CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 20, 2026

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

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

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

EXECUTIVE SESSION:

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

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

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

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

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

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

2. Invocation and Pledge of Allegiance: Commissioner Ashley Anderson Brown

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU25-47** (Luxury Garages) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ottis Lee with Baird, Hampton & Brown to amend Conditional Use

Permit CU11-21 (Ordinance No. 2011-050) to reduce the size of a planned business park. This request is specifically to allow 30 private condominium luxury garages with office/flex space. The subject property is located at 1028 and 1030 Texan Trail and is currently zoned “BP”, Business Park District.

4. Planned Development Overlay **PD25-06** (The Reserve at Bear Creek) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jamie Williamson with BB Living requesting to amend the previously approved Planned Development Overlay PD24-01 (Ordinance No. 2024-028) to deviate from, but not be limited to lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height, and to allow front entry garages for lots less than 40-feet in width in conjunction with a townhouse development. This request is for a planned development overlay to amend the previously approved building elevations and reduce building height from three-story to two-story townhomes. The subject property is located at 4201 State Highway 360 and is currently zoned “R-TH”, Townhouse District.

5. Zoning Change Application **Z25-09** (1225 Murrell Road) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by John and Robin Diebold requesting to rezone 1.0 acre from “GU”, Governmental Use District to “R-7.5”, Single-Family Residential District for an existing single-family residential lot.

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

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

CITIZEN COMMENTS

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

CITY COUNCIL PUBLIC HEARING AND RELATED ITEMS

7. City Council to conduct a public hearing relative to the adoption of the Youth Programs Standards of Care.

8. Consider **Ordinance No. 2026-003** amending the Code of Ordinances Chapter 16 Parks and Recreation Section 16-19 by adopting the Youth Programs Standards of Care and take any necessary action.

OLD BUSINESS

9. Consider a one-year extension of Conditional Use Permit **CU24-37** and Planned Development Overlay **PD24-05** (Grapevine Faith Christian School Multipurpose Facility) to construct an additional football field seating (bleachers) and an indoor multi-purpose facility, as well as, a planned development overlay to deviate from, but not be limited to, the maximum height restrictions. The subject property is located at 730 East Worth Street and is currently zoned “R-7.5”, Single-Family Residential District. These requests were approved by City Council on September 17, 2024, however the school is requesting to change the phasing order of the approved project.

NEW BUSINESS

10. Consider a mid-year appointment to fulfill the vacancy of the position of City Health Officer and take any necessary action.

11. Consider **Resolution No. 2026-002** authorizing submission of an application for the State of Texas, Office of the Governor, Edward Byrne Memorial Justice Assistance Grant Program for a programmable electronic turning target system and take any necessary action.

12. Consider **Resolution No. 2026-003** authorizing submission of an application to participate in the State of Texas, Office of the Governor, Bullet-Resistant Components for Law Enforcement Vehicles Grant Program and take any necessary action.

13. Consider **Resolution No. 2026-004** authorizing submission of an application to participate in the State of Texas, Office of the Governor, Victim Assistance, General Direct Services Grant Program for a Victim Service Coordinator, and take any necessary action.

14. Consider **Resolution No. 2026-005** authorizing submission of an application to participate in the State of Texas, Office of the Governor, Violence Against Women Detective Formula Grant Program, and take any necessary action.

15. Consider **Resolution No. 2026-006** authorizing submission of an application to participate in the State of Texas, Office of the Governor, First Responder Mental Health Grant Program, and take any necessary action.

16. Consider a contract for the East Wall Street Drainage Improvement Project with Wright Construction, **Ordinance No. 2026-004** appropriating funds, and take any necessary action.

CONSENT AGENDA

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

17. Consider an annual contract for emergency medical continuing education and medical director services with BEST EMS. Fire Chief recommends approval.

18. Consider an annual contract for emergency medical supplies with Bound Tree Medical, LLC. Fire Chief recommends approval.

19. Consider the renewal of an annual contract for RFP 04-23 for parks janitorial services with PureService Corporation. Director of Parks and Recreation recommends approval.

20. Consider the renewal of the purchase of software and equipment for the lightning warning system from Perry Weather Consulting. Director of Parks and Recreation recommends approval.

21. Consider the replacement of the mariner shade structure over the zero-depth pool at Dove Waterpark with Shade Systems, Inc. Director of Parks and Recreation recommends approval.

22. Consider the replacement fabric for six cantilever cabana structures and four sail shades over the spray pad at Dove Waterpark from USA Shade and Fabric. Director of Parks and Recreation recommends approval.

23. Consider a sole source purchase of portable pitching mound replacement carpet at Oak Grove Ballfields from Porta-Pro Mounds. Director of Parks and Recreation recommends approval.

24. Consider the renewal of Flock camera access from Flock Safety. Police Chief recommends approval.

25. Consider the purchase of fleet services maintenance software annual subscription renewal from Faster Asset Solutions. Director of Public Works recommends approval.

26. Consider the minutes of the January 6, 2026 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

27. Conditional Use Permit **CU25-47** (Luxury Garages) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2026-005** if applicable and take any necessary action.

28. Planned Development Overlay **PD25-06** (The Reserve at Bear Creek) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2026-006** if applicable and take any necessary action.

29. Zoning Change Application **Z25-09** (1225 Murrell Road) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2026-007** if applicable and take any necessary action.

30. Land Use Plan (Future Land Use Map) Amendments **MP24-01** (Map 2) – the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-083** if applicable, regarding the application submitted by the City of Grapevine for property located within 13 defined assessment areas to amend Ordinance No. 87-11 relating to the future land use designations for property on Map 2: Land Use Plan (Future Land Use Map) of the Comprehensive Master Plan and to amend the future land use tables in Subsection E., *Future Land Use*, of Section IV., *Land Use* of the Comprehensive Master Plan to create new future land use designations. ***The public hearing was opened, conducted and closed by the Planning and Zoning Commission and City Council on November 18, 2025. During their meeting, the Commission voted to table this item to the January 20, 2026 meeting and did not make a recommendation to City Council. City Council voted to table consideration of this item in accordance with the Commission's vote to table.***

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 January 14, 2026 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, JANUARY 20, 2026

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: Commissioner Ashley Anderson Brown

JOINT PUBLIC HEARINGS

2. Conditional Use Permit **CU25-47** (Luxury Garages) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ottis Lee with Baird, Hampton & Brown to amend Conditional Use Permit CU11-21 (Ordinance No. 2011-050) to reduce the size of a planned business park. This request is specifically to allow 30 private condominium luxury garages with office/flex space. The subject property is located at 1028 and 1030 Texan Trail and is currently zoned “BP”, Business Park District.

3. Planned Development Overlay **PD25-06** (The Reserve at Bear Creek) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jamie Williamson with BB Living requesting to amend the previously approved Planned Development Overlay PD24-01 (Ordinance No. 2024-028) to deviate from, but not be limited to lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height, and to allow front entry garages for lots less than 40-feet in width in conjunction with a townhouse development. This request is for a planned development overlay to amend the previously approved building elevations and reduce building height from three-story to two-story townhomes. The subject property is located at 4201 State Highway 360 and is currently zoned “R-TH”, Townhouse District.

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

CITIZEN COMMENTS

5. 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.

OLD BUSINESS

6. Land Use Plan (Future Land Use Map) Amendments **MP24-01 (Map 2)** – Consider an application submitted by the City of Grapevine for property located within 13 defined assessment areas to amend Ordinance No. 87-11 relating to the future land use designations for property on Map 2: Land Use Plan (Future Land Use Map) of the Comprehensive Master Plan and to amend the future land use tables in Subsection E., *Future Land Use*, of Section IV., *Land Use* of the Comprehensive Master Plan to create new future land use designations, and make a recommendation to City Council. ***The public hearing was opened, conducted and closed by the Planning and Zoning Commission and City Council on November 18, 2025. During their meeting, the Commission voted to table this item to the January 20, 2026 meeting and did not make a recommendation to City Council. City Council voted to table consideration of this item as a result of the Commission's recommendation.***

NEW BUSINESS

7. Conditional Use Permit **CU25-47** (Luxury Garages) – Consider the application and make a recommendation to City Council.

8. Planned Development Overlay **PD25-06** (The Reserve at Bear Creek) – Consider the application and make a recommendation to City Council.

9. Zoning Change Application **Z25-09** (1225 Murrell Road) – Consider the application and make a recommendation to City Council.

10. Consider the minutes of the December 10, 2025 special Planning and Zoning Commission meeting and the December 16, 2025 regular Planning and Zoning Commission meeting.

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

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on January 14, 2026 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC
City Secretary

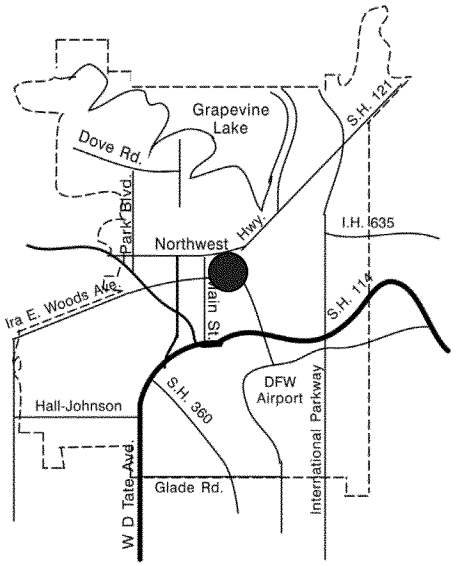
If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary's Office at 817.410.3182 at least 48 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

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

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

MEETING DATE: JANUARY 20, 2026

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU25-47; LUXURY GARAGES



APPLICANT: Baird, Hampton & Brown, Ottis Lee

PROPERTY LOCATION AND SIZE:

The subject properties are addressed as 1028 and 1030 Texan Trail, and platted as Block 3, Lots 1R and 2, Grapevine Station. The properties contain a total of 2.34 acres and have no direct frontage along East Dallas Road or Texan Trail.

REQUESTED CONDITIONAL USE AND COMMENTS:

The subject property at 1028 and 1030 Texan Trail was previously approved for conditional use permit CU11-21 (Ordinance No. 2011-050) allowing a 5.86-acre reduction to the size of a planned business park to accommodate a zone change request for the Grapevine Station multifamily development to the north. However, no specific development plans have moved forward on these two lots to date. This request is for a conditional use permit to amend the previously approved site plans for both lots.

The proposed use for the properties located at 1028 and 1030 Texan Trail is to combine two existing platted lots that have remained undeveloped within the existing planned business park. The combined site will be developed with 30 privately owned, customizable luxury garage/office units. These units are intended to serve individual owners, primarily small business owners and hobbyists who require secure, climate-controlled space for the storage of private collections, including vehicles and similar items. The development will feature modern architectural design and will be sold in a

condominium form of ownership.

The facility will operate as a private development and will not be open to the public. Access to the property will be restricted through controlled, gated entry limited to unit owners and their authorized guests. This controlled access ensures enhanced security and minimizes traffic and activity beyond what is typical for a business park setting, while remaining compatible with the surrounding uses within the district.

No ground signage is planned for the proposed development. The site is set back a significant distance from Texan Trail to the east and East Dallas Road to the south, which may limit its visibility to the public. Furthermore, the development requires a total of 94 parking spaces, 101 spaces will be provided on-site, including those located within and in front of each unit.

PRESENT ZONING AND USE:

1028 and 1030 Texan Trail are both undeveloped except for common drive aisles and public utilities traversing portions of both lots to serve other developed lots within the planned business park 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.

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 – 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.

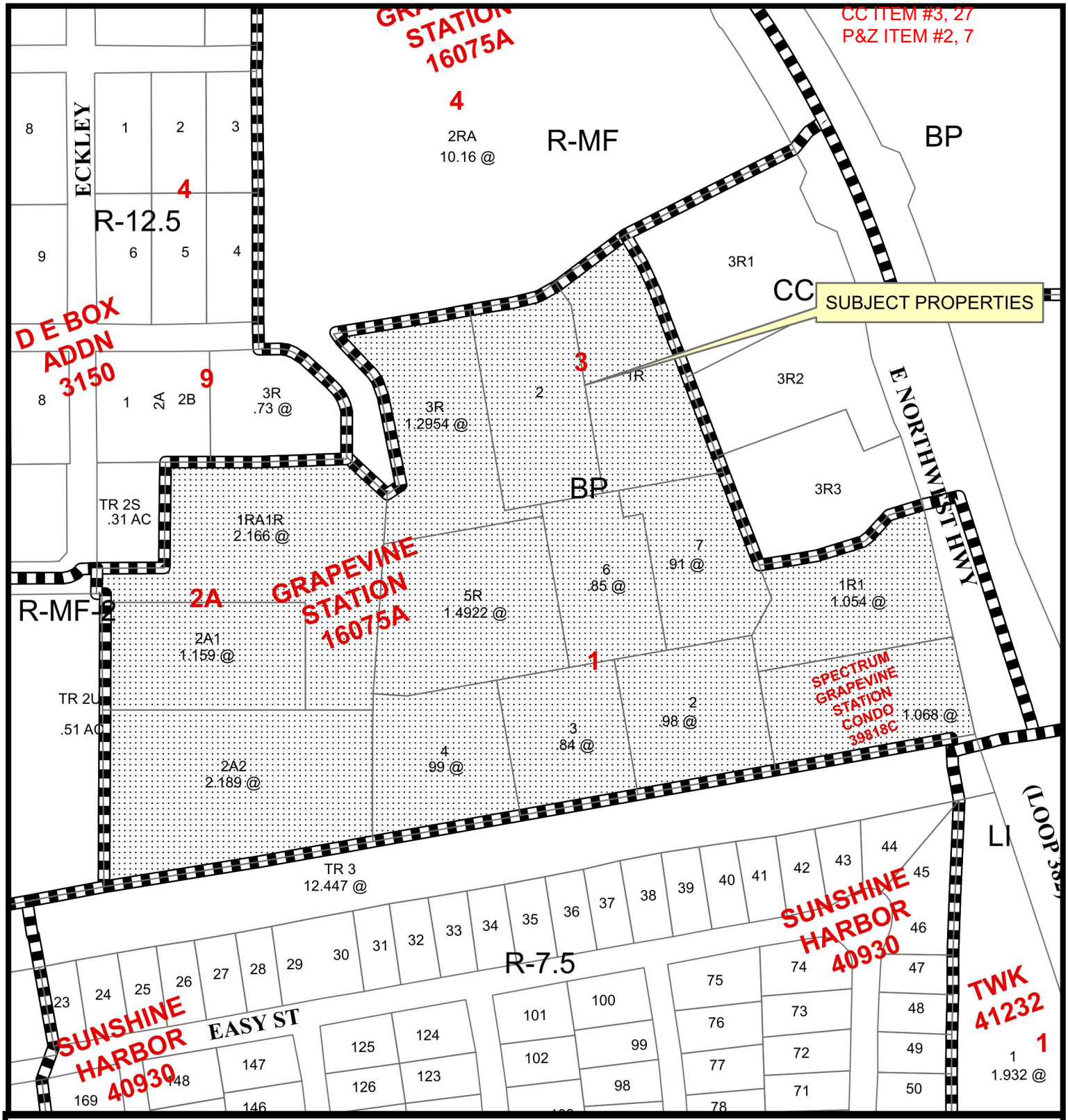
MASTER PLAN APPLICATION:

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



CU25-47; Luxury Garages
GRAPEVINE STATION Block 3 Lot 1R
GRAPEVINE STATION Block 3 Lot 2
1028 Texan Trail & 1030 Texan Trail

Date Prepared: 1/5/2026

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

CC ITEM #3, 27
P&Z ITEM #2, 7

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
Grapevine Station Lot 1R and 2, Block 3

Gross area of parcel (to nearest tenth of acre)
2.3

Street frontage & distance to nearest cross street
Texan Trail

Describe the Proposed Use
Garage Condominiums

Proposed Zoning
CUP BP

Existing Zoning
CUP BP

Future Land Use Designation
Industrial

Subject Property Address
1028/1030 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.

CU 25-47

RECEIVED
NOV 24 2025
By: .....

Property Owner Name James Buchanan- Manager

Property Owner Phone Number 469-858-8887

Company 1028 Texan Trail, LLC/ 1030 Texan Trail, LLC

Address 630 Deforest Ct.

City Coppell State TX Zip Code 75019

Email jhbuchanan@me.com

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Ottis Lee with Baird, Hampton & Brown *(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 11-14-25

STATE OF: TEXAS
COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared JAMES BUCHANEN *(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 14th day of NOVEMBER, 2025

_____

JAMES EDWARD CLARK
Notary Public, State of Texas
My Commission Expires
May 13, 2029
NOTARY ID 125906368

NOTARY PUBLIC in and for the State of Texas

CU25-47
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NOV 24 2025
By: .....

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name Ottis Lee Company Baird, Hampton & Brown

Address 949 Hilltop Dr.

City Weatherford State TX Zip Code 76086

Phone 817-360-0937 Email olee@bhbinc.com

Applicant's Signature Ottis Lee III Date 11/20/25

STATE OF: Texas
COUNTY OF: Parker

BEFORE ME, a Notary Public, on this day personally appeared Ottis Lee III *(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 November, 2025

NIKI LYN BARRETT
Notary Public, State of Texas
Comm. Expires 02-13-2027
Notary ID 131850790

Niki Lyn Barrett
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: 1028 Texan Trail, LLC/ 1030 Texan Trail, LLC

Provide a most recent public information report that includes:

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

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NOV 24 2025
By: .....

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

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

Address of subject property 1028/1030 Texan Trail

Legal description of subject property
Block 3, Lots 1R and 2 Grapevine Station Addition

Kristin L. Turner — Public Works Department

11.25.2025 — Date

RECEIVED
NOV 24 2025
By: .....

CU25-47

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

City of Grapevine

Signage Requirements

Signage Requirements

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

Sign Posting Standards

Zoning signage shall comply with the following standards:

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

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

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

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

Sign Maintenance Standards

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

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

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

CU25-47

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NOV 24 2025
By: .....

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Sign Design Criteria

Signs must be:

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

NOTICE OF PUBLIC HEARING

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

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

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

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

Name Ottis Lee Company Baird, Hampton & Brown

Address 949 Hilltop Dr.

City Weatherford State TX Zip Code 76086

Phone 817-360-0937 Email olee@bhbinc.com

Applicant's Signature Ottis Lee III Date 11/20/25

CU25-47

RECEIVED
NOV 24 2025
By: .....

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

GRAPEVINE STATION
LUXURY GARAGE AND OFFICE DEVELOPMENT
Lots 1R and 2, Block 3 Grapevine Station
Grapevine, Texas

CONCEPT NARRATIVE

We are excited to present a proposal for a luxury garage and office development located at 1030 Texas Trail Grapevine, Texas. This project aims to provide a state-of-the art, customizable storage facility that meets the growing demand for premium storage solutions and personal office or hobby space while enhancing the aesthetic and functional value of the community.

The proposed site on Texan Trail is strategically situated to benefit from close proximity to State Highway 26 and State Highway 114, making it an ideal choice for residents and businesses seeking secure and versatile storage options without negatively impacting the surrounding residents. Our development will seamlessly integrate into the existing landscape, complementing the architectural style of the surrounding area.

Our luxury garages will feature modern design elements and high-quality materials, ensuring a visually appealing structure. These climate-controlled units are designed to accommodate various vehicle types (including luxury cars, RVs, boats) as well as items beyond motor vehicles including recreational equipment, valuable collectibles, and other personal belongings.

These units also provide flexible spaces that can be tailored to meet the specific needs of individuals or small businesses, providing a professional setting for work and creativity. Finally, enhanced security measures, including surveillance cameras and gated access to provide peace of mind for our owners and the surrounding community.

As we move forward, our goal is to confirm that this development aligns with the city's vision for growth and development at this site, ensuring it contributes positively to the community. We are committed to collaborating with the city and its residents throughout the planning and construction process to ensure a successful project that reflects the aspirations of Grapevine.

Developer:
J.B. Buffalo, LLC
Attn: Justin Bosworth
Grapevine, Texas

GRAPEVINE STATION
LUXURY GARAGE AND OFFICE DEVELOPMENT
Lots 1R and 2, Block 3 Grapevine Station Grapevine,
Texas

Dear Planning Department and City Council,

We are pleased to submit this narrative in support of our proposed luxury garage and office condominium development located at 1030 Texan Trail in Grapevine, Texas. This project is designed to meet the growing regional demand for secure, high-quality storage and small office/hobby workspace while enhancing the long-term value and functionality of the site.

Project Overview

The development will consist of privately owned, customizable garage / office units intended for individuals, collectors, small business owners, and hobbyists who require secure, climate-controlled space. Each unit may be tailored by the owner to support vehicle storage, light office use, creative workspace, or other non-residential, non-public purposes consistent with city requirements.

Our intent is to create a well-designed, well-managed facility that elevates the property with high-end architecture, premium materials, and a unified aesthetic that complements nearby commercial and residential uses. These are private-use units, not open to the general public, which significantly limits traffic and operational impact.

Location & Compatibility

The site on Texan Trail offers excellent accessibility, with immediate connectivity to State Highway 26 and State Highway 114, making it an ideal location for Grapevine residents, local businesses, and traveling professionals. The development has been thoughtfully planned to respect the character of the corridor, with building materials, landscaping, and architectural style selected to blend seamlessly with nearby structures.

Because all units are privately owned and access is controlled, the development will generate minimal noise, limited traffic, and no negative impact on adjacent properties. The proposed use is low-intensity, predictable, and fully consistent with the surrounding commercial context.

Design & Features

The luxury garage condominiums will feature:

- Modern architectural design using high-quality stone, metal, and masonry elements;
- Climate-controlled units suitable for long-term protection of vehicles and valuables;
- Private restrooms and mezzanine areas, depending on unit configuration;
- Flexible interior layouts for personal office, workshop, hobby space, or vehicle display;
- Durable construction engineered to exceed typical storage and light-use building standards; and
- Professionally maintained site including landscaping, lighting, and shared amenities.

Primary uses include storage of luxury automobiles, off-road vehicles, RVs, boats, recreational

equipment, and personal collections, as well as private workspace for hobbies, light office operations, and similar low-impact activities.

No industrial, automotive repair, commercial retail, or high-traffic operations will be permitted.

Security & Management

Safety and security are core priorities of this project. The development will include:

- Controlled gated access for property owners;
- 24/7 surveillance cameras placed throughout the site;
- Well-lit drive aisles and building perimeters; and
- Professional property management overseeing operations, maintenance, and compliance.

These measures ensure a safe and orderly environment for all owners while also benefiting nearby properties.

Community Benefit & Alignment with Grapevine's Vision

We believe this project represents a strong long-term investment in the Texan Trail corridor. The development will:

- Attract owners who value and contribute to the community;
- Improve a currently underutilized site with high-quality construction;
- Generate tax revenue without generating high demand on city services; and
- Support Grapevine's economic development strategy by offering flexible space for residents, small businesses, and collectors.

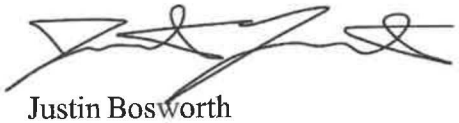
As we move forward, we are committed to collaborating closely with the City of Grapevine to ensure full alignment with planning goals, zoning requirements, and community expectations. Our team welcomes feedback and looks forward to delivering a project that the city and its residents can be proud of.

Conclusion

We respectfully request the City's consideration of this project and look forward to continuing our partnership throughout the approval, design, and construction process. We are confident that this luxury garage condominium development will serve as a valuable addition to Grapevine—both functionally and aesthetically—and will meet the evolving needs of the community.

Thank you for your time and thoughtful review.

Sincerely,



Justin Bosworth
Luxury Garages of Grapevine, LLC

CU25-47

GRAPEVINE STATION GARAGE CONDOMINIUMS CU25-47

BEING a tract of land situated in the E. Moore Survey, Abstract Number 1029, City of Grapevine, Tarrant County, Texas, and being all of Lots 1R, and 2, Block 3, Grapevine Station, an addition to the City of Grapevine, Tarrant County, Texas, as shown on the plat recorded in Cabinet A, Slide 10336, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83):

BEGINNING at a found x-cut in concrete for the southeast corner of said Lot 1R, same being the northeast corner of Lot 7, Block 1, Grapevine Station, an addition to the City of Grapevine, Tarrant County, Texas, as shown on the plat recorded in Cabinet A, Slide 9163 (P.R.T.C.T), and also being on the west line of Lot 3R3, Block 4, Grapevine Station, an addition to the City of Grapevine, Tarrant County, Texas, as shown on the plat recorded in Instrument Number D214174402, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T);

THENCE South 80°00'14" West, with the common line between said Lot 1R and said Lot 7, passing at a distance of 161.59 feet, the common corner of said Lot 7 and Lot 6, Block 1, of said Grapevine Station, and now continuing with the common line between said Lot 1R and Lot 6, passing at a distance of 187.65 feet, the common corner of said Lot 1R and aforementioned Lot 2, Block 2, and now continuing with the common line between said Lot 2 and said Lot 6, passing at a distance of 282.09 feet, the common corner of said Lot 6 and Lot 5R, Block 1, of Grapevine Station, an addition to the City of Grapevine, Tarrant County, Texas, as shown on the plat recorded in Instrument Number D219064427 (O.P.R.T.C.T.), and now with the common line between said Lot 2 and said Lot 5R, in all, for a total distance of 337.65 feet for the southwest corner of said Lot 2, same being the southeast corner of Lot 3R, Block 3, of aforementioned Grapevine Station;

THENCE North 9°59'46" West, with the common line between said Lot 2 and said Lot 3R, a distance of 310.00 feet for the common corner of said Lot 2 and said Lot 3R, and being on the south line of Lot 2RA, Block 4, Grapevine Station, an addition to the City of Grapevine, Tarrant County, Texas, as shown on the plat recorded in Instrument Number D213084959 (O.P.R.T.C.T.);

THENCE with the common line between said Lot 2 and said Lot 2RA, the following courses and distances:

North 80°00'14" East, a distance of 75.69 feet;

along a curve to the left, having a central angle of 27°19'29", a radius of 100.00 feet, an arc distance of 47.69 feet, and a chord which bears North 66°20'28" East, a distance of 47.24 feet;

CU25-47

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North 52°40'41" East, passing at a distance of 13.25 feet, the common corner of said Lot 2 and aforementioned Lot 1R, and now continuing with the common line of said Lot 1R and Lot 2RA, in all, for a total distance of 60.44 feet;

THENCE with the common line between said Lot 1R and said Lot 2RA, the following courses and distances:

along a curve to the right, having a central angle of 10°10'52", a radius of 100.00 feet, an arc distance of 17.77 feet, and a chord which bears North 57°45'31" East, a distance of 17.75 feet;

North 62°51'27" East, a distance of 66.09 feet for the northeast corner of said Lot 1R, same being the northwest corner of Lot 3R1, Block 4, of aforementioned Grapevine Station;

THENCE with the common line between said Lot 1R and said Lot 3R1, the following courses and distances:

South 31°16'14" East, a distance of 33.48 feet;

along a curve to the right, having a central angle of 10°29'04", a radius of 300.00 feet, an arc distance of 54.90 feet, and a chord which bears South 26°01'41" East, a distance of 54.82 feet;

South 20°47'07" East, passing at a distance of 146.33 feet, the common corner of said Lot 3R1 and Lot 3R2, Block 4, of aforementioned Grapevine Station, and now continuing with the common line between said Lot 1R and said Lot 3R2, passing at a distance of 276.61 feet, the common corner of said Lot 3R2 and aforementioned Lot 3R3, and now continuing with the common line between said Lot 1R and said Lot 3R3, in all, for a total distance of 296.46 feet to the **POINT OF BEGINNING** and containing 102,016 square feet or 2.342 acres of land, more or less.

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By: .....

CC ITEM #3, 27
P&Z ITEM #2, 7

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

Filing Fee: $300

Certificate of Formation
Limited Liability Company

Filed in the Office of the Secretary of State of Texas
Filing #: 803431216 09/27/2019
Document #: 916463410002
Image Generated Electronically for Web Filing

Article 1 - Entity Name and Type

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

1028 Texan Trail LLC

Article 2 – Registered Agent and Registered Office

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

OR

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

Name:
James Howard Buchanan

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

Street Address:
630 Deforest Ct. Coppell TX 75019

Consent of Registered Agent

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

OR

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

Article 3 - Governing Authority

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

OR

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

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

Managing Member 1: **James Howard Buchanan** Title: **Managing Member**

Address: **630 Deforest Ct. Coppell TX, USA 75019**

Article 4 - Purpose

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

Supplemental Provisions / Information

CU25-47

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By: .....

CC ITEM #3, 27
P&Z ITEM #2, 7

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

Filing Fee: $300

Certificate of Formation
Limited Liability Company

Filed in the Office of the Secretary of State of Texas
Filing #: 804886211 01/18/2023
Document #: 1214511880008
Image Generated Electronically for Web Filing

Article 1 - Entity Name and Type

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

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Article 2 – Registered Agent and Registered Office

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OR

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Name:
James Howard Buchanan

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

Street Address:
630 Deforest Court Coppell TX 75019

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

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Article 3 - Governing Authority

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

OR

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

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

Manager 1: **James Howard Buchanan** Title: **Manager**

Address: **630 Deforest Court Coppell TX, USA 75019**

Article 4 - Purpose

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

Supplemental Provisions / Information

CU25-47

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NOV 24 2025
By: .....

ORDINANCE NO. 2026-005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-47 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU11-21 (ORDINANCE NO. 2011-050) ALLOWING A 5.86-ACRE REDUCTION TO THE SIZE OF A PLANNED BUSINESS PARK. THIS REQUEST IS SPECIFICALLY TO ALLOW THE CONSTRUCTION OF 30 PRIVATE OFFICE/WAREHOUSE UNITS IN THREE (3) BUILDINGS ON ONE LOT 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 CU25-47 to amend the previously approved site plan for conditional use permit CU11-21 (ORD. 2011-50) allowing a 5.86 acres reduction to the size of a planned business park. This request is specifically to allow the construction of 30 private office/warehouse units in three (3) buildings on one lot in a district zoned "BP", Business Park District; within the following described property: Block 3, Lots 1R and 2, Grapevine Station 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 20th day of January 2026.

APPROVED:

_____
William D. Tate
Mayor

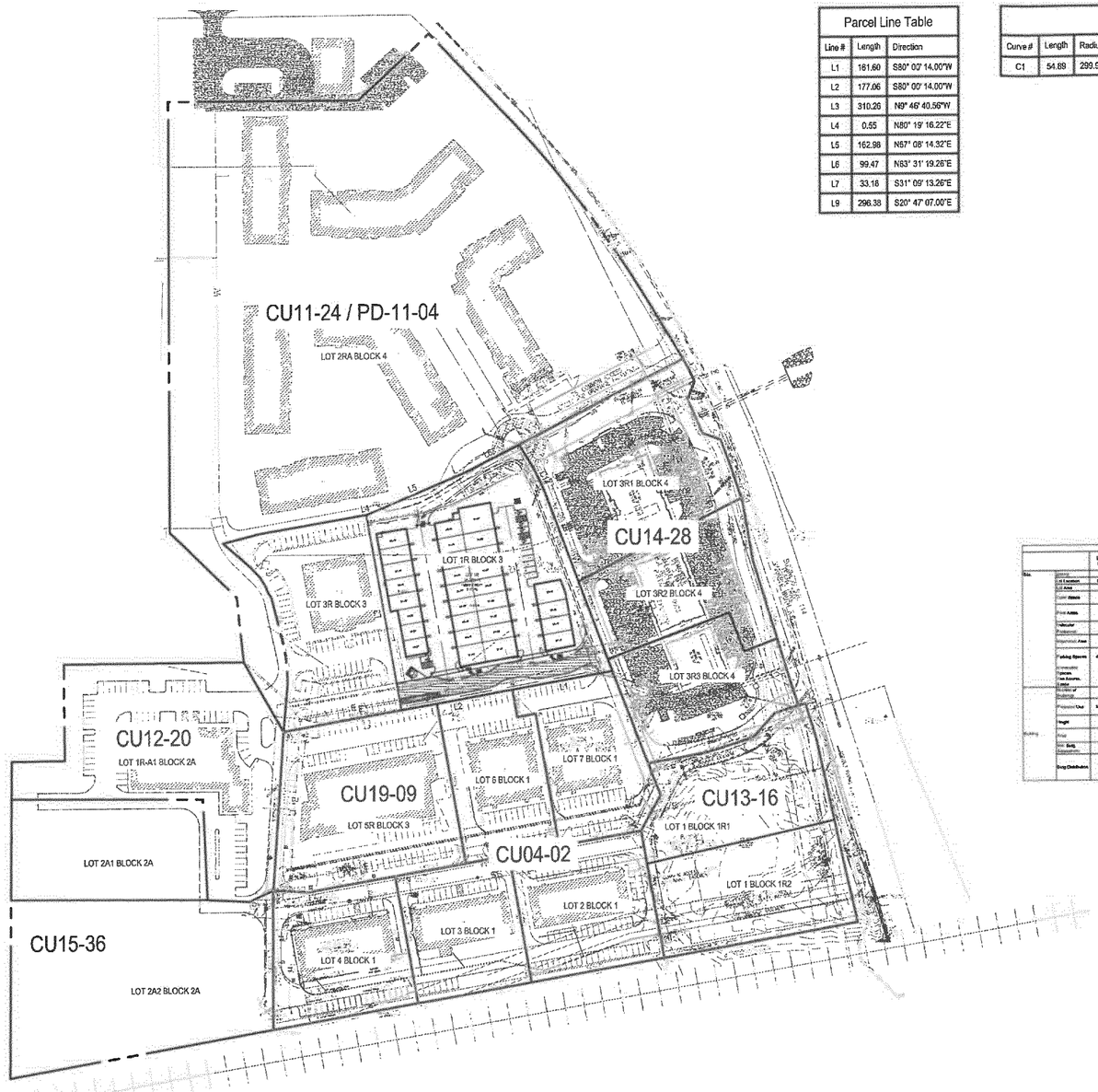
ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

FOR REVIEW PURPOSES ONLY

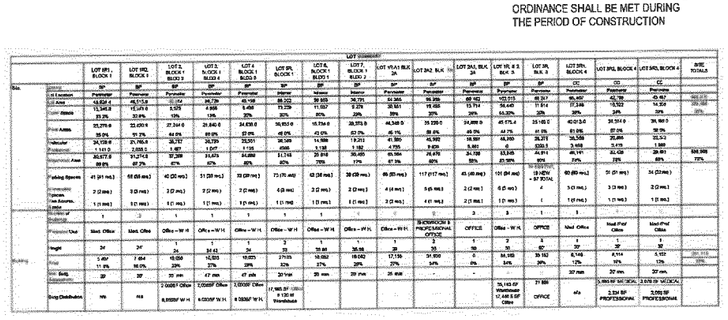


Parcel Line Table		
Line #	Length	Direction
L1	181.60	S80° 00' 14.00"W
L2	177.06	S80° 00' 14.00"W
L3	310.26	N9° 46' 40.56"W
L4	0.55	N80° 19' 16.22"E
L5	162.98	N57° 08' 14.32"E
L6	99.47	N83° 31' 19.26"E
L7	33.16	S31° 09' 13.26"E
L9	296.38	S20° 47' 07.00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	54.69	299.96	10.48	S26° 01' 41"E	54.61

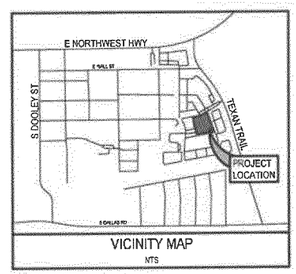
STANDARD SITE PLAN NOTES:

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



	LOT 6R1, BLOCK 1	LOT 6R2, BLOCK 1	LOT 6, BLOCK 1, BLDG 3	LOT 7, BLOCK 1, BLDG 4	LOT 8, BLOCK 1, BLDG 5	LOT 9R, BLOCK 1	LOT 8, BLOCK 1, BLDG 1	LOT 7, BLOCK 1, BLDG 2	LOT 1R-A1 BLK 2A	LOT 2A2, BLK 1R	LOT 2A1, BLK 2A	LOT 1R, B 3, BLK 3	LOT 3R, BLK 3	LOT 3R1, BLOCK 4	LOT 3R2, BLOCK 4	LOT 3R3, BLOCK 4	BASE TOTALS
Use	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	CC	CC	CC	
Lot Location	Perimeter	Perimeter	Perimeter	Perimeter	Perimeter	Interior	Interior	Interior	Perimeter	Perimeter	Perimeter	Perimeter	Perimeter	Freeway	Freeway	Freeway	
Lot Area	14,537 sf 0.334 ac	45,713 sf 1.049 ac	31,154 0.715 ac	26,739 0.614 ac	45,198 1.038 ac	88,502 2.032 ac	59,933 1.376 ac	56,170 1.289 ac	91,566 2.102 ac	95,488 2.192 ac	69,140 1.587 ac	103,515 2.377 ac	81,917 1.880 ac	45,457 1.043 ac	45,457 1.043 ac	45,457 1.043 ac	466,010 10.698
Lot Area %	3.12%	9.81%	6.69%	5.74%	9.70%	18.99%	12.86%	12.05%	19.65%	20.49%	14.84%	22.21%	17.58%	9.75%	9.75%	9.75%	100%
Floor Area	10,279.0	23,420.0	27,354.0	24,845.0	24,439.0	56,853.0	15,734.0	28,373.0	44,348.0	35,226.0	24,889.0	41,676.4	33,182.0	40,913.0	34,514.0	34,160.0	
	70.7%	51.2%	87.8%	92.9%	87.0%	64.2%	43.0%	50.5%	48.4%	36.9%	36.0%	40.3%	40.5%	90.0%	75.9%	75.1%	
Vehicular Pavement	34,038.6 1,141.2	21,765.4 2,668.1	26,757 1,467	24,579 1,047	23,501 1,135	36,649 2,666	14,569 3,138	19,213 1,182	41,580 4,755	43,587 2,424	19,997 5,881	48,260 0	35,273 2,530.1	35,266 3,468	35,266 3,470	35,266 1,987	
Impervious Area	35,179.8	24,433.5	28,224	25,626	24,636	39,315	17,707	20,395	46,335	46,011	25,878	48,260	37,803	38,734	38,736	37,253	466,990
	69.6%	47.7%	67%	67%	68%	60%	70%	77%	67.5%	60%	55%	61.59%	60%	73%	73%	69%	73%
Parking Spaces	41 (41 min.)	68 (68 min.)	40 (40 min)	31 (28 min.)	39 (39 min.)	73 (75 min)	62 (54 min)	39 (39 min.)	89 (89 min.)	117 (117 min.)	45 (45 min)	101 (94 min)	59 HDEV + 37 SOVAC	60 (60 min.)	31 (31 min.)	34 (32 min.)	
Accessible Spaces (Van Accessible)	2 (2 min.)	3 (3 min.)	2 (2 min.)	2 (2 min.)	2 (2 min.)	4 (4 min.)	2 (2 min.)	2 (2 min.)	4 (4 min.)	5 (5 min.)	2 (2 min.)	5 (5 min.)	4	3 (3 min.)	3 (3 min.)	2 (2 min.)	
	1 (1 min.)	1 (1 min.)	1 (1 min.)	1 (1 min.)	1 (1 min.)	1 (1 min.)	1 (1 min.)	1 (1 min.)	2 (2 min.)	2 (2 min.)	1 (1 min.)	1 (1 min.)	1	1 (1 min.)	1 (1 min.)	1 (1 min.)	
Loading/ Service Bays	1	2	1	1	1	1	1	1	1	1	1	3	1	1	1	1	
Proposed Use	Mech. Office	Mech. Office	Office + W/H	Office + W/H	Office + W/H	Office - W/H	Office - W/H	Office + W/H	Office + PKG	Office + W/H	BADMINTON & PROFESSIONAL OFFICE	OFFICE	Office	OFFICE	Mech/Prof Office	Mech/Prof Office	
Height	24'	24'	24'	24'-11"	24'	25'	18.66'	18.66'	28'	25'	25'	25'	25'	30'	30'	30'	
Floor	1 AM 11.7%	1 AM 18.0%	1 AM 23%	1 AM 21%	1 AM 20%	1 AM 32%	1 AM 18.66'	1 AM 18.66'	1 AM 23%	1 AM 21%	1 AM 20%	1 AM 34.18%	1 AM 30%	1 AM 6,144 13%	1 AM 6,144 17%	1 AM 6,144 17%	29K-31K 33%
Min. Bldg. Separation	20'	20'	20' min	47' min	47' min	20' min	20' min	20' min	20' min	-	-	-	-	20' min	20' min	20' min	
Occupancies			2 OVER 1 Office	2 OVER 1 Office	2 OVER 1 Office	2 OVER 1 Office						76,100 SF Warehouse/ 17,440 S SF Office	21 BR		3,850 SF MEDICAL	3,870 SF MEDICAL	
Bldg Distribution	n/a	n/a	8,000SF W/H	4,000SF W/H	8,000SF W/H	17,880 SF Office/ 9,130 SF Warehouse							OFFICE	n/a	3,254 SF PROFESSIONAL	3,000 SF PROFESSIONAL	

JAN 12 2026



VICINITY MAP
NTS

CASE NAME: LUXURY GARAGES
CASE NUMBER: CU25-47
LOCATION: 1028 AND 1030 TEXAN TRAIL

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 1 OF 13

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

PLANNING SERVICES DEPARTMENT

THE PURPOSE OF THIS CONDITIONAL USE REQUEST IS TO ALLOW FOR THE DEVELOPMENT OF 30 CONDOMINIUM PRIVATE LUXURY GARAGES WITH OFFICE/FLEX SPACE ON ONE LOT ON 2.34 ACRES WITHIN AN EXISTING PLANNED BUSINESS PARK.

NOT FOR CONSTRUCTION
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PREPARED BY:

BAIRD, HAMPTON & BROWN
engineering and surveying
949 Hilltop Drive, Weatherford, TX 76086
mail@bhbinc.com • 817.596.7575 • bhbinc.com
TBPELS Firm #44, #10194146

PREPARED FOR:

OWNER: JAMES BUCHANAN- MANAGER
COMPANY: 1028 TEXAS TRAIL, LLC/ 1030 TEXAN TRAIL, LLC
PHONE: 469-858-8887
ADDRESS: 630 DEFOREST CT.,
COPPELL, TX 75019

MASTER SITE PLAN
for
GRAPEVINE GARAGE CONDOMINIUMS
Lot 1R, Block 3, GRAPEVINE STATION ADDITION
Ab. No. 1029
City of Grapevine, Tarrant County, Texas
2.342 acres
Zone: "BP" Business Park
Date of Preparation: December 9, 2025

12.30.2025 11:39AM P:\job\2025\810\059 Grapevine Garage Condom\Autosit\01 Design & Drafting\02 Civil\04 Exhibit_CUP\2025.810.059_MASTER SITE PLAN.dwg MASTER SITE PLAN

FOR REVIEW PURPOSES ONLY

LOT 2RA
BLOCK 1
ZONING: R-MF

6' TALL SCREENING FENCE AND SLIDING GATE

PROPOSED KNOX BOX LOCATION

EX PARKING

PROPOSED FIRE ROOM

LOT 5R
BLOCK 1
ZONING: BP
1.60 AC

BLDG A
8429 SQ FT
STORAGE & OFFICE SPACE

BLDG B
21866 SQ FT
STORAGE & OFFICE SPACE

LOT 1R
BLOCK 3
102017.52 SQ FT
2.342 AC

BLDG C
4688 SQ FT
STORAGE & OFFICE SPACE

PROPOSED KNOX BOX LOCATION

UNIT CALL BOX

CLUSTER MAILBOX

PROPOSED DUMPSTER AND ENCLOSURE

LOADING ZONE

ACCESS, UTILITY AND DRAINAGE EASEMENT

FIRE LANE

EX PARKING

LOT 3R1
BLOCK 4
ZONING: CC
1.502 AC

LOT 3R2
BLOCK 4
ZONING: CC
0.981 AC

LOT 3R3
BLOCK 4
ZONING: CC
0.398 AC

LOT 7
BLOCK 1
ZONING: BP
0.96 AC

LOT 3
BLOCK 1
ZONING: BP
0.84 AC

E. MOORE SURVEY
A - 1029

Site Parking Table	
1st Story Use:	Warehouse & Enclosed Storage, Wholesale or Manufacturing Operation
1st Story Parking Requirement Per Unit:	1 Space(s) Per 1,000 Square Feet of Floor Area
1st Story Units Provided:	34,883 Square Feet of Floor Area
1st Story Required Parking:	35
2nd Story Use:	Office, General
2nd Story Parking Requirement Per Unit:	1 Space(s) Per 300 Square Feet of Floor Area
2nd Story Units Provided:	17,447 Square Feet of Floor Area
2nd Story Required Parking:	59
Overall Use:	100% Warehouse/Storage w/ 50% of First Story Floor Area Dedicated as Private Office and the Second Story as Office, General
Parking Requirement Per Unit:	1 Space(s) Per 300 Square Feet of Floor Area
Units:	34,883 Square Feet of Floor Area
Required Parking:	94
Parking Provided:	101
Parking Differential:	7 Spaces Overparked
Note:	100% Floor Area = Warehouse/Storage 50% Floor Area = Office/ General * Each stall is counted as 2 interior spaces, and 1 external standard parking space

STANDARD SITE PLAN NOTES:

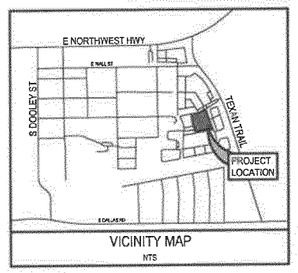
1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE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

N
W E
S

0 20 40 60

GRAPHIC SCALE: 1" = 20'-0" (22"x34")
1" = 40'-0" (11"x17")

RECEIVED
JAN 12 2026



VICINITY MAP
NTS

CASE NAME: LUXURY GARAGES
CASE NUMBER: CU25-47
LOCATION: 1028 AND 1030 TEXAN TRAIL

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 2 OF 13

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

PLANNING SERVICES DEPARTMENT

THE PURPOSE OF THIS CONDITIONAL USE REQUEST IS TO ALLOW FOR THE DEVELOPMENT OF 30 CONDOMINIUM PRIVATE LUXURY GARAGES WITH OFFICE/FLEX SPACE ON ONE LOT ON 2.34 ACRES WITHIN AN EXISTING PLANNED BUSINESS PARK.

