals approximately \$84,000 per year. Administrative costs is \$16,000 which covers scheduling, vehicle related costs, and other administrative duties related to transport. The Transportation Fee will be added to the Detention Services Fee for a total amount of \$144,771 (\$94,771.00 + \$50,000 = \$144,771.00).

5.3 **Adjustment Notice.** Grapevine shall, on or before March 5th of each year, provide Roanoke with a written report containing the number of Roanoke Inmates processed into the Facility during the current term through September 30th, along with notice of the adjusted Service Fee for the following Renewal Term (calculated in conformance with Section 5.1(b), above).

5.4 **Subpoenas: Costs.** In the event a Grapevine employee receives a subpoena for testimony (including deposition) in connection with a case filed by Roanoke involving a Roanoke Inmate, Grapevine will promptly notify Roanoke and provide a copy of the same. Roanoke shall have the right, but not the obligation, to object to such a subpoena by filing a motion with the court at its sole cost. Notwithstanding the foregoing, Roanoke shall reimburse Grapevine for the cost of any employees required to appear in any criminal court in cases filed by the Roanoke Police Department in connection with a Roanoke Inmate booked into and/or held at the Facility. The reimbursement amount shall be equal to the actual cost that would be incurred by Grapevine if the employee was testifying or being required to attend court for a Grapevine criminal case.

5.5 **Service Fee Credit.** Notwithstanding the foregoing provisions of this Article V, if Grapevine is unable to accept and house any Roanoke Inmates as provided by this Agreement for any reason (including an event of Force Majeure), Grapevine will, at the election of Grapevine, either (i) provide equivalent access and services to Roanoke through an alternate facility, or (ii) provide Roanoke a credit against the amount of the next Service Fee due and payable in an amount equal to 1/365th of the amount of the then current annual Service Fee multiplied by the total number of days Grapevine was unable to accept and house Roanoke Inmates (a "Fee Credit"). If this Agreement has expired or terminated such that no future Service Fee against which a Fee Credit may be applied will be paid, Grapevine agrees to pay the amount of such Fee Credit to Roanoke not later than thirty (30) days after the date of expiration or termination of this Agreement, which obligation shall survive the termination of this Agreement.

Article VI

Availability of Revenue

Each party paying for the performance of governmental functions or services pursuant to this Agreement shall make those payments from current revenues available to the paying party.

The parties represent and agree that the payments required by this Agreement by the paying party will fairly compensate the performing party for the services or functions performed under this Agreement.

Article VII Insurance

7.1 **Insurance Coverage.** Each party shall, during the Term of this Agreement, obtain and maintain insurance coverage required by this Article. Limits of insurance required by this section can be in any combination of underlying and excess coverage inclusive of self-insured retention.

- (a) commercial general liability insurance with a minimum limit of \$1,000,000 per occurrence and \$2,000,000 aggregate;
- (b) commercial automobile insurance covering any automobile used in performance of this Agreement with a minimum limit of \$1,000,000 per accident;
- (c) workers' compensation insurance at statutory limits;
- (d) employer's liability insurance with minimum limits of \$1,000,000 per accident, \$1,000,000 each employee by disease and \$1,000,000 policy limit by disease; and
- (e) Law Enforcement Liability insurance with minimum limits of \$1,000,000 for each wrongful act.

7.2 **Insurance Requirements.** All insurance and certificate(s) of insurance required by Section 7.1, above, shall be endorsed to contain the following provisions: (1) name the other party, its officers, and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance; (2) provide for at least thirty (30) days prior written notice to the other party for cancellation or non-renewal of the insurance; (3) provide for a waiver of subrogation against the other party for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance; (4) coverage shall be on a primary basis and non-contributory with any other insurance coverage and/or self-insurance carried by the other party. Each party shall provide written notice to the other party of any material change of, or to, the insurance required herein. All insurance companies providing insurance coverage required by this section shall be authorized to transact business in Texas and rated an "A" by AM Best or other equivalent rating service. Each party shall submit to the other certificate(s) of insurance evidencing insurance coverage required by this Article together with copies of all endorsements, additional insured endorsements, and waiver of subrogation endorsements.