Item	Required	Provided
GENERAL SITE DATA		
Zoning (from zoning map)	BP – Business Park District	BP – Business Park District
Land Use (from Zoning Ordinance; include all applicable uses)	Business Park uses including enclosed office, professional services, light manufacturing, warehousing (enclosed), hotel, restaurant (inside dining), financial institutions, etc., per Sec. 32.A-C	Office / Warehouse
Total Lot Area (square feet and acres)	Minimum 87,000 square feet	102,020 square feet
Real Floor – Building (sq/gross area (square feet)	Not to exceed 65% building coverage of lot area	46,183 square feet (approximately 34% coverage)
Total Building Area (square feet)	Limited to max building coverage and FAR limited to coverage	52,338.5 square feet
Building Height (feet / # stories)	Max 35 feet	30 feet / 2 stories
Floor Area Ratio (ratio n:n/1) (open space / square feet)	Not explicitly stated; governed by 65% max building coverage	0.51:1
RESIDENTIAL UNITS	Not permitted (all commercial enclosed)	0 square feet
Building Distance Separation	Not applicable	Not applicable
# of Studios / Efficiencies – Minimum Unit Size	Not applicable	Not applicable
# of 1 Bedrooms – Minimum Unit Size	Not applicable	Not applicable
# of 2 Bedrooms – Minimum Unit Size	Not applicable	Not applicable
# of 3 Bedrooms – Minimum Unit Size	Not applicable	Not applicable
Total Units Count	Not applicable	Not applicable
Residential Density (Units / Net Acre min.*)	Not applicable	Not applicable
PARKING		
Parking Ratio (from Zoning Ordinance)	Per Sections 56 and 58 of the Zoning Ordinance	101 parking spaces provided (94 spaces required)
Accessible Parking (# of spaces)	Per ADA / TDLR standards	5 accessible spaces provided (5 required), including 1 van-accessible space (1 required)

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TBPELS Firm #44, #10194146

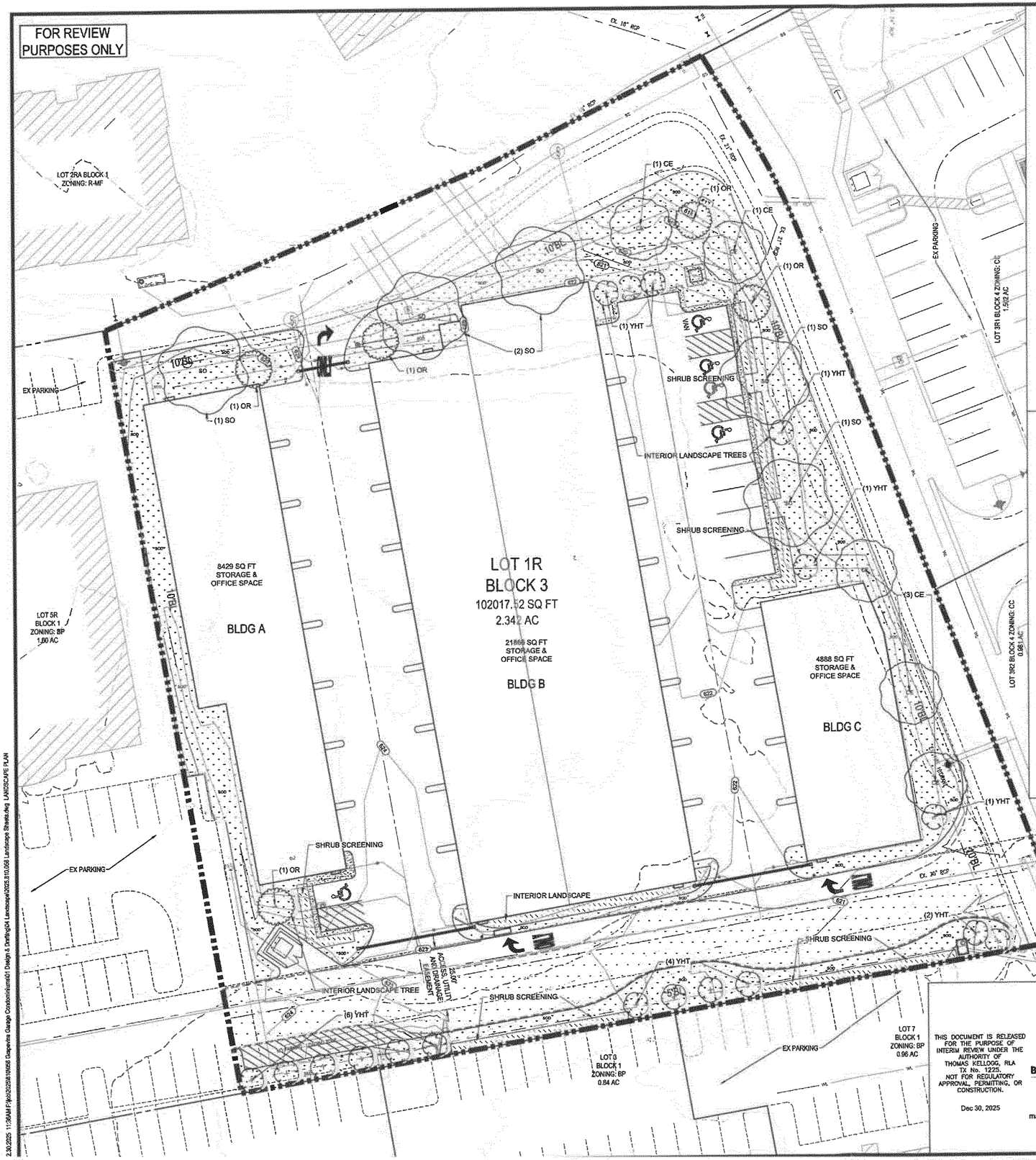
PREPARED FOR:

OWNER: JAMES BUCHANAN- MANAGER
COMPANY: 1028 TEXAS TRAIL, LLC/ 1030 TEXAN TRAIL, LLC
PHONE: 469-855-8887
ADDRESS: 630 DEFOREST CT., COPPELL, TX 75019

DIMENSIONAL CONTROL SITE PLAN
for
GRAPEVINE GARAGE CONDOMINIUMS
Lot 1R, Block 3, GRAPEVINE STATION ADDITION
Ab. No. 1029
City of Grapevine, Tarrant County, Texas
2.342 acres
Zone: "BP" Business Park
Date of Preparation: December 9, 2025

12.30.2025 11:28AM P:\job\2025\810569 Grapevine Garage Condominiums\001 Design & Drafting\02 Civil\04 Exhibits_CUP2025-810-356_SITE PLAN.dwg CONCEPTUAL SITE PLAN

FOR REVIEW PURPOSES ONLY



PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	SPREAD
DECIDUOUS TREES						
	5	CEDAR ELM	Ulmus crassifolia	3" Cal.	12' - 14'	4' - 6'
	5	SHUMARD OAK	Quercus shumardii	3" Cal.	12' - 14'	4' - 8'
EVERGREEN TREES						
	18	YAUPON HOLLY	Ilex vomitoria	30 gal.	6' - 8'	5' - 7'
ORNAMENTAL TREES						
	5	OKLAHOMA REDBUD	Cercis canadensis texensis 'Oklahoma'	30 gal.	10' - 12'	5' - 7'

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME
SHRUB AREAS	1,750 sf	SHRUB AREA	Shrub Area
SOD/SEED	17,842 sf	BERMUDA GRASS	Cynedon dactylon
MATERIALS	581 sf	DECOMPOSED GRANITE	Decomposed Granite

LINE TYPE
- EXISTING CONTOUR
- PROPOSED CONTOUR

RECEIVED
JAN 12 2026

GRAPHIC SCALE: 1" = 20'

Landscape Plan Data Summary Table

Item	*Required*	*Proposed*
Landscape Area		
Landscape Perimeter Area (square feet)	8,032.2 S.F.	8,032.2 S.F.
Interior Landscape Area-Parking Lot Landscaping (square feet)	3,284.6 S.F.	3,319.9 S.F.
Additional Interior Landscape Area	N/A	N/A
Other Landscape Area within the lot (square feet)	N/A	8,752.9 S.F.
Total Landscape Area	11,316.2 S.F.	20,105 S.F.
Impervious Area		
Building Footprint Area (square feet)		35,183 S.F.
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)		46,574 S.F.
Other Impervious Area		N/A
Total Open Space (square feet and percentage)		18,072 S.F./17.72%
Total Impervious Area (square feet and percentage)		83,843 S.F./82.28%

LANDSCAPE REQUIREMENTS FOR NON-VEHICULAR OPEN SPACE

Total site area	102,015 SQ. FT.
Feature landscape area required (15% of the total site area)	15,302.25 SQ. FT
Feature landscape area provided	20,105 SQ. FT.
Percentage of site in vehicular open space	47.8%
Trees ratio per non-vehicular open space: 1 Tree/2,500 SQ. FT	
Non-vehicular open space provided	20,105 SQ. FT
Non-vehicular open space trees required	8
Non-vehicular open space trees provided	13

PERIMETER LANDSCAPING

Total Perimeter Length	550 LF
Trees Required: one (1) tree for each fifty (50) linear feet	11
Trees Provided:	11

INTERIOR LANDSCAPING – PARKING LOT

Gross parking area	32,848.6 SQ. FT
Interior landscape area required (Minimum 10% of gross parking area)	3,284.6 SQ. FT.
Interior landscape area provided	3,319.9 SQ. FT.
Trees required (1 per 400 sq. ft. of required interior landscape area)	8
Trees Provided	9

CITY OF GRAPEVINE STANDARD NOTES FOR LANDSCAPE PLANS

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

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

3. ANY LANDSCAPING WITHIN A VISIBILITY TRIANGLE MUST BE LIMBED UP TO CREATE UNOBSTRUCTED CROSS-VISIBILITY AT A LEVEL BETWEEN THREE (3) AND SIX (6) FEET.

MAINTENANCE: THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION SYSTEMS, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE. AUTOMATIC IN-GROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORY CAPABILITY SHALL BE PROVIDED FOR ALL REQUIRED LANDSCAPE.

IRRIGATION NOTE: ALL NEW LANDSCAPED AREAS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSORS. SYSTEM SHALL BE DESIGNED BY A TEXAS LICENSED IRRIGATOR, AND INSTALLED BY A TEXAS LICENSED IRRIGATION INSTALLER. DESIGN AND INSTALLATION SHALL CONFORM TO ALL CURRENT TEXAS COMMISSION on ENVIRONMENTAL QUALITY REQUIREMENTS, AND OTHER APPLICABLE CODES. LICENSED IRRIGATION CONTRACTOR SHALL PREPARE PLANS SHOWING ALL ASPECTS OF THE IRRIGATION SYSTEM, INCLUDING PLACEMENT OF WATER SOURCE.

NOTE: LIGHT FIXTURES EXCLUDING ACCENT LIGHTING OF ARCHITECTURAL BUILDING FEATURES AND LIGHTING OF PUBLIC ART OR PUBLIC MONUMENTS SHALL BE MOUNTED NO HIGHER THAN THE HIGHEST POINT OF THE PRIMARY STRUCTURE OF THE PROPERTY. IN NO CASE SHALL LIGHT POLES BE GREATER THAN 30 FEET IN HEIGHT.

CASE NAME: LUXURY GARAGES
CASE NUMBER: CU25-47
LOCATION: 1028 AND 1030 TEXAN TRAIL

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 3 OF 13

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VICINITY MAP
NTS

PREPARED BY:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF THOMAS KELLOGG, RLA TX No. 12251. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

Dec 30, 2025

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TBPELS Firm #44, #10194146

PREPARED FOR:

OWNER: JAMES BUCHANAN- MANAGER
COMPANY: 1028 TEXAS TRAIL, LLC/
1030 TEXAN TRAIL, LLC
PHONE: 469-858-6887
ADDRESS: 630 DEFOREST CT.,
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LANDSCAPE PLAN
for
GRAPEVINE GARAGE CONDOMINIUMS
Lot 1R, Block 3, GRAPEVINE STATION ADDITION
Ab. No. 1029
City of Grapevine, Tarrant County, Texas
2.342 acres
Zone: "BP" Business Park
Date of Preparation: December 9, 2025

2.30.2025 11:36AM F:\Jobs\2025\25195\05 Grapevine Garage Condominiums\01 Design & Drafting\04 Landscape\2025.10.056 Landscape Sheets.dwg LANDSCAPE PLAN

FOR REVIEW
PURPOSES ONLY

PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	SPREAD
DECIDUOUS TREES						
	5	CEDAR ELM	Ulmus crassifolia	3" Cal.	12' - 14'	4' - 6'
	5	SHUMARD OAK	Quercus shumardii	3" Cal.	12' - 14'	4' - 6'
EVERGREEN TREES						
	18	YAUPON HOLLY	Ilex vomitoria	30 gal.	6' - 8'	5' - 7'
ORNAMENTAL TREES						
	5	OKLAHOMA REDBUD	Cercis canadensis texensis 'Oklahoma'	30 gal.	10' - 12'	5' - 7'

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME
SHRUB AREAS			
	1,750 sf	SHRUB AREA	Shrub Area
SOD/SEED			
	17,642 sf	BERMUDA GRASS	Cynodon dactylon
MATERIALS			
	581 sf	DECOMPOSED GRANITE	Decomposed Granite

LINE TYPE

EXISTING CONTOUR

PROPOSED CONTOUR

CITY OF GRAPEVINE STANDARD NOTES FOR LANDSCAPE PLANS

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

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

3. ANY LANDSCAPING WITHIN A VISIBILITY TRIANGLE MUST BE LIMBED UP TO CREATE UNOBSTRUCTED CROSS-VISIBILITY AT A LEVEL BETWEEN THREE (3) AND SIX (6) FEET.

DESIGN/BUILD IRRIGATION NOTES

1. ALL NEW LANDSCAPED AREAS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSORS. SYSTEM SHALL BE DESIGNED BY A TEXAS LICENSED IRRIGATOR, AND INSTALLED BY A TEXAS LICENSED IRRIGATION INSTALLER. DESIGN AND INSTALLATION SHALL CONFORM TO ALL CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REQUIREMENTS, CITY REQUIREMENTS, AND OTHER APPLICABLE CODES.
2. THE CONTRACTOR SHALL PROVIDE A DESIGN-BUILD LANDSCAPE IRRIGATION SYSTEM FOR THE PROPOSED PLANTS WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL DETERMINE IF AN EXISTING FUNCTIONING SYSTEM IS ALREADY IN PLACE, AND WHETHER OR NOT IT CAN BE EXPANDED. BEFORE CONSTRUCTION BEGINS THE IRRIGATION CONTRACTOR SHALL PREPARE AN IRRIGATION DRAWING FOR APPROVAL BY THE OWNER, INCLUDING THE FOLLOWING DESIGN GUIDELINES:
   A. TURF, SHRUBS, AND TREES SHALL ALL BE ZONED SEPARATELY.
   B. PIPE SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF FIVE FEET PER SECOND.
   C. OPERATING PRESSURE AT ALL ROTARY HEAD NOZZLES SHALL BE MINIMUM 30 PSI.
   D. OPERATING PRESSURE AT ALL SPRAY NOZZLES SHALL BE MINIMUM 25 PSI.
   E. OPERATING PRESSURE AT ALL DRIP ZONES SHALL BE MINIMUM 25 PSI.
   F. OPERATING PRESSURE AT ALL TREE BUBBLER ZONES SHALL BE MINIMUM 25 PSI.
   G. MANUFACTURER'S INSTALLATION GUIDELINES AND INSTRUCTIONS SHALL BE FOLLOWED.
   H. STATE AND LOCAL IRRIGATION CODES SHALL BE FOLLOWED.
3. UPON APPROVAL, THE CONTRACTOR'S IRRIGATION PLAN FOR DESIGN-BUILD AREAS SHALL BE USED TO OBTAIN AN IRRIGATION INSTALLATION PERMIT BY THE IRRIGATION CONTRACTOR. UPON COMPLETION, AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE OWNER. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PAYING ANY PERMIT FEES THAT MAY BE REQUIRED.
4. IRRIGATION SHALL BE INSTALLED TO PROVIDE FULL COVERAGE, WITHOUT GAPS, OVER-SPRAY ONTO SIDEWALKS, PARKING AREAS, AND DRIVEWAYS SHALL BE AS MINIMAL AS POSSIBLE. DRIP IRRIGATION AND OTHER LOW WATER USE IRRIGATION METHODS AND EQUIPMENT SHALL BE EMPLOYED AS MUCH AS POSSIBLE, PRACTICAL, AND AS PER CODES.
5. THE IRRIGATION CONTRACTOR SHALL ARRANGE TO WALK THE SITE WITH THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION IN ORDER TO VERIFY ALL PROPOSED ASPECTS OF THE IRRIGATION TO BE PROVIDED.
6. THE IRRIGATION CONTRACTOR SHALL CONTACT TEXAS 811 PRIOR TO CONSTRUCTION IN ORDER TO LOCATED UNDERGROUND UTILITIES. IF UNDERGROUND UTILITIES ARE DAMAGED DURING IRRIGATION INSTALLATION, THE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS, AT NO COST TO THE OWNER.
7. THE GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, AND IRRIGATION CONTRACTOR SHALL TAKE NECESSARY MEASURES TO COORDINATE THE TIMING OF INSTALLATION OF SITE CONSTRUCTION ITEMS, LANDSCAPE PLANTS, AND INSTALLATION OF THE IRRIGATION SYSTEM.
8. PRIOR TO CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL CONSULT WITH THE GENERAL CONTRACTOR OR PAVING CONTRACTOR REGARDING THE POSSIBILITY OF IRRIGATION SLEEVES WITHIN AREAS TO BE PAVED.
9. THE ABOVE NOTES ARE INTENDED TO SERVE AS GUIDELINES ONLY. THEY ARE NOT INTENDED TO OVERRULE THE OPINIONS AND RECOMMENDATIONS OF A LICENSED IRRIGATOR, WHO RETAINS THE RIGHT TO REVISE, CHANGE, AND EDIT THESE NOTES.

SOIL PREPRATION NOTES

1. CONTRACTOR TO PERFORM A SOIL TEST PRIOR TO BEGINNING ANY LANDSCAPE WORK AND SHALL PROVIDE THE PROJECT LANDSCAPE ARCHITECT WITH THE RESULTS TO DETERMINE IF ANY AMENDMENTS IN ADDITION TO THE ONES SET FORTH IN THIS PLAN SET ARE REQUIRED. APPROPRIATE SOIL PREPARATION IS TO BE DETERMINED ON A SITE BY SITE BASIS, AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO AMEND THE SOIL PREPARATION REQUIREMENTS PENDING SOIL TEST RESULTS.
2. THE CONTRACTOR SHALL ESTABLISH A SOIL MANAGEMENT PLAN/OPERATION THROUGHOUT THE CONSTRUCTION PROCESS. ALL TOPSOIL MAY BECOME STERILE AND NON-FERTILE OVER TIME. THE CONTRACTOR SHALL AMEND AND SUPPLEMENT THE STOCKPILED TOPSOIL AS NECESSARY TO YIELD A FERTILE TOPSOIL SUPPLY. THE CONTRACTOR'S BID SHALL INCLUDE ALL NECESSARY TOPSOIL (IMPORT MAY BE REQUIRED) AS REQUIRED TO BACKFILL ALL DISTURBED AREAS. THE LACK OF AVAILABLE ON-SITE TOPSOIL WILL NOT BE GROUNDS FOR A CHANGE ORDER OR ADDITIONAL PAY.
3. ON-SITE EXCESS EXCAVATIONS AND UTILITY SPOILS THAT ARE FREE OF ROCKS LARGER THAN 1", TRASH, DEBRIS, ROOTS OR OTHER DELETERIOUS MATTER MAY BE USED AS GENERAL EARTH FILL, BUT SHALL NOT BE USED AS TOPSOIL. GENERAL EARTH FILL MAY BE USED TO BRING ALL DISTURBED AREAS TO SIX INCHES (6") BELOW GRADE.
4. ALL TURF AREAS SHALL BE UNDERCUT SIX INCHES (6") BELOW GRADE AND SCARIFIED. SIX INCHES (6") OF TOPSOIL SHALL BE USED TO BRING ALL DISTURBED AREAS TO FINISH GRADE. ALL TOPSOIL SHALL BE FERTILE (BASED ON THE RESULTS OF A SOIL TEST PROVIDED TO THE LANDSCAPE ARCHITECT) AND SHALL NOT CONTAIN ROCKS LARGER THAN 1", TRASH, DEBRIS, ROOT OR OTHER DELETERIOUS MATTER.
5. ALL LANDSCAPE BEDS SHALL BE UNDERCUT SIX INCHES (6") BELOW FINISH GRADE. THREE INCHES (3") OF ORGANIC COMPOST SHALL BE ADDED TO THE LANDSCAPE BED AND TILLED AN ADDITIONAL FOUR TO SIX INCHES (4-6"). AFTER PLANT MATERIAL AND WEED BARRIER FABRIC IS INSTALLED PER THE PROVIDED SPECIFICATIONS AND DETAILS, FOUR INCHES (4") OF MULCH SHALL BE APPLIED TO THE LANDSCAPE BED.

NOTE:
1. ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
2. ALL TREES SHALL HAVE A FULL AND UNIFORM CANOPY.
3. ROOT BALLS SHOULD BE WELL-FORMED, INTACT, WITH TRUNK FIRMLY ATTACHED. MINIMUM ROOT BALL SIZE FOR A 3" CALIPER TREE IS 32".
4. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
5. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.
6. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.

12.29.2025 11:26AM W:\job\2025\810\058 Grapevine Garage Condos\Alums\01 Design & Drafting\04 Landscape\2025.810.058 Landscape Sheets.dwg LANDSCAPE SCHEDULE & NOTES

LANDSCAPE NOTES

1. PRIOR TO INSTALLATION OF ALL PLANT MATERIAL, THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL PROPOSED TREES AND WALK THE SITE WITH THE OWNER'S REPRESENTATIVE TO VERIFY LOCATION OF TREES AND ALL AREAS TO BE PLANTED, PLANT SIZES, AND COORDINATION OF PLANTING ACTIVITIES WITH IRRIGATION INSTALLATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS TO LOCATIONS PRIOR TO PLANTING.
2. ALL NON-DIMENSIONED PLANTS SYMBOLS, EDGING AND BED LINES ARE DIAGRAMMATIC AND SHALL BE SCALED FROM DRAWINGS.
3. PAINT OR STRING ALL EDGING AND BED LINE LOCATIONS ON FINISH GRADE FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS TO LOCATIONS PRIOR TO PLANTING.
4. REFER TO DETAILS AND SPECIFICATIONS FOR PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
5. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS, UNLESS OTHERWISE APPROVED IN WRITING BY THE OWNER OR OWNER'S REPRESENTATIVE.
6. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM STANDARDS AND SPECIFICATIONS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014".
7. ALL NEW PLANTS SHALL BE CONTAINER- GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
8. THE GENERAL CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
9. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING. TREE SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS THEY BORE TO PREVIOUS GRADE.
10. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. PLANTING BED AREAS TO BE EXCAVATED OR LEFT BELOW FINAL FINISHED GRADE TO ACCOMMODATE FOR SOIL AMENDMENT / MULCH.
11. ALL PLANTING BEDS TO BE TILLED TO DEPTH OF 6" AND, BACKFILLED WITH 4" OF ORGANIC MULCH.
12. ALL PLANTED AREAS TO BE MULCHED AS SPECIFIED IN PLAN / DETAILS.
13. ALL LANDSCAPED AREAS ARE TO BE MAINTAINED IN ACCORDANCE WITH CITY REGULATIONS.
14. ALL PLANT VARIETIES MUST COME FROM A SAME SOURCE SUPPLIER IN ORDER TO MAINTAIN A CONSISTENT APPEARANCE.
15. ALL CONTAINER GROWN MATERIAL MUST BE OF NURSERY STOCK CONDITIONS, WITH A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER, TO MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED, BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCIRCLING THE INSIDE OF THE CONTAINER.
16. ALL SHRUB PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING UNLESS OTHERWISE NOTED. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS, CURBS OR FENCES.
17. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A LICENSED IRRIGATOR.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
5. SOD SHALL BE CLEAN AND REASONABLY FREE OF WEEDS AND NOXIOUS PEST AND INSECTS.

HYDROMULCH & SEED NOTES

1. THE ACTUAL QUANTITY OF HYDROMULCH NEEDED MAY DIFFER FROM SQUARE FOOTAGES IN PLANT SCHEDULE. CONTRACTOR SHALL BID QUANTITY SHOWN IN PLANT SCHEDULE AND PROVIDE PER SQUARE FOOT UNIT COSTS FOR ADDING AND SUBTRACTING HYDROMULCH. THE CONTRACTOR IS REQUIRED TO TAKE APPROPRIATE MEASURES TO ENSURE THAT A FULL STAND OF HEALTHY GRASS IS ESTABLISHED IN ALL GRASS AREAS. GRASS SHALL BE PLANTED IN AREAS DISTURBED BY GRADING AND OTHER CONSTRUCTION ACTIVITIES. FIELD VERIFICATION OF GRASS LIMITS IS OFTEN REQUIRED.
2. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
3. BERMUDA GRASS SEED SHALL BE EXTRA-HULLED AND TREATED LAWN TYPE. SEEDS SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER, AND SHALL MEET TEXAS STATE LAW REQUIREMENTS.
4. FIBER SHALL BE ONE HUNDRED (100) PERCENT WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER, "CONWED" OR EQUAL. REFERENCE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION.
5. FIBER TACKIFIER TO BE SELECTED BY CONTRACTOR FROM PROPLUS RANGE OF ADDITIVES (OR EQUIVALENT) FOR SUITABILITY AND FIELD-MIXED PER MANUFACTURER'S RECOMMENDATIONS.
6. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND APRIL 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON.
8. IN THE EVENT THAT RYEGRASS IS NECESSARY DUE TO TIME OF YEAR INSTALLATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALP EXISTING GRASS, BAG CLIPPINGS, AND SCARIFY SOIL TO A DEPTH OF 1" PRIOR TO PERMANENT LAWN GRASS INSTALLATION.
9. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED (100) PERCENT COVERAGE PRIOR TO FINAL ACCEPTANCE.
10. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
11. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREAS AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY AS NECESSARY.
12. CONTRACTOR TO FOLLOW MANUFACTURER'S RECOMMENDED SEEDING AND IRRIGATION RATES FOR DRILL SEED APPLICATIONS.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON THE CIVIL PLANS. PROVIDE UNIFORM ROUNDING AT THE TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO; MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

PREPARED BY:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF THOMAS KELLOGG, RLA TX No. 1225. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

Dec 29, 2025

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PREPARED FOR:

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COMPANY: 1028 TEXAS TRAIL, LLC/
1030 TEXAN TRAIL LLC
PHONE: 469-858-8887
ADDRESS: 630 DEFOREST CT.,
COPPELL, TX 75019

GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR TO COMPLETE SCOPE OF WORK AS INDICATED IN DOCUMENTS.
2. JOB SITE TO BE KEPT CLEAN AT ALL TIMES AND CONSTRUCTION AREAS ARE TO BE MAINTAINED FOR SAFETY.
3. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, AND SHALL COMPLY WITH PREVAILING ACCESSIBILITY REQUIREMENTS. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY PORTION OF DOCUMENTS WHICH CONFLICT WITH REGULATIONS PRIOR TO CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS, APPROVALS AND INSPECTIONS RELATED TO SCOPE OF WORK.
5. REFERENCE TO "OWNER'S REPRESENTATIVE" ARE MADE IN THESE DOCUMENTS, AND REFERS TO THE PROJECT OWNER OR DESIGNATED REPRESENTATIVE, IN ADDITION TO THE OWNER'S REPRESENTATIVE THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR DESIGN CLARIFICATIONS OR ADDITIONAL INFORMATION RELATED TO SCOPE OF WORK.
6. NOTIFY OWNER'S REPRESENTATIVE 48 HOURS IN ADVANCE OF COMMENCING WORK TO COORDINATE PROJECT INSPECTION SCHEDULE.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTS AND ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS AS DIRECTED.
8. DO NOT PROCEED WITH ANY PORTION OF WORK AS INDICATED IN DOCUMENTS IF OBSTRUCTIONS, DISCREPANCIES OR UNKNOWN CONDITIONS ARE ENCOUNTERED. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED.
9. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER DISCIPLINES.
10. LIMITS OF WORK INDICATED ON DRAWINGS, IF ANY, ARE GENERAL IN NATURE AND ARE INTENDED TO DEFINE THE GENERAL VICINITY IN WITH THE SCOPE OF WORK EXISTS. ACTUAL LIMITS OF WORK SHALL INCLUDE ALL AREAS NECESSARY TO COMPLETE SCOPE OF DESIGN INTENT.
11. UNLESS OTHERWISE NOTED, ALL EXISTING TREES SHALL BE PROTECTED. DO NOT PARK, DRIVE, OPERATE MACHINERY OR STORE MATERIALS WITHIN THE DRIPLINE OF EXISTING TREES.
12. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING OR CONSTRUCTION AND SHALL REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE. VERIFY WITH OWNER PIPE LINE LOCATIONS PRIOR TO DIGGING. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
13. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
14. QUANTITIES SHOWN ON THE PLAN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE LIST, THE QUANTITIES SHOWN ON THE PLAN SHALL APPLY.
15. CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS, AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR ADJACENT WATERWAYS, WETLANDS, ETC. DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR ADJACENT WATER WAYS, WETLANDS, ETC.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL IRRIGATION HEADS OR LINES WHICH ARE BROKEN SHALL BE REPLACED OR REPAIRED TO PREVENT THE WASTE OF WATER.
2. THE OWNER SHALL BE RESPONSIBLE FOR REPLACING ALL PLANT MATERIAL, WHICH SHOWS DEAD BRANCHING OVER 75 PERCENT OR MORE OF THE NORMAL BRANCHING PATTERN AND REPAIR OF IRRIGATION SYSTEMS. PLANT MATERIALS, WHICH DIE, SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIMILAR INITIAL SIZE.
3. CONTRACTOR SHALL PROVIDE A SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

RECEIVED
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CASE NAME: LUXURY GARAGES
CASE NUMBER: CU25-47
LOCATION: 1028 AND 1030 TEXAN TRAIL

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 4 OF 13

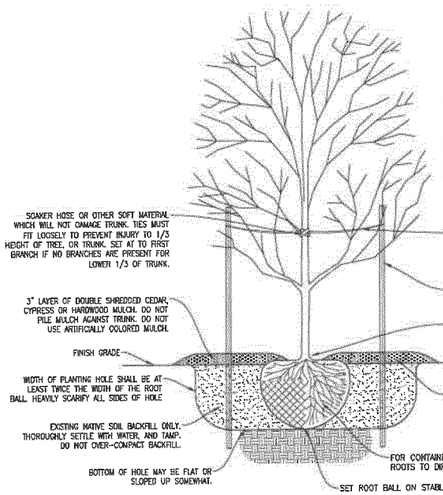
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

PLANNING SERVICES DEPARTMENT

THE PURPOSE OF THIS CONDITIONAL USE REQUEST IS TO ALLOW FOR THE DEVELOPMENT OF 30 CONDOMINIUM PRIVATE LUXURY GARAGES WITH OFFICE/FLEX SPACE ON ONE LOT ON 2.34 ACRES WITHIN AN EXISTING PLANNED BUSINESS PARK.

LANDSCAPE SCHEDULE & NOTES
for
GRAPEVINE GARAGE CONDOMINIUMS
Lot 1R, Block 3, GRAPEVINE STATION ADDITION
Ab. No. 1029
City of Grapevine, Tarrant County, Texas
2.342 acres
Zone: "BP" Business Park
Date of Preparation: December 9, 2025

FOR REVIEW PURPOSES ONLY



NOTES:

TREES 6' TALL OR LESS, AND 1 1/4" CALIPER OR LESS DO NOT NEED TO BE STAKED.

REMOVE ALL STAKING MATERIAL AFTER ONE YEAR.

MOVE OR LIFT TREE ONLY BY THE ROOT BALL OR CONTAINER AND NOT BY THE TRUNK. REMOVE CONTAINER, METAL BASKET OR TOP ONE-THIRD OF BURLAP. IF SYNTHETIC BURLAP IS USED, IT MUST BE REMOVED ENTIRELY.

DO NOT REMOVE BRANCHES TO BALANCE CROWN WITH ROOTS. DO NOT PRUNE OR FERTILIZE AT TIME OF PLANTING. DO NOT WRAP TRUNKS.

IN ROCKY SOIL CONDITIONS, INCREASE WIDTH OF PLANTING HOLE TO AT LEAST 3 TIMES THE WIDTH OF THE ROOT BALL.

1 TREE PLANTING
NTS

NOTES:

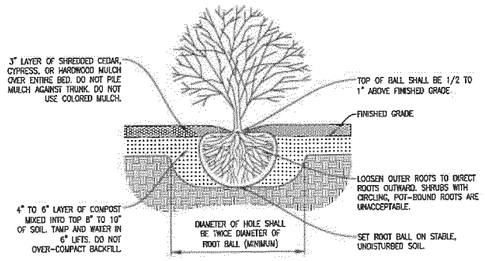
WITHIN 18" TO 24" (HORIZONTAL DISTANCE) OF EXTERIOR BUILDING FACADES, REDUCE DEPTH OF MULCH TO 1" TO ENSURE THAT MULCH IS AT LEAST SEVERAL INCHES BELOW FINISH FLOOR ELEVATION. NEVER INSTALL MULCH ABOVE FFE.

REMOVE CONTAINER WHILE KEEPING ROOT BALL INTACT.

IF ROOT BALL IS B&B, REMOVE TOP ONE-THIRD OF BURLAP WHILE KEEPING ROOT BALL INTACT.

ONCE PLANT IS PROPERLY PLACED IN HOLE AND BACKFILLED, WATER SUFFICIENTLY TO SETTLE THE SOIL AND THOROUGHLY WET ROOT BALL.

DO NOT FERTILIZE AT TIME OF PLANTING.



2 SHRUB/PERENNIAL PLANTING
NTS

NOTES:

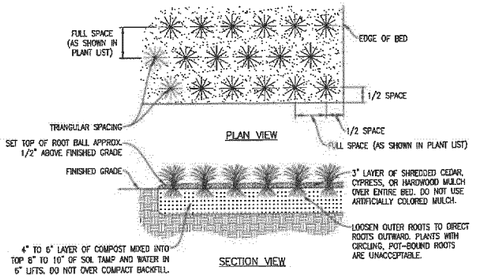
WITHIN 18" TO 24" (HORIZONTAL DISTANCE) OF EXTERIOR BUILDING FACADES, REDUCE DEPTH OF MULCH TO 1" TO ENSURE THAT MULCH IS AT LEAST SEVERAL INCHES BELOW FINISH FLOOR ELEVATION. NEVER INSTALL MULCH ABOVE FFE.

REMOVE CONTAINER WHILE KEEPING ROOT BALL INTACT.

IF ROOT BALL IS B&B, REMOVE TOP ONE-THIRD OF BURLAP WHILE KEEPING ROOT BALL INTACT.

ONCE PLANT IS PROPERLY PLACED IN HOLE AND BACKFILLED, WATER SUFFICIENTLY TO SETTLE THE SOIL AND THOROUGHLY WET ROOT BALL.

DO NOT FERTILIZE AT TIME OF PLANTING.



3 GROUNDCOVER/ANNUAL PLANTING
NTS

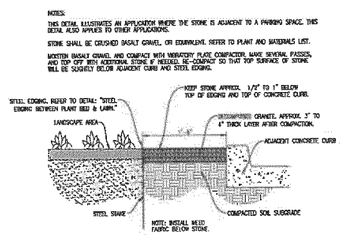
CRUSHED BASALT GRAVEL SWALE

NOTES:

THIS DETAIL ILLUSTRATES AN APPLICATION WHERE THE STONE IS ADJACENT TO A PARKING SPACE. THIS DETAIL ALSO APPLIES TO OTHER APPLICATIONS.

STONE SHALL BE CRUSHED BASALT GRAVEL, OR EQUIVALENT. REFER TO PLANT AND MATERIALS LIST.

MOISTEN BASALT GRAVEL AND COMPACT WITH VIBRATORY PLATE COMPACTOR. MAKE SEVERAL PASSES, AND TOP OFF WITH ADDITIONAL STONE IF NEEDED. RE-COMPACT SO THAT TOP SURFACE OF STONE WILL BE SLIGHTLY BELOW ADJACENT CURB AND STEEL EDGING.



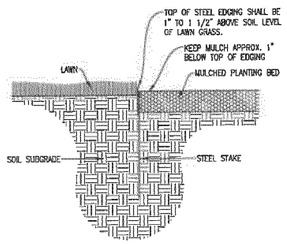
4 BASALT GRAVEL GROUNDCOVER
NTS

NOTES:

STEEL EDGING SHALL BE COMMERCIAL GRADE; 3/16" THICK; BLACK COLOR (PREFERRED) OR GREEN.

INSTALL EDGING SO THAT CURVED SECTIONS FORM SMOOTH RADIUSES. STRAIGHT SECTIONS SHALL BE STRAIGHT AND TRUE, WITHOUT BOWS OR WAVERS.

AT ENDS OF RUNS, CUT A CHAMFER (ABOUT 1 INCH) INTO THE EXPOSED TOP END POINT TO ELIMINATE SHARP POINTS. POINTS MAY ALSO BE GROUND SMOOTH TO FORM A MINIMUM 3/4 INCH RADIUS.



5 STEEL EDGING
NTS

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CASE NAME: LUXURY GARAGES
CASE NUMBER: CU25-47
LOCATION: 1028 AND 1030 TEXAN TRAIL

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 5 OF 13

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

PLANNING SERVICES DEPARTMENT

THE PURPOSE OF THIS CONDITIONAL USE REQUEST IS TO ALLOW FOR THE DEVELOPMENT OF 30 CONDOMINIUM PRIVATE LUXURY GARAGES WITH OFFICE/FLEX SPACE ON ONE LOT ON 2.34 ACRES WITHIN AN EXISTING PLANNED BUSINESS PARK.

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Dec 29, 2025

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PREPARED FOR:

OWNER: JAMES BUCHANAN- MANAGER
COMPANY: 1028 TEXAS TRAIL, LLC/ 1030 TEXAN TRAIL, LLC
PHONE: 469-858-8887
ADDRESS: 630 DEFOREST CT., COPPELL, TX 75019

LANDSCAPE DETAILS
for
GRAPEVINE GARAGE CONDOMINIUMS
Lot 1R, Block 3, GRAPEVINE STATION ADDITION
Ab. No. 1029
City of Grapevine, Tarrant County, Texas
2.342 acres
Zone: "BP" Business Park
Date of Preparation: December 9, 2025

12.29.2025 11:28AM W:\jobs\2025\610\08 Grapevine Garage Condominiums\01 Design & Drafting\04 Landscape\02025.610.08 Landscape Sheets.dwg LANDSCAPE DETAILS

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CONNECT TO EX. DOM. STUBOUT
INSTALL DOM. WATER METER

CONNECT TO EX. IRR. STUBOUT
INSTALL IRR. WATER METER

TIE INTO EX. STRM

24" HDPE PRIVATE STRM DRAIN

12" HDPE PRIVATE ROOF DRAIN

PROP. PRIVATE WATR SERVICE

PRIVATE AREA DRAIN

CONNECT TO EX. FIRE LINE

EX. FH

FDC

END PROP. FIRE SERVICE STUBOUT 5' FROM BUILDING EDGE FOR FUTURE CONNECTION

SEE FINAL MEP PLANS FOR CONTINUATION

PRELIMINARY FIRE ROOM LOCATION

CONNECT TO EX. FIRE STUBOUT

PROP. FIRE LINE & FDC

END PROP. DOM. SERVICE STUBOUT 5' FROM BUILDING EDGE FOR FUTURE CONNECTION

SEE FINAL MEP PLANS FOR CONTINUATION

TIE INTO EX. SSWR STUB

END PROP. DOM. SERVICE STUBOUT 5' FROM BUILDING EDGE FOR FUTURE CONNECTION

SEE FINAL MEP PLANS FOR CONTINUATION

REMOTE FDC

PRELIMINARY FIRE ROOM LOCATION

PROP. FIRE SERVICE STUBOUT 5' FROM BUILDING EDGE FOR FUTURE CONNECTION

SEE FINAL MEP PLANS FOR CONTINUATION

PROP. 6" SSWR SERVICE @ 1.04% MIN. STUBOUT 5' FROM BUILDING FOR FUTURE CONNECTION REF. FINAL MEP PLANS FOR INTERIOR PLUMBING

PROP. 6" SSWR SERVICE @ 1.04% MIN. STUBOUT 5' FROM BUILDING FOR FUTURE CONNECTION REF. FINAL MEP PLANS FOR INTERIOR PLUMBING

INSTALL 6" LEAD LINE, GATE VALVE AND FIRE HYDRANT

TIE INTO EX. SSWR STUB

TIE INTO EX. STRM STUB

PROP. PRIVATE WATR SERVICE

12" HDPE PRIVATE ROOF DRAIN

STUBOUT 5' FROM BUILDING EDGE FOR FUTURE CONNECTION

SEE FINAL MEP PLANS FOR CONTINUATION

12" HDPE PRIVATE ROOF DRAIN

12" HDPE PRIVATE ROOF DRAIN

24" HDPE PRIVATE STRM DRAIN

PROP. 5' INLET

18" HDPE PRIVATE STRM DRAIN

TIE INTO EX. STRM

PROP. 5' INLET

PROP. 21" HDPE

EX. FH

EX. EV CHARGE STATION

TIE INTO EX. STRM

12" HDPE PRIVATE ROOF DRAIN

E MOORE SURVEY A-1029

N 20°04'57" E 204.60'

S 80°00'14" W 243.09'

S 80°00'14" W 120.30'

146.04'

FH

10'BL

5'BL

X CUT

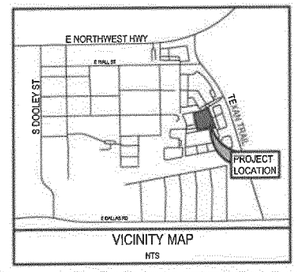
N
W E
S

0 20 40 60
GRAPHIC SCALE: 1" = 20'-0" (22"x34")
1" = 40'-0" (11"x17")

LEGEND

UTILITY

- PROP. DOM. WATR SERVICE
- PROP. IRR. WATR SERVICE
- PROP. FIRE WATR SERVICE
- PROP. 6" SSWR SERVICE
- PROP. STRM DRAIN
- EX. WATR
- EX. SSWR
- EX. STRM DRAIN



VICINITY MAP
NTS

CASE NAME: LUXURY GARAGES
CASE NUMBER: CU25-47
LOCATION: 1026 AND 1030 TEXAN TRAIL

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 6 OF 13

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

PLANNING SERVICES DEPARTMENT

THE PURPOSE OF THIS CONDITIONAL USE REQUEST IS TO ALLOW FOR THE DEVELOPMENT OF 30 CONDOMINIUM PRIVATE LUXURY GARAGES WITH OFFICE/FLEX SPACE ON ONE LOT ON 2.34 ACRES WITHIN AN EXISTING PLANNED BUSINESS PARK.

PREPARED BY:

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BAIRD, HAMPTON & BROWN
engineering and surveying
949 Hilltop Drive, Weatherford, TX 76086
mail@bhbinc.com • 817.596.7575 • bhbinc.com
TBPELS Firm #44, #10194146

PREPARED FOR:

OWNER: JAMES BUCHANAN- MANAGER
COMPANY: 1028 TEXAS TRAIL, LLC/ 1030 TEXAN TRAIL, LLC
PHONE: 469-859-8887
ADDRESS: 630 DEFOREST CT., COPPELL, TX 75019

PRELIMINARY UTILITY PLAN
for
GRAPEVINE GARAGE CONDOMINIUMS
Lot 1R, Block 3, GRAPEVINE STATION ADDITION
Ab. No. 1029
City of Grapevine, Tarrant County, Texas
2.342 acres
Zone: "BP" Business Park
Date of Preparation: December 9, 2025

12.30.2025 4:42PM P:\jobs\2025\810\056 Grapevine Garage Condominiums\01 Design & Drafting\02 Civil\04 Exhibits\CU\P2253.810.056_UTILITY PLAN.dwg CONCEPTUAL UTILITY PLAN

FOR REVIEW PURPOSES ONLY

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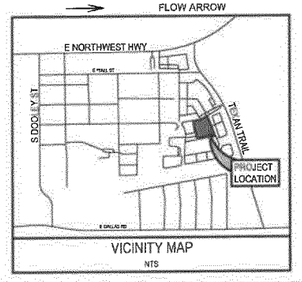
N
W E
S

0 20 40 60
GRAPHIC SCALE: 1" = 20'-0" (22"x34")
1" = 40'-0" (11"x17")

LEGEND

GRADING

EG	EXISTING GROUND
FF	FINISHED FLOOR
FG	FINISHED GRADE
FP	FINISHED PAD
FL	FLOW LINE
GT	GUTTER
TC	TOP OF CURB
TG	TOP OF GRATE
TI	TOP OF INLET
TP	TOP OF PAVEMENT
TW	TOP OF WALL
BW	BOTTOM OF WALL
GB	GRADE BEAM TOE
--0--	EXISTING MAJOR CONTOUR
--0--	EXISTING MINOR CONTOUR
0	PROPOSED MAJOR CONTOUR
0	PROPOSED MINOR CONTOUR
→	FLOW ARROW



VICINITY MAP
NTS

CASE NAME: LUXURY GARAGES
CASE NUMBER: CU25-47
LOCATION: 1028 AND 1030 TEXAN TRAIL

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 7 OF 13

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

PLANNING SERVICES DEPARTMENT

THE PURPOSE OF THIS CONDITIONAL USE REQUEST IS TO ALLOW FOR THE DEVELOPMENT OF 30 CONDOMINIUM PRIVATE LUXURY GARAGES WITH OFFICE/FLEX SPACE ON ONE LOT ON 2.34 ACRES WITHIN AN EXISTING PLANNED BUSINESS PARK.

PREPARED BY:

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12/30/2025

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engineering and surveying
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mail@bhbinc.com • 817.596.7575 • bhbinc.com
TBPELS Firm #44, #10194146

PREPARED FOR:

OWNER: JAMES BUCHANAN- MANAGER
COMPANY: 1028 TEXAS TRAIL, LLC/ 1030 TEXAN TRAIL, LLC
PHONE: 469-858-8887
ADDRESS: 630 DEFOREST CT., COPPELL, TX 75019

PRELIMINARY GRADING PLAN
for
GRAPEVINE GARAGE CONDOMINIUMS
Lot 1R, Block 3, GRAPEVINE STATION ADDITION
Ab. No. 1029
City of Grapevine, Tarrant County, Texas
2.342 acres
Zone: "BP" Business Park
Date of Preparation: December 9, 2025

2.3d, 2025 11:37AM F:\civil\2025\810059 Grapevine Garage Condominiums\ms\01 Design & Drafting\02 Civil\04 Exhibits_CU\P2025-810.05_GRADING PLAN.dwg CONCEPTUAL GRADING PLAN

FOR REVIEW
PURPOSES ONLY

EXISTING RUNOFF CALCULATIONS								
Drainage Area/Pt	Area (ac)	C	Tc (min)	5-Yr I (in/hr)	100-Yr I (in/hr)	5-Yr Q (cfs)	100-Yr Q (cfs)	Comment
A	1.54	0.35	15.00	4.548	8.02	1.99	3.51	
B	0.78	0.35	15.00	4.548	8.02	1.24	2.19	

PROPOSED RUNOFF CALCULATIONS								
Drainage Area/Pt	Area (ac)	C	Tc (min)	5-Yr I (in/hr)	100-Yr I (in/hr)	5-Yr Q (cfs)	100-Yr Q (cfs)	Comment
A	1.06	0.80	10.00	5.514	9.76	4.68	8.28	
B	0.97	0.80	10.00	5.514	9.76	4.28	7.58	

N

0 40 80 120

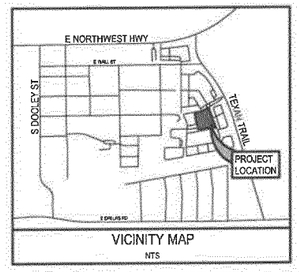
GRAPHIC SCALE: 1" = 40'-0" (22"x34")
1" = 80'-0" (11"x17")

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LEGEND

DRAINAGE AREA MAP

- A / 1.54 — DRAINAGE AREA DESIGNATION / DRAINAGE AREA (ACRES)
- PROP. DRAINAGE DIVIDE
- EX. DRAINAGE DIVIDE
- FLOW ARROW/PATH
- # — DESIGN PT.



VICINITY MAP
NTS

CASE NAME: LUXURY GARAGES
CASE NUMBER: CU25-47
LOCATION: 1028 AND 1030 TEXAN TRAIL

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 8 OF 13

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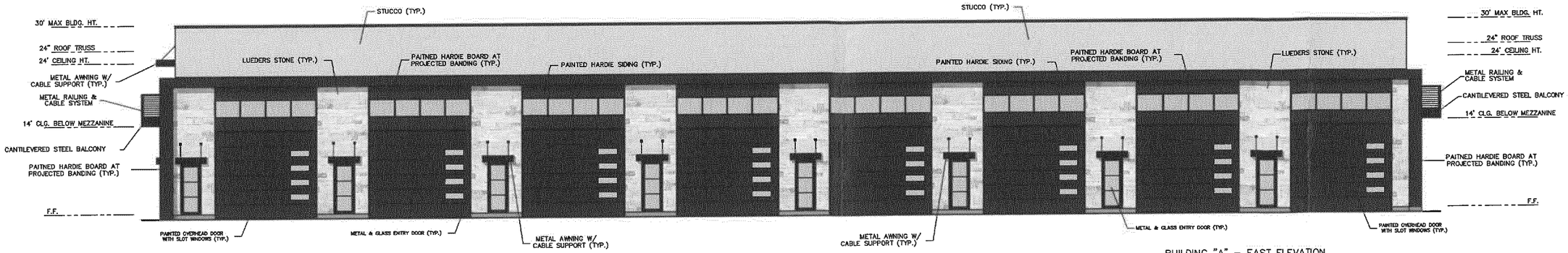
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PHONE: 469-858-8887
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PRELIMINARY DRAINAGE PLAN
for
GRAPEVINE GARAGE CONDOMINIUMS
Lot 1R, Block 3, GRAPEVINE STATION ADDITION
Ab. No. 1029
City of Grapevine, Tarrant County, Texas
2.342 acres
Zone: "BP" Business Park
Date of Preparation: December 9, 2025

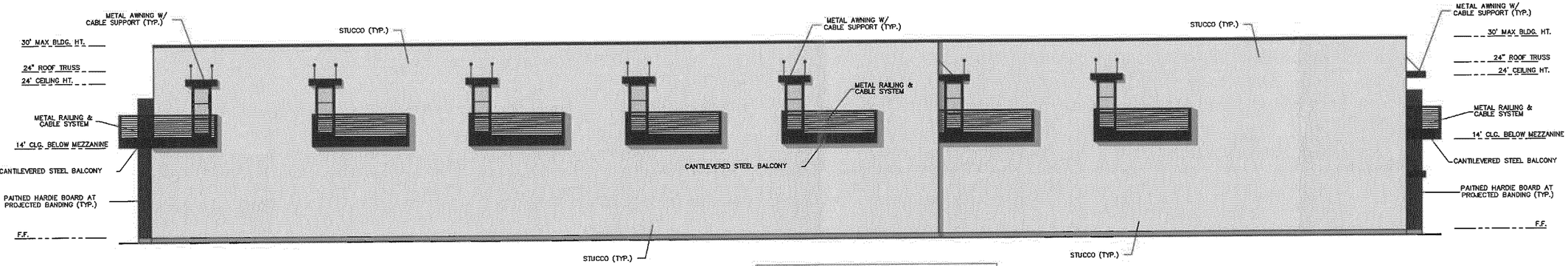
12.30.2025 11:37AM P:\jobs\2025\810\056 Grapevine Garage Condominiums\01 Design & Drafting\02 CivilDA Exhibits_CUP\2025.810.056_DRAINAGE PLAN.dwg CONCEPTUAL DRAINAGE PLAN



BUILDING "A" – EAST ELEVATION
1/4"=1'0"

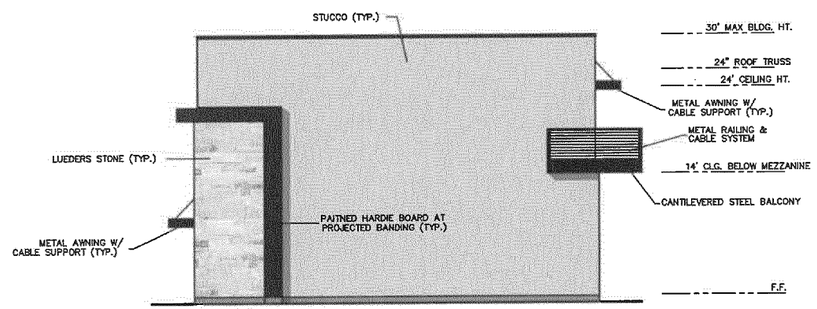
BLDG. "A" – MASONRY CALCULATIONS – EAST ELEVATION						
WALL AREA	STONE PROVIDED	%	STUCCO PROVIDED	%	SIDING PROVIDED	%
3583'	1131'	31%	1544'	43%	908'	25%

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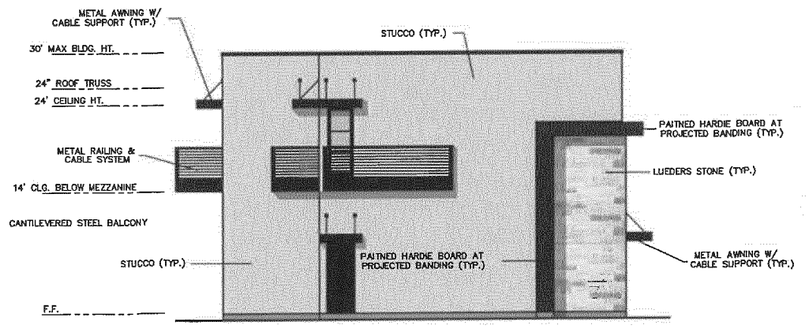
BUILDING "A" – WEST ELEVATION
1/4"=1'0"

BLDG. "A" – MASONRY CALCULATIONS – WEST ELEVATION						
WALL AREA	STONE PROVIDED	%	STUCCO PROVIDED	%	SIDING PROVIDED	%
5795'	no		5696'	98%	99'	2%



BUILDING "A" – NORTH ELEVATION
1/4"=1'0"

BLDG. "A" – MASONRY CALCULATIONS – NORTH ELEVATION						
WALL AREA	STONE PROVIDED	%	STUCCO PROVIDED	%	SIDING PROVIDED	%
1388'	166'	12%	1153'	84%	59'	4%



BUILDING "A" – SOUTH ELEVATION
1/4"=1'0"

BLDG. "A" – MASONRY CALCULATIONS – SOUTH ELEVATION						
WALL AREA	STONE PROVIDED	%	STUCCO PROVIDED	%	SIDING PROVIDED	%
1360'	166'	12%	1135'	83%	56'	5%

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

CASE NAME: LUXURY GARAGES
CASE NUMBER: CU25-47
LOCATION: 1028 AND 1030 TEXAN TRAIL

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 9 OF 13

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PLANNING SERVICES DEPARTMENT

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BUILDING "A" ELEVATIONS
for
GRAPEVINE GARAGE CONDOMINIUMS
Lot 1R, Block 3, GRAPEVINE STATION ADDITION
Ab. No. 1029
City of Grapevine, Tarrant County, Texas
2.342 acres
Zone: "BP" Business Park
Date of Preparation: December 11, 2025

USE ACKNOWLEDGMENT

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1038 MEADOW BEND LOOP N.
GRAPEVINE, TX. 76051
PHONE: 214-679-3580
EMAIL: INFO@EXURBSTUDIO.COM

EXURB STUDIO
WWW.EXURBSTUDIO.COM

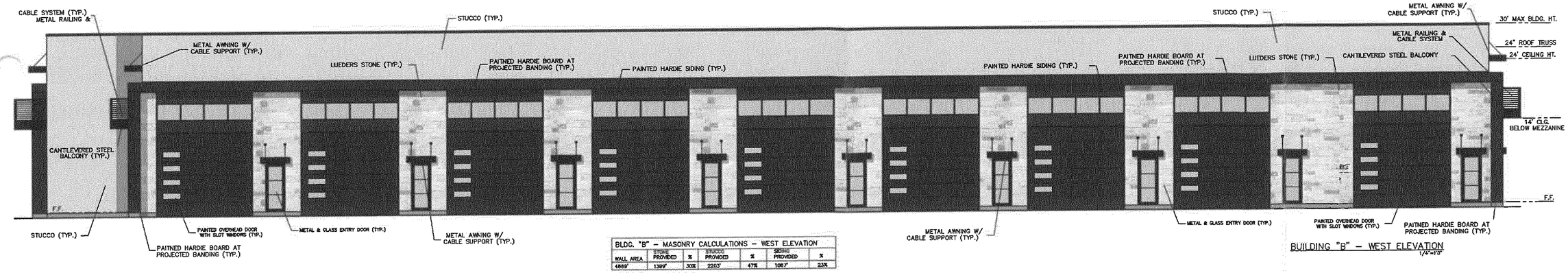
"GRAPEVINE GARAGE CONDOMINIUMS"
GRAPEVINE STATION
LOT 1R & 2, BLOCK 3
GRAPEVINE, TX

REVISIONS
1.
2.
3.
4.

DATE: 11/19/25
DRAWN BY: EXS
CHECK BY: EXS

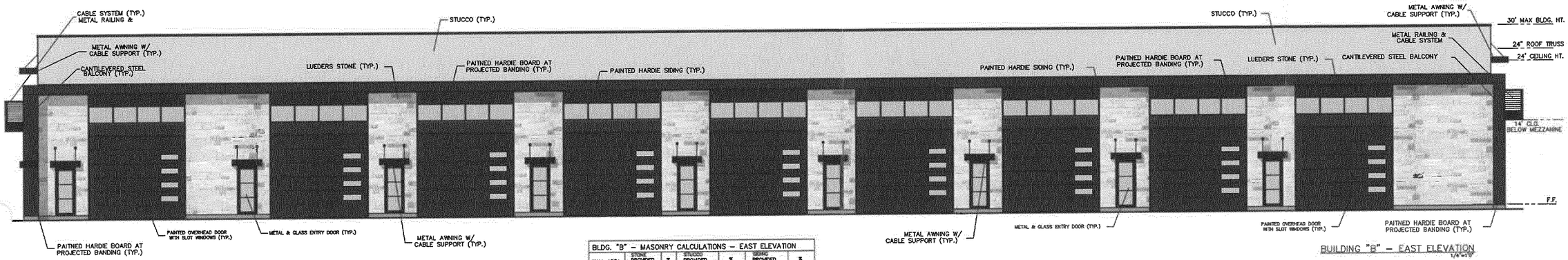
PROJECT NO.
BOS-CONDOS

SHEET NUMBER
A1.1



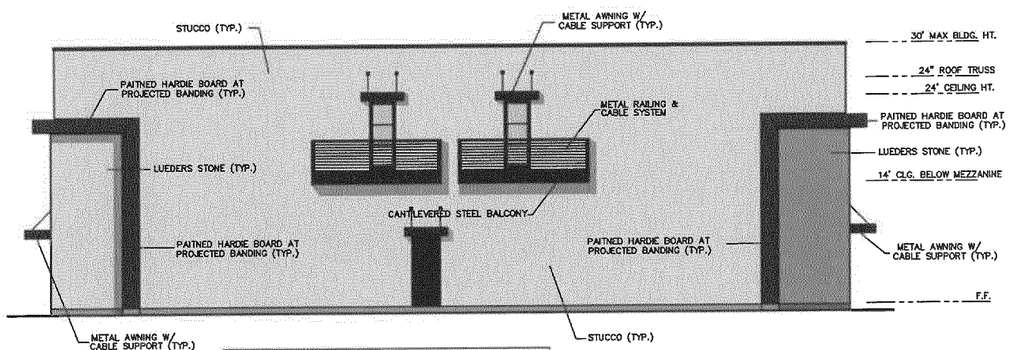
BUILDING "B" – WEST ELEVATION
1/4"=1'0"

BLDG. "B" – MASONRY CALCULATIONS – WEST ELEVATION						
WALL AREA	STONE PROVIDED	%	STUCCO PROVIDED	%	SIDING PROVIDED	%
4589'	1309'	30%	2203'	47%	1067'	23%



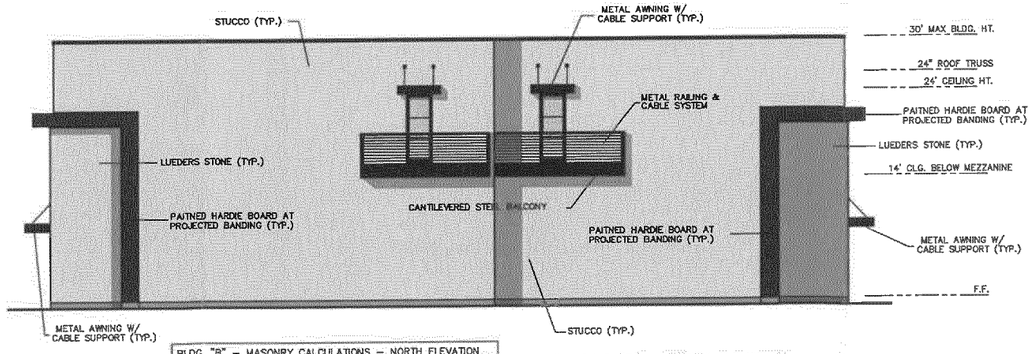
BUILDING "B" – EAST ELEVATION
1/4"=1'0"

BLDG. "B" – MASONRY CALCULATIONS – EAST ELEVATION						
WALL AREA	STONE PROVIDED	%	STUCCO PROVIDED	%	SIDING PROVIDED	%
4668'	1371'	30%	2251'	48%	1047'	22%



BUILDING "B" – SOUTH ELEVATION
1/4"=1'0"

BLDG. "B" – MASONRY CALCULATIONS – SOUTH ELEVATION						
WALL AREA	STONE PROVIDED	%	STUCCO PROVIDED	%	SIDING PROVIDED	%
2898'	329'	12%	2251'	83%	118'	5%



BUILDING "B" – NORTH ELEVATION
1/4"=1'0"

BLDG. "B" – MASONRY CALCULATIONS – NORTH ELEVATION						
WALL AREA	STONE PROVIDED	%	STUCCO PROVIDED	%	SIDING PROVIDED	%
2698'	329'	12%	2251'	83%	118'	5%

USE ACKNOWLEDGMENT

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1038 MEADOW ROAD LOOP N.
GRAPEVINE, TX 76051
PHONE: 214-679-3580
EMAIL: INFO@EXURBSTUDIO.COM

EXURB STUDIO
WWW.EXURBSTUDIO.COM

"GRAPEVINE GARAGE CONDOMINIUMS"
1028 TEXAN TRAIL
GRAPEVINE STATION
LOT 1R & 2, BLOCK 3
GRAPEVINE, TX

REVISIONS
1.
2.
3.
4.

DATE: 11/19/25
DRAWN BY: EXS
CHECK BY: EXS

PROJECT NO.
BOS-CONDOS

SHEET NUMBER
A1.2

RECEIVED
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CASE NAME: LUXURY GARAGES
CASE NUMBER: CU25-47
LOCATION: 1028 AND 1030 TEXAN TRAIL

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 10 OF 13

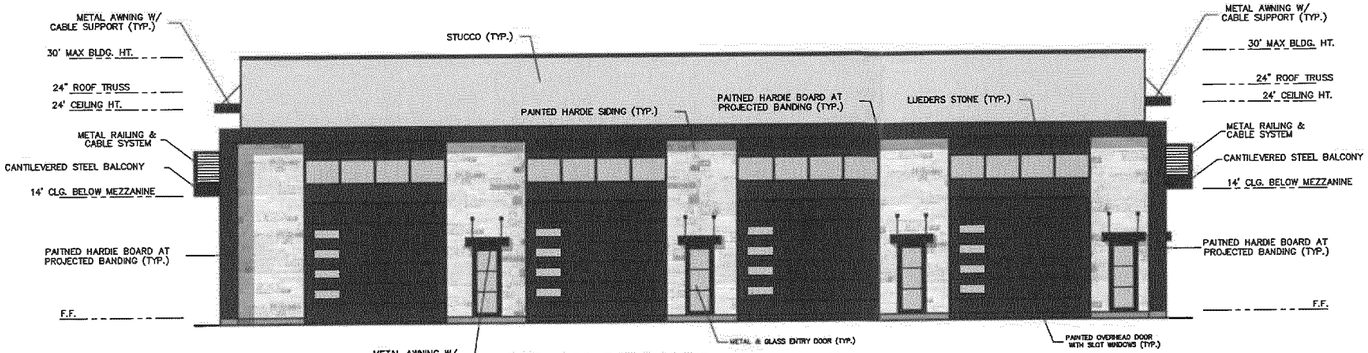
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PLANNING SERVICES DEPARTMENT

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

THE PURPOSE OF THIS CONDITIONAL USE REQUEST IS TO ALLOW FOR THE DEVELOPMENT OF 30 CONDOMINIUM PRIVATE LUXURY GARAGES WITH OFFICE/FLEX SPACE ON ONE LOT ON 2.34 ACRES WITHIN AN EXISTING PLANNED BUSINESS PARK.

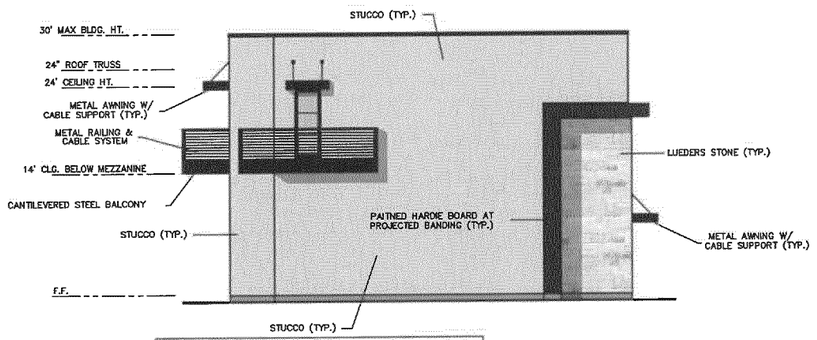
BUILDING "B" ELEVATIONS
for
GRAPEVINE GARAGE CONDOMINIUMS
Lot 1R, Block 3, GRAPEVINE STATION ADDITION
Ab. No. 1029
City of Grapevine, Tarrant County, Texas
2.342 acres
Zone: "BP"Business Park
Date of Preparation: December 11, 2025



BLDG. "C" – MASONRY CALCULATIONS – WEST ELEVATION

WALL AREA	STONE PROVIDED	%	STUCCO PROVIDED	%	SIDING PROVIDED	%
2031'	703'	35%	819'	40%	509'	25%

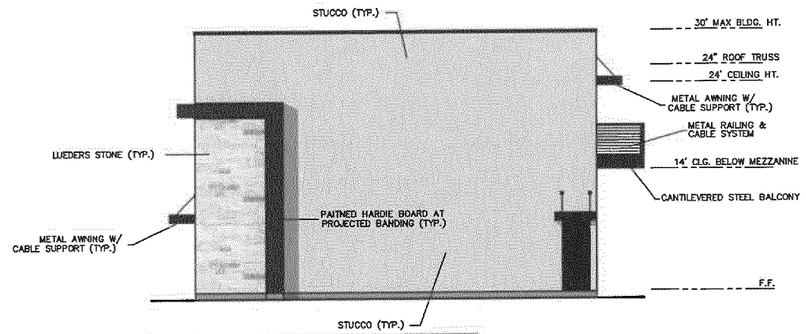
BUILDING "C" – WEST ELEVATION
1/4"=1'0"



BLDG. "C" – MASONRY CALCULATIONS – NORTH ELEVATION

WALL AREA	STONE PROVIDED	%	STUCCO PROVIDED	%	SIDING PROVIDED	%
1357'	165'	12%	1133'	84%	59'	4%

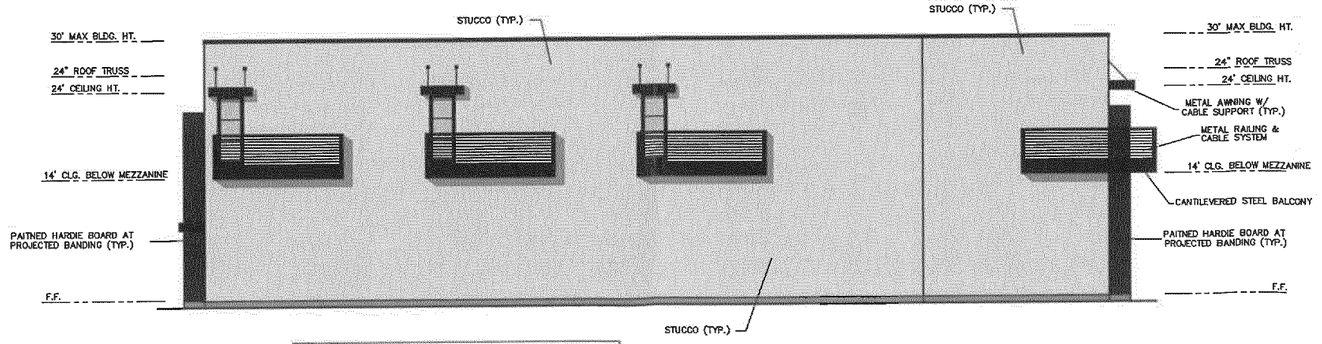
BUILDING "C" – NORTH ELEVATION
1/4"=1'0"



BLDG. "C" – MASONRY CALCULATIONS – SOUTH ELEVATION

WALL AREA	STONE PROVIDED	%	STUCCO PROVIDED	%	SIDING PROVIDED	%
1384'	165'	12%	1160'	84%	59'	4%

BUILDING "C" – SOUTH ELEVATION
1/4"=1'0"



BLDG. "C" – MASONRY CALCULATIONS – EAST ELEVATION

WALL AREA	STONE PROVIDED	%	STUCCO PROVIDED	%	SIDING PROVIDED	%
3150'	no		3043'	97%	107'	3%

BUILDING "C" – EAST ELEVATION
1/4"=1'0"

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EXURB STUDIO
WWW.EXURBSTUDIO.COM

"GRAPEVINE GARAGE CONDOMINIUMS"
GRAPEVINE STATION
LOT 1R & 2, BLOCK 3
GRAPEVINE, TX

REVISIONS
1.
2.
3.
4.

DATE: 11/19/25
DRAWN BY: EXS
CHECK BY: EXS

PROJECT NO.
BOS-CONDOS

SHEET NUMBER
A1.3

RECEIVED
JAN 12 2026

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

CASE NAME: LUXURY GARAGES
CASE NUMBER: CU25-47
LOCATION: 1028 AND 1030 TEXAN TRAIL

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 11 OF 13

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

PLANNING SERVICES DEPARTMENT

THE PURPOSE OF THIS CONDITIONAL USE REQUEST IS TO ALLOW FOR THE DEVELOPMENT OF 30 CONDOMINIUM PRIVATE LUXURY GARAGES WITH OFFICE/FLEX SPACE ON ONE LOT ON 2.34 ACRES WITHIN AN EXISTING PLANNED BUSINESS PARK.

BUILDING "C" ELEVATIONS
for
GRAPEVINE GARAGE CONDOMINIUMS
Lot 1R, Block 3, GRAPEVINE STATION ADDITION
Ab. No. 1029
City of Grapevine, Tarrant County, Texas
2.342 acres
Zone: "BP" Business Park
Date of Preparation: December 11, 2025

FOR REVIEW
PURPOSES ONLY



SITE LIGHTING FIXTURE SCHEDULE

TAG	AREA	ITEM DESCRIPTION	MODEL#	FINISH	MFR/SOURCE
S1	OVER GARAGE DOORS	TYPE 4 DISTRIBUTION WITH EXTERNAL GLARE SHIELD, 135W, 13909 LUMENS, 4000K CCT	DSX2 LED P1 40K 80CRI T4M EGS	BRONZE	ACUITY
S2	NORTH SIDEWALK	TYPE 1 DISTRIBUTION, 33W, 4500 LUMENS, 4000K CCT	DSXD LED P1 40K 80CRI T1S	BRONZE	ACUITY
S3	PARKING	TYPE BLC4 DISTRIBUTION, 220W, 18800 LUMENS, 4000K CCT	DSX2 LED P3 40K 80CRI BLC4	BRONZE	ACUITY
S4	PARKING	TYPE RCCO DISTRIBUTION, 135W, 12100 LUMENS, 4000K CCT	DSX2 LED P1 40K 80CRI RCCO	BRONZE	ACUITY

RECEIVED
JAN 12 2026

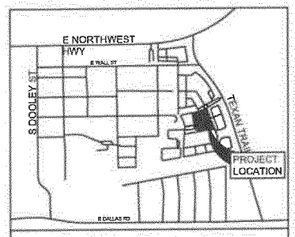
0 20 40 80
GRAPHIC SCALE IN FEET
1" = 20'

GENERAL NOTES:

1. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
2. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE ILLUMINATION LEVELS.
3. CONDUIT UNDER PAVING SHALL BE SCHEDULE 80 PVC AT 24" MINIMUM DEPTH.
4. INSTALL CONDUIT TO AVOID TREES, LANDSCAPING, AND UTILITIES.
5. INSTALL POLE FOUNDATIONS SUCH THAT FOUNDATIONS ARE NO CLOSER THAN 2'-0" FROM FACE OF CURB TO FACE OF PIER AND INSTALLED BETWEEN PARKING STALLS.
6. PHOTOMETRICS COMPLETED IN AGI32. LIGHTING CALCULATION POINTS SHOWN AT GRADE.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
⊟	WALL-MOUNTED SITE LIGHT - REFER TO FIXTURE SCHEDULE
⊙⊟	POLE-MOUNTED SITE LIGHT - REFER TO FIXTURE SCHEDULE



VICINITY MAP

CASE NAME: LUXURY GARAGES
CASE NUMBER: CUZ5-47
LOCATION: 1028 AND 1030 TEXAN TRAIL

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 12 OF 13

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

PLANNING SERVICES DEPARTMENT

THE PURPOSE OF THIS CONDITIONAL USE REQUEST IS TO ALLOW FOR THE DEVELOPMENT OF 30 CONDOMINIUM PRIVATE LUXURY GARAGES WITH OFFICE/FLEX SPACE ON ONE LOT ON 2.34 ACRES WITHIN AN EXISTING PLANNED BUSINESS PARK.

NOT FOR CONSTRUCTION
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF THOMAS WILSON TX PE 127691 IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES. 12/29/2025

PREPARED BY:

BAIRD, HAMPTON & BROWN
engineering and surveying
949 Hilltop Drive, Weatherford, TX 76086
mail@bhbinc.com • 817.596.7575 • bhbinc.com
TBPELS Firm #44, #10194146

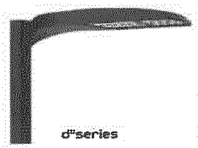
PREPARED FOR:

OWNER: JAMES BUCHANAN- MANAGER
COMPANY: 1028 TEXAS TRAIL, LLC/
1030 TEXAN TRAIL, LLC
PHONE: 469-858-6887
ADDRESS: 630 DEFOREST CT.
COPPELL, TX 75019

PHOTOMETRIC SITE PLAN
for
GRAPEVINE GARAGE CONDOMINIUMS
Lot 1R, Block 3, GRAPEVINE STATION ADDITION
Ab. No. 1029
City of Grapevine, Tarrant County, Texas
2.342 acres
Zone: "BP" Business Park
Date of Preparation: December 9, 2025

12.29.2025 4:18PM \\bhb-wf-fs\ZCommon\Jobs\2025\941\259 Grapevine Garage Condom\Arun\61 Design & Drafting\08 Elec\Elec.dwg 12 - PHOTOMETRIC SITE PLAN

FOR REVIEW PURPOSES ONLY

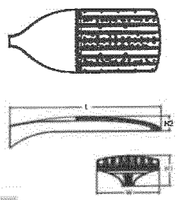


D-Series Size 2
LED Area Luminaire

d²series

Specifications

EPA: 1.06 ft² (0.10 m²)
Length: 40.59" (103.1 cm)
Width: 16.76" (42.6 cm)
Height H1: 8.11" (20.6 cm)
Height H2: 3.96" (10.1 cm)
Weight: 46 lbs (20.9 kg)



Catalog Number
Notes
Type

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

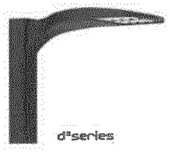
Series	Optic	Color temperature (CCT)	Color Rendering Index	Distribution	Voltage	Mounting
DSX2 LED	Forward optics: P1 P5 P2 P6 P3 P7 P4 P8. Rotated optics: P10° P13° P11° P14° P12°	(this section 70CRI only): 30K 3000K, 40K 4000K, 50K 5000K; 27K 2700K, 30K 3000K, 40K 4000K, 50K 5000K	70CRI, 70CRI, 70CRI; 80CRI, 80CRI, 80CRI	AFR Automotive front row; T1S Type I short; T2M Type II medium; T3M Type III medium; T4M Type IV medium; T5LG Type V low glare; T5VS Type V wide; T5W Type V wide; BLC3 Type III backlight control; BLC4 Type IV backlight control; LCCO Left corner cutoff; RCCO Right corner cutoff	MVOLT (120V-277V); HVOLT (347V-480V); XVOLT (277V - 530V); 120 120V; 208 208V; 240 240V; 277 277V; 347 347V; 480 480V	Shipped included: SPA Square pole mounting (4 @ 3.5" min. 5D pole); RPA Round pole mounting (4 @ 3" min. 8RD pole); SPA5 Square pole mounting (4 @ 5" min. 5D pole); RPA5 Round pole mounting (4 @ 5" min. 8RD pole); SPAUBI Square narrow pole mounting (4 @ 3" min. 5D pole); WBA Wall bracket; MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Shipped installed	Options	Finish
NLTAIR2 PIRHN: nLight AIR generation 2 enabled with bi-level motion + ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc. PIR: high/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc. PER: NEMA twist-lock receptacle only (control not included). PER5: Five-pin receptacle only (for controls ordered separately).	PE7T: Shorting cap receptacle only (for controls ordered separately); FAO: Field adjustable output; BL30: Bi-level switched dimming, 30%; BL50: Bi-level switched dimming, 50%; DMG: 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately); DS: Dual switching	L90: Left rotated optics; R90: Right rotated optics; CCE: Coastal Construction; HA: 50°C ambient operation; BAA: Buy American Act and/or Build America Buy America Qualified; SF: Single fuse (120, 277, 347V); DF: Double fuse (208, 240, 480V); VG: Vibration rated for 3G

Shipped separately	
EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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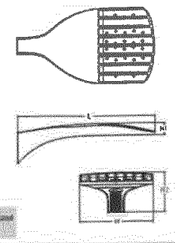


D-Series Size 0
LED Area Luminaire

d²series

Specifications

EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (66.5 cm)
Width: 14.06" (35.7 cm)
Height H1: 2.26" (5.7 cm)
Height H2: 7.46" (18.9 cm)
Weight: 23 lbs (10.4 kg)



Catalog Number
Notes
Type

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

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*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

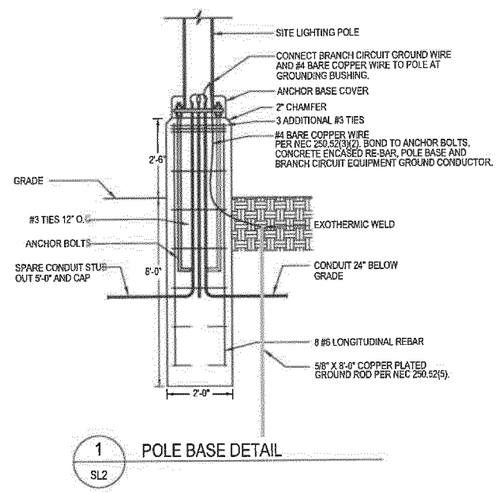
DSX0 LED

Series	Optic	Color temperature (CCT)	Color Rendering Index	Distribution	Voltage	Mounting
DSX0 LED	Forward optics: P1 P5 P2 P6 P3 P7 P4. Rotated optics: P10° P12° P11° P13°	(this section 70CRI only): 30K 3000K, 40K 4000K, 50K 5000K; 27K 2700K, 30K 3000K, 40K 4000K, 50K 5000K	70CRI, 70CRI, 70CRI; 80CRI, 80CRI, 80CRI	AFR Automotive front row; T1S Type I short; T2M Type II medium; T3M Type III medium; T4M Type IV medium; T5LG Type V low glare; T5VS Type V wide; T5W Type V wide; BLC3 Type III backlight control; BLC4 Type IV backlight control; LCCO Left corner cutoff; RCCO Right corner cutoff	MVOLT (120V-277V); HVOLT (347V-480V); XVOLT (277V - 480V); 120 120V; 208 208V; 240 240V; 277 277V; 347 347V; 480 480V	Shipped included: SPA Square pole mounting (4 @ 3.5" min. 5D pole); RPA Round pole mounting (4 @ 3" min. 8RD pole); SPA5 Square pole mounting (4 @ 5" min. 5D pole); RPA5 Round pole mounting (4 @ 5" min. 8RD pole); SPAUBI Square narrow pole mounting (4 @ 3" min. 5D pole); WBA Wall bracket; MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

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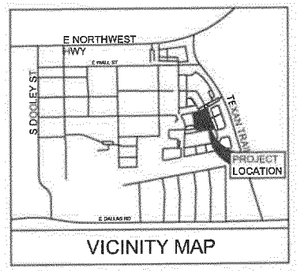
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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1 SL2 POLE BASE DETAIL

RECEIVED
JAN 12 2026



VICINITY MAP

CASE NAME: LUXURY GARAGES
CASE NUMBER: CU25-47
LOCATION: 1028 AND 1030 TEXAN TRAIL

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 13 OF 13

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

PLANNING SERVICES DEPARTMENT

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PREPARED BY

NOT FOR CONSTRUCTION
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF THOMAS WILSON TX PE 127691 IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES 12/29/2025

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engineering and surveying
949 Hilltop Drive, Weatherford, TX 76086
mail@bhbinc.com • 817.596.7575 • bhbinc.com
TBPELS Firm #44, #10194146

PREPARED FOR:

OWNER: JAMES BUCHANAN- MANAGER
COMPANY: 1028 TEXAS TRAIL, LLC/ 1030 TEXAN TRAIL, LLC
PHONE: 469-858-8887
ADDRESS: 630 DEFOREST CT
COPPELL, TX 75019

PHOTOMETRIC DETAILS
for
GRAPEVINE GARAGE CONDOMINIUMS
Lot 1R, Block 3, GRAPEVINE STATION ADDITION
Ab. No. 1029
City of Grapevine, Tarrant County, Texas
2.342 acres
Zone: "BP" Business Park
Date of Preparation: December 9, 2025

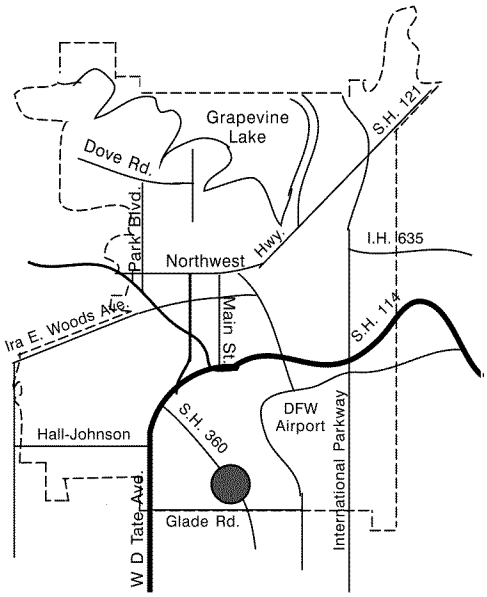
12.23.2025 4:18PM \\ab-w-fs2\Common\jobs\2025\810\05 Grapevine Garage Condominiums\01 Design & Drafting\08 Elec\Elec.dwg 13 - PHOTOMETRIC DETAILS

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

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

MEETING DATE: JANUARY 20, 2026

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF PLANNED DEVELOPMENT OVERLAY PD25-06, THE RESERVE AT BEAR CREEK



APPLICANT: Rajab Ali

PROPERTY LOCATION AND SIZE:

The subject property is located at 4201 State Highway 360 and is platted as The Reserve at Bear Creek. The subject property is comprised of 13.65 acres and has approximately 975 feet of frontage along Euless-Grapevine Road and 2,400 feet of frontage along the northbound State Highway 360 service road.

REQUESTED PLANNED DEVELOPMENT OVERLAY AND COMMENTS:

The applicant is requesting a planned development overlay to amend the previously approved building elevations and reduce the height from three-story to a two-story townhouse development.

On June 19, 2018, City Council approved Z18-03 to rezone 13.65 acres from "R-7.5", Single-Family District to "R-TH", Townhouse District for the development of a 69-unit townhouse development. The City Council also approved PD18-02 (Ord. 2018-051) to allow for a planned development overlay to deviate from, but not be limited to lot size, side yard setbacks, front yard setbacks, lot width, lot depth, maximum building height, and to allow front entry garages for lots less than 40 feet in width. Civil construction began but was not completed. Since that time, PD18-02 had expired and the applicant applied for a planned development overlay, PD22-03 (Ord. 2022-026), with the same request as PD18-02 which added a request to decrease proposed building height to 38-feet from 45-feet. Since that time, PD22-03 expired in April 2023. PD23-04 was heard and denied by Council

on November 21, 2023. On March 19, 2024, City Council approved PD24-01 (Ord. 2024-028) to deviate from, but not be limited to lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height, and to allow front entry garages for lots less than 40-feet in width in conjunction with a townhouse development. Since that time, PD24-01 expired in March 2025. With this request, the applicant requests approval to amend the building elevations by eliminating one story, resulting in two-story townhomes with a maximum height of 32 feet.

Case Number	PD18-02	PD22-03	PD24-01	PD25-06
Number of Residential Lots	69	69	69	69
Minimum Lot Size	2,424 sf	2,424 sf	2,424 sf	2,424
Front yard setback	20 ft.	20 ft.	20 ft.	20 ft.
Side yard setback	5 ft.	5 ft.	5 ft.	5 ft.
Lot Width	28 ft.	28 ft.	28 ft.	28 ft.
Lot Depth	78 ft.	78 ft	78 ft	78 ft
Maximum Height	3 stories/ 45 ft.	3 stories/ 38 ft.	3 stories/ 38 ft.	2 stories/ 32 ft.

Relative to the planned development overlay, the following deviations from the “R-TH”, Townhouse District regulations were approved with PD24-01:

- Lot size: for lots less than 40-feet in width, the minimum lot size is 2,550 square feet. The applicant is requesting a minimum lot size of 2,424 square feet.

- Side yard setback: a minimum side yard of 15-feet is required for each end unit in a row of townhouses containing three or more units. The applicant is requesting a reduction in this requirement to five feet. Side yards adjacent to a dedicated public street shall be a minimum of 25 feet. For Lots 11 and 13, Block 3 the applicant is requesting a reduction of approximately three feet for Lot 11 and a complete reduction of this requirement at the northeast corner of the lot.

- Front yard setback: the ordinance requires the face of a front entry garage be set back no less than 25-feet from the sidewalk. The applicant is requesting a reduction of this requirement to 20 feet.

- Lot width: the minimum lot width shall be 30-feet. The applicant is requesting a minimum lot width of 28 feet.

- Lot depth: for lots less than 40 feet in width the minimum lot depth is 85-feet. The applicant is requesting a minimum lot depth of 78-feet.

- Private garages on lots having a minimum width of less than 40-feet must be entered from the side or rear. The applicant is requesting that all lots be accessed from the front.

It is the applicant's intent to develop 69 townhouse units, two stories in height on the subject property with two points of access to the northbound service road of State Highway 360. All streets within the proposed townhouse development will be public streets developed to city standards. The entrances and central street through the development will be dedicated as 50-foot right-of-way with 31-feet of pavement for a two-way driving lane. The three, circular drives shown on the plan are proposed to be one-way streets with a dedicated 42-foot right-of-way with 25-feet of pavement for a one-way driving lane. The applicant has included 40 parking spaces in the circular drive areas of the development to provide additional parking for visitors that also serves to affirm the one-way orientation of the three, one-way portions within the project.

Density for the project is 5.05 dwelling units per acre; a maximum of nine dwelling units per acre is allowed within the "R-TH" Townhouse District. The smallest lot size in the proposed development is 2,424 square feet and the largest is 4,102 square feet. The average lot size is 2,739 square feet.

The previous applicant has stated that there are a number of unique challenges relative to the development of the property, such as existing Trinity River Authority easements, floodplain limitations, highway frontage and irregular shape, which are mitigated/offset by:

- Landscape buffering from the State Highway 360 service road and creation of internal open space;

- Creation of curvilinear internal streets and internal park land;

- Donating over four acres of land for park dedication, providing and building connection to the city-wide trail system, and contributing funds necessary to connect the trail under State Highway 360 to provide access to the new dog park.

PRESENT ZONING AND USE:

The property is currently zoned "R-TH", Townhouse District and is partially developed with utilities and streets.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and surrounding properties to the north, south and west were zoned "R-1", Single-Family Dwelling District prior to the 1984 City-wide Rezoning. The property to the east was zoned "I-2", Heavy Industrial District prior to the 1984 City-wide Rezoning.

- On June 19, 2018, City Council approved Z18-03 (Ord. 2018-50) and PD18-02 (Ord. 2018-051) to rezone 13.65 acres from "R-7.5", Single Family District to "R-TH", Townhouse District for the development of a 69-unit townhouse development. The applicant sought a planned development overlay to deviate from, but not be limited to lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height, and to allow front entry garages for lots less than 40 feet in width.

Construction began but was not completed before it expired.

- On April 19, 2022, City Council approved PD22-03 (Ord. 2022-026) for a planned development overlay to deviate from, but not be limited to lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height of 38-feet, and to allow front entry garages for lots less than 40 feet in width. Construction continued but was not completed before it expired.

- On November 21, 2023, City Council denied PD23-04 for a planned development overlay to deviate from, but not be limited to lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height of 38-feet, and to allow front entry garages for lots less than 40 feet in width and to increase the lot number from 69 to 71 by converting a common lot (Lot 6X) into two additional residential lots.

- On March 19, 2024, City Council approved PD24-01 (Ord. 2024-028) for a planned development overlay to deviate from, but not be limited to lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height, and to allow front entry garages for lots less than 40-feet in width in conjunction with a townhouse development.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	“PID”, Planned Industrial Development District - vacant undeveloped property
SOUTH:	State Highway 360 right-of-way
EAST:	“PCD”, Planned Commerce Development District and D/FW International Airport - vacant undeveloped property and vacant undeveloped airport property
WEST:	“PID”, Planned Industrial Development District and State Highway 360 right-of-way - vacant undeveloped property

AIRPORT IMPACT:

Approximately two thirds of the subject tract is not located within any of the noise zones as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map and an approximate one third portion of the tract is located within “Zone A” Zone of Minimal Effect as defined on the “Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs” Map. Few activities will be affected by aircraft sounds in “Zone A” except for sound sensitive activities such as auditoriums, churches, schools, hospitals, and theaters. The applicant’s proposal is an appropriate use in this noise zone.

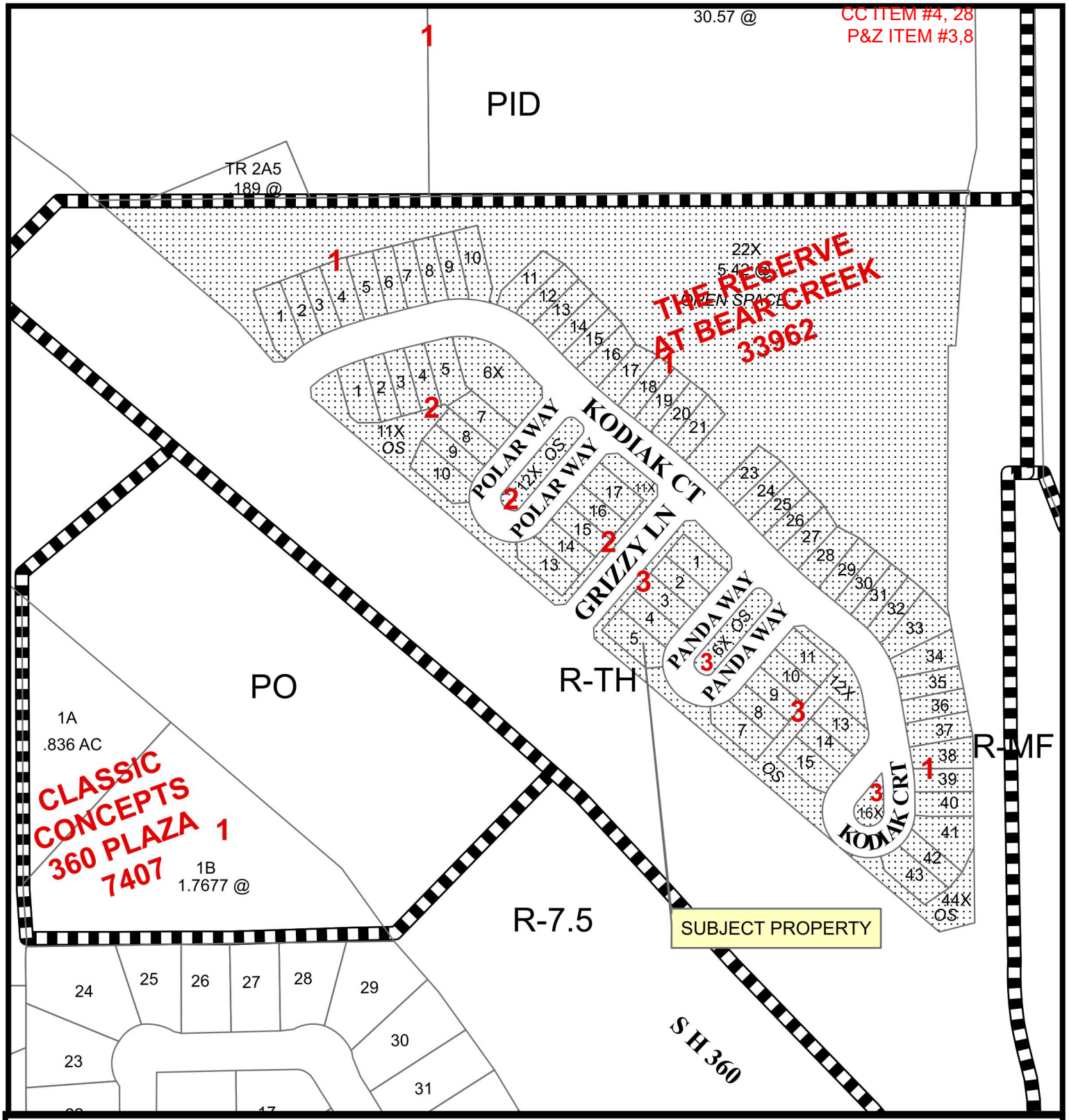
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates Euless-Grapevine Road as a Type "D" Minor Arterial thoroughfare with 75-feet of right-of-way developed as four lanes.