Article VIII Liability/Immunity

8.1 **Liability.** Each party agrees to the extent authorized under the Constitution and the laws of the State of Texas, to be fully responsible for any and all claims for damages, costs,

and expenses to person or persons and property that may arise out of or be occasioned by this Agreement, including but not limited to its acts of negligence or omission in the arrest, book-in and detention for their respective inmates. Each party, to the extent allowed by law and without waiving any rights, defenses or protections provided therein, agrees to be responsible for its own acts of negligence.

8.2 **Joint Responsibility**. In the event of joint or concurrent negligence of the parties, responsibility, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas without, however, waiving any governmental immunity or defense available to any party individually under Texas law. Grapevine shall be responsible for its sole negligence. Roanoke shall be responsible for its sole negligence. The provisions of this section are solely for the benefit of the parties and are not intended to create or grant any rights, contractual or otherwise, to any other person or entity.

8.3 **No Waiver of Immunity**. It is expressly understood and agreed that, in the execution of this Agreement, no party waives, nor shall be deemed hereby to have waived any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement shall not create any rights in parties not signatories hereto. To the extent authorized under the Constitution and laws of the State of Texas, and without waiving sovereign immunity, each party shall be responsible for any and all claims, demands, suits, actions, damages, and causes for action related to or arising out of or in any way connected with its own actions, and the actions of its personnel rendered or performed pursuant to the terms and conditions of this Agreement. Each party agrees to obtain general liability, public official's liability, if applicable, or maintain a comparable self-insurance program.

Article IX Miscellaneous Provisions

9.1 **Consideration**. This Agreement contains the entire agreement of the parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the parties.

9.2 **Notice**. All notices required by this Agreement shall be in writing and addressed to the parties at the addresses set forth on the signature page(s) (or to such other address that may be designated by the receiving party from time to time in accordance with this section). All notices shall be delivered by (a) personal delivery, (b) certified or registered mail (in each case, return receipt requested, postage prepaid), (c) nationally recognized overnight courier (with all fees pre-paid), or (d) e-mail of a PDF document containing the notice. Such notice or document shall be deemed to be delivered or given, whether actually received or not, (i) when received if delivered or given in person, (ii) if sent by United States mail, three (3) business days after being deposited in the United States mail as set forth above, (iii) on the next business day after the day the notice or document is provided to a nationally recognized carrier to be delivered as set forth above, or (iv) if sent by email, the next business day. A confirmation of delivery report which

reflects the time that the email was delivered to the recipient's last notified email address is prima facie evidence of its receipt by the recipient, unless the sender receives a delivery failure notification, indicating that the email has not been delivered to the recipient. For purposes of notification, the addresses of the parties shall be as follows:

9.3 **Entire Agreement.** This Agreement represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations and/or agreements, either written or oral. This Agreement may be amended only by a written instrument signed by both parties.

9.4 **Venue and Governing Law.** This Agreement and any of its terms or provisions, as well as the rights and duties of the parties, shall be governed by the laws of the State of Texas. Venue for any suit between the parties arising from or related to this Agreement shall be in Denton County, Texas.

9.5 **Authority to Execute.** The individuals signing this Agreement on behalf of the respective parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is executing this Agreement to do so for and on behalf of the party for which his or her signature appears, that there are no other parties or entities required to execute this Agreement in order for the same to be an authorized and binding agreement on the party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof.

9.6 **Severability.** The provisions of this Agreement are severable. In the event that any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement shall be found to be contrary to the law, or contrary to any rule or regulation having the force and effect of the law, such decisions shall not affect the remaining portions of this Agreement. However, upon the occurrence of such event, either party may terminate this Agreement by giving the other party fifteen (15) days written notice of its intent to terminate.

9.7 **Amendments.** This Agreement may only be amended by a written instrument signed by authorized representatives of both parties.