/at



PD25-06; The Reserve at Bear Creek
RESERVE AT BEAR CREEK THE, Block 1 Lots 1-44X, Block 2 Lots 1-17, Block 3 Lots 1-16X

Date Prepared: 1/5/2026

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

CC ITEM #4, 28
P&Z ITEM #3,8

SAGE MASTER PLANNING URBAN DESIGN ARCHITECTURE LANDSCAPE ARCHITECTURE
SAGE GROUP, INC.

November 24, 2025
BB01-01

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

RE: The Reserve at Bear Creek PD Overlay, for 13.65 acres at 4201 SH-360, Grapevine, Texas

Description of Request:
The applicant, BB Living, is proposing a revised submittal for the currently approved Single-Family Attached (Townhome) Residential development of 69 home sites on a 13.65 acre tract along SH-360, at Euless Grapevine Road, in Grapevine. The property is currently zoned as a Planned Development Overlay with R-TH Uses. The request is to revise the Planned Development Overlay with R-TH Uses, for a total of 69 Townhome Lots, customizing the product to meet the high-quality intent of the development and meet market demand. We wish to remove the previously approved deviation to allow three story buildings. Otherwise, the deviations enable us to incorporate more of a curvilinear street layout, increase openings and visibility to the open space- minimizing the impact of the floor plate on the open space and increasing views toward the open space reserve/ park dedication.

Specifically, the deviations we are requesting to accomplish this are:

1. A decrease in the minimum lot size from 2,550 s.f to 2,423 s.f.
2. A decrease in the minimum Side Yard Setback between buildings from 15' to 5'.
3. A decrease in the minimum Side Yard Setback adjacent to a street from 25' to 15'. (Only for Lots 11 & 13, Block 3)
4. A reduction in the Front Yard Setback for a front facing garage from 25' to 20'.
5. A reduction in the minimum Lot Width from 30' to 28'.
6. A reduction in the minimum Lot Depth from 85' to 78'.
7. Allow front entry garages for lots less than 40 feet in width.

The property is bounded on the north by Big Bear Creek, to the East by Euless Grapevine Road and the southwest by State Highway 360. There are no immediate neighbors to this property.

The property gently slopes from west to east, toward the Big Bear Creek, where the floodway area will be retained in a natural state, preserving this tree covered area. There is also underground pipeline easements traversing the site. The plan has been designed to work around this easement, but will utilize the resulting greenbelt for a pedestrian trail connecting the internal walks with a Trail along the creek open space. Additional, internal open space areas for the use of the residents, have also been provided within the plan.

PD25-06

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1130 N. CARROLL AVENUE · SUITE 200 SOUTHLAKE, TEXAS 76092
TEL 817.424.2626 FAX 817.424.2890

CC ITEM #4, 28
P&Z ITEM #3,8

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
The Reserve at Bear Creek Block 1 - Lots 1-44X Block 2 - Lots 1-17 Block 3 - Lots 1-16X

Gross area of parcel (to nearest tenth of acre)
13.65 ac.

Street frontage & distance to nearest cross street
4201 SH-360. At. 360 & Euless Grapevine Rd.

Describe the Proposed Use
Residential Townhomes

Proposed Zoning
PD Overlay on R-TH

Existing Zoning
PD Overlay / R-TH

Future Land Use Designation
C/MU

Subject Property Address
4201 SH-360, Grapevine

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 BEAR CREEK GRAPEVINE TOWNHOMES LLC

~~Company~~ RAJAB ALI

Address 2548 DICKENSON PKWY, STE 202, CARROLLTON, TX

City CARROLLTON State TX Zip Code 75006

Phone 214-566-6766 Email [redacted]

PD25-06

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

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PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- ☐ I will represent the application myself; OR Jamie Williamson or Curtis Young
- ☐ I hereby designate RASAB ALI *(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 Nov 24 2025

STATE OF: Texas
COUNTY OF: Denton

BEFORE ME, a Notary Public, on this day personally appeared RASAB ALI *(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 24 day of November, 20 25

_____
NOTARY PUBLIC in and for the State of Texas

BRANDI BROWN
Notary ID #135517303
My Commission Expires
May 27, 2029

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PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name Jamie Williamson Company BB Living

Address 4800 N. Scottsdale Rd.

City Scottsdale State AZ Zip Code 85251

Phone 214-289-9665 Email [redacted]

Applicant's Signature _____ Date 11-24-25

STATE OF: Texas
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Jamie Williamson *(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 24 day of December, 2025

BRANDI BROWN
Notary ID #135517303
My Commission Expires
May 27, 2029

_____
NOTARY PUBLIC in and for the State of Texas

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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

PD25-06
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1. All general partners
2. File Number
3. Registered agent name
4. Mailing address

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

PLANNED DEVELOPMENT OVERLAY 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 4201 SH 360

Legal description of subject property
LOTS 1-43, BLOCK 1, LOTS 1-5, 6X, 7-10, 11X, 12X, 13-17, BLOCK 2, AND LOTS 1-12X, 13-16X, BLOCK 3, THE RESERVE AT BEAR CREEK

Justin R. Turner — Public Works Department
11.25.2025 — Date

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

PLANNED DEVELOPMENT OVERLAY 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 the subject property perpendicular to the street right-of-way whenever feasible 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
December 16, 2025	December 1-5
January 20, 2025	January 5-9
February 17, 2026	February 2-6
March 17, 2026	March 2-6
April 21, 2026	April 6-10
May 19, 2026	May 4-8
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.

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

Signs must be:

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

NOTICE OF PUBLIC HEARING

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

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

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

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

Name CURTIS YOUNG Company SAGE GROUP

Address 1130 N. CARROLL

City Southlake, State TX Zip Code 76092

Phone 817-424-2626 Email [redacted]

Applicant's Signature Curtis W Young Date 11-24-25

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By: .....

Planning Services Department
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P&Z ITEM #3,8

FRANCHISE TAX ACCOUNT STATUS

This record as of November 22, 2025 at 16:42:23

BEAR CREEK GRAPEVINE TOWNHOMES LLC

Texas Taxpayer Number:	32071951886
Mailing Address:	2548 DICKERSON PKWY STE 202 CARROLLTON, TX 75006 - 1457
Right to Transact Business in Texas:	ACTIVE
State of Formation:	TX
SOS Registration Status (SOS status updated each business day):	ACTIVE
Effective SOS Registration Date:	09/16/2019
Texas SOS File Number:	0803421400
Registered Agent Name:	RAJAB ALI
Registered Office Street Address:	2548 DICKERSON PKWY STE 202 CARROLLTON, TX 75006

Public Information Report for Year 2025

Title	Name and Address	
MANAGER	**RAJAB ALI** 2548 DICKERSON PKWY STE 202 CARROLLTON, TX 75006 **Source:** CPA	

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NOV 24 2025
By:

ORDINANCE NO. 2026-006

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD25-06 TO AMEND THE PREVIOUSLY APPROVED PLANNED DEVELOPMENT OVERLAY PD24-01 (ORDINANCE NO. 2024-028) TO REDUCE THE BUILDING HEIGHTS FROM THREE-STORY TO TWO-STORY TOWNHOMES BEING THE RESERVE AT BEAR CREEK (4201 STATE HIGHWAY 360) 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, The site was previously approved for a planned development overlay PD24-01 (Ordinance No. 2024-028) to deviate from, but not be limited to lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height, and to allow front entry garages for lots less than 40-feet in width in conjunction with a townhouse development. This request is for a planned development overlay PD25-06 to amend the previously approved building elevations and reduce building height from three-story to two-story townhomes within the following described property, The Reserve at Bear Creek, 69 townhome lots and eight common area lots (4201 State Highway 360) 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:

1. A Homeowners Association (HOA) maintain any portion of the trail that is traversed onto their current property;
2. $50,000 be paid to the City of Grapevine to construct a portion of the trail in Tract D as per the original agreement;
3. Lot 22X and the trail that is wholly in 22X be dedicated to the City; and
4. The trail currently traversing into lots 34-37 at the southeast portion of the development be in a trail easement.

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 20th day of January 2026.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

Site Data Summary Chart

Townhome Lots			69
-Phase I			34
-Phase II			35
Common Areas			8
Residential Lots		31.80%	4.34 ac.
-Open Space	17.29%	2.36 ac.	
-Park Dedication	32.38%	4.42 ac.	
Total Open Space		49.67%	6.78 ac.
R.O.W.		18.53%	2.53 ac.
Gross Acreage		100.00%	13.65 ac.

Site Data

Gross Acreage	13.65 ac.
Gross Density (Lots / Acre)	5.05

Lot Summary

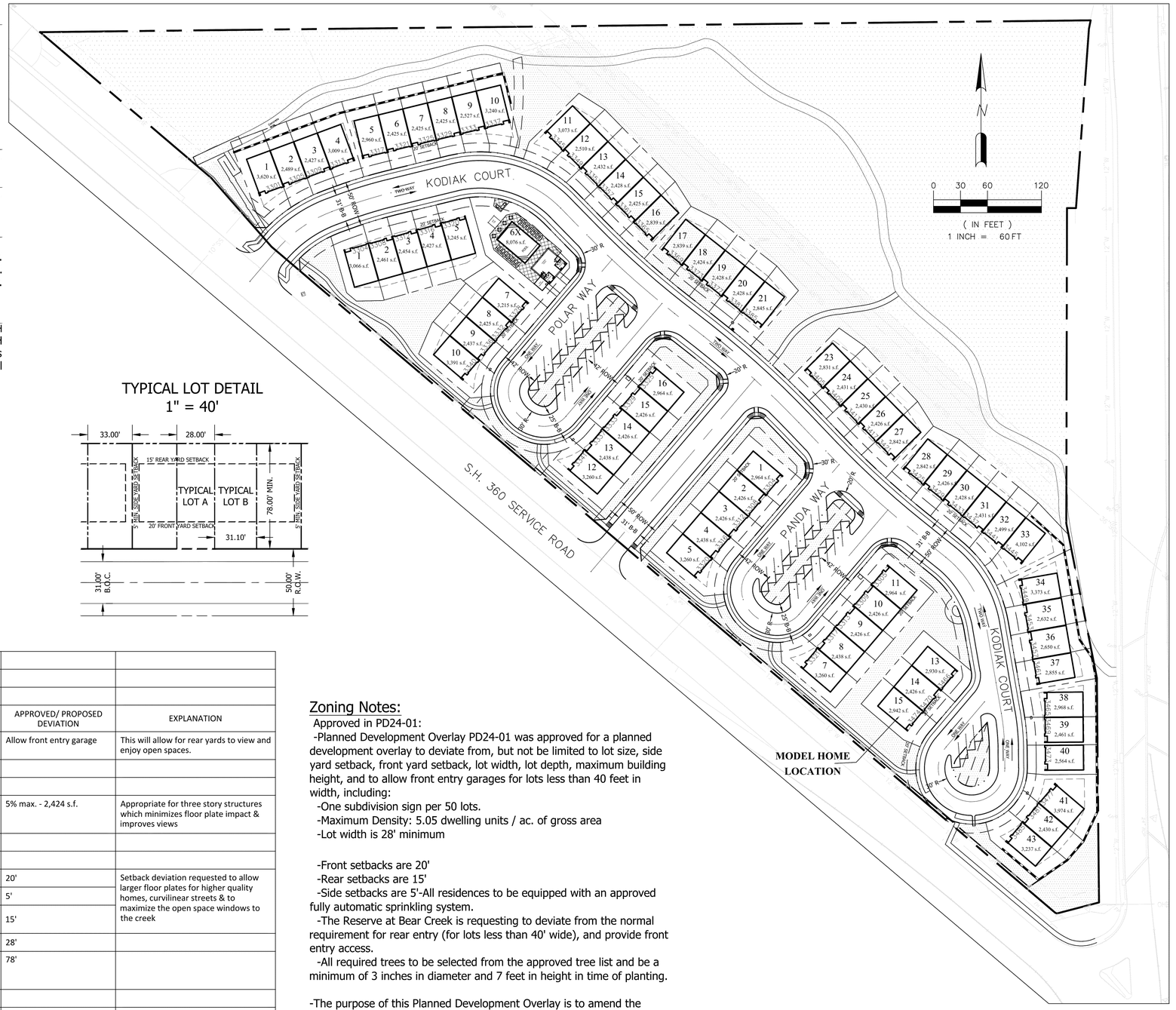
Residential Lots	69
Minimum Lot Size	2,424 s.f.
Maximum Lot Size	4,102 s.f.
Average Lot Size	2,739 s.f.
Common Areas	8

Zoning & Current Use

Existing Zoning:	PD Overlay PD24-01 (Ord. 2024-028) / R-TH
Proposed Zoning:	PD Overlay / R-TH
Current Use:	Developed Lots
Proposed Use:	Townhome Residential

Legend

- 4' Proposed Concrete Sidewalk
- 6' Proposed Concrete Trail
- Dedicated Park Space
- Existing 100 Year Flood Plain
- Post-project 100 Year Flood Plain
- Floodway
- Creek Centerline
- 5' Iron Fence
- 6' Masonry Wall
- Retaining Wall
- Fire Hydrant Location
- Park Dedication/Open Space
- Open Space



TYPICAL LOT DETAIL
1" = 40'

CASE NAME: Reserve at Bear Creek			
CASE ADDRESS: 4201 State Highway 360			
SECTION 20. R-TH Townhouse District	REGULATION	APPROVED/ PROPOSED DEVIATION	EXPLANATION
B. Accessory Uses	Rear entry garages less than 40' in width	Allow front entry garage	This will allow for rear yards to view and enjoy open spaces.
F. DENSITY REQUIREMENTS			
2. Lot size	2,550 s.f.	5% max. - 2,424 s.f.	Appropriate for three story structures which minimizes floor plate impact & improves views
G. AREA REGULATIONS			
1. Depth of front yard, front facing garage	25'	20'	Setback deviation requested to allow larger floor plates for higher quality homes, curvilinear streets & to maximize the open space windows to the creek
3.a. Width of side yard	15'	5'	
3.c. Side yard adjacent to street (Block 3, Lots 11 & 13)	25'	15'	
4. Minimum Lot Width	30'	28'	
5. Minimum Lot Depth	85'	78'	
I. HEIGHT REGULATIONS			
1. Maximum Height	2 stories / 35'	2 stories / 35'	

Zoning Notes:

Approved in PD24-01:

-Planned Development Overlay PD24-01 was approved for a planned development overlay to deviate from, but not be limited to lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height, and to allow front entry garages for lots less than 40 feet in width, including:

-One subdivision sign per 50 lots.
-Maximum Density: 5.05 dwelling units / ac. of gross area
-Lot width is 28' minimum

-Front setbacks are 20'
-Rear setbacks are 15'
-Side setbacks are 5'-All residences to be equipped with an approved fully automatic sprinkling system.
-The Reserve at Bear Creek is requesting to deviate from the normal requirement for rear entry (for lots less than 40' wide), and provide front entry access.
-All required trees to be selected from the approved tree list and be a minimum of 3 inches in diameter and 7 feet in height in time of planting.

-The purpose of this Planned Development Overlay is to amend the previously approved building elevations and reduce building height from three-story to two-story townhomes.

Curtis W. Young AIA

REGISTERED ARCHITECT CURTIS W. YOUNG 15080 STATE OF TEXAS

Owner:

Bear Creek Grapevine Townhomes, LLC
2548 Dickerson Parkway
Carrollton, TX 75006
Contact: Rajab Ali Bardaie

Surveyor:

Miller Surveying, Inc.
430 Mid Cities Blvd.
Hurst, TX 76054
TEL. 817-557-1052
Contact: Jason Rawlings, R.P.L.S.

Engineer:

Deotte, Inc.
420 Johnson Rd., ste. 303
Keller, TX 76248
TEL. 817-337-8899
Contact: Richard DeOtte, P.E.

Architect:

Danielian Associates
256 Seaboard Ln.
Franklin, TN 37067
TEL: 615-472-1385

Applicant:

BB Living
4800 N Scottsdale Rd.
Scottsdale, AZ 85251
TEL. 214-289-9665
Attn: Jamie Williamson

Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD25-06
LOCATION: 4201 State Highway 360

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 1 OF 23

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

DEPARTMENT OF PLANNING SERVICES

PD Overlay
For
Reserve at Bear Creek

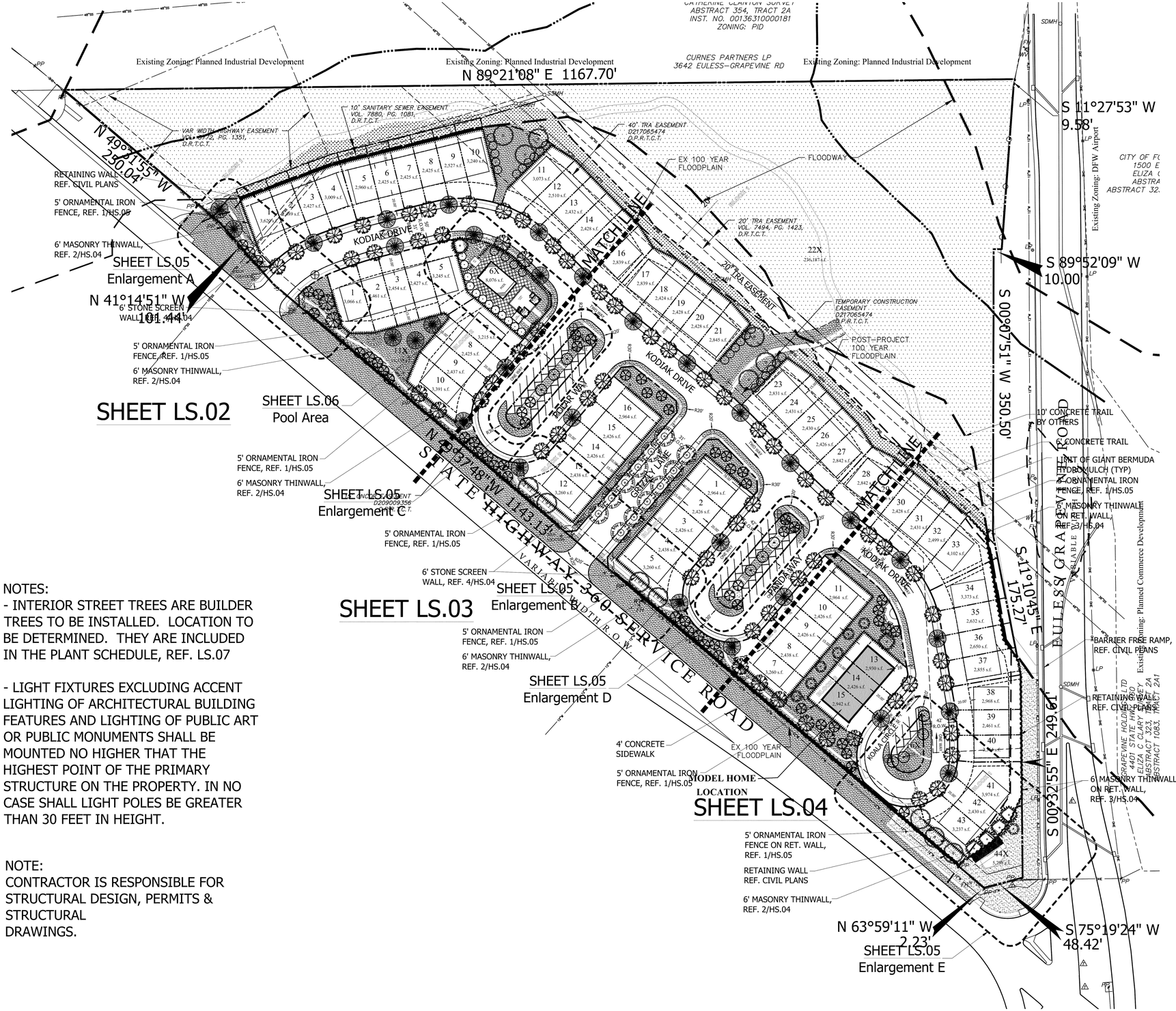
Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

James H. Hughes Survey, No.2028
City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)
Existing zoning: "R-TH", Townhouse District with Planned Development Overlay
Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay
Date of Preparation: December 10, 2025

1" = 60'
0 60' 120' 240'

Reserve at Bear Creek - PD Overlay Plan

SHEET 1 of 23



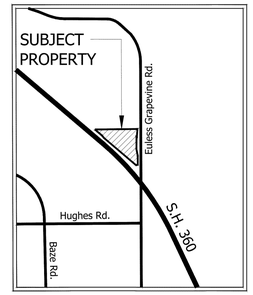
NOTES:
- INTERIOR STREET TREES ARE BUILDER TREES TO BE INSTALLED. LOCATION TO BE DETERMINED. THEY ARE INCLUDED IN THE PLANT SCHEDULE, REF. LS.07

- LIGHT FIXTURES EXCLUDING ACCENT LIGHTING OF ARCHITECTURAL BUILDING FEATURES AND LIGHTING OF PUBLIC ART OR PUBLIC MONUMENTS SHALL BE MOUNTED NO HIGHER THAT THE HIGHEST POINT OF THE PRIMARY STRUCTURE ON THE PROPERTY. IN NO CASE SHALL LIGHT POLES BE GREATER THAN 30 FEET IN HEIGHT.

NOTE:
CONTRACTOR IS RESPONSIBLE FOR STRUCTURAL DESIGN, PERMITS & STRUCTURAL DRAWINGS.

LANDSCAPE LEGEND

- Texas Red Oak — *Quercus shumardii*
- Cedar Elm — *Ulmus crassifolia*
- Live Oak — *Quercus virginiana*
- Chinese Pistache — *Pistacia chinensis*
- Eldarica Pine — *Pinus eldarica*
- Eastern Red Cedar — *Juniperus virginiana*
- Yaupon Holly — *Ilex vomitoria*
- Desert Willow — *Chilopsis linearis*
- Mexican Plum — *Prunis mexicana*
- 'little Gem' Magnolia — *Magnolia grandiflora 'Little Gem'*
- Dwarf Burford Holly — *Ilex burfordii 'Nana'*
- Maiden Grass — *Miscanthus sinensis 'Gracillimus'*
- Gulf Muhly — *Muhlenbergia capilaris*
- Blue Grama — *Bouteloua gracilis*
- Giant Bermudagrass hydromulch — *Cynodon dactlon*
- Big Blue Liriope — *Liriope muscari 'Big Blue'*
- Bermudagrass Sod — *Cynodon dactlon*
- Colorado River Rock
- Crushed Granite
- Gravel
- 5' Ornamental Iron Fence
- 6' Masonry Thin Wall
- 4' Concrete Sidewalk
- 6' Concrete Trail



CASE NAME:	Reserve at Bear Creek
CASE NUMBER:	PD25-06
LOCATION:	4201 State Highway 360

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 2 OF 23

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

PLANNING SERVICES DEPARTMENT

Overall Landscape Plan
For
Reserve at Bear Creek
Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

James H. Hughes Survey, No.2028
City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)

Existing zoning: "R-TH", Townhouse District with Planned Development Overlay

Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: December 12, 2025

Landscape Plan - Overall Landscape Plan & Key Map
PLAN

0 60' 120' 240'
1' = 60'-0"

SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL 817-424-2626

Master Planning
Urban Design
Architecture
Landscape Architecture

REGISTERED LANDSCAPE ARCHITECT KELLEE D. LEE 2424 STATE OF TEXAS
12 DEC 25

APPLICANT
BB Living
4800 N Scottsdale Rd.
Scottsdale, AZ 85251
TEL. 214-289-9665
Attn. Jamie Williamson

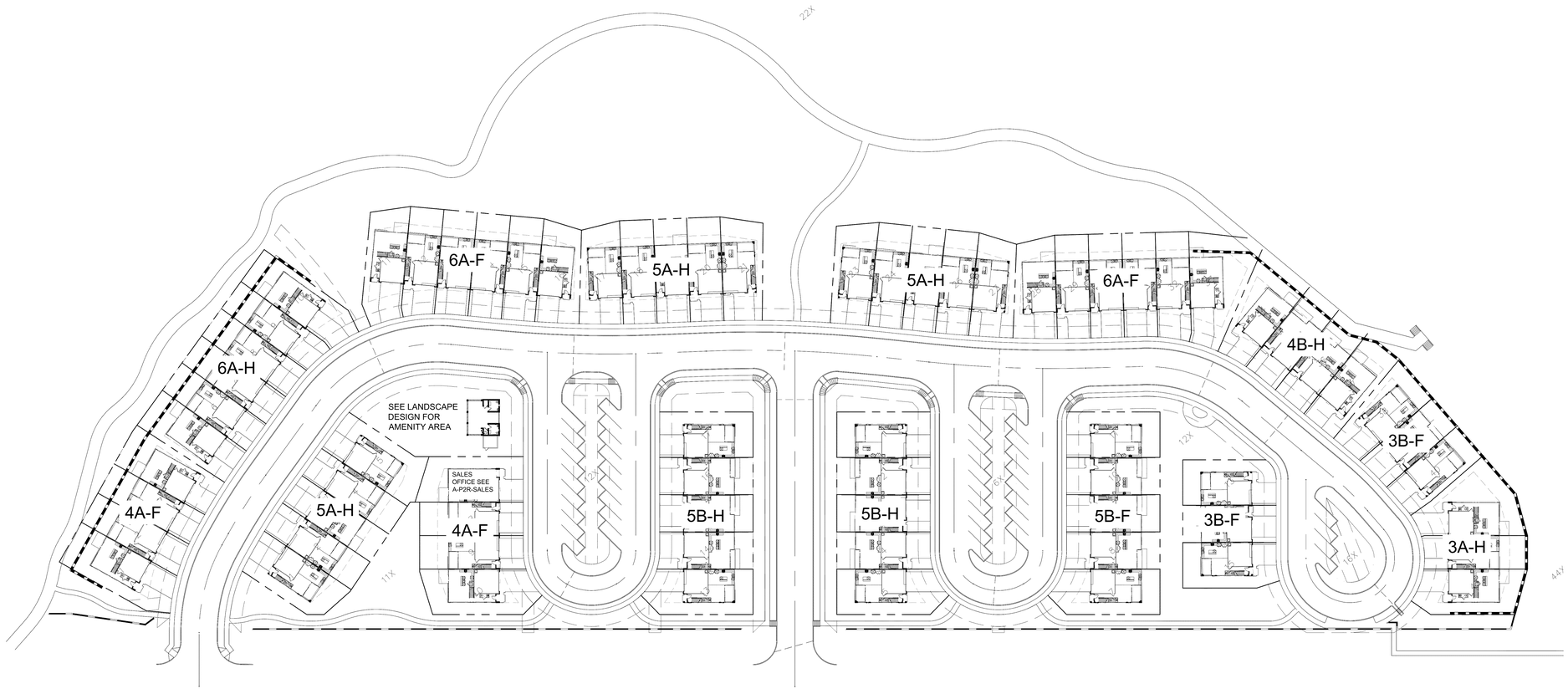
Reserve at Bear Creek
Grapevine, Texas

Issued
Dec 12, 2025

Revisions

OVERALL LANDSCAPE PLAN

SHEET
LS.01



KEY

F - FARMHOUSE (7)

H- HILL COUNTRY (8)

BUILDING MIX

(1) 3A-H: 3 PLEX-A, HILL COUNTRY STYLE
(2) 3B-F: 3 PLEX-B, FARMHOUSE STYLE
(2) 4A-H: 4 PLEX-A, HILL COUNTRY STYLE
(1) 4B-H: 4 PLEX-B, HILL COUNTRY STYLE
(3) 5A-H: 5 PLEX-A, HILL COUNTRY STYLE
(1) 5B-F: 5 PLEX-B, FARMHOUSE STYLE
(2) 5B-H: 5 PLEX-B, HILL COUNTRY STYLE
(2) 6A-F: 6 PLEX-A, FARMHOUSE STYLE
(1) 6A-H: 6 PLEX-A, HILL COUNTRY STYLE

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD25-06
LOCATION: 4201 State Highway 360

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 3 OF 23

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PLANNING SERVICES DEPARTMENT

Site Plan
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

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Date of Preparation: December 11, 2025

SITE PLAN | 1"=50' | 1

SHEET 3 of 23

DANIELIAN ASSOCIATES
architects ▪ planners
256 Seaboard Ln. | Franklin | TN 37067
www.danielian.com | office 615.472.1385

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CLIENT:

PROJECT NAME:

RESERVE AT BEAR CREEK

GRAPEVINE, TX

#	DATE:	DESCRIPTION

PROJECT NO: 25065
DATE: 12/11/2025
STAMP:

REGISTERED ARCHITECT
JOHN A. DANIELIAN
19580
STATE OF TEXAS
EXP. 11-30-2026

SHEET DESCRIPTION:

SITE PLAN

SHEET NO:

A-0.0

Plot Date: 12/11/2025 10:12:47 AM; By: Josh Thompson



PLAN 2 PLAN 1R PLAN 2R

FRONT ELEVATION - HILL COUNTRY | 3/16"=1'-0" | 1



PLAN 2R PLAN 1R PLAN 2

REAR ELEVATION - HILL COUNTRY | 3/16"=1'-0" | 2

ELEVATION KEY NOTES

EXTERIOR MATERIALS:

1.1 4x TRIM U.N.O

1.2 CEMENTITIOUS HORIZONTAL SIDING W/ 8" EXPOSURE.

1.3 CEMENTITIOUS HORIZONTAL SIDING W/ 4" EXPOSURE.

1.4 BOARD AND BATTEN SIDING.

1.5 FULL STONE VENEER.

1.6 FULL BRICK VENEER.

1.7 SOFFITS: CEMENTITIOUS BOARD.

1.8 SECTIONAL METAL GARAGE DOOR.

1.9 4X4 BRACKET SUPPORTS.

TRIM / FASCIA:

2.1 FASCIA: 6x REFER TO DETAILS ON ROOF PLAN.

2.2 DOOR AND WINDOWS: 4" CEMENTITIOUS TRIM U.N.O.

2.3 PAINTED WOOD GABLE TRUSS DETAIL @ FASCIA - SEE DETAIL.

2.4 SHADE TRELLIS OVER WINDOWS

GUTTERS:

3.1 ALL ROOFS TO BE GUTTERED WITH DOWN SPOUTS AS INDICATED ON ROOF PLAN AND DETAILS.

ROOFING:

5.1 PITCHED ASPHALT SHINGLE ROOF AT 6:12 AND 8:12 SLOPE U.N.O. SEE ROOF PLAN. DETAILS AND GENERAL NOTES SECTION 7A. ROOFING COVERING MATERIALS SHALL HAVE CLASS 'A' RATING.

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REFER TO ARCHITECTURAL DETAILS FOR LOCATION OF SELF ADHERED FLASHING MEMBRANE UNDER EXTERIOR MATERIALS.

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD25-06
LOCATION: 4201 State Highway 360

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 4 OF 23

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

PLANNING SERVICES DEPARTMENT

Exterior Elevations
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

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Date of Preparation: December 11, 2025

SHEET 4 of 23

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CLIENT:

PROJECT NAME:

RESERVE AT BEAR CREEK

GRAPEVINE, TX

#	DATE:	DESCRIPTION

PROJECT NO: 25065

DATE: 12/11/2025

STAMP:

REGISTERED ARCHITECT
JOHN A. DANIELIAN
19580
STATE OF TEXAS
EXP. 11-30-2026

SHEET DESCRIPTION:

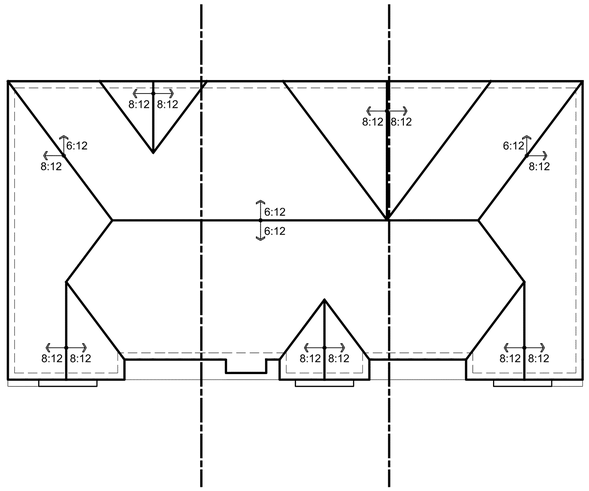
3 PLEX-A

EXTERIOR ELEVATIONS
FRONT AND REAR
HILL COUNTRY STYLE

SHEET NO:

A-3A.4

Plot Date: 12/11/2025 10:19:06 AM; By: Josh Thompson



MAIN ROOF PITCH AT 6:12 / 8:12

ROOF PLAN | 3/32"=1'-0" | 3



PLAN 2

LEFT ELEVATION - HILL COUNTRY | 3/16"=1'-0" | 1

ELEVATION KEY NOTES

EXTERIOR MATERIALS:

- 1.1 4x TRIM U.N.O
- 1.2 CEMENTITIOUS HORIZONTAL SIDING W/ 8" EXPOSURE.
- 1.3 CEMENTITIOUS HORIZONTAL SIDING W/ 4" EXPOSURE.
- 1.4 BOARD AND BATTEN SIDING.
- 1.5 FULL STONE VENEER.
- 1.6 FULL BRICK VENEER.
- 1.7 SOFFITS: CEMENTITIOUS BOARD.
- 1.8 SECTIONAL METAL GARAGE DOOR.
- 1.9 4X4 BRACKET SUPPORTS.

TRIM / FASCIA:

- 2.1 FASCIA: 6x REFER TO DETAILS ON ROOF PLAN.
- 2.2 DOOR AND WINDOWS: 4" CEMENTITIOUS TRIM U.N.O.
- 2.3 PAINTED WOOD GABLE TRUSS DETAIL @ FASCIA - SEE DETAIL.
- 2.4 SHADE TRELLIS OVER WINDOWS

GUTTERS:

- 3.1 ALL ROOFS TO BE GUTTERED WITH DOWN SPOUTS AS INDICATED ON ROOF PLAN AND DETAILS.

ROOFING:

- 5.1 PITCHED ASPHALT SHINGLE ROOF AT 6:12 AND 8:12 SLOPE U.N.O. SEE ROOF PLAN. DETAILS AND GENERAL NOTES SECTION 7A. ROOFING COVERING MATERIALS SHALL HAVE CLASS 'A' RATING.

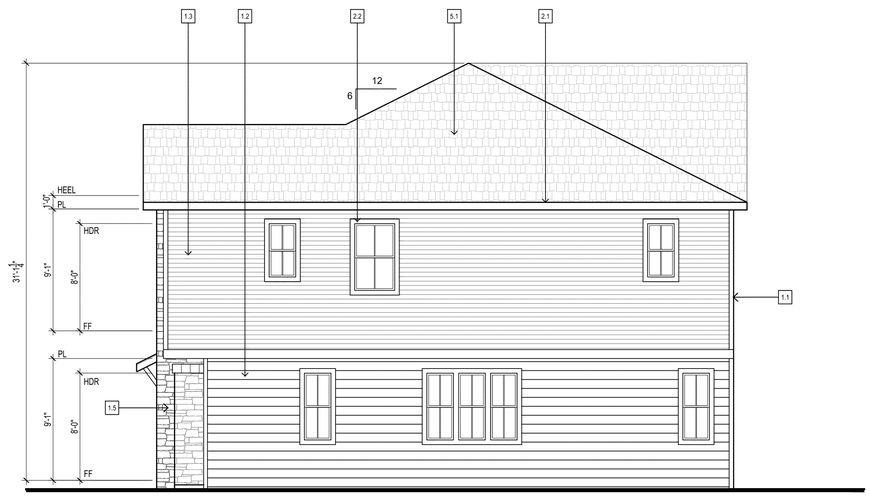
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REFER TO ARCHITECTURAL DETAILS FOR LOCATION OF SELF ADHERED FLASHING MEMBRANE UNDER EXTERIOR MATERIALS.

MASONRY MATERIAL CALCULATIONS | 4



PLAN 2R

RIGHT ELEVATION - HILL COUNTRY | 3/16"=1'-0" | 2

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD25-06
LOCATION: 4201 State Highway 360

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 5 OF 23

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

PLANNING SERVICES DEPARTMENT

Exterior Elevations
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

James H. Hughes Survey, No.2028
City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)

Existing zoning: "R-TH", Townhouse District with Planned Development Overlay

Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: December 11, 2025

SHEET 5 of 23

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CLIENT:

PROJECT NAME:

RESERVE AT BEAR CREEK

GRAPEVINE, TX

#	DATE:	DESCRIPTION

PROJECT NO: 25065
DATE: 12/11/2025
STAMP:

REGISTERED ARCHITECT
JOHN A. DANIELIAN
79580
STATE OF TEXAS
EXP. 11-30-2026

SHEET DESCRIPTION:

3 PLEX-A
EXTERIOR ELEVATIONS
SIDES AND ROOF PLAN
HILL COUNTRY STYLE

SHEET NO:

A-3A.5

Plot Date: 12/11/2025 10:19:11 AM; By: Josh Thompson



PLAN 1 PLAN 3R PLAN 1R

FRONT ELEVATION - FARMHOUSE | 3/16"=1'-0" | 1



PLAN 1R PLAN 3R PLAN 1

REAR ELEVATION - FARMHOUSE | 3/16"=1'-0" | 2

ELEVATION KEY NOTES

EXTERIOR MATERIALS:

1.1 4x TRIM U.N.O

1.2 CEMENTITIOUS HORIZONTAL SIDING W/ 8" EXPOSURE.

1.3 CEMENTITIOUS HORIZONTAL SIDING W/ 4" EXPOSURE.

1.4 BOARD AND BATTEN SIDING.

1.5 FULL STONE VENEER.

1.6 FULL BRICK VENEER.

1.7 SOFFITS: CEMENTITIOUS BOARD.

1.8 SECTIONAL METAL GARAGE DOOR.

1.9 4X4 BRACKET SUPPORTS.

TRIM / FASCIA:

2.1 FASCIA: 6x REFER TO DETAILS ON ROOF PLAN.

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2.3 PAINTED WOOD GABLE TRUSS DETAIL @ FASCIA - SEE DETAIL.

2.4 SHADE TRELLIS OVER WINDOWS

GUTTERS:

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ROOFING:

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CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD25-06
LOCATION: 4201 State Highway 360

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 6 OF 23

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

PLANNING SERVICES DEPARTMENT

Exterior Elevations
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

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Date of Preparation: December 11, 2025

SHEET 6 of 23

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CLIENT:

PROJECT NAME:

RESERVE AT BEAR CREEK

GRAPEVINE, TX

#	DATE:	DESCRIPTION

PROJECT NO: 25065

DATE: 12/11/2025

STAMP:

REGISTERED ARCHITECT
JOHN A. DANIELIAN
79580
STATE OF TEXAS

EXP. 11-30-2026

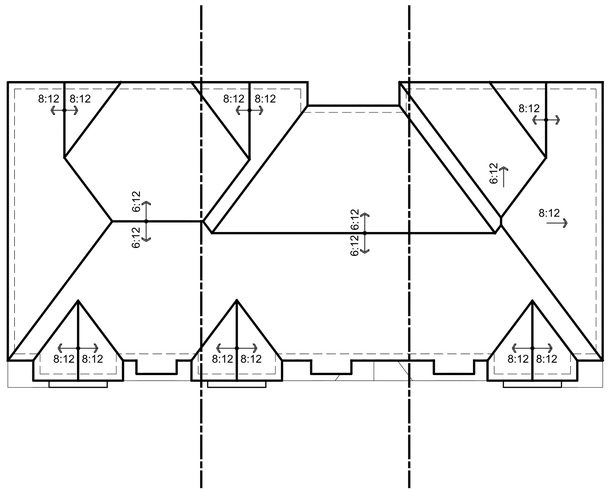
SHEET DESCRIPTION:

3 PLEX-B
EXTERIOR ELEVATIONS
FRONT AND REAR
FARMHOUSE STYLE

SHEET NO:

A-3B.4

Plot Date: 12/11/2025 10:19:15 AM; By: Josh Thompson



MAIN ROOF PITCH AT 6:12 U.N.O.

ROOF PLAN | 3/32"=1'-0" | 3



PLAN 1

LEFT ELEVATION - FARMHOUSE | 3/16"=1'-0" | 1



PLAN 1R

RIGHT ELEVATION - FARMHOUSE | 3/16"=1'-0" | 2

MASONRY MATERIAL CALCULATIONS | 4

ELEVATION KEY NOTES

EXTERIOR MATERIALS:

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- 1.3 CEMENTITIOUS HORIZONTAL SIDING W/ 4" EXPOSURE.
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CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD25-06
LOCATION: 4201 State Highway 360

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 7 OF 23

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PLANNING SERVICES DEPARTMENT

Exterior Elevations
For
Reserve at Bear Creek

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SHEET 7 of 23

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GRAPEVINE, TX

#	DATE:	DESCRIPTION

PROJECT NO: 25065
DATE: 12/11/2025
STAMP:

REGISTERED ARCHITECT
JOHN A. DANIELIAN
79580
STATE OF TEXAS
EXP. 11-30-2026

SHEET DESCRIPTION:

3 PLEX-B
EXTERIOR ELEVATIONS
SIDES AND ROOF PLAN
FARMHOUSE STYLE

SHEET NO:

A-3B.5

Plot Date: 12/11/2025 10:19:17 AM; By: Josh Thompson



PLAN 2 PLAN 1 PLAN 1R PLAN 2R

FRONT ELEVATION - FARMHOUSE | 3/16"=1'-0" | 1



PLAN 2R PLAN 1R PLAN 1 PLAN 2

REAR ELEVATION - FARMHOUSE | 3/16"=1'-0" | 2

ELEVATION KEY NOTES

EXTERIOR MATERIALS:

1.1 4x TRIM U.N.O

1.2 CEMENTITIOUS HORIZONTAL SIDING W/ 8" EXPOSURE.

1.3 CEMENTITIOUS HORIZONTAL SIDING W/ 4" EXPOSURE.

1.4 BOARD AND BATTEN SIDING.

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1.6 FULL BRICK VENEER.

1.7 SOFFITS: CEMENTITIOUS BOARD.

1.8 SECTIONAL METAL GARAGE DOOR.

1.9 4X4 BRACKET SUPPORTS.

TRIM / FASCIA:

2.1 FASCIA: 6x REFER TO DETAILS ON ROOF PLAN.

2.2 DOOR AND WINDOWS: 4" CEMENTITIOUS TRIM U.N.O.

2.3 PAINTED WOOD GABLE TRUSS DETAIL @ FASCIA - SEE DETAIL.

2.4 SHADE TRELLIS OVER WINDOWS

GUTTERS:

3.1 ALL ROOFS TO BE GUTTERED WITH DOWN SPOUTS AS INDICATED ON ROOF PLAN AND DETAILS.

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5.1 PITCHED ASPHALT SHINGLE ROOF AT 6:12 AND 8:12 SLOPE U.N.O. SEE ROOF PLAN. DETAILS AND GENERAL NOTES SECTION 7A. ROOFING COVERING MATERIALS SHALL HAVE CLASS 'A' RATING.