9.8 **Counterparts.** This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. An electronic mail and/or facsimile signature will also be deemed to constitute an original if properly executed and delivered to the other party.

9.9 **Assignment.** This Agreement may not be assigned by any party hereto without the prior written consent of the other party.

9.10 **Force Majeure.** No party shall be liable to the other party for any failure, delay, or interruption in the performance of any of the terms, covenants, or conditions of this Agreement due to causes beyond the party's respective control or because of applicable law, including, but not limited to, war, nuclear disaster, strikes, boycotts, labor disputes, embargoes, acts of God, acts of the public enemy, acts of superior governmental authority, floods, riots,

rebellion, sabotage, terrorism, a government restriction, quarantine, or mandatory closure order enacted in response to a pandemic or other public health crises, or any other circumstance for which a party is not legally responsible or which is not reasonably within its power to control (each an event of "Force Majeure"). The party asserting Force Majeure shall give prompt notice to the other party of the prevention of performance as soon as the asserting party is reasonably aware of such prevention and has the burden of demonstrating (i) how and why their performance was so prevented, (ii) the period of time during which they were so prevented from performing (which under the facts may be equal to, or shorter or longer than, the duration of the Force Majeure event itself), and (iii) that the party used reasonable efforts to mitigate and/or eliminate such prevention and resumed performance under this Agreement as soon as reasonably practicable.

9.11 **Representations**. Each signatory represents this Agreement has been read by the party for which this Agreement is executed, that each party has had an opportunity to confer with counsel, on the matters contained herein.

9.12 **Drafting Provisions**. This Agreement shall be deemed to have been drafted equally by all parties. The language of all parts of this Agreement shall be constructed as a whole according to its fair and common meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this Agreement.

9.13 **Independent Contractor**. Except as otherwise expressly provided herein, Roanoke and Grapevine agree and acknowledge that each entity is not an agent of the other entity and that each entity is responsible for its own acts, forbearance, negligence, and deeds, and for those of its agents or employees in conjunction with the performance of services covered under this Agreement.

9.14 **No Third-party Beneficiaries**. Nothing in this Agreement shall be construed to create any right in any third party not a signatory to this Agreement, and the parties do not intend to create any third-party beneficiaries by entering into this Agreement.

9.15 **Business Day**. For purposes of this Agreement, the phrase "business day" means a day that is not a Saturday, a Sunday, a federally recognized holiday, the Friday after Thanksgiving Day, or such other day the Grapevine City Council has determined by resolution or ordinance that Grapevine City Hall will not be open to the public for general city business.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY –
SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the Effective Date.

CITY OF GRAPEVINE, TEXAS

CITY OF ROANOKE, TEXAS

By: _____
Bruno Rumbelow
City Manager

By: _____
Cody Petree
City Manager

Date: _____

Date: _____

Notice Address:

Notice Address:

City of Grapevine
Attn: City Manager
200 S. Main Street
Grapevine, Texas 76051
E: brumbelow@grapevinetexas.gov

City of Roanoke
Attn: City Manager
500 S. Oak Street
Roanoke, Texas 76262
E: cpetree@roanoketexas.com

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: DECEMBER 16, 2025

SUBJECT: PURCHASE OF REPLACEMENT DECORATIVE LIGHT POLES AND FIXTURES

RECOMMENDATION: City Council to consider approval for the purchase of decorative light poles and fixtures from Dealers Electrical Supply for the Public Works Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund (Transportation Infrastructure) for an amount not to exceed \$24,090.

BACKGROUND: This purchase is for the replacement of three downed decorative green poles and fixtures that were installed during the connector project. Two are located at the intersection of William D Tate Avenue and State Highway 114 and the other is located at Texan Trail and State Highway 114.

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

Bids were taken by the Cooperative, and a contract was awarded to Dealers Electrical Supply. The Public Works Department and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would best meet the needs of the City.

Staff recommends approval

LJ/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: DECEMBER 16, 2025

SUBJECT: RENEWAL OF RFB 05-24 ANNUAL CONTRACT FOR DIRECTIONAL DRILLING SERVICES

RECOMMENDATION: City Council to consider approval for the renewal of Request for Bid 05-24 annual contract for directional drilling services with Predur Underground Construction, Inc. for the Public Works Department.