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CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD25-06
LOCATION: 4201 State Highway 360

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 8 OF 23

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

PLANNING SERVICES DEPARTMENT

Exterior Elevations
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

James H. Hughes Survey, No.2028
City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)

Existing zoning: "R-TH", Townhouse District with Planned Development Overlay

Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: December 11, 2025

SHEET 8 of 23

DANIELIAN ASSOCIATES
architects ▪ planners
256 Seaboard Ln. | Franklin | TN 37067
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CLIENT:

PROJECT NAME:

RESERVE AT BEAR CREEK

GRAPEVINE, TX

#	DATE:	DESCRIPTION

PROJECT NO: 25065

DATE: 12/11/2025

STAMP:

REGISTERED ARCHITECT
JOHN A. DANIELIAN
19580
STATE OF TEXAS
EXP. 11-30-2026

SHEET DESCRIPTION:

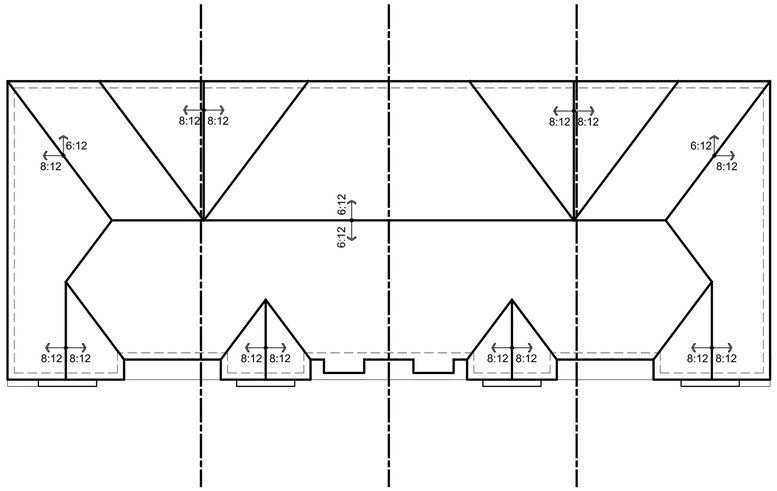
4 PLEX-A

EXTERIOR ELEVATIONS
FRONT AND REAR
FARMHOUSE STYLE

SHEET NO:

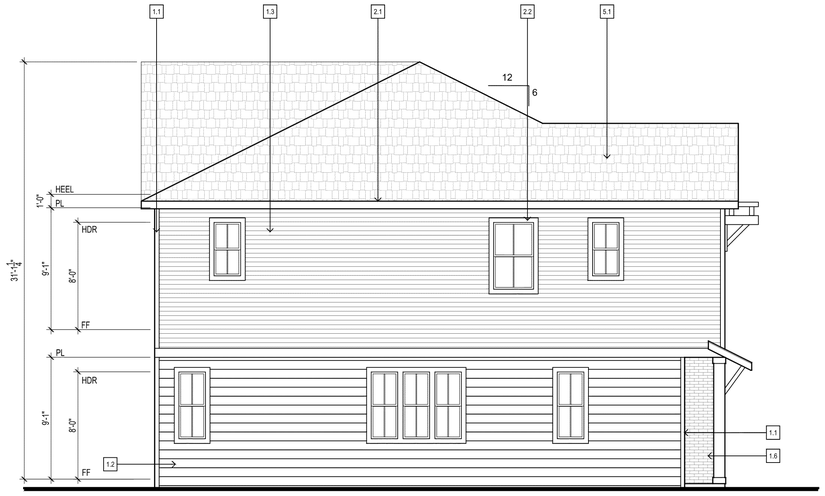
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Plot Date: 12/11/2025 10:19:21 AM; By: Josh Thompson



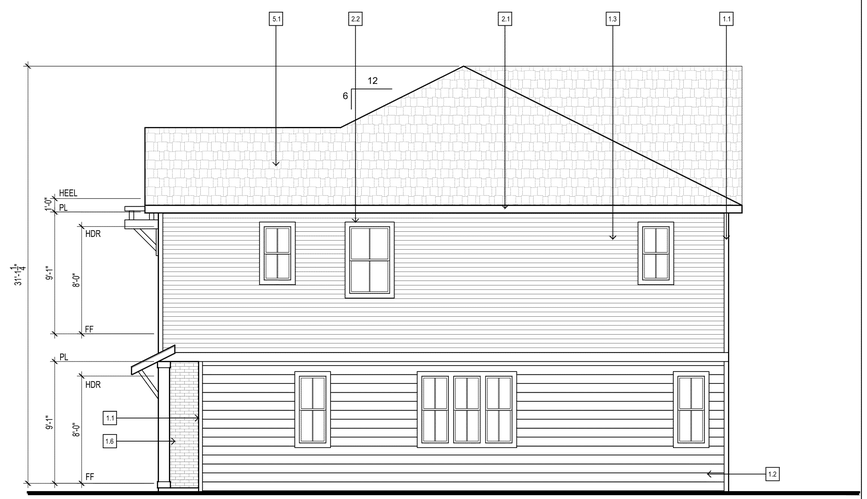
MAIN ROOF PITCH AT 6:12 / 8:12

ROOF PLAN | 3/32"=1'-0" | 3



PLAN 2

LEFT ELEVATION - FARMHOUSE STYLE | 3/16"=1'-0" | 1



PLAN 2R

RIGHT ELEVATION - FARMHOUSE STYLE | 3/16"=1'-0" | 2

MASONRY MATERIAL CALCULATIONS | 4

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GRAPEVINE, TX

#	DATE:	DESCRIPTION

PROJECT NO: 25065

DATE: 12/11/2025

STAMP:

REGISTERED ARCHITECT
JOHN A. DANIELIAN
79580
STATE OF TEXAS
EXP. 11-30-2026

SHEET DESCRIPTION:

4 PLEX-A

EXTERIOR ELEVATIONS
SIDES AND ROOF PLAN
FARMHOUSE STYLE

SHEET NO:

A-4A.5

Plot Date: 12/11/2025 10:19:22 AM; By: Josh Thompson



PLAN 2 PLAN 3 PLAN 3 PLAN 2R

FRONT ELEVATION - HILL COUNTRY | 3/16"=1'-0" | 1



PLAN 2R PLAN 3 PLAN 3 PLAN 2

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DATE:

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CHAIRMAN

DATE:

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RESERVE AT BEAR CREEK

GRAPEVINE, TX

#	DATE:	DESCRIPTION

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DATE: 12/11/2025
STAMP:

REGISTERED ARCHITECT
JOHN A. DANIELIAN
79580
STATE OF TEXAS
EXP. 11-30-2026

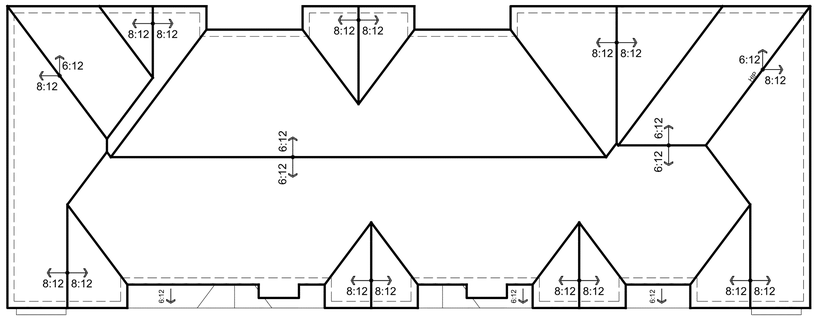
SHEET DESCRIPTION:

4 PLEX-B
EXTERIOR ELEVATIONS
FRONT AND REAR
HILL COUNTRY STYLE

SHEET NO:

A-4B.4

Plot Date: 12/11/2025 10:19:27 AM; By: Josh Thompson



MAIN ROOF PITCH AT 6:12 / 8:12

ROOF PLAN | 3/32"=1'-0" | 3



PLAN 2

LEFT ELEVATION - HILL COUNTRY | 3/16"=1'-0" | 1

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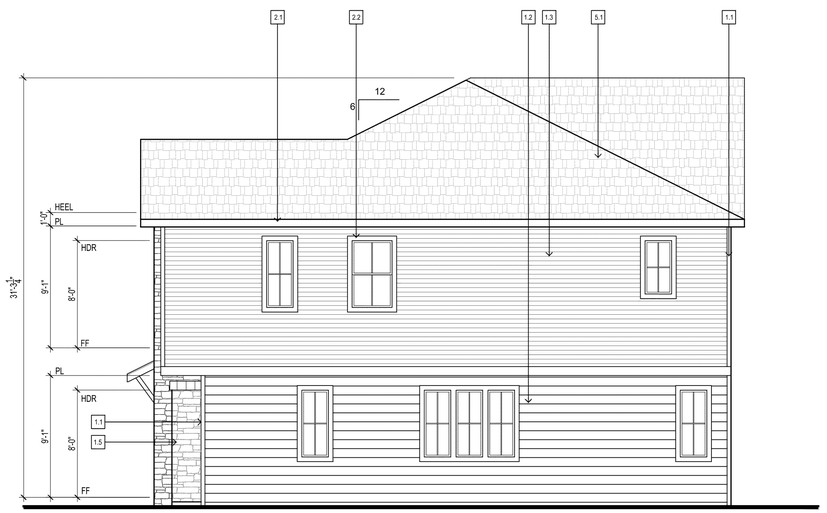
4 PLEX-B - STANDARD SIDES

MASONRY CALCULATIONS

ELEVATIONS	TOTAL WALL	OPENINGS	WALL W/O OPENINGS	STONE	CEMT. SIDING	STONE %	CEMT. SIDING %	TOTAL MASONRY %
FRONT	2394 S.F.	792 S.F.	1602 S.F.	1077 S.F.	525 S.F.	67%	33%	100%
LEFT	1069 S.F.	100 S.F.	969 S.F.	56 S.F.	913 S.F.	6%	94%	100%
RIGHT	1069 S.F.	100 S.F.	969 S.F.	56 S.F.	913 S.F.	6%	94%	100%
REAR	2433 S.F.	631 S.F.	1802 S.F.	0 S.F.	1802 S.F.	0%	100%	100%
TOTAL	6965 S.F.	1623 S.F.	5342 S.F.	1189 S.F.	4153 S.F.	22%	78%	100%

PER CITY DESIGN GUIDELINES, APPENDIX D, SEC. 54 - MASONRY REQUIREMENTS

MASONRY MATERIAL CALCULATIONS | 4



PLAN 2R

RIGHT ELEVATION - HILL COUNTRY | 3/16"=1'-0" | 2

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD25-06
LOCATION: 4201 State Highway 360

MAYOR | SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 11 OF 23

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RESERVE AT BEAR CREEK

GRAPEVINE, TX

#	DATE:	DESCRIPTION

PROJECT NO: 25065
DATE: 12/11/2025
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REGISTERED ARCHITECT
JOHN A. DANIELIAN
19580
STATE OF TEXAS
EXP. 11-30-2026

SHEET DESCRIPTION:

4 PLEX-B
EXTERIOR ELEVATIONS
SIDES AND ROOF PLAN
HILL COUNTRY STYLE

SHEET NO:

A-4B.5

Plot Date: 12/11/2025 10:19:29 AM; By: Josh Thompson



PLAN 1 PLAN 1 PLAN 2 PLAN 1 PLAN 1R

FRONT ELEVATION - HILL COUNTRY | 1/8"=1'-0" | 1



PLAN 1R PLAN 1 PLAN 2 PLAN 1 PLAN 1

REAR ELEVATION - HILL COUNTRY | 1/8"=1'-0" | 2

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SHEET DESCRIPTION:

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SHEET NO:

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Plot Date: 12/11/2025 10:19:38 AM; By: Josh Thompson



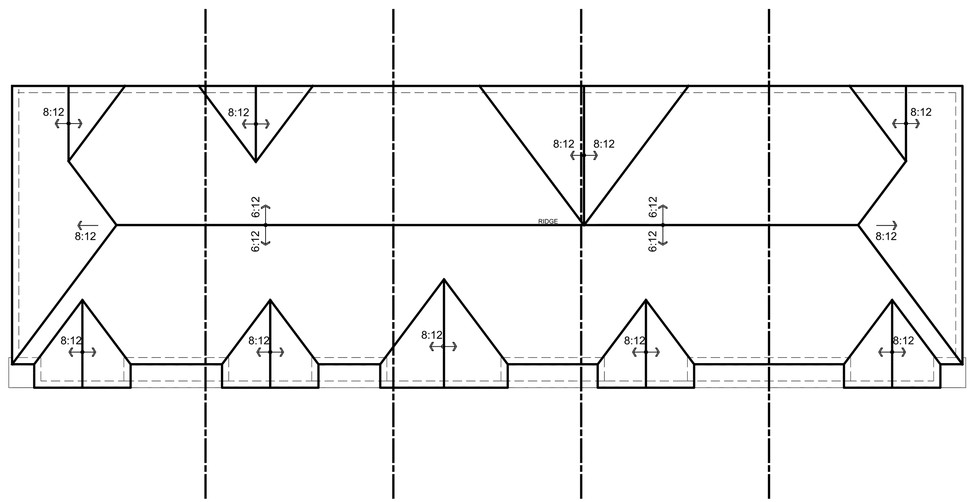
PLAN 1



PLAN 1R

LEFT ELEVATION - HILL COUNTRY	3/16"=1'-0"	3

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- 5.1 PITCHED ASPHALT SHINGLE ROOF AT 6:12 AND 8:12 SLOPE U.N.O. SEE ROOF PLAN. DETAILS AND GENERAL NOTES SECTION 7A. ROOFING COVERING MATERIALS SHALL HAVE CLASS 'A' RATING.

NOTE TO ALL SUBCONTRACTORS:

ALL EXTERIOR WOOD TO BE PRIMED, PAINTED, FINISHED AND INSTALLED PER SECTION 6A, 9E & 7D OF THE GENERAL NOTES IN THIS SET INCLUDING ALL RIPPED OR CUT EDGES/FACES THAT MAY OR NOT BE SHOWN WITHIN THE DETAIL SHEETS.

ALL EXTERIOR CEMENTITIOUS TRIM, SIDING OR BOARDS TO BE PRIMED, PAINTED, FINISHED AND INSTALLED PER MANUFACTURER'S SPECIFICATAION INSTRUCTIONS INCLUDING ALL RIPPED OR CUT EDGES/FACES OF THE PRODUCT AND THOSE CONDTIONS THAT MAY NOT BE SHOWN WITHIN THE DETAIL SHEETS.

REFER TO ARCHITECTURAL DETAILS FOR LOCATION OF SELF ADHERED FLASHING MEMBRANE UNDER EXTERIOR MATERIALS.

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD25-06
LOCATION: 4201 State Highway 360

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 13 OF 23

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

PLANNING SERVICES DEPARTMENT

Exterior Elevations
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

James H. Hughes Survey, No.2028
City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)

Existing zoning: "R-TH", Townhouse District with Planned Development Overlay

Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: December 11, 2025

SHEET 13 of 23

DANIELIAN ASSOCIATES
architects ▪ planners
256 Seaboard Ln. | Franklin | TN 37067
www.danielian.com | office 615.472.1385

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CLIENT:

PROJECT NAME:

RESERVE AT BEAR CREEK

GRAPEVINE, TX

#	DATE:	DESCRIPTION

PROJECT NO: 25065
DATE: 12/11/2025
STAMP:

REGISTERED ARCHITECT
JOHN A. DANIELIAN
79580
STATE OF TEXAS
EXP. 11-30-2026

SHEET DESCRIPTION:

5 PLEX-A
EXTERIOR ELEVATIONS
SIDES AND ROOF PLAN
HILL COUNTRY STYLE

SHEET NO:

A-5A.5

Plot Date: 12/11/2025 10:19:42 AM; By: Josh Thompson



PLAN 1 PLAN 3 PLAN 3 PLAN 3R PLAN 1R

FRONT ELEVATION - FARMHOUSE | 1/8"=1'-0" | 1



PLAN 1R PLAN 3R PLAN 3 PLAN 3 PLAN 1

REAR ELEVATION - FARMHOUSE | 1/8"=1'-0" | 2

ELEVATION KEY NOTES

EXTERIOR MATERIALS:

- 1.1 4x TRIM U.N.O
- 1.2 CEMENTITIOUS HORIZONTAL SIDING W/ 8" EXPOSURE.
- 1.3 CEMENTITIOUS HORIZONTAL SIDING W/ 4" EXPOSURE.
- 1.4 BOARD AND BATTEN SIDING.
- 1.5 FULL STONE VENEER.
- 1.6 FULL BRICK VENEER.
- 1.7 SOFFITS: CEMENTITIOUS BOARD.
- 1.8 SECTIONAL METAL GARAGE DOOR.
- 1.9 4X4 BRACKET SUPPORTS.

TRIM / FASCIA:

- 2.1 FASCIA: 6x REFER TO DETAILS ON ROOF PLAN.
- 2.2 DOOR AND WINDOWS: 4" CEMENTITIOUS TRIM U.N.O.
- 2.3 PAINTED WOOD GABLE TRUSS DETAIL @ FASCIA - SEE DETAIL.
- 2.4 SHADE TRELLIS OVER WINDOWS

GUTTERS:

- 3.1 ALL ROOFS TO BE GUTTERED WITH DOWN SPOUTS AS INDICATED ON ROOF PLAN AND DETAILS.

ROOFING:

- 5.1 PITCHED ASPHALT SHINGLE ROOF AT 6:12 AND 8:12 SLOPE U.N.O. SEE ROOF PLAN. DETAILS AND GENERAL NOTES SECTION 7A. ROOFING COVERING MATERIALS SHALL HAVE CLASS 'A' RATING.

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REFER TO ARCHITECTURAL DETAILS FOR LOCATION OF SELF ADHERED FLASHING MEMBRANE UNDER EXTERIOR MATERIALS.

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD25-06
LOCATION: 4201 State Highway 360

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 14 OF 23

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

PLANNING SERVICES DEPARTMENT

Exterior Elevations
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

James H. Hughes Survey, No.2028
City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)

Existing zoning: "R-TH", Townhouse District with Planned Development Overlay

Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: December 11, 2025

SHEET 14 of 23

DANIELIAN ASSOCIATES
architects ▪ planners
256 Seaboard Ln. | Franklin | TN 37067
www.danielian.com | office 615.472.1385

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CLIENT:

PROJECT NAME:

RESERVE AT BEAR CREEK

GRAPEVINE, TX

#	DATE:	DESCRIPTION

PROJECT NO: 25065
DATE: 12/11/2025
STAMP:

REGISTERED ARCHITECT
JOHN A. DANIELIAN
19580
STATE OF TEXAS
EXP. 11-30-2026

SHEET DESCRIPTION:

5 PLEX-B
EXTERIOR ELEVATIONS
FRONT AND REAR
FARMHOUSE STYLE

SHEET NO:

A-5B.4

Plot Date: 12/11/2025 10:19:51 AM; By: Josh Thompson



PLAN 1



PLAN 1R

ELEVATION KEY NOTES

EXTERIOR MATERIALS:

- 1.1 4x TRIM U.N.O
- 1.2 CEMENTITIOUS HORIZONTAL SIDING W/ 8" EXPOSURE.
- 1.3 CEMENTITIOUS HORIZONTAL SIDING W/ 4" EXPOSURE.
- 1.4 BOARD AND BATTEN SIDING.
- 1.5 FULL STONE VENEER.
- 1.6 FULL BRICK VENEER.
- 1.7 SOFFITS: CEMENTITIOUS BOARD.
- 1.8 SECTIONAL METAL GARAGE DOOR.
- 1.9 4X4 BRACKET SUPPORTS.

TRIM / FASCIA:

- 2.1 FASCIA: 6x REFER TO DETAILS ON ROOF PLAN.
- 2.2 DOOR AND WINDOWS: 4" CEMENTITIOUS TRIM U.N.O.
- 2.3 PAINTED WOOD GABLE TRUSS DETAIL @ FASCIA - SEE DETAIL.
- 2.4 SHADE TRELLIS OVER WINDOWS

GUTTERS:

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NOTE TO ALL SUBCONTRACTORS:

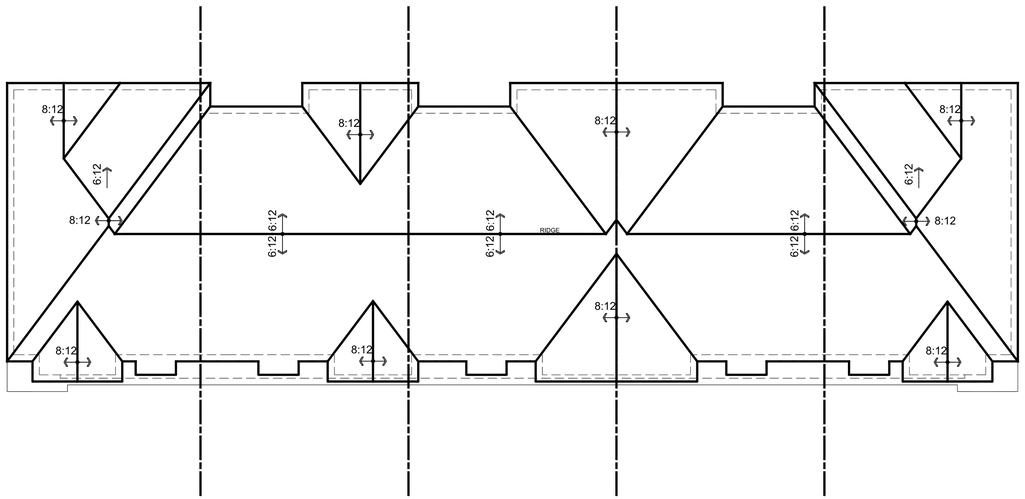
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REFER TO ARCHITECTURAL DETAILS FOR LOCATION OF SELF ADHERED FLASHING MEMBRANE UNDER EXTERIOR MATERIALS.

LEFT ELEVATION - FARMHOUSE	3/16"=1'-0"	3

RIGHT ELEVATION - FARMHOUSE	3/16"=1'-0"	1



MAIN ROOF PITCH AT 6:12 / 8:12

ROOF PLAN	3/32"=1'-0"	2

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD25-06
LOCATION: 4201 State Highway 360

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 15 OF 23

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

PLANNING SERVICES DEPARTMENT

Exterior Elevations
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

James H. Hughes Survey, No.2028
City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)

Existing zoning: "R-TH", Townhouse District with Planned Development Overlay

Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: December 11, 2025

SHEET 15 of 23

DANIELIAN ASSOCIATES
architects ▪ planners
256 Seaboard Ln. | Franklin | TN 37067
www.danielian.com | office 615.472.1385

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CLIENT:

PROJECT NAME:

RESERVE AT BEAR CREEK

GRAPEVINE, TX

#	DATE:	DESCRIPTION

PROJECT NO: 25065
DATE: 12/11/2025
STAMP:

REGISTERED ARCHITECT
JOHN A. DANIELIAN
79580
STATE OF TEXAS
EXP. 11-30-2026

SHEET DESCRIPTION:

5 PLEX-B
EXTERIOR ELEVATIONS
SIDES AND ROOF PLAN
FARMHOUSE STYLE

SHEET NO:

A-5B.5

Plot Date: 12/11/2025 10:19:55 AM; By: Josh Thompson



PLAN 1 PLAN 3 PLAN 3 PLAN 3R PLAN 1R

FRONT ELEVATION - HILL COUNTRY | 1/8"=1'-0" | 1



PLAN 1R PLAN 3R PLAN 3 PLAN 3 PLAN 1

REAR ELEVATION - HILL COUNTRY | 1/8"=1'-0" | 2

ELEVATION KEY NOTES

EXTERIOR MATERIALS:

1.1 4x TRIM U.N.O

1.2 CEMENTITIOUS HORIZONTAL SIDING W/ 8" EXPOSURE.

1.3 CEMENTITIOUS HORIZONTAL SIDING W/ 4" EXPOSURE.

1.4 BOARD AND BATTEN SIDING.

1.5 FULL STONE VENEER.

1.6 FULL BRICK VENEER.

1.7 SOFFITS: CEMENTITIOUS BOARD.

1.8 SECTIONAL METAL GARAGE DOOR.

1.9 4X4 BRACKET SUPPORTS.

TRIM / FASCIA:

2.1 FASCIA: 6x REFER TO DETAILS ON ROOF PLAN.

2.2 DOOR AND WINDOWS: 4" CEMENTITIOUS TRIM U.N.O.

2.3 PAINTED WOOD GABLE TRUSS DETAIL @ FASCIA - SEE DETAIL.

2.4 SHADE TRELLIS OVER WINDOWS

GUTTERS:

3.1 ALL ROOFS TO BE GUTTERED WITH DOWN SPOUTS AS INDICATED ON ROOF PLAN AND DETAILS.

ROOFING:

5.1 PITCHED ASPHALT SHINGLE ROOF AT 6:12 AND 8:12 SLOPE U.N.O. SEE ROOF PLAN, DETAILS AND GENERAL NOTES SECTION 7A. ROOFING COVERING MATERIALS SHALL HAVE CLASS 'A' RATING.

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REFER TO ARCHITECTURAL DETAILS FOR LOCATION OF SELF ADHERED FLASHING MEMBRANE UNDER EXTERIOR MATERIALS.

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD25-06
LOCATION: 4201 State Highway 360

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 16 OF 23

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

PLANNING SERVICES DEPARTMENT

Exterior Elevations
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

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City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)

Existing zoning: "R-TH", Townhouse District with Planned Development Overlay

Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: December 11, 2025

SHEET 16 of 23

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architects ▪ planners
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www.danielian.com | office 615.472.1385

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CLIENT:

PROJECT NAME:

RESERVE AT BEAR CREEK

GRAPEVINE, TX

#	DATE:	DESCRIPTION

PROJECT NO: 25065

DATE: 12/11/2025

STAMP:

REGISTERED ARCHITECT
JOHN A. DANIELIAN
19580
STATE OF TEXAS
EXP. 11-30-2026

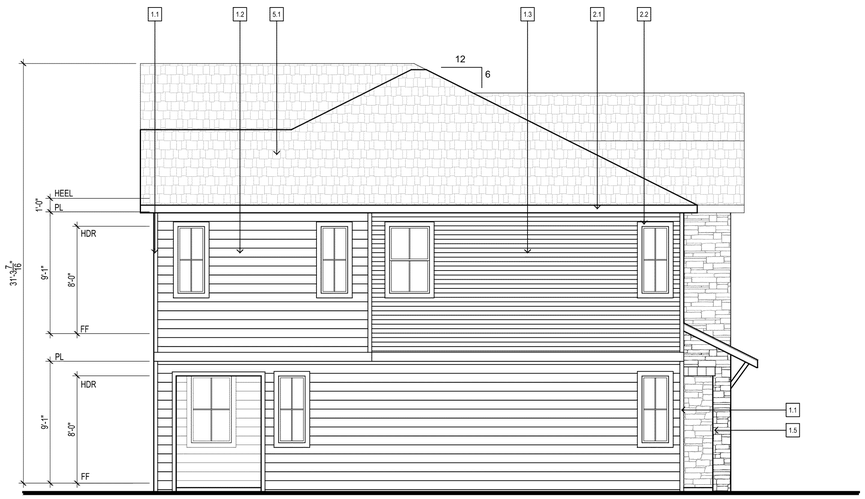
SHEET DESCRIPTION:

5 PLEX-B
EXTERIOR ELEVATIONS
FRONT AND REAR
HILL COUNTRY STYLE

SHEET NO:

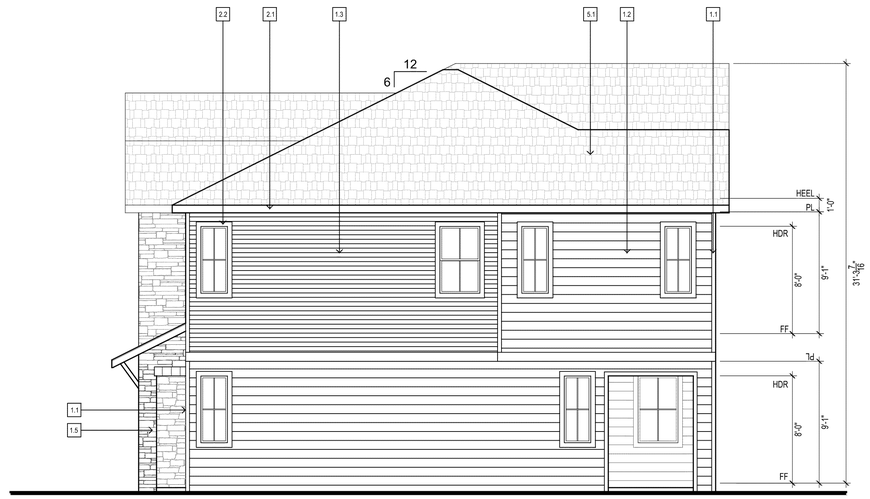
A-5B.6

Plot Date: 12/11/2025 10:19:59 AM; By: Josh Thompson



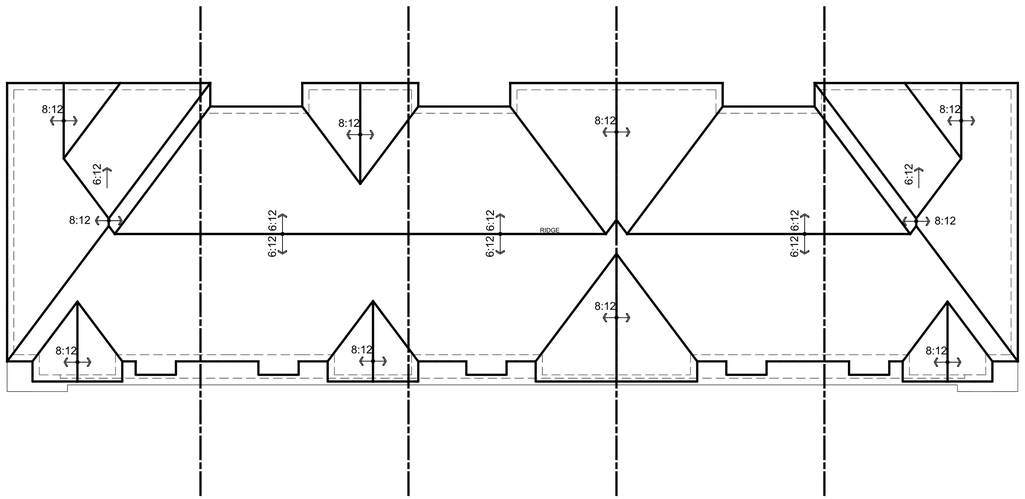
PLAN 1

LEFT ELEVATION - HILL COUNTRY | 3/16"=1'-0" | 3



PLAN 1R

RIGHT ELEVATION - HILL COUNTRY | 3/16"=1'-0" | 1



MAIN ROOF PITCH AT 6:12 / 8:12

ROOF PLAN | 3/32"=1'-0" | 2

ELEVATION KEY NOTES

EXTERIOR MATERIALS:

1.1 4x TRIM U.N.O

1.2 CEMENTITIOUS HORIZONTAL SIDING W/ 8" EXPOSURE.

1.3 CEMENTITIOUS HORIZONTAL SIDING W/ 4" EXPOSURE.

1.4 BOARD AND BATTEN SIDING.

1.5 FULL STONE VENEER.

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1.7 SOFFITS: CEMENTITIOUS BOARD.

1.8 SECTIONAL METAL GARAGE DOOR.

1.9 4X4 BRACKET SUPPORTS.

TRIM / FASCIA:

2.1 FASCIA: 6x REFER TO DETAILS ON ROOF PLAN.

2.2 DOOR AND WINDOWS: 4" CEMENTITIOUS TRIM U.N.O.

2.3 PAINTED WOOD GABLE TRUSS DETAIL @ FASCIA - SEE DETAIL.

2.4 SHADE TRELLIS OVER WINDOWS

GUTTERS:

3.1 ALL ROOFS TO BE GUTTERED WITH DOWN SPOUTS AS INDICATED ON ROOF PLAN AND DETAILS.

ROOFING:

5.1 PITCHED ASPHALT SHINGLE ROOF AT 6:12 AND 8:12 SLOPE U.N.O. SEE ROOF PLAN. DETAILS AND GENERAL NOTES SECTION 7A. ROOFING COVERING MATERIALS SHALL HAVE CLASS 'A' RATING.

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REFER TO ARCHITECTURAL DETAILS FOR LOCATION OF SELF ADHERED FLASHING MEMBRANE UNDER EXTERIOR MATERIALS.

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD25-06
LOCATION: 4201 State Highway 360

MAYOR | SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 17 OF 23

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

PLANNING SERVICES DEPARTMENT

Exterior Elevations
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

James H. Hughes Survey, No.2028
City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)

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Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: December 11, 2025

SHEET 17 of 23

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architects ▪ planners
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www.danielian.com | office 615.472.1385

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CLIENT:

PROJECT NAME:

RESERVE AT BEAR CREEK

GRAPEVINE, TX

#	DATE:	DESCRIPTION

PROJECT NO: 25065

DATE: 12/11/2025

STAMP:

REGISTERED ARCHITECT
JOHN A. DANIELIAN
79580
STATE OF TEXAS

EXP. 11-30-2026

SHEET DESCRIPTION:

5 PLEX-B

EXTERIOR ELEVATIONS
SIDES AND ROOF PLAN
HILL COUNTRY STYLE

SHEET NO:

A-5B.7

Plot Date: 12/11/2025 10:20:04 AM; By: Josh Thompson



PLAN 2 | PLAN 1 | PLAN 1 | PLAN 1R | PLAN 1R | PLAN 2R

FRONT ELEVATION - HILL COUNTRY | 1/8"=1'-0" | 1



PLAN 2R | PLAN 1R | PLAN 1R | PLAN 1 | PLAN 1 | PLAN 2

REAR ELEVATION - HILL COUNTRY | 1/8"=1'-0" | 2

ELEVATION KEY NOTES

EXTERIOR MATERIALS:

- 1.1 4x TRIM U.N.O
- 1.2 CEMENTITIOUS HORIZONTAL SIDING W/ 8" EXPOSURE.
- 1.3 CEMENTITIOUS HORIZONTAL SIDING W/ 4" EXPOSURE.
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GUTTERS:

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REFER TO ARCHITECTURAL DETAILS FOR LOCATION OF SELF ADHERED FLASHING MEMBRANE UNDER EXTERIOR MATERIALS.

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD25-06
LOCATION: 4201 State Highway 360

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 18 OF 23

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

PLANNING SERVICES DEPARTMENT

Exterior Elevations
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

James H. Hughes Survey, No.2028
City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)

Existing zoning: "R-TH", Townhouse District with Planned Development Overlay

Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: December 11, 2025

SHEET 18 of 23

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architects ▪ planners
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CLIENT:

PROJECT NAME:

RESERVE AT BEAR CREEK

GRAPEVINE, TX

#	DATE:	DESCRIPTION

PROJECT NO: 25065
DATE: 12/11/2025
STAMP:

REGISTERED ARCHITECT
JOHN A. DANIELIAN
19580
STATE OF TEXAS
EXP. 11-30-2026

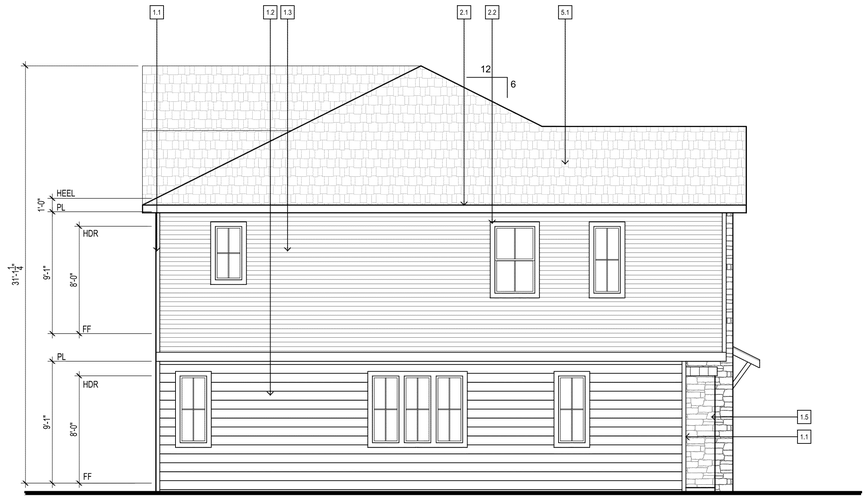
SHEET DESCRIPTION:

6 PLEX
EXTERIOR ELEVATIONS
FRONT AND REAR
HILL COUNTRY STYLE

SHEET NO:

A-6A.4

Plot Date: 12/11/2025 10:20:15 AM; By: Josh Thompson



PLAN 2

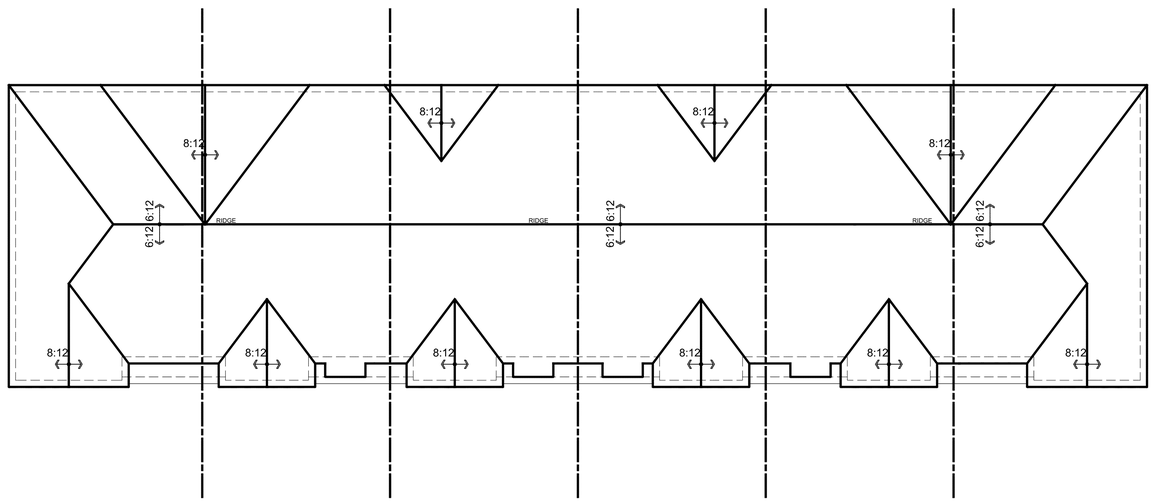
MAIN ROOF PITCH AT 6:12 / 8:12

LEFT ELEVATION - HILL COUNTRY | 3/16"=1'-0" | 3



PLAN 2R

RIGHT ELEVATION - HILL COUNTRY | 3/16"=1'-0" | 1



MAIN ROOF PITCH AT 6:12 / 8:12

ROOF PLAN | 3/32"=1'-0" | 2

ELEVATION KEY NOTES

EXTERIOR MATERIALS:

- 1.1 4x TRIM U.N.O
- 1.2 CEMENTITIOUS HORIZONTAL SIDING W/ 8" EXPOSURE.
- 1.3 CEMENTITIOUS HORIZONTAL SIDING W/ 4" EXPOSURE.
- 1.4 BOARD AND BATTEN SIDING.
- 1.5 FULL STONE VENEER.
- 1.6 FULL BRICK VENEER.
- 1.7 SOFFITS: CEMENTITIOUS BOARD.
- 1.8 SECTIONAL METAL GARAGE DOOR.
- 1.9 4X4 BRACKET SUPPORTS.

TRIM / FASCIA:

- 2.1 FASCIA: 6x REFER TO DETAILS ON ROOF PLAN.
- 2.2 DOOR AND WINDOWS: 4" CEMENTITIOUS TRIM U.N.O.
- 2.3 PAINTED WOOD GABLE TRUSS DETAIL @ FASCIA - SEE DETAIL.
- 2.4 SHADE TRELLIS OVER WINDOWS

GUTTERS:

- 3.1 ALL ROOFS TO BE GUTTERED WITH DOWN SPOUTS AS INDICATED ON ROOF PLAN AND DETAILS.

ROOFING:

- 5.1 PITCHED ASPHALT SHINGLE ROOF AT 6:12 AND 8:12 SLOPE U.N.O. SEE ROOF PLAN. DETAILS AND GENERAL NOTES SECTION 7A. ROOFING COVERING MATERIALS SHALL HAVE CLASS 'A' RATING.

NOTE TO ALL SUBCONTRACTORS:

ALL EXTERIOR WOOD TO BE PRIMED, PAINTED, FINISHED AND INSTALLED PER SECTION 6A, 9E & 7D OF THE GENERAL NOTES IN THIS SET INCLUDING ALL RIPPED OR CUT EDGES/FACES THAT MAY OR NOT BE SHOWN WITHIN THE DETAIL SHEETS.

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REFER TO ARCHITECTURAL DETAILS FOR LOCATION OF SELF ADHERED FLASHING MEMBRANE UNDER EXTERIOR MATERIALS.

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD25-06
LOCATION: 4201 State Highway 360

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 19 OF 23

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

PLANNING SERVICES DEPARTMENT

Exterior Elevations
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

James H. Hughes Survey, No.2028
City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)

Existing zoning: "R-TH", Townhouse District with Planned Development Overlay

Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: December 11, 2025

SHEET 19 of 23

DANIELIAN ASSOCIATES
architects ▪ planners
256 Seaboard Ln. | Franklin | TN 37067
www.danielian.com | office 615.472.1385

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CLIENT:

PROJECT NAME:

RESERVE AT BEAR CREEK

GRAPEVINE, TX

#	DATE:	DESCRIPTION

PROJECT NO: 25065

DATE: 12/11/2025

STAMP:

REGISTERED ARCHITECT
JOHN A. DANIELIAN
79580
STATE OF TEXAS
EXP. 11-30-2026

SHEET DESCRIPTION:

6 PLEX
EXTERIOR ELEVATIONS
SIDES AND ROOF PLAN
HILL COUNTRY STYLE

SHEET NO:

A-6A.5

Plot Date: 12/11/2025 10:20:20 AM; By: Josh Thompson



PLAN 2 PLAN 1 PLAN 1 PLAN 1R PLAN 1R PLAN 2R

FRONT ELEVATION - FARMHOUSE | 1/8"=1'-0" | 1



PLAN 2R PLAN 1R PLAN 1R PLAN 1 PLAN 1 PLAN 2

REAR ELEVATION - FARMHOUSE | 1/8"=1'-0" | 2

ELEVATION KEY NOTES

EXTERIOR MATERIALS:

- 1.1 4x TRIM U.N.O
- 1.2 CEMENTITIOUS HORIZONTAL SIDING W/ 8" EXPOSURE.
- 1.3 CEMENTITIOUS HORIZONTAL SIDING W/ 4" EXPOSURE.
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CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD25-06
LOCATION: 4201 State Highway 360

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 20 OF 23

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

PLANNING SERVICES DEPARTMENT

Exterior Elevations
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

James H. Hughes Survey, No.2028
City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)

Existing zoning: "R-TH", Townhouse District with Planned Development Overlay

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Date of Preparation: December 11, 2025

SHEET 20 of 23

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CLIENT:

PROJECT NAME:

RESERVE AT BEAR CREEK

GRAPEVINE, TX

#	DATE:	DESCRIPTION

PROJECT NO: 25065
DATE: 12/11/2025
STAMP:

REGISTERED ARCHITECT
JOHN A. DANIELIAN
19580
STATE OF TEXAS
EXP. 11-30-2026

SHEET DESCRIPTION:

6 PLEX
EXTERIOR ELEVATIONS
FRONT AND REAR
FARMHOUSE STYLE

SHEET NO:

A-6A.6

Plot Date: 12/11/2025 10:20:24 AM; By: Josh Thompson



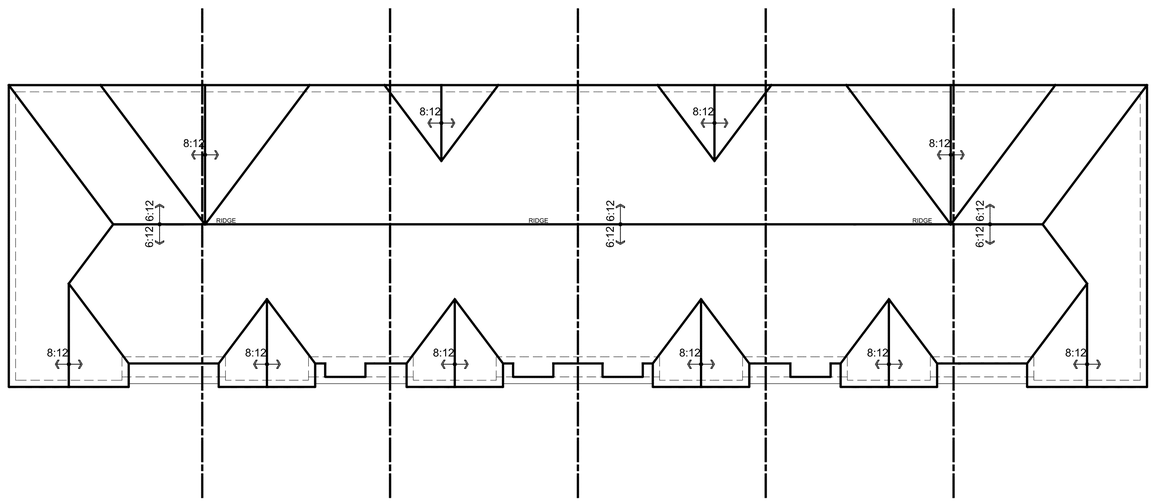
PLAN 2

LEFT ELEVATION - FARMHOUSE | 3/16"=1'-0" | 3



PLAN 2R

RIGHT ELEVATION - FARMHOUSE | 3/16"=1'-0" | 1



MAIN ROOF PITCH AT 6:12 / 8:12

ROOF PLAN | 3/32"=1'-0" | 2

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CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD25-06
LOCATION: 4201 State Highway 360

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 21 OF 23

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

PLANNING SERVICES DEPARTMENT

Exterior Elevations
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

James H. Hughes Survey, No.2028
City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)

Existing zoning: "R-TH", Townhouse District with Planned Development Overlay

Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: December 11, 2025

SHEET 21 of 23

DANIELIAN ASSOCIATES
architects ▪ planners
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CLIENT:

PROJECT NAME:

RESERVE AT BEAR CREEK

GRAPEVINE, TX

#	DATE:	DESCRIPTION

PROJECT NO: 25065
DATE: 12/11/2025
STAMP:

REGISTERED ARCHITECT
JOHN A. DANIELIAN
79580
STATE OF TEXAS
EXP. 11-30-2026

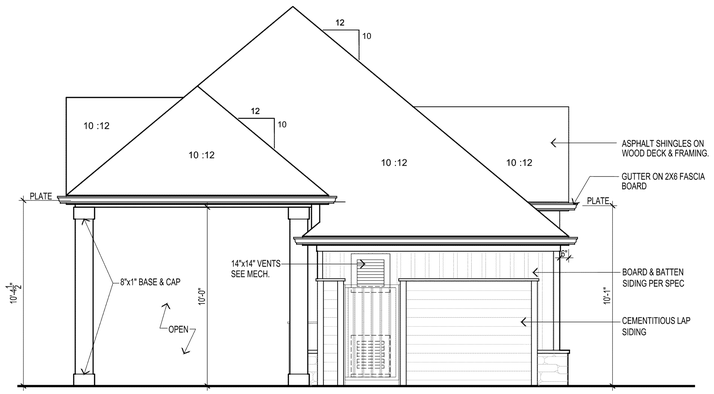
SHEET DESCRIPTION:

6 PLEX
EXTERIOR ELEVATIONS
SIDES AND ROOF PLAN
FARMHOUSE STYLE

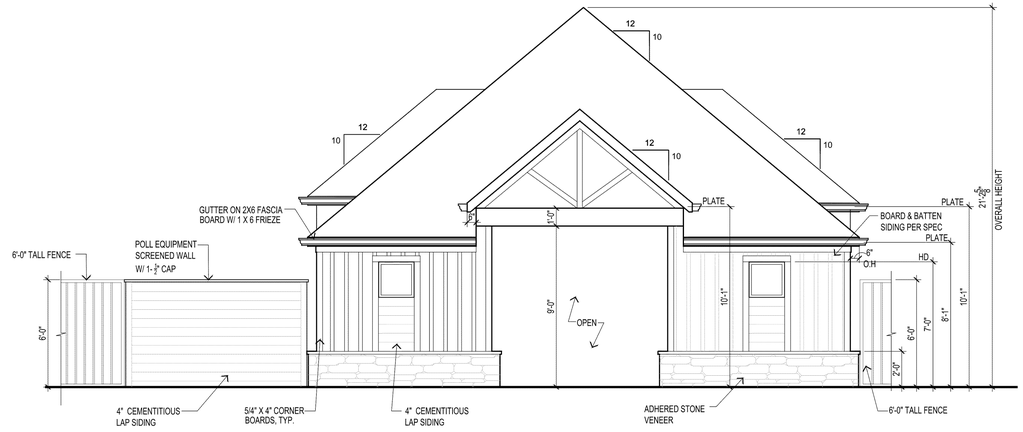
SHEET NO:

A-6A.7

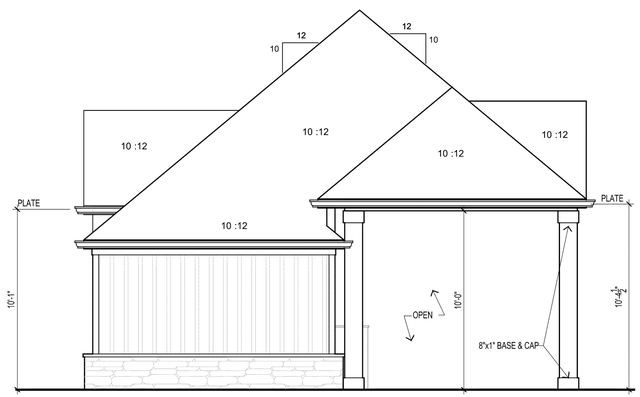
Plot Date: 12/11/2025 10:20:29 AM; By: Josh Thompson



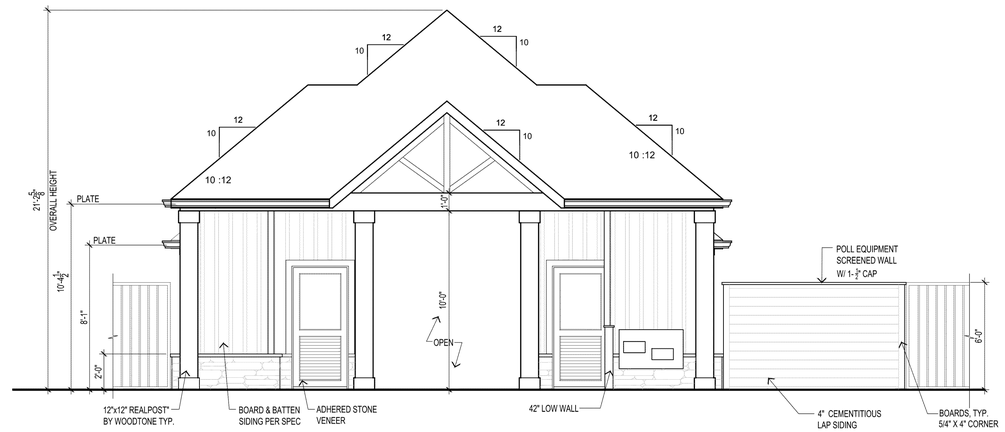
LEFT ELEVATION | 1/4"=1'-0" | 3



FRONT ELEVATION | 1/4"=1'-0" | 1



RIGHT ELEVATION | 1/4"=1'-0" | 4



REAR ELEVATION | 1/4"=1'-0" | 2

ELEVATION KEY NOTES

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD25-06
LOCATION: 4201 State Highway 360

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 22 OF 23

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

PLANNING SERVICES DEPARTMENT

Poolhouse Elevations
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

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Existing zoning: "R-TH", Townhouse District with Planned Development Overlay

Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: December 11, 2025

SHEET 22 of 23

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CLIENT:

PROJECT NAME:

RESERVE AT BEAR CREEK

GRAPEVINE, TX

#	DATE:	DESCRIPTION

PROJECT NO: 25065
DATE: 12/11/2025
STAMP:

REGISTERED ARCHITECT ☆ JOHN A. DANIELIAN ☆ 19580 ☆ STATE OF TEXAS ☆
EXP. 11-30-2026

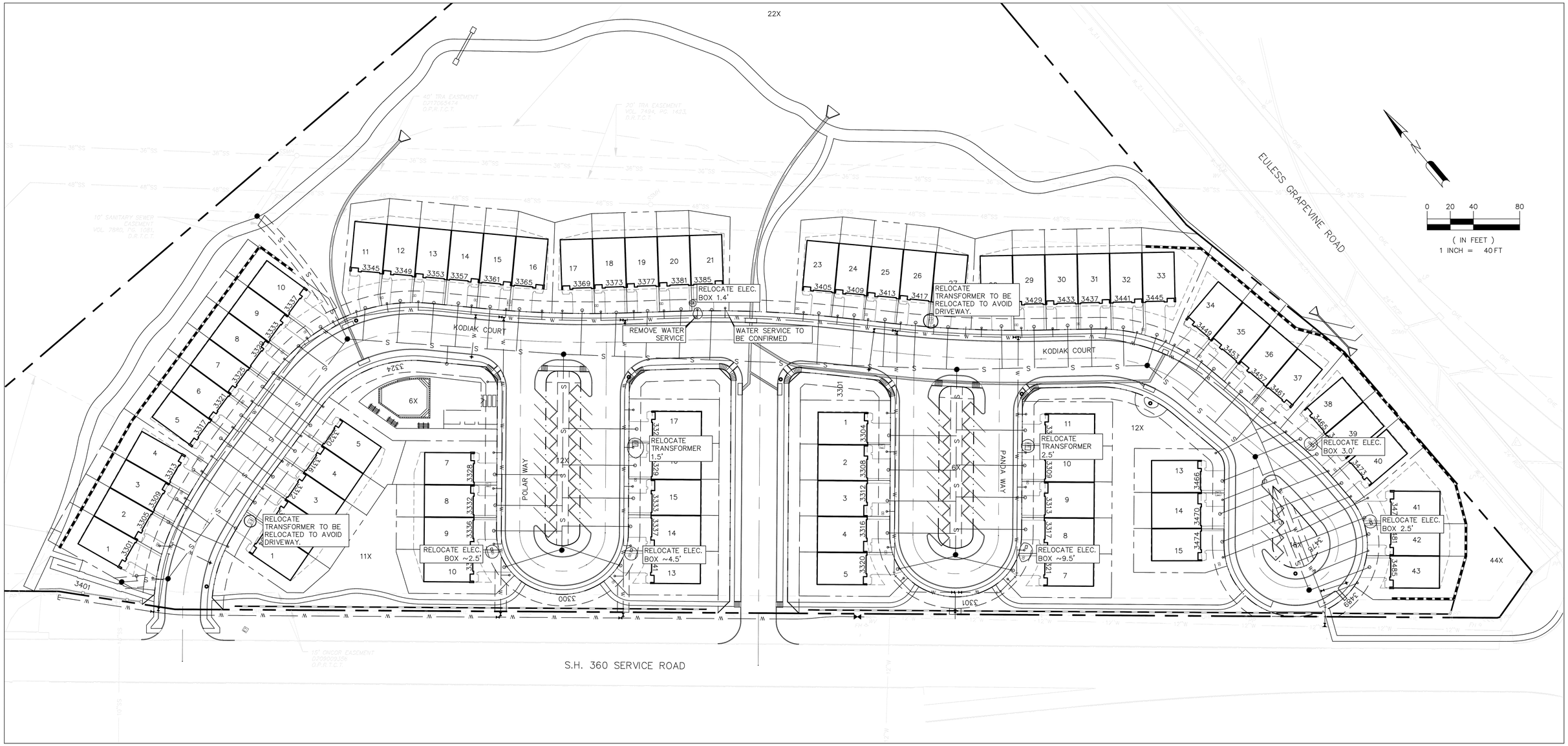
SHEET DESCRIPTION:

POOL BUILDING ELEVATIONS

SHEET NO:

A-7.4

Plot Date: 12/11/2025 10:20:36 AM; By: Josh Thompson



LEGEND

W	8" WATER
S	8" SEWER
	SEWER SERVICE
	WATER SERVICE
E	ELEC. TRANSFORMER
	ELEC. PULL BOX

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
BY: Richard W. DeOtte
Reg. No.: 74232
Firm No.: F-3116(TX)
Date: 12/13/2025

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD25-06
LOCATION: 4201 State Highway 360

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 23 OF 23

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

DEPARTMENT OF PLANNING SERVICES

Site Infrastructure Plan
For
PD Overlay
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

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Existing zoning: "R-TH", Townhouse District with Planned Development Overlay

Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: December 10, 2025

SHEET 23 of 23

Engineer:
DeOtte, Inc.
112 Keysytone Drive
Southlake, Texas 76092
TEL. 817-337-8899
Contact: Richard DeOtte, P.E.