FUNDING SOURCE: Funds are available in Utility Enterprise Fund for an estimated amount of \$150,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for directional drilling services. Public Works uses this contract for various utility projects such as water line extensions/relocations and electrical and fiber optic conduit installations.

The City of Grapevine solicited a "Request for Bid" in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The contract was for an initial one-year period, with two one-year renewal options available. If approved, this will be the second renewal option.

Based on the evaluations of the Public Works Department and Purchasing, it was determined an award be made to Predur Underground Construction, Inc. as the most responsible and responsive bid meeting specifications with the overall lowest bid.

Staff recommends approval.

KC/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: DECEMBER 16, 2025

SUBJECT: ANNUAL WATER SYSTEM FEE

RECOMMENDATION: City Council to consider approval of the payment of the annual Texas Commission on Environmental Quality Water System Fee.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund in an estimated amount of \$62,421.

BACKGROUND: The Water System Fee is an annual fee required by the Texas Commission on Environmental Quality (TCEQ) to operate the Water Treatment Plant. This fee is assessed to cover some of the costs incurred by the TCEQ in providing services to a Public Water System (PWS).

These services include collection and analysis of drinking water samples for chemical content, reviewing system data, inspecting the public water system, reviewing plans for major improvements, and providing technical assistance as needed.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: DECEMBER 16, 2025

SUBJECT: APPROVAL OF ENGINEERING SERVICES CONTRACTS FOR WATER AND WASTEWATER IMPACT FEE UPDATE AND APPROPRIATION ORDINANCE

RECOMMENDATION: City Council to consider approval of an engineering contract for the Water and Wastewater Impact Fee Update with Freese and Nichols, Inc. and approval of an ordinance appropriating the funds.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for an estimated amount of \$170,000.

BACKGROUND: The City Water and Wastewater Impact Fees were last modified in 2021 in conjunction with Land Use Plan modifications and an updated 10-Year Capital Improvement Plan. State law requires that the City review its impact fees every five years to determine the need to adopt new fees or maintain the existing fees. Additionally, with the upward trend in development density, staff recommends an update of the Land Use Assumptions, the indicated 10-Year Capital Improvements Plan, and the resulting Water and Wastewater Impact Fees at this five-year threshold.

Freese and Nichols has submitted a proposal to review the land uses, prepare a new 10-Year Capital Improvement Plan, and develop revised Water and Wastewater Impact Fees. This includes updating and calibrating the water model, meeting with the Impact Fee Advisory Committee, and holding required public hearings. In addition, the proposal includes support and guidance for the City to ensure compliance with Senate Bill 1883 which requires an independent financial audit be completed before an existing impact fee may be increased.

The engineering fees for this update are eligible expenses to be included in the calculation of the 10-Year CIP costs and related impact fees.

Staff recommends approval.

ORDINANCE NO. 2025-087

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$170,000 IN THE UTILITY ENTERPRISE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to complete the 2026 Water and Wastewater Impact Fee Study and Water Model update; and

WHEREAS, funding is available in the Utility Enterprise Fund; and

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

WHEREAS, the City Council deems the adoption of this ordinance to be in the best interests of the health, safety, and welfare of the public.

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

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

Section 2. That the City Council hereby authorizes an estimated amount of \$170,000 be appropriated from the Utility Enterprise Fund for the 2026 Water and Wastewater Impact Fee Study and Water Model Update.

Section 3. That a copy of the revised FY 2025-2026 annual budget document shall be kept on file in the office of the City Secretary.

Section 4. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 5. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

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

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 2nd day of December, 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 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(218 West Worth Street); and the 185 acres) pursuant to Section 551.072, Texas Government Code.
- C. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 7:03 p.m. The closed session ended at 7:14 p.m.

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

City Manager Bruno Rumbelow requested Council approve the abandonment of Church Street right-of-way consistent with the discussions in executive session and authorize the City Manager to execute all documents and to take all other necessary action.

Motion was made to approve the abandonment of Church Street right-of-way consistent with the discussions in executive session and authorize the City Manager to execute all documents and to take all other necessary action.

Motion: O'Dell

Second: Slechta

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

Nays: None

Approved: 7-0

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

Pack 817 posted the Colors and led the Pledge of Allegiance.

Item 4. Citizen Comments

Sayed Syed, 6705 Sapphire Circle North, Colleyville, Texas announced she was running for a place on the Tarrant Appraisal District Board of Directors and requested Council cast the City's votes for her.

PRESENTATIONS

Item 5. Police Chief to present the initiation of a detention agreement with the City of Roanoke.

Police Chief Mike Hamlin presented this item to Council and discussed the specifics of the proposed agreement that would allow the City of Roanoke to book and hold their arrestees in the City of Grapevine's detention center.

Chief Hamlin and City Manager Rumbelow answered questions from Council.

Council did not take any action on this item. The agreement between the Cities of Grapevine and Roanoke for detention services will be on the December 16 agenda for Council consideration.

NEW BUSINESS

Item 6. Consider **Resolution No. 2025-022** to cast votes on behalf of the City for the Tarrant Appraisal District Board of Directors, and take any necessary action.

Assistant City Manager Jennifer Hibbs introduced this item and answered questions from Council. The City of Grapevine has twelve votes to cast for its choice(s) of directors. The votes can be allocated however Council chooses.

City Council discussed this item.

Motion was made to approve Resolution No. 2025-022 to cast six votes for Michael Alfred and six votes for Sayeda Syed.

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

RESOLUTION NO. 2025-022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ALLOCATING VOTES FOR MEMBERSHIP ON THE TARRANT APPRAISAL DISTRICT BOARD OF DIRECTORS AND PROVIDING AN EFFECTIVE DATE

Item 7. Consider the demolition of existing turf and a full replacement of fields A, B, H and I at the Oak Grove Baseball Complex from Symmetry Sports Construction, **Ordinance No. 2025-084** to appropriate the funds, and take any necessary action.

Director of Parks and Recreation Chris Smith presented this item and answered questions from Council. The appropriation ordinance will make the funds for an amount not to exceed \$1,032,928 for the replacement of the turf on fields A, B, H, and I at the Oak Grove Baseball Complex available in the Quality of Life Fund.

Motion was made to approve the demolition of existing turf and a full replacement of fields A, B, H and I at the Oak Grove Baseball Complex from Symmetry Sports Construction, **Ordinance No. 2025-084** to appropriate the funds, and to take any necessary action.

Motion: O'Dell
 Second: Rogers

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

ORDINANCE NO. 2025-084

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF REVENUE IN THE AMOUNT OF \$1,032,928 IN THE QUALITY OF LIFE FUND BALANCE; AUTHORIZING THE APPROPRIATION OF \$1,032,928 IN THE QUALITY OF LIFE FUND FOR EXPENDITURES ASSOCIATED WITH THE TURF REPLACEMENT FOR THE OAK GROVE BASEBALL FIELDS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. Staff requested to remove item 8 from the consent agenda. Item 8 was removed from consent and considered after the vote of the remaining consent agenda items were considered.

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

Item 9. Consider the renewal of licensing, hardware and software maintenance for Nutanix Cloud Infrastructure platform from Waypoint.

Chief Information Officer Tessa Allberg recommended approval of the renewal of the licensing, hardware and software maintenance for Nutanix Cloud Infrastructure platform for an estimated amount of \$284,954. The renewal will support hardware, storage and host operating systems that power the virtual environments

Motion was made to approve the consent agenda as presented.

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

Item 10. Consider **Ordinance No. 2025-085** to amend the City of Grapevine City Code Chapter 13, Library, Section 13-3 Library Fees by amending the non-resident library membership fee.