Surveyor:
Miller Surveying, Inc.
430 Mid Cities Blvd.
Hurst, TX 76054
TEL. 817-557-1052
Contact: Jason Rawlings, R.P.L.S.

Planner:
SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

Applicant:
BB Living
4800 N Scottsdale Rd.
Scottsdale, AZ 85251
TEL. 214-289-9665
Attn: Jamie Williamson

Owner:
Bear Creek Grapevine Townhomes, LLC
2548 Dickerson Parkway
Carrollton, TX 75006
Contact: Rajab Ali Bardaie

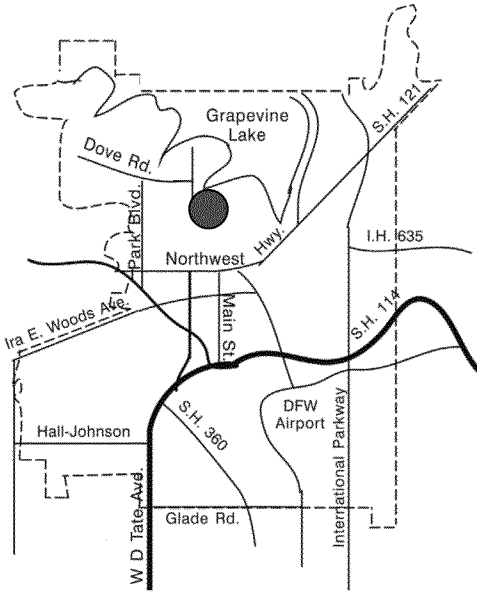
CC ITEM #5, 29
P&Z ITEM #4, 9

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

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

MEETING DATE: JANUARY 20, 2026

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF ZONE CHANGE APPLICATION Z25-09; 1225 MURRELL ROAD



APPLICANT: John and Robin Diebold

PROPERTY LOCATION AND SIZE:

The subject property is located at 1225 Murrell Road and is platted as Block 1, Lot 1, Sleepy Hollow Addition. The site contains 1.0 acres and has approximately 172.58 feet of frontage along Murrell Road.

REQUESTED ZONE CHANGE AND COMMENTS:

The applicant is requesting to rezone 1.0 acre from "GU", Governmental Use District to "R-7.5", Single-Family Residential District.

On August 7, 1984, City Council approved the Sleepy Hollow Addition for the subject property. In 1985 the property was developed with a 2,054 square foot single family dwelling, which was recently demolished. The subject site is contiguous to The Settlement Addition, a subdivision comprised of seven residential lots to the south. The subject site was zoned "R-1", Single Family Dwelling District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to either "GU", Governmental Use District or "R-7.5", Single Family District. To resolve any potential ambiguity or future legal questions concerning the validity of the current zoning designation, the property owner is seeking approval of the necessary zoning change.

PRESENT ZONING AND USE:

The subject property is currently zoned as "GU," Governmental Use District, and is undeveloped.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was zoned “R-1”, Single Family Dwelling District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to “GU”, Governmental Use District or “R-7.5”, Single Family District.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	“GU”, Governmental Use District – USA Army Corps of Engineers
SOUTH:	“R-7.5”, Single-Family Residential District – The Settlement Addition, Single-family dwelling
EAST:	“R-5.0”, Zero-Lot-Line District – Villas at Silver Lakes Estates, Single-family dwellings
WEST:	“GU”, Governmental Use District – USA Army Corps of Engineers

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

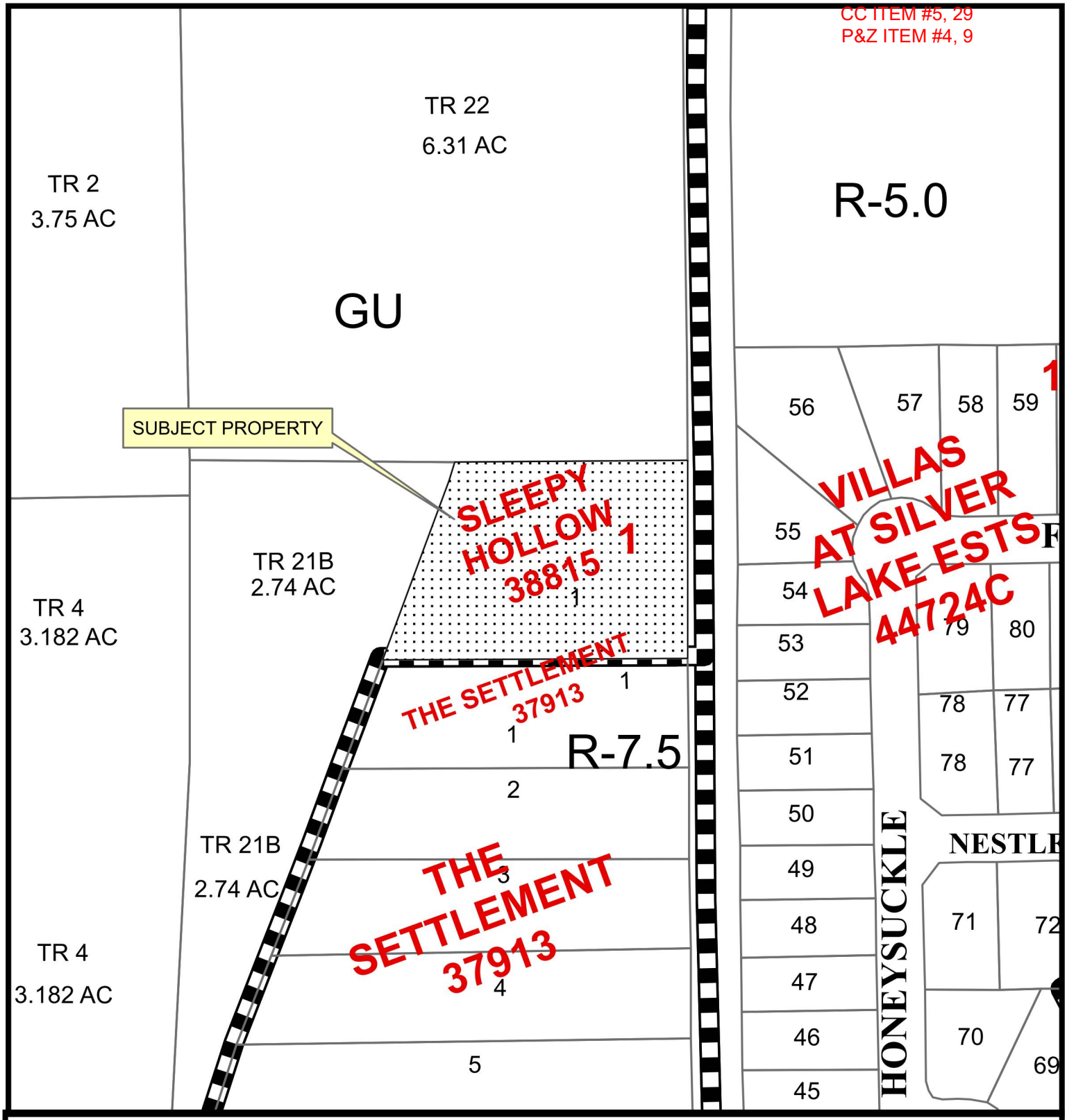
Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Governmental Use (GU) land use. The applicant’s proposal is not compliant with the Master Plan; however, the Planning and Zoning Commission has undertaken an exercise to correct inconsistencies between the existing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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine’s Thoroughfare Plan does not designate Murrell Road.

/at

CC ITEM #5, 29
P&Z ITEM #4, 9



GRAPEVINE TEXAS

N
W
E
S

Z25-09; 1225 Murrell Road
SLEEPY HOLLOW ADDN (GRAPEVINE) Block 1 Lot 1

Date Prepared: 1/2/2026

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

CC ITEM #5, 29
P&Z ITEM #4, 9

RECEIVED
DEC 29 2025

Z25-09

ZONE CHANGE APPLICATION AND CHECKLIST - Residential

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s): Sleepy Hollow Addition, Block 1, Lot 1

Gross area of parcel (to nearest tenth of acre): 1.0

Street frontage & distance to nearest cross street: Murrell ~~Stree~~ Road

Describe the Proposed Use: Dwelling

Proposed Zoning: R-7.5

Existing Zoning: GU

Future Land Use Designation: Governmental Use

Subject Property Address: 1225 Murrell Road

Property Owner Information, Authorization and Acknowledgements

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

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

Any changes to a concept plan approved with a zone change request can only be approved by City Council through the public hearing process.

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

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

Property Owner Name: Robin and John Diebold

Company:

Address: 718 E. Bethel School Rd.

City: Coppell State: TX Zip Code: 75019

Phone: John: 214-914-4805 Email: [redacted]

ZONE CHANGE APPLICATION AND CHECKLIST - Residential

Project Representation (check one):

☑ I will represent the application myself; OR

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

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

Property Owner's Signature John M. Diebold Date 12/29/25

STATE OF: _____
COUNTY OF: _____

BEFORE ME, a Notary Public, on this day personally appeared John M. Diebold *(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 29th day of December 2025

FRIDA CASTANEDA LOMONACO
MY COMMISSION EXPIRES
08/08/2029
NOTARY ID: 135521803

NOTARY PUBLIC in and for the State of Texas

Z25-09

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DEC 29 2025
By: .....

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

ZONE CHANGE APPLICATION AND CHECKLIST - Residential

This page is only required for multi-tenant or multi-resident properties.
Leave blank if not applicable.

Multi-Tenant and Multi-Resident Property Owner Attestation and Acknowledgement

I hereby certify that I am the property owner of the property located at (street address) _____

and platted/legally described as _____

(Subdivision Name, Block and Lot) and further acknowledge that my request for a zone change for the above property may result in the creation of non-conforming use(s) or structure(s). I also certify that I have provided the City of Grapevine Planning Services Department with appropriate application materials including a current list of property occupants, tenants, lessees, resident names, and their postal addresses in an acceptable format for the purpose of a mailed meeting notice for the purposes of meeting the requirements of Subsection 211.007 of the Texas Local Government Code. The information provided on this attestation and acknowledgement form is true and correct. I have selected the zone change application type of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature _____ Date _____

STATE OF: _____
COUNTY OF: _____

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

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By: .....

CC ITEM #5, 29
P&Z ITEM #4, 9

ZONE CHANGE APPLICATION AND CHECKLIST - Residential

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

□ Engineer □ Purchaser □ Tenant □ Preparer □ Other (specify)_____
Name_____ Company_____
Address_____
City_____State _____ Zip Code_____
Phone_____Email_____
Applicant's Signature _____ Date _____

STATE OF: _____
COUNTY OF: _____

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)

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DEC 29 2025
By: .....

225-09

ZONE CHANGE APPLICATION AND CHECKLIST - Residential

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

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

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

Address of subject property 1225 Murrell Road, Grapevine, TX 76051

Legal description of subject property Lot 1 Block 1 Sleepy Hollow Addition

Public Works Department

12-29-25
Date

Z25-09
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By: .....

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

DEC 29 2025

1225 Murrell Road



CC ITEM #5 26
P&Z ITEM #4 9

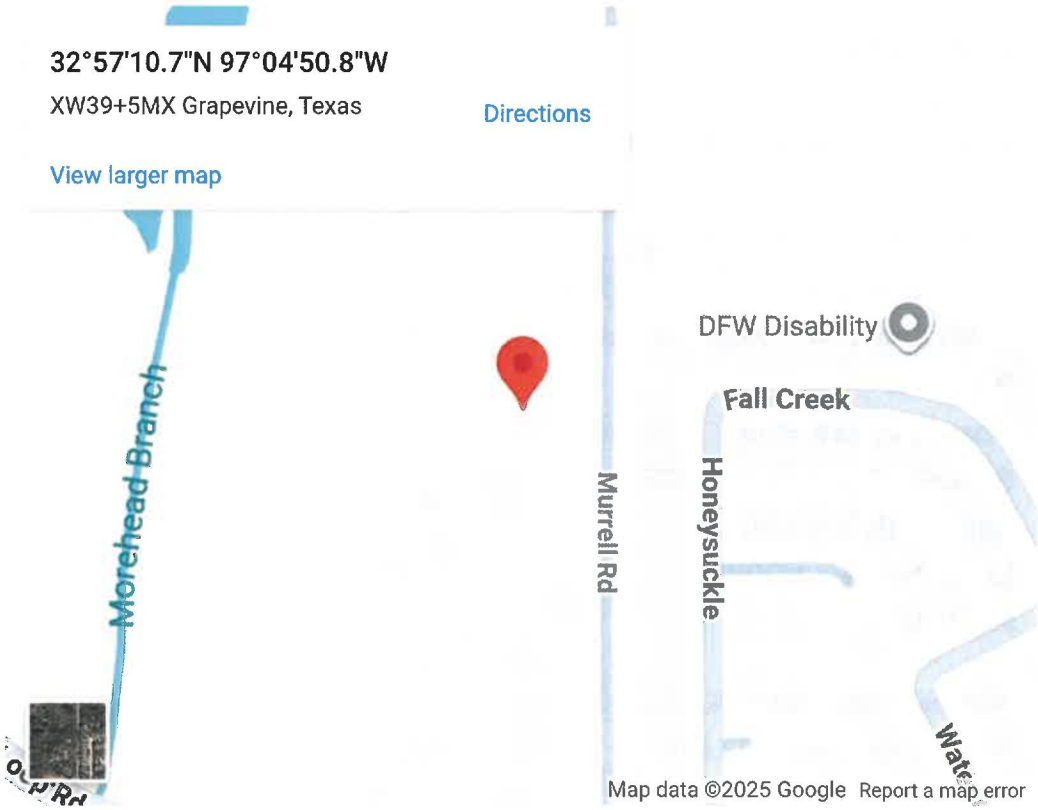
Tarrant Appraisal District

Tarrant Appraisal District will be closed on Thursday, January 1st, in observance of New Year's Day!

Account: 05666643
Address: 1225 MURRELL RD

Export Property Page

Location



This map, content, and location of property is provided by Google Services.

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By: .....

Address: 1225 MURRELL RD
City: GRAPEVINE
Georeference: 38815-1-1
Subdivision: SLEEPY HOLLOW ADDN (GRAPEVINE)

Neighborhood Code: 3G010O
Latitude: 32.9529773138
Longitude: -97.0807729091
TAD Map: 2126-468
MAPSCO: TAR-027D

Property Data

Legal Description: SLEEPY HOLLOW ADDN (GRAPEVINE) Block 1 Lot 1
Jurisdictions:
CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)
State Code: A
Year Built: 1985
Personal Property Account: N/A
Agent: None
Site Number: 05666643
Site Name: SLEEPY HOLLOW ADDN (GRAPEVINE)-1-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 2,054
Percent Complete: 100%
Land Sqft*: 43,560
Land Acres*: 1.0000
Pool: N

Notice Sent Date: 4/15/2025
Notice Value: $593,616
Protest Deadline Date: 5/15/2025

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

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CC ITEM #5, 29
P&Z ITEM #4, 9

Property Documents

Documents

2025 Documents

Value Notice 2025-04-15

Value Notice 2025-04-15

2024 Documents

Show Documents

Owner Information

Current Owner:
DIEBOLD FAMILY TRUST

Attention Line: JOHN DIEBOLD AND ROBIN DIEBOLD, TRUSTEES
Primary Owner Address:
718 E BETHEL SCHOOL RD
COPPELL, TX 75019

Deed Date: 6/30/2025
Deed Volume:
Deed Page:
Instrument: D225117998

Previous Owners:

Name
KENIMER SUELLYN

Date
12/31/2023

Instrument
2025-PR00229-2

Deed Volumne

Deed Page

Z25-09

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Name
KENIMER WALLACE H

Date
9/22/1993

Instrument
00112960000662

Deed Volumne
0011296

Deed Page
0000662

Name
KENIMER WALLACE H

Date
1/10/1985

Instrument
00080550001545

Deed Volumne
0008055

Deed Page
0001545

Name
TULLETTE J;TULLETTE THOMAS P JR

Date
1/1/1984

Instrument
00000000000000

Deed Volumne
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Deed Page
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$ Values

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

Year
2025

Improvement Market
$362,006

Land Market
$231,610

Total Market
$593,616

Total Appraised+
$404,366

Year
2024

Improvement Market
$362,006

Land Market
$231,610

Total Market
$593,616

Total Appraised+
$367,605

Year
2023

Improvement Market
$331,802

Land Market
$190,000

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Total Market
$521,802

Total Appraised+
$334,186

Year
2022

Improvement Market
$334,500

Land Market
$190,000

Total Market
$524,500

Total Appraised+
$303,805

Year
2021

Improvement Market
$86,186

Land Market
$190,000

Total Market
$444,289

Total Appraised+
$276,186

Year
2020

Improvement Market
$270,100

Land Market
$200,000

Total Market
$470,100

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Total Appraised+

$251,078

Pending indicates that the property record has not yet been completed for the indicated tax year.
+ Appraised value may be less than market value due to state-mandated limitations of value increases.

Exemptions / Special Appraisal

HOMESTEAD GENERAL 11.13(b)
Tax Code 11.26 Adjustments

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

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QUICK LINKS

Home
My Dashboard
Create Account

RESOURCES

Forms
Interactive Maps
Calendar
Taxpayer Liaison
Property Tax Assistance
News
Data Downloads
Rates
Reports
Public Information Act Request
Property Tax Transparency in Texas

ABOUT

Board of Directors
Tarrant Appraisal Review Board
Careers
Procurement
Quick Links
Take A Survey
Contact Us

Contact

Tarrant Appraisal District
2500 Handley-Ederville Road
Fort Worth, Texas
76118-6909

(817) 284-0024

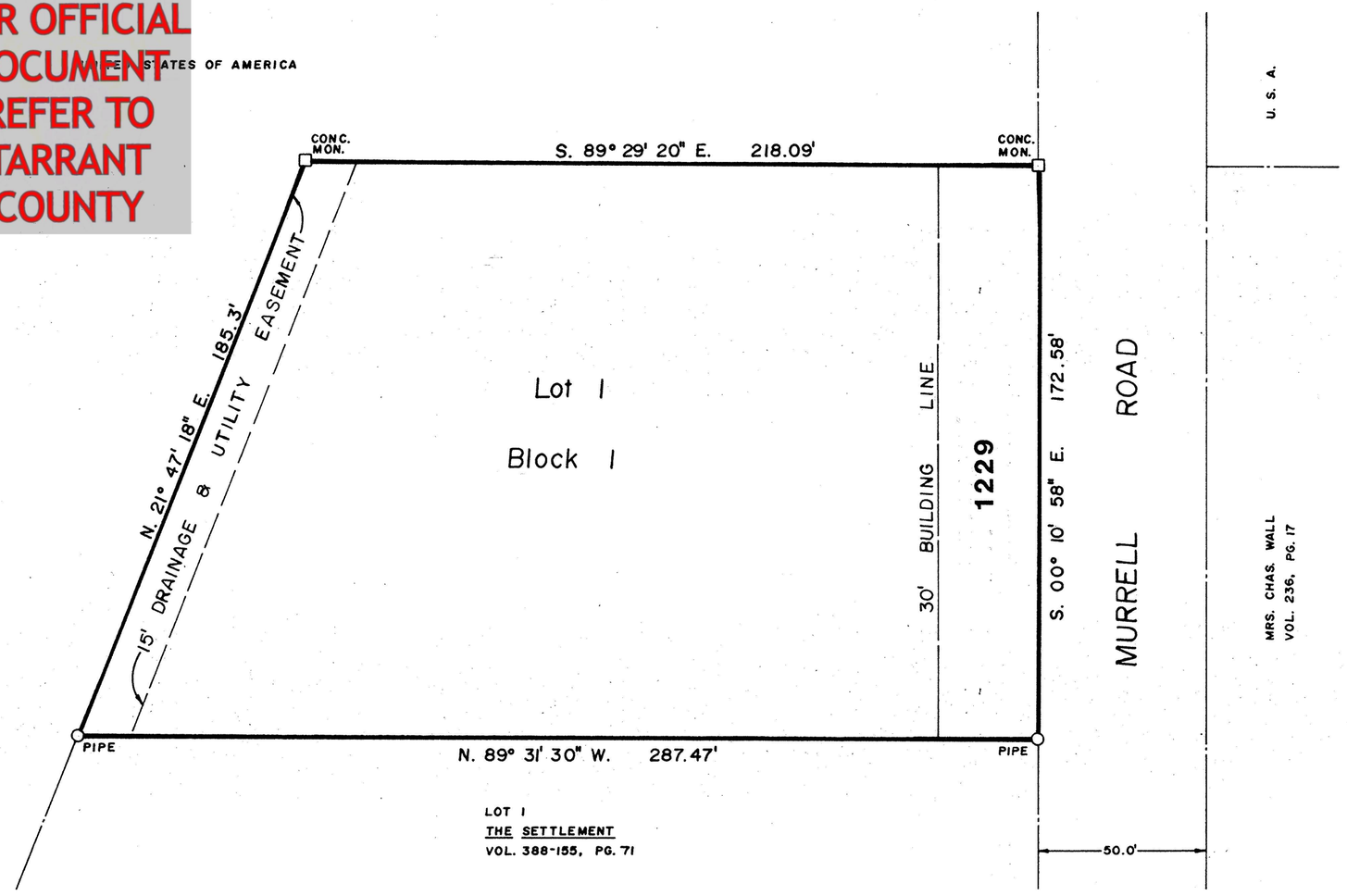
Business Hours

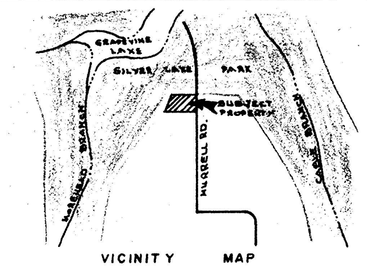
Monday - Friday
8:00am - 5:00pm

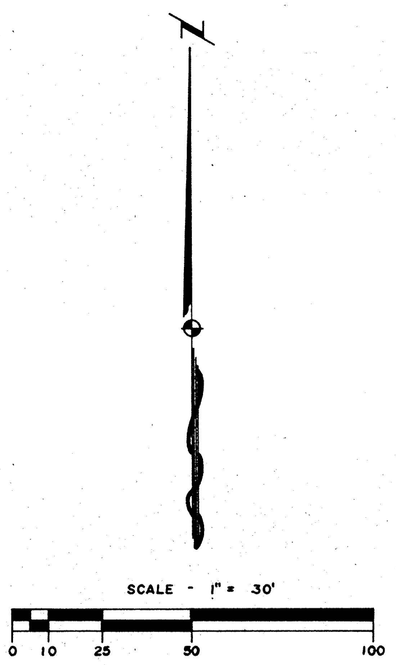
© 2025 Tarrant Appraisal District

Z25-09
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DEC 29 2025
By: .....

COPY,
FOR OFFICIAL
DOCUMENT
REFER TO
TARRANT
COUNTY







OWNER
THOMAS P. GUILLETTE JR. et ux
1655 CHOTEAU CIRCLE
GRAPEVINE, TEXAS

SURVEYOR
CONNER STEVENS
R.P.S. No. 1983
613 N. FRWY., STE. 105
FT. WORTH, TEXAS

PLAT SHOWING
LOT 1, BLOCK 1
SLEEPY HOLLOW ADDITION
OUT OF THE A. F. LEONARD SURVEY, ABSTRACT No. 946
TO THE CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

Approved: AUGUST 7, 1984
Planning & Zoning Commission
GRAPEVINE
TARRANT COUNTY
TEXAS
BY: Sharron M. Spann CHAIRMAN
BY: Sue Martinez SECRETARY

Approved: AUGUST 7, 1984
City Council
GRAVINE
TARRANT COUNTY
TEXAS
BY: [illegible] MAYOR
BY: Karen Spann CITY SECRETARY

DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT

THAT WHEREAS, Thomas P. Gullette Jr. and wife Jan M. Gullette are the owners of the following described property:

Being a tract of land out of the A.F. Leonard Survey, Abstract No. 946, Tarrant County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a pipe in the west line of Murrell Road for the northeast corner of Lot 1, The Settlement, an Addition to the City of Grapevine, Tarrant County, Texas, according to the Plat recorded in Vol. 388-155, Pg. 71, Plat Records, Tarrant County, Texas;

THENCE N.89°31'31"W., 287.47 feet along the north line of said lot 1, to a pipe for the northwest corner of lot 1;

THENCE N.21°47'18"E., 185.3 feet to a concrete monument for corner;

THENCE S.89°29'20"E., 218.09 feet to a concrete monument in the west line of Murrell Road;

THENCE S.00°10'58"E., 172.58 feet along the west line of Murrell Road, to the Paint of Beginning, and containing 1.00 acre of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, Thomas P. Gullette Jr. and wife Jan M. Gullette do hereby adopt this plat designating the above described property to be known as Lot 1, Block 1, SLEEPY HOLLOW ADDITION, to the City of Grapevine, Tarrant County, Texas, and do hereby dedicate to the use of the public all streets and easements as shown thereon.

WITNESS MY HAND this 18 day of July 1984.

Thomas P. Gullette Jr.
THOMAS P. GULLETTE JR.

Jan M. Gullette
JAN M. GULLETTE

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Thomas P. Gullete Jr. and wife Jan M. Gullette, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 18th day of July 1984.

Mary L. Rhoades
NOTARY PUBLIC, TARRANT COUNTY, TEXAS

NOTARY PUBLIC STATE OF TEXAS

NOTARY SEAL IMPRESSED

CERTIFICATE OF SURVEYOR

I, Conner Stevens, The undersigned, a registered public surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from the actual survey of the property made under my supervision on the ground.

DATE 7-11-84

Conner Stevens
CONNER STEVENS

STATE OF TEXAS CONNER STEVENS 1983 REGISTERED PUBLIC SURVEYOR

DELTA SURVEYING
613 N. FRWY. SUITE 105
FT. WORTH, TX 76102
336-7494

CC ITEM #5.23
P&Z ITEM #4.9

ORDINANCE NO. 2026-007

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z25-09 BEING BLOCK 1, LOT 1, SLEEPY HOLLOW ADDITION (1225 MURRELL ROAD) DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM “GU”, GOVERNMENTAL USE DISTRICT TO "R-7.5”, SINGLE-FAMILY RESIDENTIAL DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, applications were made to amend the Official Zoning Map, City of Grapevine, Texas by making applications for same with the Planning and Zoning Commission of the City of Grapevine, Texas as required by State statutes and the zoning ordinances of the City of Grapevine, Texas and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas after all legal notices, requirements, conditions and prerequisites having been complied with; and

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

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

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

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

WHEREAS, the City Council of the City of Grapevine, Texas does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and does find that the change in zoning lessens the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes health and the general welfare; provides adequate light and air; prevents the overcrowding of land; avoids undue concentration of population; facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

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

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

Section 1. That the City of Grapevine Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, be, and the same is hereby amended and changed by Zoning Application Z25-09 to rezone the following described property to-wit: being a 1.0 acre being Block 1, Lot 1, Sleepy Hollow Addition, Tarrant County, Texas (1225 Murrell Road), more fully and completely described in Exhibit "A",

attached hereto and made a part hereof, which was previously zoned "GU", Governmental Use District is hereby changed to "R-7.5", Single-Family Residential District, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

Section 2. The City Manager is hereby directed to correct the official zoning map of the City of Grapevine, Texas to reflect the herein change in zoning.

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

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

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

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

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

Section 8. The fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety

and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 20th day of January 2026.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JANUARY 20, 2026

SUBJECT: APPROVE AN ORDINANCE ADOPTING GRAPEVINE YOUTH PROGRAM STANDARDS OF CARE

RECOMMENDATION: City Council consider an ordinance amending the Code of Ordinances Chapter 16 Parks and Recreation Section 16-19 by adopting the Youth Program Standards of Care and take any necessary action.

FUNDING SOURCE: No funding required.

BACKGROUND: The Parks and Recreation Department is required to bring the Youth Programs Standard of Care before the Council for a public meeting annually. This is required by Section 42. 041(b)(14) of the Child Care Standards and Regulations of the Texas Human Resources Code.

These standards have been adopted annually by the Council since 2016 and cover all programs and camps that are operated by Parks and Recreation, the Library and the Police Department.

Staff recommends approval.

ORDINANCE NO. 2026-003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING THE GRAPEVINE CODE OF ORDINANCES BY AMENDING SECTION 16-19, ADOPTING THE YOUTH PROGRAMS STANDARDS OF CARE, CITY OF GRAPEVINE, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The City of Grapevine, Texas (the "City") administers day camps and programs for children ages five to thirteen years old; and

WHEREAS, as required by V.T.C.A. Human Resources Code § 42.041(b)(14) (the "Code"), the City of Grapevine must meet day care licensing requirements for elementary age children for all day camps administered by the City or apply for an exemption from the Texas Department of Family and Protective Services; and

WHEREAS, the City of Grapevine Youth Programs Standards of Care will provide basic child care regulations for day camp activities operated by the Parks and Recreation and other departments in accordance with the Code; and

WHEREAS, as required by the Code, on January 20, 2026, the City Council of the City held a public hearing at its regular meeting to gather input from citizens on the proposed Youth Programs Standards of Care; and,

WHEREAS, the Youth Programs Standards of Care is attached hereto as Exhibit "A" for all intents and purposes and shall be available on the City's website; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this Resolution have been met, including but not limited to the Open Meetings Act and 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 Section 16-19 of the City of Grapevine Code of Ordinances shall be added to read as follows:

"Sec. 16-19 Youth Programs Standards of Care"

The City Council of the City of Grapevine hereby adopted the City of Grapevine Youth Programs Standards of Care for providing basic child care regulations for day camp activities operated by the Parks and Recreation Department, as well as other departments. As required by V.T.C.A. Human Resources Code § 42.041(b)(14), the Standards adopted by this ordinance include staffing ratios, minimum staff qualifications; minimum facility, health, and safety standards; and mechanisms for monitoring and enforcing the adopted local standards. A substantial copy of the City of Grapevine Youth Programs Standards of Care is attached hereto and incorporated herein for all intents and purposes and shall be available on the City's website under the Parks and Recreation subhead."

Section 3. That the above premises are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Section 4. That the City of Grapevine is hereby directed to provide a copy of the program standards, a notice of a public hearing, and a copy of the ordinance adopting the standards to the Texas Department of Family and Protective Services.

Section 5. That if any portion, section or part of a section of this ordinance is subsequently declared invalid, inoperative or void for any reason by a court of competent jurisdiction, the remaining portions, sections or parts of sections of this ordinance shall be and remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion or judgment.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 20th day of January 2026.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED TO AS FORM:

_____
Matthew C.G. Boyle
City Attorney

CITY OF GRAPEVINE
PARKS AND RECREATION DEPARTMENT
Youth Programs - Standards of Care

I. GENERAL INFORMATION/ADMINISTRATION

A. Organization:

Purpose: To provide basic childcare regulations for recreation activities operated by the Grapevine Parks & Recreation Department. This will allow the Department to qualify as exempt from requirements of the Texas Human Resource Code.

1. The governing body of the City of Grapevine Youth Programs is the City of Grapevine's City Council.

2. Implementation: Program will be the responsibility of the Grapevine Parks & Recreation Department, with the General Manger of The REC of Grapevine, Outdoor Programs Supervisor and Recreation Program Coordinator supervising the overall program and administering the program on-site.

3. Programs: The Youth Programs *Standards of Care* will apply to all elementary-age day camp and programs for children ages 5 – 15 years old.

4. Other: Each site will make available for the public and staff a current copy of the Standards of Care. Parents of participants will be provided an abbreviated copy of *Standards of Care* during the registration process.

Program Sites:

▪ 121 Community Church	2701 Ira E Woods Ave
▪ Botanical Garden / Bessie Mitchell	411 Ball Street
▪ Community Outreach Center	3010 Mustang Drive
▪ Dove Waterpark	1509 Hood Lane
▪ First Baptist Church	301 East Texas Street
▪ First United Methodist Church	422 Church Street
▪ GCISD school campuses	
▪ Grapevine Golf Course	3800 Fairway Drive
▪ Grapevine Public Library	1201 Municipal Way
▪ Lakeview Park	3850 Lakeview Drive
▪ Meadowmere Park	3000 Meadowmere Lane
▪ Oak Grove Baseball Complex	2520 Oak Grove Loop South
▪ Oak Grove Soccer	1299 Oak Grove Loop North
▪ Oak Grove Softball Complex	2700 Dove Loop Road
▪ Parr Park	3010 Parr Lane
▪ Pickering Park	1901 Kimball Road
▪ Pleasant Glade Pool	1805 Hall Johnson Road
▪ Rockledge Park	3600 Pilot Point
▪ The Ranch of Lonesome Dove	3880 Foxfire Lane
▪ The REC of Grapevine	1175 Municipal Way
▪ The Vine Arts & Events Center	225 West Worth Street

B. Implementation:

The Standards of Care Program will be the responsibility of the Grapevine Parks & Recreation Department, with the Recreation Program Coordinator overseeing the overall program and the daily operations/administering the programs on site.

Regulations apply to these on-going programs:

- Summer Day Camps
- Winter Break Camp
- Spring Break Camp
- Youth Programs
- Youth Sports Camps
- All Specialty Camps

C. Day Camp Objective

1. To provide youth with the opportunity to experience a variety of recreational activities which include sports, games, arts & crafts, education, drama, special events, field trips, etc.

2. To provide a pleasant and memorable experience in a fun atmosphere.

3. To provide a safe environment; always promoting good health and welfare for all.

4. To teach children how to spend their leisure time wisely, in an effort to meet several needs; emotional, physical and social.

D. Exemption Status:

Once an exempt status is established, the Licensing Division will not monitor the recreational program. The Licensing Division will be responsible for investigating complaints of unlicensed child care and for referring other complaints to the municipal authorities or, in the case of abuse/neglect allegation, to the local authorities.

Exemption status covers ages 5 – 15. Exemption status does not cover children under the age of 5 or over the age of 15.

E. Standards of Care Review:

Standards will be reviewed annually and brought to the City Council for approval after a public hearing is held to pass an ordinance regarding section 42.04 1(b) (14) of the Texas Human Resources Code. Childcare Licensing will not regulate these programs nor be involved in any complaint investigation related to the program.

Any parent, visitor or staff may register a complaint by contacting the Recreation Manager at 817-410-3467 or the Lake Parks Manager at 817-410-3368.

II. STAFFING

A. Summer Camp / Recreation Coordinator: The Recreation Program Coordinator directs and manages a staff of 10-40 day-camp counselors and supervises the activities of children in a day camp environment.

1. Essential Job Functions:

a.) Direct and supervise all counselors including hiring and training.
b.) Complete and submit proper records including camp schedules, counselor work schedules, payroll, accident/incident reports and attendance.
c.) Develop age appropriate camp curriculum (5-15 years) in accordance with the philosophy of the program.
d.) Ensure staff is committed to following established guidelines, procedures and policies.
e.) Maintain an orderly, clean and safe environment for the children while promoting a non-competitive program directed toward accentuating positive behaviors, physical development and emotional growth.
f.) Develop and distribute a weekly schedule of activities.
g.) Complete facility reservations and transportation needs for all camp activities.
h.) Schedule, confirm, obtain and distribute payment for all field trips.
i.) Maintain supplies, equipment and all necessary documentation for the operation of the camp.
j.) Communicate to parents about camper's progress and activities.
k.) Conduct on-going program evaluations implementing approved recommendations as needed.
l.) Provide reports to the Recreation Supervisor on a weekly basis to monitor camp activities throughout the program.

2. Qualifications:

a.) Bachelor's Degree in Education or Recreation is preferred, but not required.
b.) A minimum of three years of experience as a camp counselor and/or educator.
c.) Requires a valid Texas driver's license with a good driving record over the past three years.
d.) Must pass city criminal background check prior to hiring.
e.) Must pass pre-employment drug screen and/or physical.
f.) Must complete First Aid and CPR certification prior to camp.

3. Requirements of Work:

a.) Coordinator must complete the mandatory staff training program of at least 20 hours, in addition to planning hours with site staff prior to the start of camp. This training includes departmental orientation, customer service, sexual harassment, behavioral issues and discipline, training and examination program on sexual abuse and molestation, as well as practical skills on activities for children in games, songs and crafts.
b.) Ability to be physically active and involved with children all day.
c.) Ability to lift 50 pounds.
d.) Knowledge of child development and age appropriate activities.

e.) Advanced organizational and communication skills.
f.) Team leadership abilities.
g.) Varied experience in a variety of activities including, but not limited to, sports, art, nature, drama and cooperative activities.

B. Day Camp/Recreation Counselor: The Camp Counselor is responsible for direct leadership of youth ages 5 – 15 in a variety of activities including, but not limited to games, sports, arts & crafts, schedules, activities, supplies and equipment, and also responsible for cleanliness of the area used by camp participants. The counselor positions are also responsible for completing necessary forms relating to attendance, check-in/check-out procedures, accidents and incidents.

1. Essential Job Functions:

a.) Promote a non-competitive, positive, self-image enhancing environment for each participant through the direction of non-competitive, fun, varied and well-organized activities.
b.) Directly lead activities using a method that will provide opportunity for the involvement of all children on an equal level. The Counselor prepares, in advance, direction for activities, daily schedules and required equipment used during activities.
c.) Accompanies youth on all field trips.
d.) Exhibit enthusiasm for the activity to impart a feeling of excitement to camp participants.
e.) Follow procedures for camper check in/check out. Report accidents/incidents, behavioral modifications and camp schedules.
f.) Follow guidelines for safety and storage of equipment, including inventory of supplies.
g.) Provide and adhere to established guidelines set forth for the safety, behavior, communication and discipline of the camp participants.
h.) Recognize and reward positive, improved and outstanding behavior and/or accomplishments of camp participants.

2. Minimum Qualifications:

a.) Three months to a year of experience working with children in a day camp setting depending on if applicant is applying as an RCA/LPA I Camp Counselor or RCA/LPA II Camp Counselor.
b.) Minimum age of 16.
c.) A valid Texas driver's license with good driving record.
d.) Must pass criminal background check prior to hiring.
e.) Must pass pre-employment drug screen and/or physical.
f.) Must complete First Aid and CPR certification prior to camp.

3. Other Requirements:

a.) Staff must complete the mandatory staff training program of at least 10 hours, in addition to planning hours with Recreation Program Coordinator prior to the start of camp. This training includes departmental orientation, customer service, sexual harassment training, behavioral issues and discipline, as well as practical skills on activities for children in games, songs and crafts.

b.) Staff must exhibit competency, good judgement and self-control, throughout the duration of camp.
c.) Staff should relate to children with courtesy, respect, acceptance and patience.
d.) Staff must wear the proper uniform.
e.) Staff will be evaluated at least once during the summer prior to the completion of camp. Evaluations will be reviewed with the camp counselors to discuss any areas of improvement or suggestions.

4. Criminal Background Checks:

Criminal background checks will be conducted on prospective day camp employees. Applicants may be disqualified if they have a job-related criminal conviction. A prospective employee will be subject to a pre-employment drug test and/or physical prior to hiring.

5. Staffing Ratios:

The state required ratio for number of children (ages 5-15) may not exceed 15:1 child to staff.

III. FACILITY STANDARDS

A. Emergency evacuation and relocation plans will be posted at each facility.

B. Program employees will inspect sites frequently for any sanitation or safety concerns. Those concerns should be passed on to the Recreation Supervisor.

C. Each camp must have a fully stocked first aid kit. This shall be checked and stocked on a weekly basis by the Recreation Program Coordinator. It shall include bandages, first aid cream, rubber gloves, Neosporin, alcohol wipes, hot/cold packs, gauze, tweezers and scissors.

D. In a situation where evacuation is necessary, the first priority of staff is to make sure all participants are in a safe location.

E. Program sites will be inspected annually by the Fire Marshal and must comply with Fire Marshal's directives.

F. The recommended number of fire extinguishers shall be inspected quarterly and available and "primed" for use.

G. Fire drills should be conducted once a month during the summer camp.

H. Medication will only be administered with written parental consent. Prescription medications shall be left with staff in their original container, labeled with the child's name, date, directions and physician's name. Medication shall be dispensed only as stated on the bottle, and not past the expiration date.

I. Non-prescription medicine with the child's name and date on the medication may be brought if in the original container. Non-prescription medication will only be administered with written parental consent.

J. Each indoor site shall have adequate indoor toilets and lavatories located such that children can use them independently and program staff can supervise as needed. There shall be one flush toilet per 30 children. Outdoor sites shall provide portable toilets based on number of children attending each day. Sinks shall be provided based on one sink per 30 children.

K. All participants must wear appropriate footwear daily. Sandals and flip flops will be allowed only in swimming pool areas.

IV. SERVICE STANDARDS - Day Camp / Camp Counselors

This information will be provided to each staff as a part of the day camp manual:

A. Camp staff shirts, shorts, and appropriate footwear are to be worn at all times.

B. Camp participants and parents will be treated with respect at all times.

C. Camp staff will take it upon themselves to resolve complaints. If you are unable to resolve the complaint on the spot, take the customer's name and phone number, investigate complaint resolution and then follow up with the customer.

D. Camp staff will keep parents continuously informed of camp activities. A weekly schedule will be distributed the week prior to session and extra copies will be kept with the sign in log daily.

E. Camp staff will note details of behavior of campers (accomplishments, discipline problems, general activities, etc.) and update parents as much as possible.

F. Camp staff will monitor the sign in/out log at all times.

H. Camp staff shall clean/sanitize rooms after each activity. Floors will be swept or vacuumed, chairs stacked, mirrors cleaned, and supplies put away. This is extremely important due to the fact that rooms are used throughout the day by other groups.

I. Camp staff will dedicate their on-duty time to campers and/or parents to ensure a meaningful and pleasant experience.

J. Prior to working with campers, camp staff will check all messages for the day.

V. OPERATIONAL ISSUES

A. Emergency Phone numbers are kept at the front desk of the facilities, as well as with the Recreation Program Coordinator on field trips. Those numbers include fire, police, and ambulance services.

B. A Day Camp manual is given to every Day Camp Counselor, Day Camp/Recreation Leader and Recreation Program Coordinator. The manual addresses the following items:

1. Discipline Issues
2. City Rules and Regulations
3. Forms that must be filled out
4. Service Standards
5. Game/activity leadership
6. Ways to interact with children
7. Field Trips

Additional manuals will be located at each site for access by any staff member.

C. Sign in/sign out sheets will be used every day. Only adults listed on sign-in/out release will be allowed to pick up children. An authorized person must enter the pickup location, present appropriate identification and sign the sheet in order for staff to release the child.

D. Emergency evacuation and relocation plans will be posted at each facility.

E. Parents will be notified regarding planned field trips and provided the required release forms.

F. Enrollment information will be kept and maintained on each child and shall include:
   1. Child's name, birth date, home address, home telephone number, physician's phone number and address and phone numbers where parents may be reached during the day.
   2. Name, driver's license number and telephone numbers of persons to whom the child can be released.
   3. Field trip release form as needed.
   4. Liability waiver.
   5. Parental consent to administer medication, medical information, and release on participant.

G. Staff shall immediately notify the parent or other person authorized by the parent when the child is injured or has been involved in any situation that placed the child at risk.

H. Staff shall notify parents or authorized persons of children in the facility when there is an outbreak of a communicable disease in the facility that is required to be reported to the County Department of Health. Staff must notify parents of children in a group when there is an outbreak of lice or other infestation in the group.

I. Discipline:

1. Discipline and guidance of children must be consistent and based on an understanding of individual needs and development.

2. There shall be no harsh, cruel, or unusual treatment.

   a.) Children shall not be shaken, bit, hit, or have anything put in or on their mouth as punishment.
   b.) Children shall not be humiliated, yelled at or rejected.
   c.) Children shall not be subjected to abusive or profane language.
   d.) Punishment shall not be associated with food.
   e.) Corporal punishment in any form will not be tolerated.
   f.) Staff may use brief, supervised separation from the group if necessary, but staff shall not place children in a locked room or in a dark room with the door closed.

3. Incident reports will be filled out on any disciplinary cases, and information is to be shared with parents when picking up the child or sooner, when extreme cases occur. Continued disciplinary problems will result in the participant being asked to leave the program.

4. Children who show patterns of endangerment to themselves, other participants or staff will be asked to leave the program.

J. Illness or Injury

1. Parents shall be notified immediately in cases of illness or injury.

2. An ill child will not be allowed to participate if the child is suspected of having a temperature and/or accompanied by behavior changes or other signs or symptoms until medical evaluation indicates that the child can be included in the activities. In the event that an injury cannot be administered through basic first aid, staff will call 911.

3. When an injury occurs, an incident report shall be filled out immediately. The form shall be filled out completely with the original sent to the General Manager of the REC, Outdoor Programs Coordinator and Recreation Program Coordinator and a copy kept in the Day Camp files.

VI. GENERAL GUIDELINES FOR CHILDREN

As a part of the Day Camp Manual, staff will be given the following information:

A. A child is not allowed to use the phone unless it is an emergency. In this case, Day Camp staff should make the call for the child.

B. Children must stay off any elevated surfaces (tables, counter tops, ping pong tables, etc.).

C. Children should walk in the building. Running is permitted only in designated areas.

D. Bouncing and throwing balls is permitted only in the gym or during outside activities.

E. Active games using equipment that can cause damage to window, shades, lights, and ceilings must be played only in the gym.

F. Children must respect staff and each other.

G. Children must wear shoes at all times (except during aquatic activities).

H. Children must be contained and not allowed to filter in with the general public. You must know where each and every child is AT ALL TIMES.

VII. ACTIVITIES

A. Activities for each group will be planned according to the participant age, interest and ability. The activities should be flexible and promote social and educational advancement.

B. A weekly calendar of activities will be posted for parents the Friday prior to that week of camp.

C. When taking field trips, staff will:
1. Count everyone before they leave the program site as well as prior to leaving the field trip site.
2. Carry medical information on each child and necessary medications with them on the trip.
3. Carry a first aid kit.
4. Carry a cellular phone for emergency use.
5. Ensure that participants are wearing a camp shirt and a City of Grapevine wristband so that children are easily identified.

D. Swimming Pool Based Water Activities
1. Require parent or legal guardian to confirm the child's swimming ability during the registration process.
2. Require lifejackets to be worn when child/camper is not affirmed a good swimmer during water activities.

E. Lake Based Water Activities
1. Require parent or legal guardian to confirm the child's swimming ability during the registration process.
2. Require lifejackets to be worn at all times when entering in the lake or lake-based water activities regardless of swim strength.

VIII. FIELD TRIPS

A. Ratio on field trips will be 10:1 per staff member.

B. Each staff member is given a list of campers. Staff is responsible for the assigned list of campers for the duration of the trip.

C. A required face to name check will be done prior to leaving the program site, upon arrival at the field trip site, upon leaving the field trip site and upon arrival back at the program site.

D. A notebook with all important information for each camper will be taken to each field trip.

VII. MONITORING AND ENFORCEMENT

Standards of care established by Grapevine Parks & Recreation will be monitored and enforced by city departments responsible for their respective areas as identified:

A. Health and safety standards will be monitored and enforced by the City's Police, Fire, and Code Enforcement Departments.

B. Staff and program issues will be monitored and enforced by the City of Grapevine Parks & Recreation Department. The Recreation Manager/Lake Parks Manager shall visit each site on a weekly basis for an informal inspection of the programs. The Recreation Supervisor, Outdoor Programs Coordinator and Recreation Program Coordinator is responsible for informally checking the camp activities on a daily basis. When this staff is not available, another full-time staff person will be assigned for daily checks.

MEMO TO: HONORABLE MAYOR, CITY COUNCIL MEMEBERS

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

MEETING DATE: JANUARY 20, 2026

SUBJECT: CONDITIONAL USE APPLICATION AND PLANNED DEVELOPMENT OVERLAY CU24-37/PD24-05 GRAPEVINE FAITH CHRISTIAN SCHOOL MULTIPURPOSE FACILITY

RECOMMENDATION:

Staff recommends the City Council accept the applicant's request for an extension of conditional use permit and planned development overlay CU24-37 and PD24-05, and take any other necessary action.

BACKGROUND:

On September 17, 2024, City Council approved CU24-37 (Ord. 2024-085) and PD24-05 (Ord. 2024-086) to construct football seating and a new multipurpose facility, and with a planned development overlay to deviate from the height regulations of Section 15, "R-7.5", Single-Family District.

This request is for an extension of a previously approved plan. The original proposal included a multi-purpose facility and seating improvements on the subject site. Visitor bleachers were proposed on the west side of the existing football field, and the home-side bleachers were proposed to be rebuilt on the east side and connected to the multi-purpose facility.

The project includes a 64,157-square-foot indoor practice field and practice gyms (Phase 3) and a two-story, approximately 26,000-square-foot facility (Phases 1 and 2) containing locker rooms, concessions, restrooms, a weight room, training rooms, offices, meeting rooms, and a press box. An existing field house is proposed to be demolished.

The plan also approved a planned development overlay to deviate from Section 15 of the Comprehensive Zoning Ordinance, No. 82-73. The "R-7.5" District limits secondary structures to one-story and 16 feet in height; the proposed facility includes a two-story field house/press box and an indoor practice field with a maximum height of 56 feet.

The first phase of the multi-phase project was originally planned to include the multi-purpose facility, for which the building permit is currently under review. The property owner has since elected to modify the project phasing and instead advance construction of the home bleachers and visitor bleachers. Future phases of the project have not yet been determined.

See the attached letter.

/at

December 18, 2025

Penny Guice
Director of Operations
Faith Christian School, Inc.
730 East Worth Street
Grapevine, TX 76051

City of Grapevine, Planning Services
Attn: Erica Marohnic
200 S Main St
Grapevine, TX 76051

RE: Grapevine Faith Indoor Practice Facility and Bleachers; CU 24-37/PD 24-05

Dear Ms. Marohnic,

We are requesting a one-year extension of the Conditional Use Permit and Planned Development Overlay CU24-37/PD24-05.

The overall vision and master plan remains intact to include new bleachers, field house, indoor practice facility, terracing north of the field, and parking improvements. However, these improvements will be phased over time.

Architectural and Engineering plans are being prepared for Phase 1 implementation in 2026. These improvements will include the following:

- Home Bleachers - No significant changes from the approved CU24-37. Seating 550-600, flatwork to connect to parking lot, structural system for bleachers with grade beams and piers, storage underneath, new press box, water, sanitary sewer, and storm drain utilities to run underneath bleachers for future connections to field house and indoor practice facilities as required.
- Visitor Bleachers – No changes from the approved CU24-37. Added sidewalk from restroom facility to bleachers.
- North Terrace – No changes from the approved CU24-37.

With your permission we would like to move forward with Phase One. Future phases will include demolition of the existing fieldhouse, parking improvements, field house, and indoor practice facility. The schedule for these future improvements is undetermined at this time.

Please free to call me at 817-813-2484 ext 1170 if you have any questions. Thank you in advance for your consideration.

Penny Guice
Director of Operations

ITEM #10

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JANUARY 20, 2026

SUBJECT: APPROVAL OF A MID-YEAR APPOINTMENT TO FULFILL THE VACANCY TO THE POSITION FOR THE CITY HEALTH OFFICER

RECOMMENDATION: Consider the mid-year appointment to fulfill the vacancy of the position of City Health Officer.

FUNDING SOURCE:

BACKGROUND: Each year, City Council appoints members to the various boards and commissions. One position that is appointed every two-years, as directed by the City Charter, is the position of City Health Officer. This position has been vacant since 2024 due to a lack of qualified applicants.

Dr. William Drake has submitted an application to fulfill this vacant position. The position will be due for reappointment when Council makes their annual appointments this summer.

ITEM #11

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JANUARY 20, 2026

SUBJECT: APPROVAL OF A RESOLUTION FOR A GRANT SUBMISSION FOR A PROGRAMMABLE ELECTRONIC TURNING TARGET SYSTEM

RECOMMENDATION: City Council to consider a resolution authorizing the submission to participate in the State of Texas, Office of the Governor, Edward Byrne Memorial Justice Assistance Grant Program, for a programmable electronic turning target system.

FUNDING SOURCE: NA

BACKGROUND: The Criminal Justice Division of the Office of the Governor for the State of Texas administers grant programs to assist local jurisdictions in enhancing law enforcement capabilities, training, and readiness. The purpose of the programmable electronic turning target system grant is to improve firearms proficiency, judgmental shooting, and officer safety by supporting modern, scenario-based firearms training that reflects current best practices and evolving public safety needs.

The Department is seeking approval from the Office of the Governor, as funds have been allocated under this program for the acquisition and installation of a programmable electronic turning target system at the department's firearms range. This system will support structured firearms training, qualifications, and scenario-based exercises for sworn personnel, enhancing both individual skills and overall departmental readiness.

The Department recognizes that officers must be prepared to make rapid, sound decisions in dynamic and potentially life-threatening situations, and that high-quality, realistic firearms training is essential to achieving that goal. To ensure an effective and accountable training program, it is important that the department employ technology that allows for varied course design, timed exposures, decision-making drills, and accurate performance measurement, and this grant provides an opportunity to secure that technology with minimal impact on the City's general fund.

The programmable electronic turning target system will enable a wide range of training activities, including basic and advanced marksmanship, low-light and stress-induced courses, judgmental shooting scenarios, and structured qualification events that meet or exceed

applicable state and departmental standards. The systems will also allow instructors to track performance over time, tailor training to identified needs, and document compliance with required training and qualification benchmarks.

This program is designed to enhance officer safety, elevate training quality, and support the consistent, professional use of force decision-making expected by the community. Investing in this technology is critical to maintaining a highly trained, well-prepared police force and reinforces the City's commitment to effective, responsible public safety services.

The grant performance period is October 1, 2026, through September 30, 2027.

Staff recommends approval.

RESOLUTION NO. 2026-002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE SUBMISSION ON BEHALF OF THE CITY OF GRAPEVINE, TEXAS FOR THE PURPOSE OF PARTICIPATING IN THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM, FOR A PROGRAMMABLE ELECTRONIC TURNING-TARGET SYSTEM, HEREINAFTER REFERRED TO AS THE "GRANT PROGRAM"; CERTIFYING THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The City of Grapevine ("the Applicant") is fully eligible to receive assistance under the Grant Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Police Department ("the Department") concerning the Grant Program; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council deems the adoption of this resolution to be in the best interests of the citizens of The City of Grapevine that the Grant Program be operated for Fiscal Year 2027.

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

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

Section 2. That the Applicant hereby certifies that they are eligible to receive assistance under the Grant Program.

Section 3. That the Applicant recognizes there is no matching funds requirement for the Grant Program.

Section 4. That the Applicant agrees that in the event of loss or misuse of the Office of the Governor funds, the Applicant assures that the funds will be returned to the Office of the Governor in full.

Section 5. That the Applicant hereby authorizes and directs the Chief of Police as the "Authorized Official" who is given the power to apply for, accept, reject, alter, or terminate this grant, as well as given the authority to sign all grant adjustment requests, inventory reports, progress reports and financial reports or any other official documents related to the grant on behalf of the City of Grapevine.

Section 6. That the Applicant hereby designates the Accounting Manager as the grantee's "Financial Officer," who is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the Applicant agency.

Section 7. The Grapevine City Council approves submission of the grant application for the State of Texas, Office of the Governor, Edward Byrne Memorial Justice Assistance Grant Program, Programmable Electronic Turning Target System, to the Office of the Governor. Grant No. 5695701.

Section 8. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 20th day of January 2026.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JANUARY 20, 2026

SUBJECT: APPROVAL OF A RESOLUTION FOR A SUBMISSION FOR BULLET-RESISTANT COMPONENTS FOR LAW ENFORCEMENT VEHICLES GRANT PROGRAM

RECOMMENDATION: City Council to consider a resolution authorizing the submission to participate in the State of Texas, Office of the Governor, Bullet-Resistant Components for Law Enforcement Vehicles Grant Program.

FUNDING SOURCE: NA

BACKGROUND: The Criminal Justice Division of the Office of the Governor for the State of Texas administers grant programs to assist local jurisdictions in enhancing law enforcement capabilities and officer safety. The purpose of the Bullet-Resistant Components for Law Enforcement Vehicles Grant Program is to improve officer safety and survivability by funding ballistic enhancements for patrol and other law enforcement vehicles.

The Grapevine Police Department is seeking approval from the Office of the Governor, as funds have been allocated under this program for the purchase and installation of bullet-resistant components (windows) in designated law enforcement vehicles. These components will provide an added layer of protection for officers during high-risk encounters, critical incidents, and other potentially life-threatening situations.

The Department recognizes that officers frequently operate in dynamic and unpredictable environments where the risk of armed confrontation and targeted violence is an ongoing concern. Enhancing patrol vehicles with bullet-resistant materials is an important step in mitigating these risks and helps ensure officers have safer positions of cover when responding to calls for service, conducting traffic stops, and managing critical incidents.

The bullet-resistant components funded through this grant will be installed in frontline law enforcement vehicles and will be integrated in a manner that preserves vehicle functionality while increasing ballistic protection. This investment will complement existing officer safety measures, including training, equipment, and tactics, and will support the department's broader strategy to reduce injuries and fatalities among law enforcement personnel.

This program is designed to enhance officer safety, support effective responses to violent and high-risk incidents, and reinforce the community's expectation that officers are provided with appropriate protective equipment while performing their duties. Investing in bullet-resistant vehicle components is critical to maintaining a safe, well-prepared police force and demonstrates the City's ongoing commitment to responsible, forward-looking public safety practices.

The grant performance period is March 1, 2026, through February 28, 2027.

Staff recommends approval.

RESOLUTION NO. 2026-003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE SUBMISSION ON BEHALF OF THE CITY OF GRAPEVINE, TEXAS FOR THE PURPOSE OF PARTICIPATING IN THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, BULLET-RESISTANCE COMPONENTS FOR LAW ENFORCEMENT VEHICLES, PROGRAM; HEREINAFTER REFERRED TO AS THE "GRANT PROGRAM"; CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The City of Grapevine ("the Applicant") is fully eligible to receive assistance under the Grant Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Police Department ("the Department") concerning the Grant Program; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council deems the adoption of this resolution to be in the best interests of the citizens of The City of Grapevine that the Bullet-Resistance Components for Law Enforcement Vehicles Grant Program project be operated for Fiscal Year 2027.

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

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

Section 2. That the Applicant hereby certifies that they are eligible to receive assistance under the Grant Program.

Section 3. That the Applicant recognizes there is no matching funds requirement for the Grant Program,

Section 4. That the Applicant agrees that in the event of loss or misuse of grant funds, the Applicant assures the funds will be returned to the Office of the Governor in full.

Section 5. That the Applicant hereby authorizes and directs the Chief of Police as the "Authorized Official" who is given the power to apply for, accept, reject, alter, or

terminate this grant, as well as given the authority to sign all grant adjustment requests, inventory reports, progress reports and financial reports or any other official documents related to the grant on behalf of the City of Grapevine.

Section 6. That the Applicant hereby designates the Accounting Manager as the grantee's "Financial Officer," who is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the Applicant agency.

Section 7. The Grapevine City Council approves submission of the grant application for the State of Texas, Office of the Governor, Bullet Resistance Components for Law Enforcement Vehicles Grant Program, to the Office of the Governor. Grant No. 5651801.

Section 8. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 20th day of January 2026.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JANUARY 20, 2026

SUBJECT: APPROVAL OF A RESOLUTION FOR THE VICTIM ASSISTANCE, GENERAL DIRECT SERVICES GRANT PROGRAM

RECOMMENDATION: City Council to consider a resolution authorizing the submission oof an applicaiton to participate in the State of Texas, Office of the Governor, Victim Assistance, General Direct Services Grant Program for a Victim Service Coordinator.

FUNDING SOURCE: N/A

BACKGROUND: The Criminal Justice Division of the Office of the Governor for the State of Texas administers the Victim Assistance, General Direct Services Grant Program to support agencies that provide essential, trauma-informed services directly to victims of crime. During the first year of the grant, the Grapevine-Colleyville regional application was submitted as a collaborative effort in partnership with the City of Colleyville to enhance continuity of victim services across both jurisdictions. This program strengthens access to safety, justice, and recovery by funding personnel who deliver immediate and ongoing support to victims and their families.

The Department is seeking approval from the Office of the Governor, as funds have been allocated under this program for the second-year renewal. The position will continue to provide direct services to victims within both the City of Grapevine and the City of Colleyville, increasing regional capacity and ensuring consistent, coordinated support regardless of where the crime occurs.

Both cities continue to serve victims affected by domestic violence, sexual assault, child abuse, elder abuse, human trafficking, and other violent crimes. Victims often require immediate crisis intervention, safety planning, emotional support, advocacy, and assistance in navigating the criminal justice system and available community resources. To effectively meet these needs, it is essential to establish a position dedicated exclusively to victim-centered, trauma-informed services.

The Victim Services Coordinator will respond to the emotional and physical needs of crime victims, assist victims in stabilizing their lives after victimization, help them understand and participate in the criminal justice process, and support their ongoing safety and security. The role will also bolster interagency collaboration, coordinate resources between Grapevine and Colleyville, and ensure documentation and reporting consistent with Victims of Crime Act (VOCA) requirements.

This position aligns with federal and state priorities to expand comprehensive, accessible services for crime victims. Establishing the Victim Services Coordinator will significantly improve the availability, timeliness, and continuity of support for victims in both Grapevine and Colleyville.

The grant performance period is October 1, 2026, through September 30, 2027. This is a three-year grant with an annual application requirement. The current application corresponds to the second year of the grant cycle.

Staff recommends approval.

RESOLUTION NO. 2026-004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE SUBMISSION 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 GRANT PROGRAM, FOR A VICTIM SERVICES COORDINATOR; HEREINAFTER REFERRED TO AS THE "GRANT PROGRAM"; CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANC; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The City of Grapevine ("the Applicant") is fully eligible to receive assistance under the Grant Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Police Department ("the Department") concerning the Grant Program; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council deems the adoption of this resolution to be in the best interests of the citizens of The City of Grapevine that the Grant Program be operated for the Fiscal Year 2027.

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

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

Section 2. That the Applicant hereby certifies that they are eligible to receive assistance under the Grant Program.

Section 3. That the Applicant agrees to provide the applicable matching funds for the Grant Program as required by the Victim Assistance, General Direct Services (Victim Services Coordinator) Grant Program.

Section 4. That the Applicant agrees that in the event of loss or misuse of grant funds, the Applicant assures the funds will be returned to the Office of the Governor in full.

Section 5. That the Applicant hereby authorizes and directs the Chief of Police as the "Authorized Official" who is given the power to apply for, accept, reject, alter, or terminate this grant, as well as given the authority to sign all grant adjustment requests, inventory reports, progress reports and financial reports or any other official documents related to the grant on behalf of the City of Grapevine.

Section 6. That the Applicant hereby designates the Accounting Manager as the grantee's "Financial Officer," who is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the Applicant agency.

Section 7. The Applicant hereby specifically authorizes the official to make application to the Department accepting funds from the State of Texas, Office of the Governor, Victim Assistance, General Direct Services. Grant No. 5437102.

Section 8. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 20th day of January 2026.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ITEM #14

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JANUARY 20, 2026

SUBJECT: PPROVAL OF A RESOLUTION AUTHORIZING GRANT APPLICATIONS FOR CRIMES AGAINST WOMEN DETECTIVE

RECOMMENDATION: City Council to consider a resolution authorizing the submission of an application for the purpose of participating in the State of Texas, Office of the Governor, Violence Against Women Detective Formula Grant Program

FUNDING SOURCE: NA

BACKGROUND: The Criminal Justice Division of the Office of the Governor for the State of Texas administers the Violence Against Women/Crimes Against Women Formula Grant Program to assist law enforcement agencies in providing services and support directly to victims and families affected by crime. The purpose of this grant program is to promote a coordinated, multi-disciplinary approach to improving the justice system's response to violent crimes against women, including domestic violence, sexual assault, dating violence, and stalking.

The Department is seeking approval from the Office of the Governor, as funds have been allocated under this program for the third-year renewal of a detective position dedicated to these offenses. This detective position will remain assigned to the Criminal Investigations Division to ensure continued, specialized attention to crimes against women within the City.

The Department continues to experience cases involving domestic violence, sexual assault, stalking, and related offenses against women, requiring investigative efforts and close coordination with victim services and prosecutors. To ensure an effective and timely response, the Department seeks to maintain specialized personnel dedicated to managing these complex and sensitive cases, and this grant provides an opportunity to bolster investigative resources with minimal impact on the City's budget.

The Crimes Against Women Detective will focus on investigating domestic violence, sexual assault, dating violence, stalking, and closely related crimes, including human trafficking and other associated offenses. Key responsibilities will include providing victim assistance and advocacy coordination, collaborating with community -based and regional advocacy partners, collecting and processing evidence, conducting interviews, preparing thorough cases for prosecution, delivering training and community education, staying current on legal and best -practice developments, and ensuring robust reporting, documentation, and interagency coordination consistent with grant requirements.

This program, which is aligned with the federal Violence Against Women Act (VAWA), is designed to strengthen law enforcement capabilities in responding to and prosecuting violent crimes against women while enhancing victim safety and access to services. Maintaining a dedicated detective for these cases is critical to improving outcomes for victims, holding offenders accountable, and reducing the incidence and impact of such crimes in the Grapevine community.

Staff recommends approval.

RESOLUTION NO. 2026-005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE SUBMISSION ON BEHALF OF THE CITY OF GRAPEVINE, TEXAS FOR THE PURPOSE OF PARTICIPATING IN THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, VIOLENCE AGAINST WOMEN FORMULA GRANT PROGRAM, FOR A THIRD YEAR RENEWAL, HEREINAFTER REFERRED TO AS THE "GRANT PROGRAM"; CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The City of Grapevine ("the Applicant") is fully eligible to receive assistance under the Grant Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Police Department ("the Department") concerning the Grant Program; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council deems the adoption of this resolution to be in the best interests of the citizens of The City of Grapevine that the Grant Program be operated for the Fiscal Year 2027.

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

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

Section 2. That the Applicant hereby certifies that they are eligible to receive assistance under the Grant Program.

Section 3. That the Applicant agrees to provide the applicable matching funds for the Grant Program as required by the Violence Against Women Formula Grant.

Section 4. That the Applicant agrees that in the event of loss or misuse of grant funds, the Applicant assures the funds will be returned to the Office of the Governor in full.

Section 5. That the Applicant hereby authorizes and directs the Chief of Police as the "Authorized Official" who is given the power to apply for, accept, reject, alter, or

terminate this grant, as well as given the authority to sign all grant adjustment requests, inventory reports, progress reports and financial reports or any other official documents related to the grant on behalf of the City of Grapevine.

Section 6. That the Applicant hereby designates the Accounting Manager as the grantee's "Financial Officer," who is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the Applicant agency.

Section 7. The Grapevine City Council approves submission of the grant application for the State of Texas, Office of the Governor, Violence Against Women Formula Grant, to the Office of the Governor. Grant #5010803.

Section 8. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, on this the 20th day of January 2026.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ITEM #15

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JANUARY 20, 2026

SUBJECT: APPROVAL OF A RESOLUTION AUTHORIZING THE GRANT APPLICATIONS FOR FIRST RESPONDER MENTAL HEALTH PROGRAM

RECOMMENDATION: City Council to consider a resolution for the submission of an application for the purpose of participating in the State of Texas, Office of the Governor, First Responder Mental Health Grant Program.

FUNDING SOURCE: N/A

BACKGROUND: The Office of the Governor for the State of Texas provides funding opportunities to support law enforcement and public safety agencies in strengthening the resiliency, wellness, and overall readiness of first responders. The First Responder Mental Health Grant Program is designed to enhance access to mental health resources, promote early intervention, and mitigate the long-term effects of occupational stress and trauma on public safety personnel.

The Department is seeking approval from the Office of the Governor, as funds have been allocated under this program for the second-year renewal. This funding will reimburse the Department for a portion of the costs associated with implementing structured mental health and wellness initiatives that support first responders and other emergency personnel.

Through this program, the Department will provide access to evidence-informed resources such as peer support services, professional counseling, crisis intervention, and resiliency training tailored to the unique stressors faced by first responders. By expanding training, education, peer support, professional mental health partnerships, and integrating wellness practices into daily operations, the Department will strengthen employees' ability to manage stress, maintain readiness, and continue delivering effective service to the community.

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

The grant performance period is October 1, 2026, through September 30, 2027. This is a three-year grant with an annual application requirement. The current application corresponds to the second year of the grant cycle.

Staff recommends approval.

RESOLUTION NO. 2026-006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE SUBMISSION ON BEHALF OF THE CITY OF GRAPEVINE, TEXAS FOR THE PURPOSE OF PARTICIPATING IN THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, FIRST RESPONDER MENTAL HEALTH GRANT PROGRAM; HEREINAFTER REFERRED TO AS THE "GRANT PROGRAM"; CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The City of Grapevine ("the Applicant") is fully eligible to receive assistance under the Grant Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Police Department ("the Department") concerning the Grant Program; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council deems the adoption of this resolution to be in the best interests of the citizens of The City of Grapevine, that the Grant Program be operated for the Fiscal Year 2027.

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

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

Section 2. That the Applicant hereby certifies that they are eligible to receive assistance under the Grant Program.

Section 3. That the Applicant agrees to provide the applicable matching funds for the Grant Program as required by the First Responder Mental Health Grant.

Section 3. That the Applicant recognizes there is no matching funds requirement for the Grant Program.

Section 4. That the Applicant agrees that in the event of loss or misuse of grant funds, the Applicant assures the funds will be returned to the Office of the Governor in full.

Section 5. That the Applicant hereby authorizes and directs the Chief of Police as the "Authorized Official" who is given the power to apply for, accept, reject, alter, or terminate this grant, as well as given the authority to sign all grant adjustment requests, inventory reports, progress reports and financial reports or any other official documents related to the grant on behalf of the City of Grapevine.

Section 6. That the Applicant hereby designates the Accounting Manager as the grantee's "Financial Officer," who is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the Applicant agency.

Section 7. The Applicant hereby specifically authorizes the official to make an application to the Department accepting funds from the State of Texas, Office of the Governor, First Responder Mental Health Program. Grant No. 5395902.

Section 8. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 20th day of January 2026.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C. G. Boyle
City Attorney

ITEM #16

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JANUARY 20, 2026

SUBJECT: EAST WALL STREET DRAINAGE IMPROVEMENT PROJECT

RECOMMENDATION: City Council to consider approval of a contract for the East Wall Street Drainage Improvement Project with Wright Construction and approval of an ordinance appropriating funds.

FUNDING SOURCE: Upon approval of the attached ordinance, funds will be available in the Capital Projects Fund in the estimated amount of $195,500.

BACKGROUND: A portion of East Wall Street, from approximately 500' west of Dooley Street to Austin Street, is currently a 25’ wide roadway with drainage ditch. Staff has prepared a plan to install storm drainage and inlets to eliminate the ditch. Once these drainage improvements are complete, City forces will construct a 31’ wide curb and gutter roadway with sidewalks from Dooley to Austin Streets.

Informal quotes were taken in accordance with the City Purchasing Policy. Formal bids and advertisements are not required for purchases under $100,000 per SB 1173, effective September 1, 2025.

Proposals were received recently from the following Utility contractors.
Wright Construction Company $ 82,995.50
North Texas Contracting, Inc. $ 156,355.00
Ruts Construction, LLC Bid withdrawn (no bid)

City Attorney has reviewed the proposal process and concurs that the low proposal is below the City’s $100,000 bid limit. Staff recommends award to Wright Construction Company in the amount of $82,995.50 with a 15% contingency of $12,449.32 for a total of $95,444.82 (rounded to $95,500).

City forces will supply all construction materials (pipe, inlets and fill) and services (traffic control and inspection) in an estimated amount of $100,000.

The contractor anticipates the pipe install to take 2 weeks to complete after notice to proceed.

Staff recommends approval

ORDINANCE NO. 2026-004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF $195,500 IN THE STORM DRAINAGE UTILITY FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to complete the East Wall Street Drainage Improvement Project; and

WHEREAS, funding is available in the Storm Drainage Utility 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 $195,500 be appropriated from the Storm Drainage Utility Fund for the East Wall Street Drainage Improvement Project.

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 20th day of January 2026.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JANUARY 20, 2026

SUBJECT: RENEW AN ANNUAL CONTRACT FOR EMS CONTINUING EDUCATION AND MEDICAL DIRECTOR SERVICES

RECOMMENDATION: City Council to consider the renewal of an annual contract for emergency medical continuing education and medical director services with BEST EMS for the Fire Department.

FUNDING SOURCE: Funds are available in the General Fund (Fire Department) for an amount not to exceed $55,300.

BACKGROUND: The Grapevine Fire Department requests a professional services contract with BEST EMS for Medical Control services in part due to the close affiliation between BEST EMS and Baylor Scott & White Medical Center at Grapevine. This affiliation allows on-duty Baylor Scott & White emergency department physicians to provide 24 hours-a-day medical guidance to Grapevine Fire Department paramedics by phone and in person. Dr. Justin Northeim will be the principle contact with BEST EMS.

Dr. Northeim is an Emergency Department physician at Baylor Scott & White Medical Center at Grapevine. BEST EMS currently provides Medical Control Services to numerous fire departments.

The Texas Department of State Health Services requires all paramedics to receive a minimum of 144 hours of continuing education every four years. This contract provides the necessary CE curriculum to retain both Texas and National Registry Certifications at every level. Continuing education is provided monthly with lecture and hands-on scenarios. The contract also covers the cost of cadaver labs for additional training opportunities.

This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (4), professional services. The contract is for an initial one-year period with annual one-year renewal options.

Staff recommends approval.
JS/TM

ITEM #18

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JANUARY 20, 2026

SUBJECT: ANNUAL CONTRACT FOR EMERGENCY MEDICAL SUPPLIES

RECOMMENDATION: City Council to consider the approval for an annual contract for emergency medical supplies with Bound Tree Medical, LLC for Public Safety.

FUNDING SOURCE: Funds are available in the General Fund (Fire and Police Departments), CCPD Fund and the Special Revenue Fund (Opioid Settlements) for an estimated annual amount of $125,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for emergency medical supplies on an as-needed basis for the Fire Department to equip five mobile intensive care units.

Purchases will be made in accordance with an existing interlocal agreement with the City of Midlothian, Texas as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Chapter 791.

Bids were received by The City of Midlothian, Texas for emergency medical supplies with Bound Tree Medical, LLC. The pricing received from Bound Tree Medical, LLC is fair and reasonable. The contract is for an initial three-year period with two one-year optional renewals. The Fire Department and Purchasing staff reviewed the contract for specification compliance and determined that this annual contract would provide the best product, service and pricing for meeting the needs of the City.

Staff recommends approval.

SG/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JANUARY 20, 2026

SUBJECT: RENEWAL OF AN ANNUAL CONTRACT FOR RFP 04-23 FOR PARKS JANITORIAL SERVICES

RECOMMENDATION: City Council to consider approval for the renewal of an annual contract for RFP 04-23 for parks janitorial services with PureService Corporation for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the General Fund (Parks Department) and the Lake Parks Fund, for an annual estimated amount of $900,000.

BACKGROUND: The purpose of this contract is for janitorial services to be performed at various parks, medians, right-of-ways, outdoor facility hardscaping, open spaces, and outdoor athletic complexes within the City of Grapevine.

The City of Grapevine solicited a “Request for Proposal” in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). Bids were taken in accordance with the City Purchasing Policy. The contract was for an initial one-year period, with nine one-year renewal options available. If approved, this will be for the third renewal available.

Staff recommends approval.

LW/TM

ITEM #20

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JANUARY 20, 2026

SUBJECT: PURCHASE OF SOFTWARE AND EQUIPMENT FOR LIGHTNING WARNING SYSTEM

RECOMMENDATION: City Council to consider approval for the renewal of the purchase of software and equipment for the lightning warning system from Perry Weather Consulting for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the General Fund (Parks and Recreation) for an amount not to exceed $23,794.

BACKGROUND: Renewal of ten Perry Weather systems provides emergency alerts for the safety of staff and citizens that utilize our athletic complexes. It provides both a proactive weather notification system for lighting detection, rainfall, temperature, wind, and radar. The cloud-based software portion incorporates a web dashboard interface and mobile app that is completely wirelessly synced to Outdoor Warning Systems. These Outdoor Warning Systems have pre-recorded voice capabilities, multiple light options for emergency scenarios, and a remote manual triggering option.

The procurement of the lightning warning system will be made as a sole source purchase from Perry Weather Consulting in accordance with Local Government Code Chapter 252, Subchapter B, §252.022. General Exemptions (a) (7) (A). Perry Weather Consulting is the documented provider for this service.

Staff recommends approval.

KH/LW

ITEM #21

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JANUARY 20, 2026

SUBJECT: PURCHASE OF REPLACEMENT OF THE MARINER SHADE STRUCTURE FOR DOVE WATERPARK

RECOMMENDATION: City Council to consider approval for the replacement of the mariner shade structure over the zero-depth pool at Dove Waterpark with Shade Systems, Inc. for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund (Parks) for an amount not to exceed $53,714.

BACKGROUND: Replacement fabric for the eight sections on the mariner shade structure over the zero-depth pool at Dove Waterpark. This is one structure with eight separate sections of fabric. The fabric is original from the install in 2012. It has several tears and has exceeded it's expected service life. Unlike the other structures at this park, this structure contains a proprietary fastening system that requires the OEM to manufacture the fabric.

The procurement of the shade structure at Dove Waterpark will be made as a sole source purchase from Shade Systems, Inc. in accordance with Local Government Code Chapter 252, Subchapter B, §252.022. General Exemptions (a) (7) (A). Shade Systems, Inc. is the documented provider for fabric tensioned shade structures used at Dove Park.

Staff recommends approval.

KH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER

MEETING DATE: JANUARY 20, 2026

SUBJECT: PURCHASE OF REPLACEMENT OF SHADE FABRIC AT DOVE WATERPARK

RECOMMENDATION: City Council to consider approval for the purchase of replacement of fabric for six cantilever cabana structures and four sail shades over the spray pad at Dove Waterpark from USA Shade and Fabric for the Parks and Recreation Department.

FUNDING SOURCE: Funds for this purchase are available in the Permanent Capital Maintenance Fund (Parks and Recreation) for an amount not to exceed $23,853.

BACKGROUND: This purchase is for the replacement of shade fabric for the six cantilever cabana structures and the four sail shades over the spray pad at Dove Waterpark. These shades are more than 12 years old and are beyond their service life due to fading, tears, and holes. This purchase is for the fabric, cables, and fasteners for the existing structures.

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 USA Shade & Fabric. The Parks and Recreation Department and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would best meet the needs of the City.

Staff recommends approval.

KH/LW

ITEM #23

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JANUARY 20, 2026

SUBJECT: PURCHASE OF PORTABLE MOUND REPLACEMENT CARPET AT OAK GROVE BALLFIELDS

RECOMMENDATION: City Council to consider approval of a sole source purchase of portable pitching mound replacement carpet at Oak Grove Ballfields from Porta-Pro Mounds for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund (Parks) for an amount not to exceed $22,700.

BACKGROUND: This purchase is for replacement carpet kits for portable pitching mounds at Oak Grove baseball and softball fields. The existing carpet has wear and is becoming unsafe for use.

This service will be provided by Porta-Pro Mounds 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.

BH/TM

ITEM #24

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JANUARY 20, 2026

SUBJECT: RENEWAL FOR FLOCK CAMERA ACCESS FOR THE POLICE DEPARTMENT

RECOMMENDATION: City Council to consider approval for the annual renewal of Flock camera access from Flock Safety for the Police Department.

FUNDING SOURCE: Funds are available in the Crime Control and Prevention Fund for an amount not to exceed $33,500.

BACKGROUND: This purchase is for the Flock Safety license plate reader service, which produces actionable evidence needed to deter, solve, and reduce crime within Grapevine. Currently, the Grapevine Police Department has thirteen Flock camera license plate readers deployed within the city limits. Flock LPR is a valuable tool that keeps the community safer and allows crimes to be solved and prosecuted.

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

Staff recommends approval

KB/TM

ITEM #25

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JANUARY 20, 2026

SUBJECT: PURCHASE OF ANNUAL FASTER SUBSCRIPTION RENEWAL FOR FLEET MANAGEMENT SYSTEM

RECOMMENDATION: City Council to consider approval for the purchase of fleet services maintenance software annual subscription renewal from Faster Asset Solutions for the Public Works Department.

FUNDING SOURCE: Funds are available in the General Fund (Public Works Fleet) for an amount not to exceed $24,453.

BACKGROUND: The Fleet Services maintenance software system (Faster Asset Solutions, Faster) is up for subscription renewal for web-based hosting. This renewal is recommended for the fleet maintenance system to maintain customer support from the supplier. Fleet maintenance software ensures that all staff and end users retain fluid continuity to receive, access, and communicate from many different devices. The access and support of Faster improves the staff's efficiency in addressing fleet repair requests and accessing information about the fleet.

The purchase of an annual renewal of Faster software will be made as a sole source purchase from Faster Asset Solutions in accordance with Local Government Code Chapter 252, Subchapter B, §252.022. General Exemptions (a)(7)(A).

Staff recommends approval.

RB/LW

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 6th day of January 2026 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

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

constituting a quorum, with Mayor Pro Tem Paul Slechta being absent, and with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
Alex Crowley	Assistant City Attorney
Tara Brooks	City Secretary

CALL TO ORDER

Mayor William D. Tate called the meeting to order at 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, and the 185 acres) pursuant to Section 551.072, Texas Government Code.

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

The City Council recessed to the City Council Conference Room and began the closed session at 7:05 p.m. The closed session ended at 7:10 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Sections 551.071, 551.072 or 551.087. City Manager Bruno Rumbelow stated no action was necessary.

REGULAR MEETING

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

Item 2. Invocation

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

Item 3. Posting of the Colors and Pledges of Allegiance

Troop 928 posted the Colors and led the Pledges of Allegiance.

Item 4. Citizen Comments

No one spoke during citizen comments.

NEW BUSINESS

Item 5. Consider ratification of the emergency repair of a 20" waterline near the Grapevine Service Center from RUTS Construction LLC, **Ordinance No. 2026-001** appropriating the funds, and take any necessary action.

Director of Public Works Bryan Beck presented this item and answered questions from Council. A waterline leak and broken valves discovered on December 12, 2025 required immediate repairs including excavation, installation and crew mobilization for an estimated amount of $245,000.

Motion was made to approve the ratification of the emergency repair of a 20" waterline near the Grapevine Service Center from RUTS Construction LLC, **Ordinance No. 2026-001** appropriating the funds, and to take any necessary action.

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

ORDINANCE NO. 2026-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION

OF $245,000 IN THE UTILITY ENTERPRISE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 6. Consider ratification of the emergency purchase order for the purchase of an Ultraviolet (UV) Disinfection System from Vision Equipment; Alltech Engineering Corporation and Humphrey Associates; **Ordinance No. 2026-002** appropriating the funds; and take any necessary action.

Director of Public Works Beck presented this item and answered questions from Council. An electrical fire at the Wastewater Treatment Plant on November 18, 2025 damaged the UV Disinfection System and required replacement of the sten. An estimated amount of $500,000 will cover the estimated costs for purchase of a new system and installation, along with contingency funding.

Motion was made to approve the ratification of the emergency purchase order for the purchase of an Ultraviolet Disinfection System from Vision Equipment, equipment installation from Alltech Engineering Corporation and electrical installation from Humphrey Associates, **Ordinance No. 2026-002** to appropriate the funds; and to take any necessary action.

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

ORDINANCE NO. 2026-002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF $500,000 IN THE UTILITY ENTERPRISE FUND; 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. Council Member Sharron Rogers requested to remove item 8 from the consent agenda. Item 8 was considered after the vote of the remaining consent agenda items.

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

Item 7. Consider **Resolution No. 2026-001** adopting the Tarrant County Hazard Mitigation Action Plan, December 2025.

Fire Chief Darrell Brown recommended approval the resolution to adopt the Tarrant County Hazard Mitigation Action Plan, December 2025, a strategy created by multiple jurisdictions to reduce long term risks to people and property from natural hazards.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 6-0

RESOLUTION NO. 2026-001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ADOPTING THE TARRANT COUNTY HAZARD MITIGATION ACTION PLAN, DECEMBER 2025 AND PROVIDING AN EFFECTIVE DATE

Item 9. Consider an annual contract AgendaLink platform, along with managed remote production, recording and streaming services of public meetings, and live closed captioning of public meetings with Digital Resources, Inc.

Chief Information Officer Tessa Allberg and City Secretary Tara Brooks recommended approval of the annual contract to live stream and archive videos of City Council, Planning and Zoning Commission and the Historic Preservation Commission meetings. The original contract also includes implementation of an agenda management platform for a total estimated amount of $41,839.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 6-0

Item 10. Consider renewal of the purchase of NetMotion complete cloud hosting from Mobile Wireless.

Police Chief Michael Hamlin recommended approval of the renewal of the secure network connection for public safety users and devices for an amount not to exceed $33,250.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy

Ayes: Tate, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 6-0

Item 11. Consider the purchase of the removal and replacement of a diving board at Dove Waterpark from Sunbelt Pools.

Director of Parks and Recreation Chris Smith recommended approval of the replacement of a diving board at Dove Waterpark for an amount not to exceed $28,300.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 6-0

Item 12. Consider the minutes of the December 16, 2025 Regular City Council meeting.

City Secretary Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 6-0

City Council considered item 8 next.

Item 8. Consider the purchase of audiovisual upgrades for City Hall from Digital Resources, Inc.

Chief Information Officer Allberg recommended approval of the purchase of audiovisual equipment upgrades in the Council Chambers and Planning and Zoning Conference Room for an amount not to exceed $155,913. CIO Allberg answered questions from Council regarding the microphones and closed captioning.

Motion was made to approve the purchase of audiovisual upgrades for City Hall.
Motion: Rogers
Second: Coy
Ayes: Tate, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 6-0

ADJOURNMENT

Motion was made to adjourn the meeting at 7:42 p.m.
Motion: Coy
Second: Shope
Ayes: Tate, Rogers, Coy, O'Dell, Leal, and Shope
Nays: None
Approved: 6-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 20th day of January 2026.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

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

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

MEETING DATE: JANUARY 20, 2026

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF AMENDMENTS TO THE MAP 2: LAND USE PLAN (FUTURE LAND USE MAP) OF THE COMPREHENSIVE MASTER PLAN (MP24-01). ***TABLED FROM NOVEMBER 18, 2025, JOINT MEETING.***

BACKGROUND:

Following the Council's decision to table this case after the joint public hearing on November 18, 2025, additional steps have been taken to further evaluate the concerns raised. Notably, on December 10, the Planning and Zoning Commission held a special meeting to reconsider a subset of properties that had generated opposition during the November hearing. This subset included approximately 48 properties for which staff received written objections and/or testimony from speakers opposing the request during the public hearing.

During the December 10 special meeting, the Commission specifically revisited those properties where opposition was based on concerns about increased residential density. As a result, the Commission reaffirmed that the 24 properties on Timbercrest and Crestwood Courts would remain designated as Residential Low-Intensity (RL) and would not be reclassified to Residential Medium-Intensity (RM). This decision was made to address neighborhood concerns about potential density increases and compatibility with the existing residential development pattern.

Additionally, the 24 properties located at the south end of town along on Timbercrest and Crestwood Courts that were impacted by this change received direct notification. Each property owner was sent a letter and contacted individually by phone to inform them about the modification to the Commission’s recommendation for their property on Map 2: Land Use Plan (future land use map). These outreach efforts were undertaken to ensure that affected property owners were fully informed of the revised recommendation before the Council's consideration.

Along with the changes for the Cedar Crest and Timbercrest area, the Commission also reviewed and made several adjustments to the proposed land use designations on the west side of South Main Street along West College Street. These modifications were made to better reflect existing conditions, recent development patterns, and long-term planning objectives. Together, these actions represent a direct response to the feedback received during the November public hearing and the Council’s guidance when the item was tabled.