Library Director Leigh Kapsos recommended approval of the ordinance to amend the annual library fees for non-resident households from \$25 per year to \$50 per year.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2025-085

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING THE GRAPEVINE CODE OF ORDINANCES CHAPTER 13 LIBRARY, SECTION 13-3 LIBRARY FEES; PROVIDING A FEE OF \$50 PER FAMILY FOR LIBRARY PATRONS RESSIDING OUTSIDE OF GRAPEVINE; REPEALING CONFLICTING ORDINANCES PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 11. Consider the purchase of laser grading services at Oak Grove Baseball fields from Masterturf Products.

Parks and Recreation Director Smith recommended approval of the purchase of baseball field laser grading services for an estimated amount of \$52,308.

Motion was made to approve the consent agenda as presented.

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

Item 12. Consider **Resolution No. 2025-023** authorizing the acceptance of funds for the State of Texas, Office of the Governor, Victim Assistance, General Direct Services (Victim Services Coordinator) Grant Program for Fiscal Year 2026, and **Ordinance No. 2025-086** to appropriate the funds.

Police Chief Hamlin recommended approval of the resolution authorizing the acceptance of funds from the Criminal Justice Division of the Office of the Governor of Texas to create a Victim Services Coordinator position to serve victims in Grapevine and Colleyville and the ordinance to appropriate the grant funds.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Slechta

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

RESOLUTION NO. 2025-023

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, VICTIM ASSISTANCE, GENERAL DIRECT SERVICES (VICTIM SERVICES COORDINATOR) GRANT PROGRAM, HEREINAFTER REFERRED TO AS THE "GRANT PROGRAM"; CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NO. 2025-086

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF REVENUE IN THE AMOUNT OF \$85,000 IN THE GENERAL FUND TO BE RECEIVED FROM THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, VICTIMS ASSISTANCE, GENERAL DIRECT SERVICES (VICTIM SERVICES COORDINATOR) GRANT PROGRAM; AUTHORIZING THE APPROPRIATION OF \$85,000 IN THE GENERAL FUND FOR EXPENDITURES ASSOCIATED WITH THE GRANT WHICH ARE CONSISTENT WITH THE APPROVED GRANT; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 13. Consider the renewal of an annual maintenance contract for Brazos ticket software from Tyler Technologies.

Police Chief Hamlin recommended approval of the renewal of the annual maintenance contract for Brazos ticket software for an annual estimated amount of \$24,859.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider for the purchase of Stalker DSR Radars, accessories and services from Applied Concepts.

Police Chief Hamlin recommended approval of the purchase of Stalker DSR Radars, accessories and services for an amount not to exceed \$26,308.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider the purchase of Motorola mobile radios, chargers and accessories from Motorola Solutions, Inc.

Police Chief Hamlin recommended approval of the purchase of 56 Motorola APX N70 portable radios for an amount not to exceed \$352,035.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider the renewal of the agreements for the purchase of promotional items for resale and public event giveaways with Coveys Promotional, Inc., 4imprint, Point Emblems and Hero 24/7.

Police Chief Hamlin recommended approval of the renewal of the agreements for the purchase of promotional items, on an as-needed basis, for the Police Department, including the Animal Shelter and Community Outreach Center. The annual estimated amount is \$40,000.

Motion was made to approve the consent agenda as presented.

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

Item 17. Consider the renewal of an annual contract for cellular voice and data services from AT&T Mobility.

Police Chief Hamlin and Fire Chief Darrell Brown recommended approval of the contract for voice and data services for officers and firefighters in the field for an estimated amount of \$90,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Slechta
 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 hot mix asphalt with Austin Asphalt and Reynolds Asphalt.

Public Works Director Bryan Beck recommended approval of a contract for hot mix asphalt to be purchased on an as-needed basis for an annual estimated amount of \$500,000.

Motion was made to approve the consent agenda as presented.

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

Item 19. Consider the renewal of an annual contract for the purchase of vehicle tires, accessories and related services from Blagg Tire and Auto Service.

Public Works Director Beck recommended approval to allow for the purchase of vehicle tires, accessories and related services as needed, for an annual estimated amount of \$125,000.

Motion was made to approve the consent agenda as presented.

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

Item 20. Consider the sole source purchase of maintenance, parts, and services from Dehumidified Air Solutions.

Public Works Director Beck recommended approval of the purchase of maintenance and service of the Seresco Dehumidification Unit that services the indoor aquatics area at The REC for an amount not to exceed \$40,000.

Motion was made to approve the consent agenda as presented.

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

Item 21. Consider the renewal of the annual contracts for painting services with Ware Painting as the primary vendor and Artistic Painting Company as the secondary vendor.

Public Works Director Beck recommended approval of the renewal of the annual contracts for painting services of City facilities on an as-needed basis for an annual estimated amount of \$236,000.

Motion was made to approve the consent agenda as presented.

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

Item 22. Consider the minutes of the November 18, 2025 Regular City Council meeting.

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

Motion was made to approve the consent agenda as presented.

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

Item 8. Consider an annual grant to 6 Stones Community Powered Revitalization.

Assistant City Manager Hibbs introduced Lance Lamparter the Director of the Community Powered Revitalization (CPR) program. Mr. Lamparter described the blitzes that take place every fall and summer and detailed the ten homes in Grapevine that were repaired during the two blitzes this year. Mr. Lamparter also thanked the City, the business community and the residents for their support and volunteer time.

Motion was made to approve the annual grant to 6 Stones Community Powered Revitalization.

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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:07 p.m.

Motion: Coy

Second: Slechta

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

Nays: None

Approved: 7-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 16th day of December, 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
ERICA MAROHNIC, DIRECTOR, PLANNING SERVICES
MEETING DATE: DECEMBER 16, 2025
SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF ZONE
CHANGE APPLICATION Z25-06; 1109 AIRLINE DRIVE

RECOMMENDATION:

Staff recommends the City Council and the Planning and Zoning Commission accept staff's request to table zone change request Z25-06 to the March 17, 2026 meeting, and take any other necessary action.

BACKGROUND:

Staff respectfully requests that the City Council postpone the consideration of zone change request Z25-06 for 1109 Airline Drive, which seeks to change the zoning from "PO", Professional Office District to "R-7.5", Single-Family District. During the Council meeting on October 21, staff was directed to collaborate with the property owners to address their parking requirements for the adjacent property located at 1100 South Main Street. The goal is to find a mutual resolution for both the City's request and the parking needs of the adjacent property.

Since the October 21 meeting, staff have engaged in discussions both internally and externally to identify parking solutions. These options have been presented to and discussed with the property owners in person. The property owners have also proposed alternative options for their two properties. They are currently working with a design professional who requires additional time to develop a new survey for both 1109 Airline Drive and 1000 South Main Street. This process will include creating a replat for the two lots with an amended property line between them, as well as seeking special exceptions and/or variances from the Board of Zoning Adjustment (BZA) for various issues such as minimum pervious area versus impervious surface area, front yard landscaping, building setbacks, and maximum building coverage specifically for 1100 S. Main Street.

For these reasons, staff requests that the Commission and Council postpone consideration of Z25-06 for 1109 Airline Drive until the joint public hearing on March 17, 2026. This additional time will allow staff and the property owners to fully address their concerns as well as those of the City.

/em

Erica Marohnic

From: Mark Howe [REDACTED]
Sent: Monday, November 17, 2025 11:37 AM
To: Erica Marohnic
Cc: Mark S. Wood
Subject: 1109 Airline Dr

Erica,

Per our discussion on the referenced property, we have ordered a new survey and plat to be submitted to the city. As we discussed, as a result of your need to rezone our property, we will be submitting to the board of adjustments our proposed new plat for both 1109 Airline Drive and 1100 S, Main.

Upon their review and approval then we will submit both to the Planning and Zoning Commission for its approval. I am at this time uncertain how long all of this will take but I would hope we could have it all completed and approved by the end of the first quarter of 2026. Please ask the Zoning commission to extend the December meeting on our property until we can get the Board of Adjustments scheduled and then approved.

Thank you for your attention to the matter. MH

Mark A. Howe
Howe/ Wood and Company
6617 Precinct Line Rd. #200
North Richland Hills, Tx 76182

Cell 817-223-3015



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

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

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

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this 18th day of November 2025 in the Planning and Zoning Conference Room with the following members present-to-wit:

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

With no members absent, constituting a quorum. The following City Staff were present:

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

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

1. Introduction of new Planning and Zoning Commission Alternate, Herb Fry
2. Staff to brief the Commission on the notification procedure for MP24-01
The Special Session adjourned at 7:16 p.m.

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

1. Invocation and Pledge of Allegiance:

JOINT PUBLIC HEARINGS

2. **AM25-03A; Transit District Boundary (TDO) Boundary Amendments** – submitted by the City of Grapevine for 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, all of lots 1-215, Sunshine Harbor subdivision, 1060 Texan Trail, 1084 Texan Trail, 1098 Texan Trail, and 1039 East Dallas Road. This is a city-initiated request to amend Section 41.B., Transit District Overlay of the Zoning Ordinance by removing the aforementioned properties from the Overlay's boundaries.

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

3. **AM23-03B; Transit District Boundary (TDO) Text Amendments** – submitted by the City of Grapevine to amend the language with the Purpose, General Guidelines, and Application subsections; amending the permitted uses and the introduction of new uses within the three intensity subdistricts, to include deletion of Figure 3, Preferred Use Matrix in Section 41.B., and related revisions to off-street parking requirements to Section 56, Off-Street Parking Requirements.

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

4. **MP24-01; Map 2: Land Use Plan (Future Land Use Map) Amendments** - submitted by the City of Grapevine for property located within 13 defined assessment areas of the city. This is a city-initiated request to amend future land use designations for property on Map 2: Land Use Plan (Future Land Use Map) of the Comprehensive Master Plan and to amend Subsection E, of Section IV (table) of the Comprehensive Master Plan to create new future land use designations.

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

Present to speak in opposition of MP24-01 were Larry Tubbs, Glen Woods, Tammy Yahiel, Carrie Hicks, Kent Collins, Wayne Paul Frank, Tony Scarton, Kenneth Davis, Mitchell Harris, Adair Foust, and Brian Hoffmann.

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 **8:34 p.m.**

5. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

6. AM25-03A; Transit District Boundary (TDO) Boundary Amendments - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Ashley Anderson Brown moved to **approve** amendment **AM25-03A**; Transit District Boundary (TDO) Boundary Amendments. Traci Hutton seconded the motion, which prevailed by the following vote:

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

7. AM25-03B; Transit District Boundary (TDO) Text Amendments – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Justin Roberts moved to **approve** amendment **AM25-03B**; Transit District Boundary (TDO) Text Amendments. Ashley Anderson Brown seconded the motion, which prevailed by the following vote:

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

8. MP24-01; Map 2: Land Use Plan (Future Land Use Map) Amendments - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Ashley Anderson Brown moved to **table** amendment **MP24-01; Map 2: Land Use Plan** (Future Land Use Map) Amendments to the January 20, 2026, Joint City Council and Planning & Zoning Commission meeting to allow time to discuss the proposed changes for properties located in the Crestwood Hollow Addition. Justin Roberts seconded the motion, which prevailed by the following vote:

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

9. Consider the minutes of the October 21, 2025 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Traci Hutton moved to **approve** the minutes of the October 21, 2025 Planning and Zoning Commission meeting. Justin Roberts seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Tiggelaar, Hutton, Parker, Roberts, Kercheval, Anderson Brown
Nays: None
Abstain: Tiggelaar
Approved: 6-0-1

Adjournment

With no further business to discuss, Jason Parker moved to adjourn the meeting at **8:45 p.m.** Traci Hutton seconded the motion, which prevailed by the following vote:

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS 16TH DAY OF DECEMBER 2025.

APPROVED:

CHAIRMAN

ATTEST:

ERICA MAROHNIC
DIRECTOR, PLANNING SERVICES