SUMMARY OF RECOMMENDATED CHANGES FROM DECEMBER 10, 2025, COMMISSION MEETING:

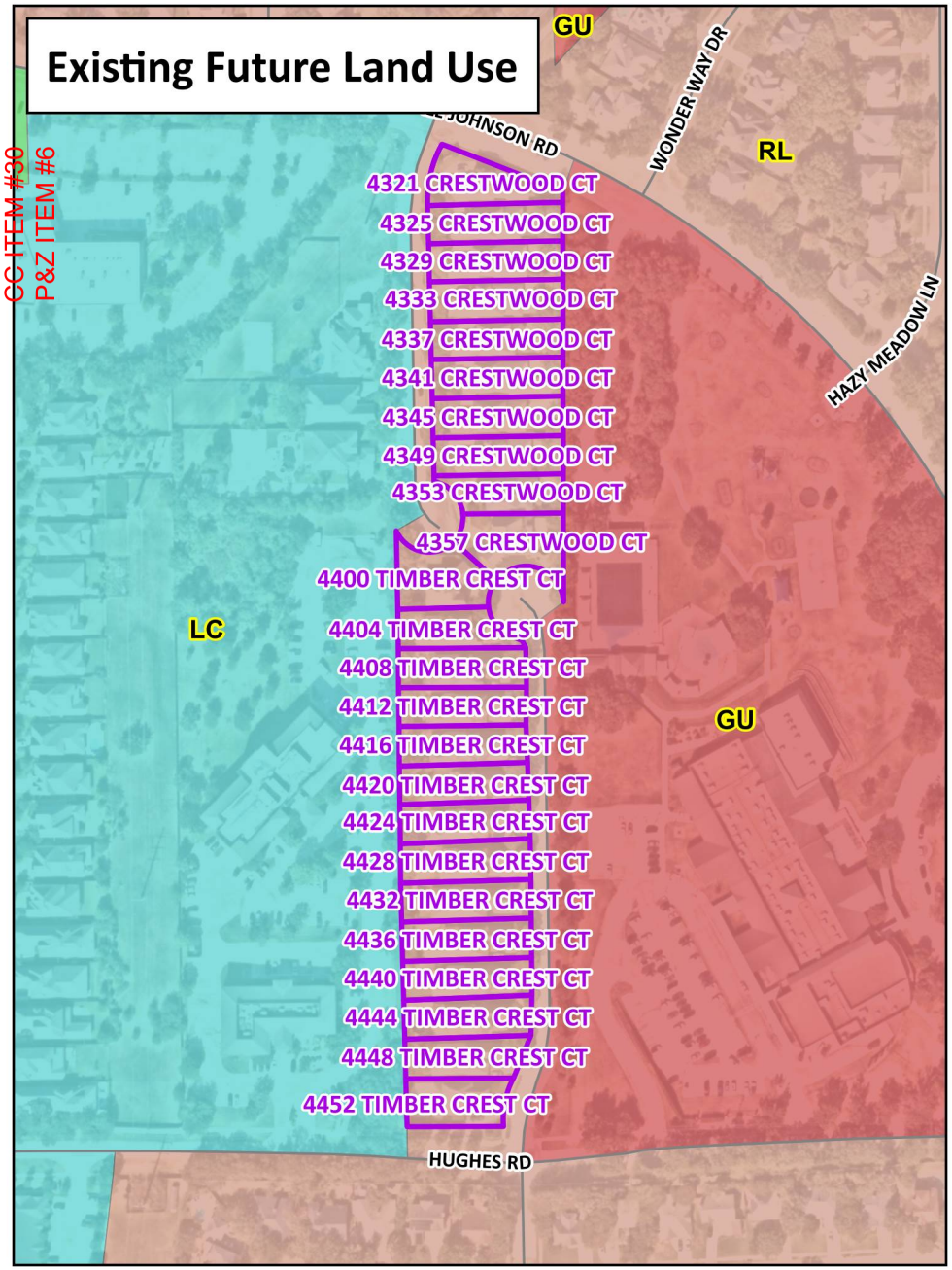
ACTION	ASSESSMENT AREA	OWNER NAME	SITE ADDRESS	EXISTING FUTURE LAND USE DESIGNATION (FLUD)	ZONING DISTRICT	ORIGINAL PROPOSED FLUD	CURRENT PROPOSED FLUD
Keep Original Proposed FLUD	Central	Adair Foust	121 E COLLEGE ST	LC	R-7.5	RL	
Keep Original Proposed FLUD	Transit District	Bill Deacon	213 W HUDGINS ST	C/MU	CBD	TD-H	
Keep Original Proposed FLUD	Transit District	Christian Schmidt	800 S DOOLEY ST	C/MU	LI	TD-M	
Keep Original Proposed FLUD	Transit District	Greg Gifford	218 E DALLAS RD	C/MU	TDO	TD-M	
Keep Original Proposed FLUD	Transit District	Greg Gifford	235 E NASH ST	C/MU	TDO	TD-M	
Keep Original Proposed FLUD	Central	Janice Williams	204 E FRANKLIN ST	LC	CBD	RL	
New Recommendation	Central	Joe Lipscomb	210 W COLLEGE ST	CB	CBD	RL	LC
Keep Original Proposed FLUD	Transit District	Kimberly Morris	816 S MAIN ST	C/MU	CBD	TD-H	
Keep Original Proposed FLUD	Central	Michael A. Bucek	1017 WILLIAM D TATE AVE	CO & RL	CN	LC	
Keep Original Proposed FLUD	Central	PW & Janeye McCallum	205 E WORTH ST	CB	CBD	LC	
Keep Original Proposed FLUD	Central	PW McCallum	211 E WORTH ST	CB	HGT	RL	
Keep Original Proposed FLUD	Central	PW McCallum	125 E WORTH ST	CB	CBD	LC	
Keep Original Proposed FLUD	Central	Tony Scarton	131 E HUDGINS ST	C/MU	LI	LC	
Keep Original Proposed FLUD	Central	Sherry Custable	1084 TEXAN TR	IC	LI	CO	
New Recommendation	Central	Glen Woods	215 W COLLEGE ST	CB	CBD	RL	LC
New Recommendation	Central	PF CAPITAL LLC	203 W COLLEGE ST	CB	CBD	RL	LC
Keep Original Proposed FLUD	South	Brian Hoffmann	900 PORTAMERICA PL	IC	LI	IN	
Keep Original Proposed FLUD	South	Kris Tanner	4362 VINEYARD CREEK DR	LC	R-5.0	RM	
Keep Original Proposed FLUD	North	Larry Tubbs	704 CORY ST	RH	R-TH	RM	
Keep Original Proposed FLUD	North	Tammy Yahiel	4205 LAKESIDE PKWY	IN	LI	CO	
Keep Original Proposed FLUD	North	Tony Scarton	427 N SCRIBNER ST	RH	R-MF-2	RL	

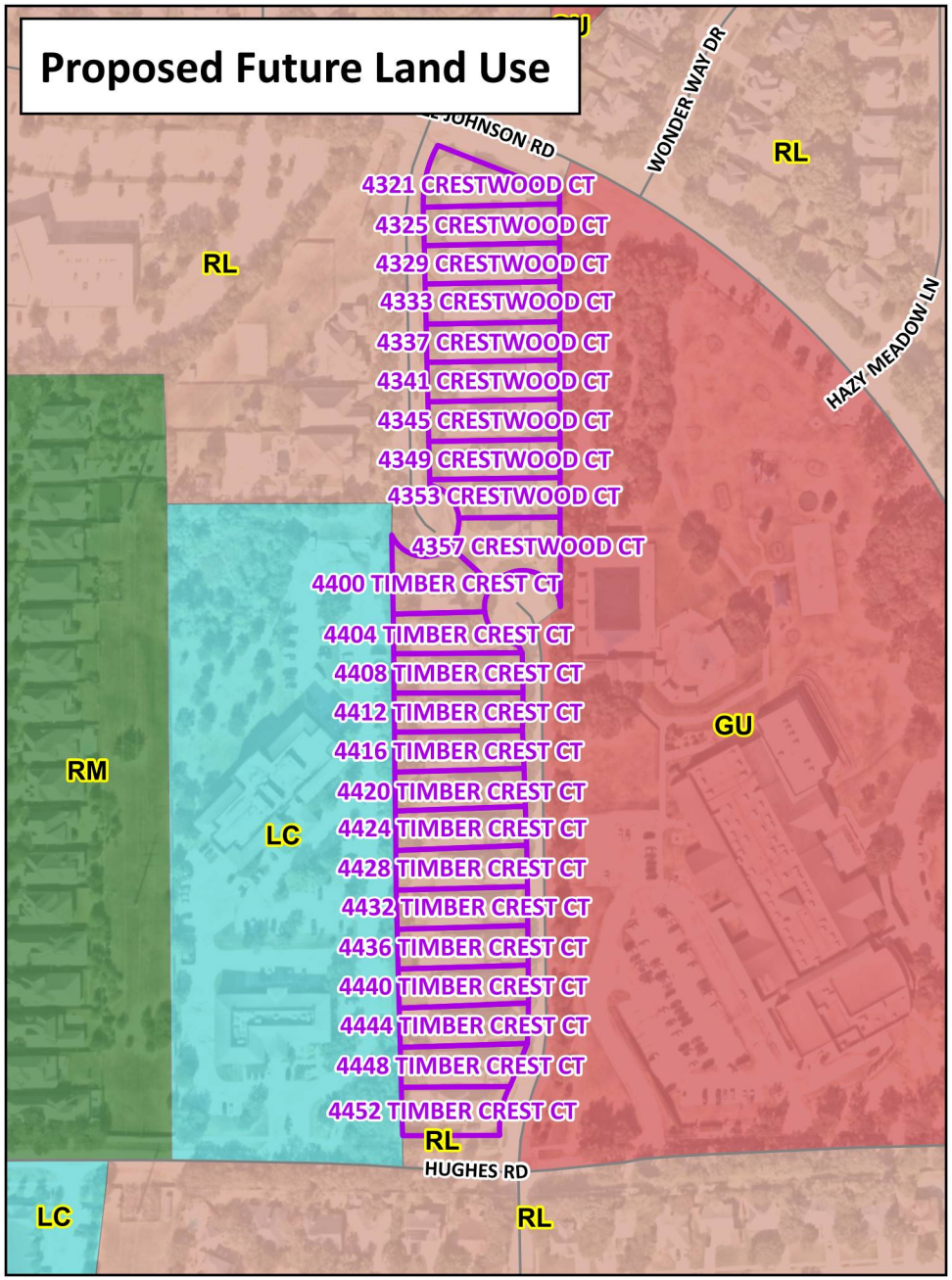
ACTION	ASSESSMENT AREA	OWNER NAME	SITE ADDRESS	EXISTING FUTURE LAND USE DESIGNATION (FLUD)	ZONING DISTRICT	ORIGINAL PROPOSED FLUD	CURRENT PROPOSED FLUD
Keep Original Proposed FLUD	North	Tony Scarton	401 N SCRIBNER ST	RH	R-MF-1	RL	
Keep Original Proposed FLUD	North	Lois K. Weber	708 MICHOL ST	RH	R-TH	RM	
Keep Original Proposed FLUD	North	Sani Henin	223 W PEACH ST	RH	R-3.5	RM	
New Recommendation	South	BOLL, JOSEPH	4325 CRESTWOOD CT	RL	R-5.0	RM	RL
New Recommendation	South	LAUNIUS FAMILY TRUST	4329 CRESTWOOD CT	RL	R-5.0	RM	RL
New Recommendation	South	SHEK, WINNIE	4333 CRESTWOOD CT	RL	R-5.0	RM	RL
New Recommendation	South	CANNON, SUZAN	4337 CRESTWOOD CT	RL	R-5.0	RM	RL
New Recommendation	South	WILLIAMS, GEORGE T	4341 CRESTWOOD CT	RL	R-5.0	RM	RL
New Recommendation	South	DAVIS POEHLER FAMILY TRUST	4345 CRESTWOOD CT	RL	R-5.0	RM	RL
New Recommendation	South	DECKER, THOMAS	4349 CRESTWOOD CT	RL	R-5.0	RM	RL
New Recommendation	South	THOMPSON, JOHN	4353 CRESTWOOD CT	RL	R-5.0	RM	RL
New Recommendation	South	MAKHANI, RAFIQ	4321 CRESTWOOD CT	RL	R-5.0	RM	RL
New Recommendation	South	HICKS, CHRISTOPHER	4357 CRESTWOOD CT	RL	R-5.0	RM	RL
New Recommendation	South	ASHMORE, SLADE	4400 TIMBER CREST CT	RL	R-5.0	RM	RL
New Recommendation	South	FLEET, MICHAEL	4404 TIMBER CREST CT	RL	R-5.0	RM	RL
New Recommendation	South	LUCZAK, RICHARD B	4408 TIMBER CREST CT	RL	R-5.0	RM	RL
New Recommendation	South	COLLINS, KENT M	4412 TIMBER CREST CT	RL	R-5.0	RM	RL
New Recommendation	South	PEREIRA, JENNIFER	4416 TIMBER CREST CT	RL	R-5.0	RM	RL
New Recommendation	South	BERRY, BRANT E	4420 TIMBER CREST CT	RL	R-5.0	RM	RL
New Recommendation	South	SULPYA, YUJAN	4424 TIMBER CREST CT	RL	R-5.0	RM	RL
New Recommendation	South	MERKEL, JONATHAN	4428 TIMBER CREST CT	RL	R-5.0	RM	RL

ACTION	ASSESSMENT AREA	OWNER NAME	SITE ADDRESS	EXISTING FUTURE LAND USE DESIGNATION (FLUD)	ZONING DISTRICT	ORIGINAL PROPOSED FLUD	CURRENT PROPOSED FLUD
New Recommendation	South	SCOTT, SHERRIE	4432 TIMBER CREST CT	RL	R-5.0	RM	RL
New Recommendation	South	JACKSON, SHANE	4436 TIMBER CREST CT	RL	R-5.0	RM	RL
New Recommendation	South	HENSLEY, DAVID E	4440 TIMBER CREST CT	RL	R-5.0	RM	RL
New Recommendation	South	WALLACE, PHILLIP	4444 TIMBER CREST CT	RL	R-5.0	RM	RL
New Recommendation	South	GALVAN, RAUL	4448 TIMBER CREST CT	RL	R-5.0	RM	RL
New Recommendation	South	CRITCHFIELD, DOUGLAS E	4452 TIMBER CREST CT	RL	R-5.0	RM	RL

em/

CC ITEM #30
P&Z ITEM #6





Future Land Use Map Amendments (MP24-01) – Crestwood Ct & Timber Crest Ct

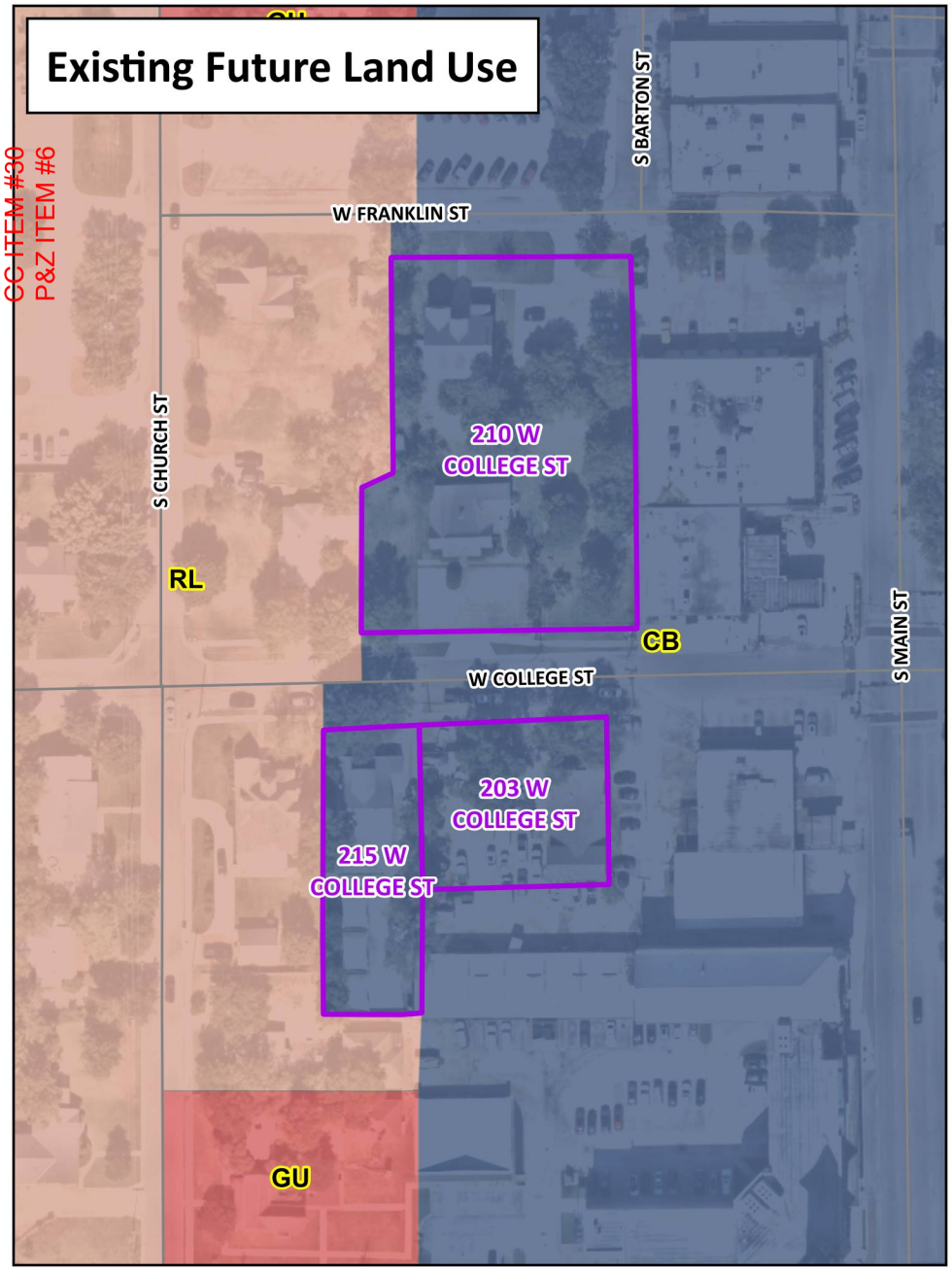
- Impacted Parcels
- GU - Governmental Use
- LC - Low Intensity Commercial
- RL - Residential Low Density
- RM - Residential Medium Density

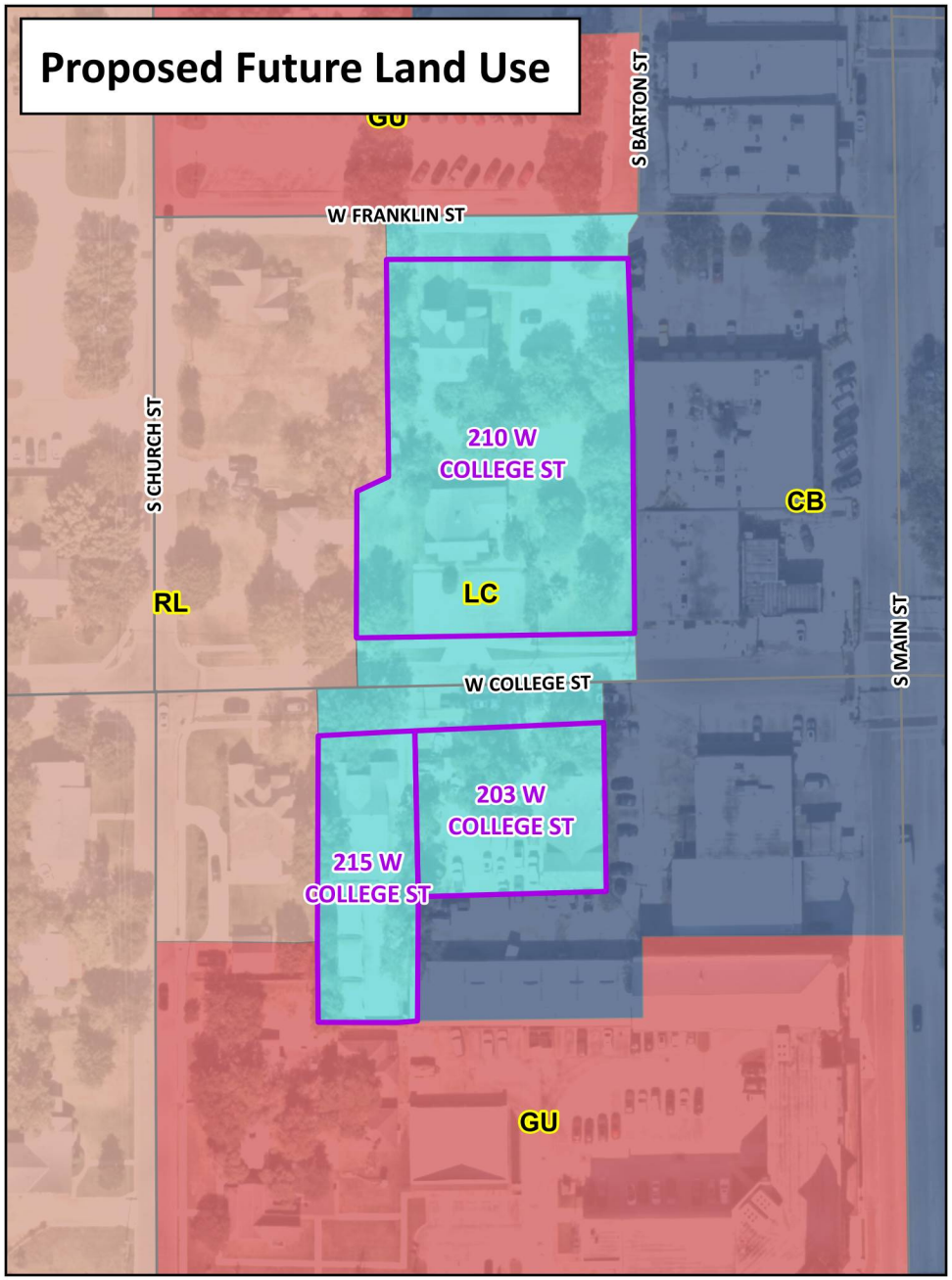
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Feet

MAP DATE: 12/30/2025

CC ITEM #30
P&Z ITEM #6





Future Land Use Map Amendments (MP24-01) – 203, 210 & 215 W College St

Impacted Parcels
CB - Central Business District
GU - Governmental Use
LC - Low Intensity Commercial
RL - Residential Low Density

0 50 100 150 200
Feet

MAP DATE: 12/30/2025

CC ITEM #30
P&Z ITEM #6

ORDINANCE NO. 2025-083

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

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

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

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

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

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

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

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

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

Section 2. That the City Council hereby adopts a new and amended Map 2: Land Use Plan (Future Land Use Map) of the Comprehensive Master Plan as attached hereto as Exhibit “A” (which exhibit is incorporated herein by reference). Exhibit “A” amends and replaces in its entirety the former Future Land Use Map.

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, on this the 20th day of January 2026.

APPROVED:

_____
William D. Tate
Mayor

ATTEST

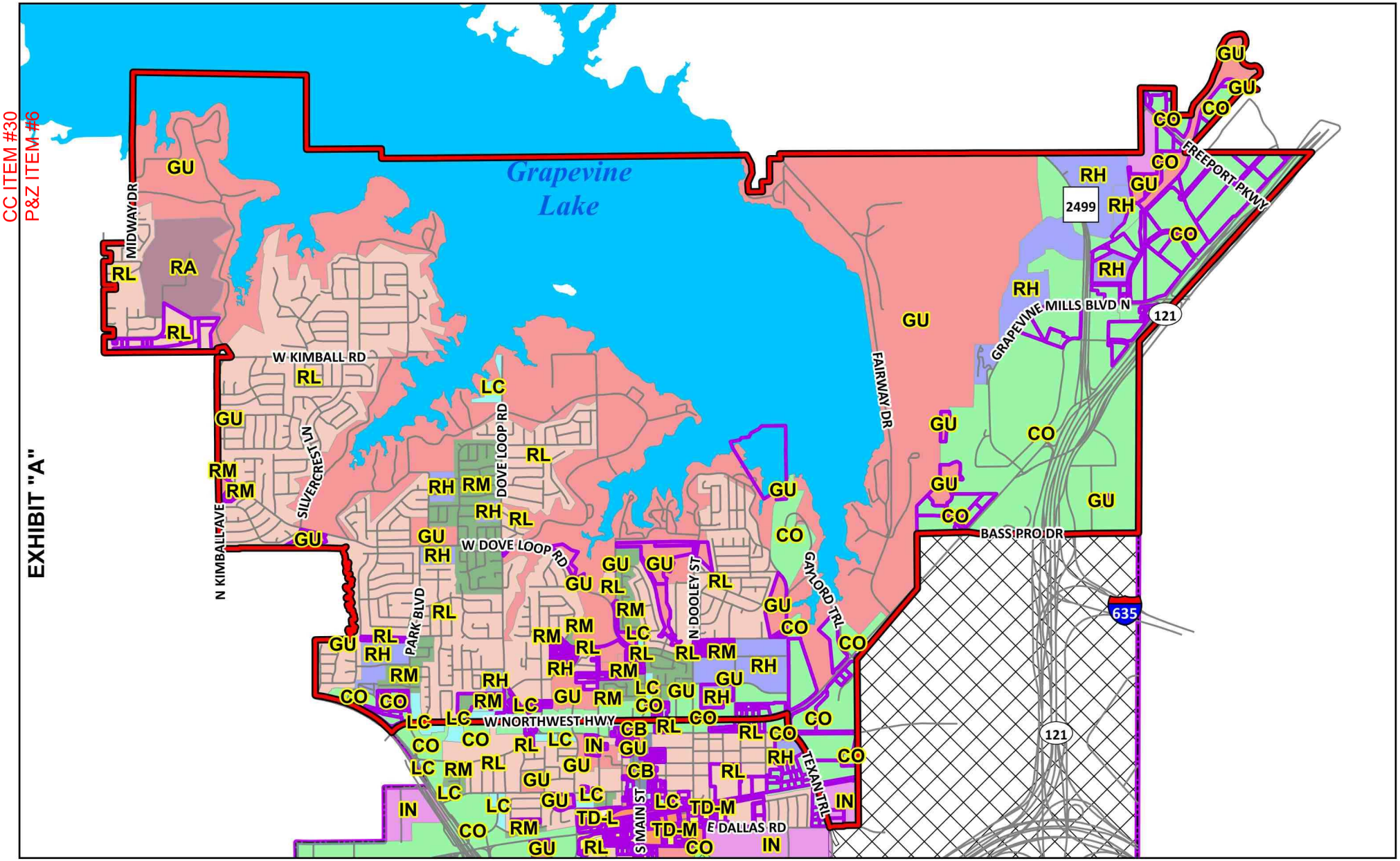
_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

CC ITEM #30
P&Z ITEM #6

EXHIBIT "A"



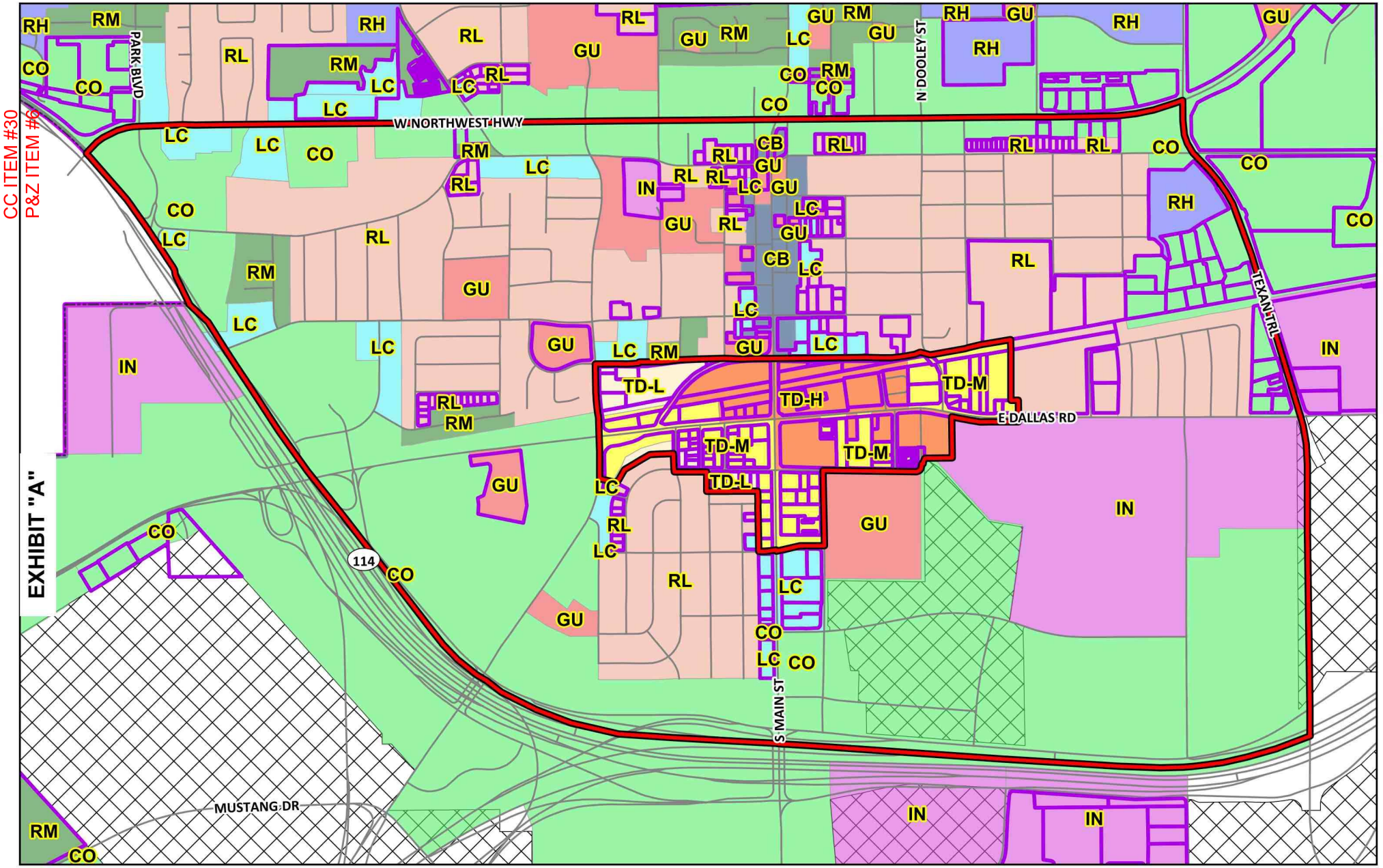
Future Land Use Map Amendments (MP24-01) – North Area

PROPOSED FUTURE LAND USE

0 0.25 0.5 0.75 1
Miles

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

MAP DATE: 12/22/2025



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

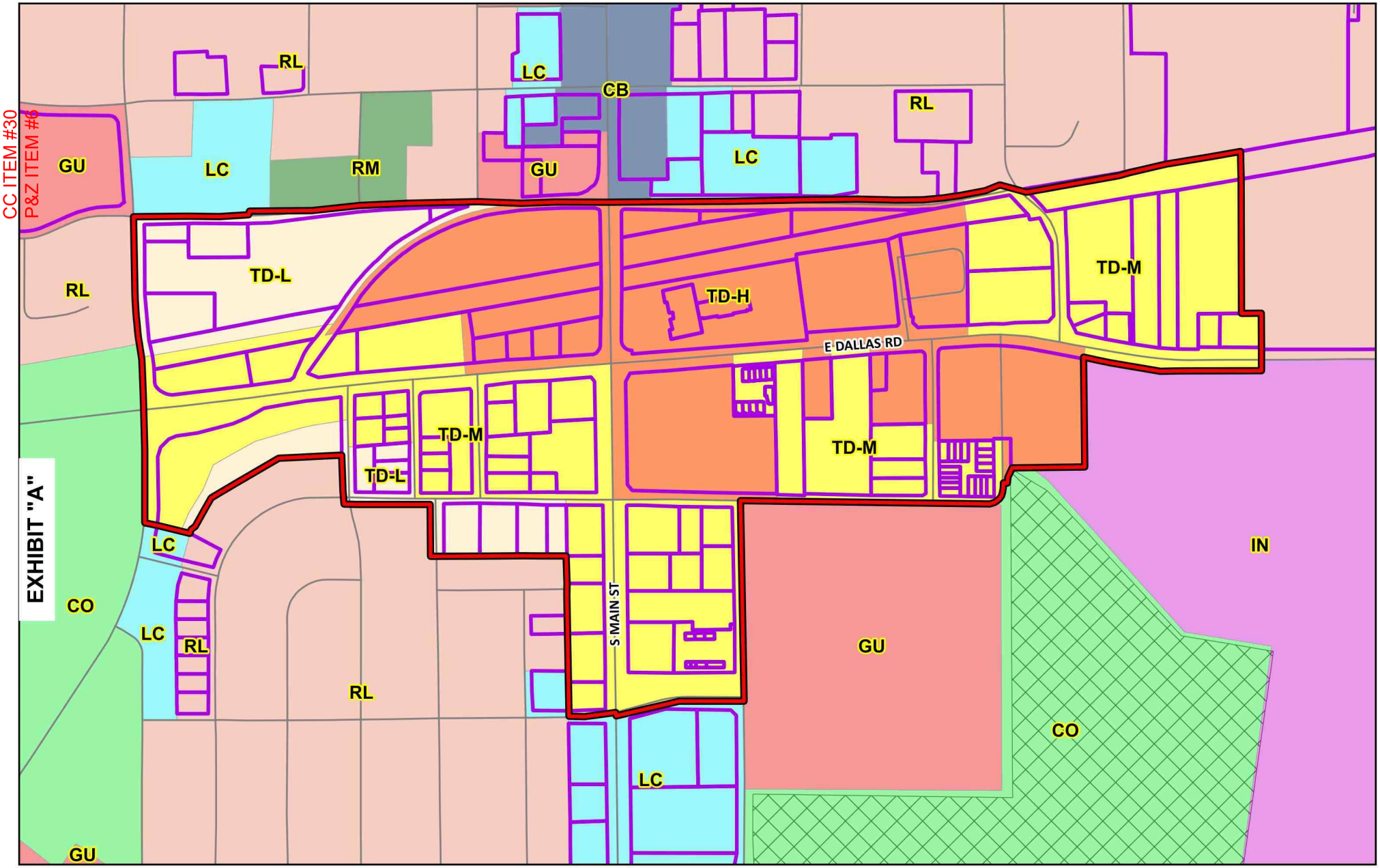
PROPOSED FUTURE LAND USE

0 0.25 0.5
Miles

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

MAP DATE: 12/22/2025

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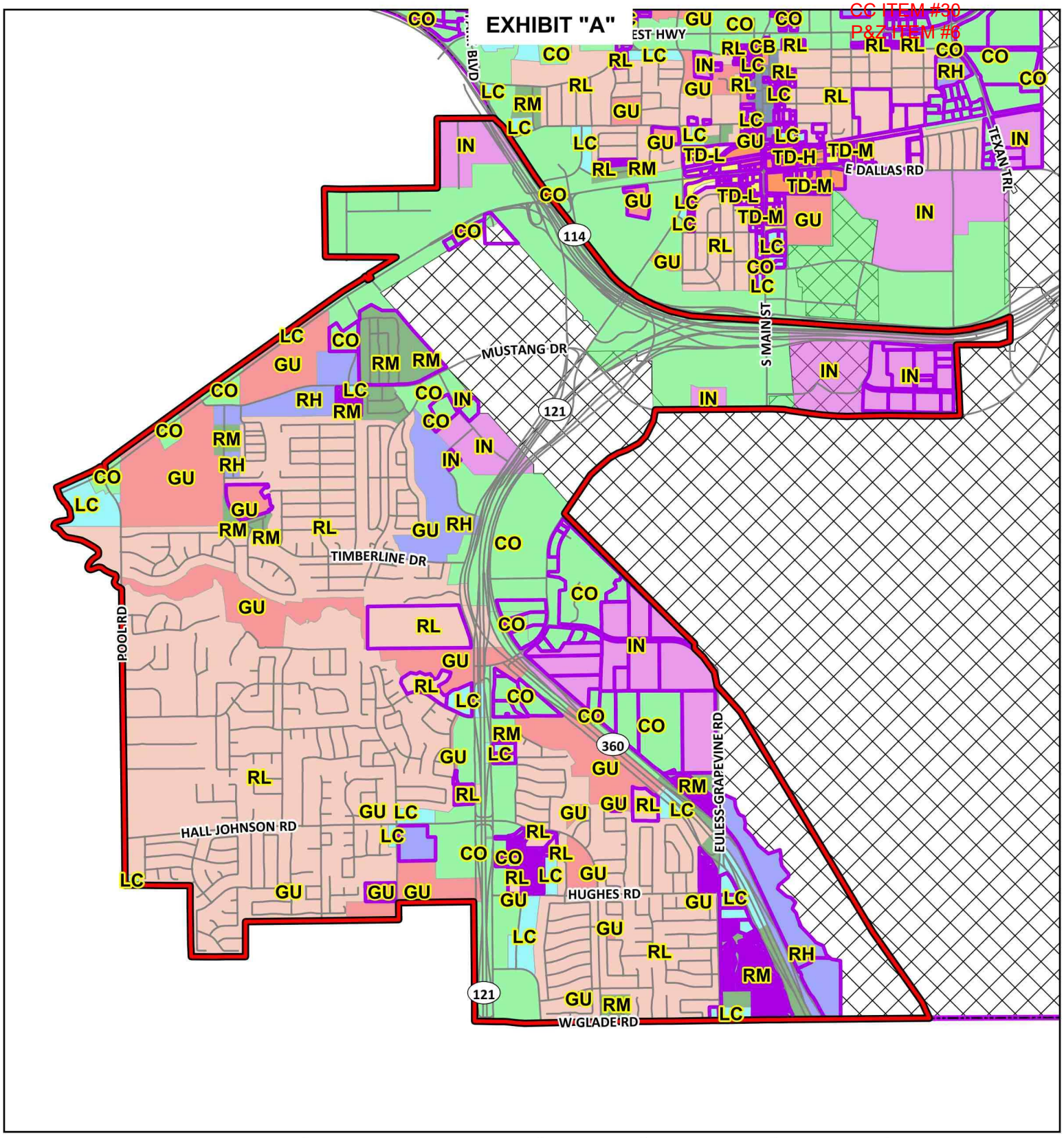
Future Land Use Map Amendments (MP24-01) – Transit District Area

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Miles

PROPOSED FUTURE LAND USE

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

MAP DATE: 12/30/2025



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

PROPOSED FUTURE LAND USE

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

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Miles

MAP DATE: 12/30/2025

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
100 GREAT WOLF DR	Commerical/Mixed Use	Commercial
100 Patriot Dr	Industrial	Governmental Use
1000 Kubota Dr	Commerical/Mixed Use	Commercial
1000 S MAIN ST	Commerical/Mixed Use	Transit District Low Intensity
1000 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
1000 W GLADE RD	Commercial	Low Intensity Commercial
1001 E NORTHWEST HWY	Commerical/Mixed Use	Commercial
1001 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
1002 MEADOW BEND LOOP N	Residential High Density	Residential Medium Density
1006 MEADOW BEND LOOP N	Residential High Density	Residential Medium Density
1007 IRA E WOODS AVE	Commercial	Governmental Use
101 E GLADE RD	Commerical/Mixed Use	Residential High Density
101 WILDWOOD CT	Residential High Density	Residential Medium Density
1010 MEADOW BEND LOOP N	Residential High Density	Residential Medium Density
1014 MEADOW BEND LOOP N	Residential High Density	Residential Medium Density
1017 WILLIAM D TATE AVE	Commercial & Residential Low Density	Low Intensity Commercial
1018 MEADOW BEND LOOP N	Residential High Density	Residential Medium Density
1020 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
1021 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
1022 MEADOW BEND LOOP N	Residential High Density	Residential Medium Density
1022 TEXAN TR	Commercial & Industrial	Residential High Density
1023 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
1025 GAYLORD TR	Commerical/Mixed Use	Commercial
1025 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
1026 MEADOW BEND LOOP N	Residential High Density	Residential Medium Density
1026 TEXAN TR	Industrial	Commercial
1027 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
1028 TEXAN TR	Industrial	Commercial
1029 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
1030 MEADOW BEND LOOP N	Residential High Density	Residential Medium Density
1030 TEXAN TR	Industrial	Commercial
1034 MEADOW BEND LOOP N	Residential High Density	Residential Medium Density
1034 TEXAN TR	Industrial & Residential High Density	Commercial

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
1035 TEXAN TR	Commerical/Mixed Use	Commercial
1036 TEXAN TR	Residential High Density	Commercial
1038 MEADOW BEND LOOP N	Residential High Density	Residential Medium Density
1038 TEXAN TR	Industrial	Commercial
1039 E DALLAS RD	Industrial/Commercial	Commercial
1044 TEXAN TR	Industrial	Commercial
1046 TEXAN TR	Industrial	Commercial
1048 E WALL ST	Commercial	Commercial
1048 TEXAN TR	Industrial	Commercial
105 WILDWOOD CT	Residential High Density	Residential Medium Density
1050 TEXAN TR	Industrial	Commercial
1052 TEXAN TR	Industrial	Commercial
1054 TEXAN TR	Industrial	Commercial
1056 TEXAN TR	Industrial	Commercial
1057 TEXAN TR	Commerical/Mixed Use	Commercial
1058 TEXAN TR UNIT 1	Industrial	Commercial
1059 TEXAN TR	Commerical/Mixed Use, Government Use & Residential High Density	Transit District Medium & High Intensity
1060 TEXAN TR	Industrial/Commercial	Commercial
1063 TEXAN TR	Industrial/Commercial	Industrial
1084 TEXAN TR	Industrial/Commercial	Commercial
1085 E NORTHWEST HWY	Industrial/Commercial	Industrial
109 WILDWOOD CT	Residential High Density	Residential Medium Density
1090 TEXAN TR	Industrial/Commercial	Commercial
1090 TEXAN TR	Industrial/Commercial	Commercial
1090 TEXAN TR	Industrial/Commercial	Commercial
1095 TEXAN TR	Industrial/Commercial	Industrial
1098 TEXAN TR	Industrial/Commercial	Commercial
1100 DOVE LOOP RD	Governmental Use & Residential Low Density	Governmental Use
1100 Kubota Dr	Commerical/Mixed Use	Commercial
1100 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
1100 STATE HWY 26	Commerical/Mixed Use	Commercial
1104 VALLEY VISTA DR	Low Intensity Commercial	Residential Low Density
1109 AIRLINE DR	Commerical/Mixed Use	Residential Low Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
1110 VALLEY VISTA DR	Low Intensity Commercial	Residential Low Density
1111 S MAIN ST STE 129	Commerical/Mixed Use	Transit District Medium Intensity
1114 VALLEY VISTA DR	Low Intensity Commercial	Residential Low Density
1115 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
112 W PEACH ST	Residential High Density	Residential Medium Density
1120 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
1120 VALLEY VISTA DR	Low Intensity Commercial	Residential Low Density
1121 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
1123 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
1126 VALLEY VISTA DR	Low Intensity Commercial	Residential Low Density
1127 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
113 E HUDGINS ST	Commerical/Mixed Use	Low Intensity Commercial
113 WILDWOOD CT	Residential High Density	Residential Medium Density
1130 VALLEY VISTA DR	Low Intensity Commercial	Residential Low Density
1133 AIRLINE DR	Commercial	Low Intensity Commercial
1133 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
1135 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
1137 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
1138 VALLEY VISTA DR	Low Intensity Commercial	Residential Low Density
1139 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
1140 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
1143 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
115 E WORTH ST	Central Business	Governmental Use
1150 DOVE LOOP RD	Residential Low Density	Governmental Use
117 WILDWOOD CT	Residential High Density	Residential Medium Density
118 W DALLAS RD	Commerical/Mixed Use	Transit District High Intensity
119 HALL ST	Residential High Density	Residential Medium Density
120 S DOVE RD	Commercial	Residential Medium Density
120 S MAIN ST	Commercial	Central Business District
1200 S MAIN ST	Commercial	Low Intensity Commercial
1205 S MAIN ST	Commercial	Low Intensity Commercial
1209 EATON LN	Residential Medium Density	Residential Low Density
121 E COLLEGE ST	Low Intensity Commercial	Residential Low Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
121 E WORTH ST	Central Business	Low Intensity Commercial
121 WILDWOOD CT	Residential High Density	Residential Medium Density
1211 EATON LN	Residential Medium Density	Residential Low Density
1213 EATON LN	Residential Medium Density	Residential Low Density
1215 EATON LN	Residential Medium Density	Residential Low Density
1217 EATON LN	Residential Medium Density	Residential Low Density
1219 EATON LN	Residential Medium Density	Residential Low Density
122 W PEACH ST	Residential High Density	Residential Medium Density
1221 EATON LN	Residential Medium Density	Residential Low Density
1223 EATON LN	Residential Medium Density	Residential Low Density
1225 EATON LN	Residential Medium Density	Residential Low Density
1225 MURRELL RD	Governmental Use	Residential Low Density
1225 S MAIN ST	Commercial	Low Intensity Commercial
1227 EATON LN	Residential Medium Density	Residential Low Density
1230 S MAIN ST	Commercial	Low Intensity Commercial
1230 STATE HWY 26	Commerical/Mixed Use	Commercial
1235 S MAIN ST	Commercial	Low Intensity Commercial
124 E WORTH ST	Central Business & Residential Low Density	Low Intensity Commercial
1245 S MAIN ST	Commercial	Low Intensity Commercial
125 E WORTH ST	Central Business	Low Intensity Commercial
125 HALL ST	Residential High Density	Residential Medium Density
125 WILDWOOD CT	Residential High Density	Residential Medium Density
1250 STATE HWY 26	Commerical/Mixed Use	Commercial
1251 W NORTHWEST HWY	Commercial	Residential Medium Density
128 E TEXAS ST	Central Business	Low Intensity Commercial
128 W PEACH ST	Residential High Density	Residential Medium Density
1280 S MAIN ST	Commercial	Low Intensity Commercial
1285 W WALL ST	Low Intensity Commercial	Residential Low Density
129 S MAIN ST	Commercial	Central Business District
129 WILDWOOD CT	Residential High Density	Residential Medium Density
1290 S MAIN ST	Commercial	Low Intensity Commercial
1301 TILLERY CT	Low Intensity Commercial	Residential Medium Density
1301 W WALL ST	Low Intensity Commercial	Residential Low Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
1302 S MAIN ST	Commercial	Low Intensity Commercial
1304 N DOOLEY ST	Governmental Use & Residential Low Density	Governmental Use
1305 TILLERY CT	Low Intensity Commercial	Residential Medium Density
1307 WORTHINGTON DR	Commercial	Residential Low Density
1309 TILLERY CT	Low Intensity Commercial	Residential Medium Density
131 E HUDGINS ST	Commerical/Mixed Use	Low Intensity Commercial
1313 TILLERY CT	Low Intensity Commercial	Residential Medium Density
1315 WORTHINGTON DR	Commercial	Residential Low Density
1317 TILLERY CT	Low Intensity Commercial	Residential Medium Density
1319 WORTHINGTON DR	Commercial	Residential Low Density
1321 TILLEY CT	Low Intensity Commercial	Residential Medium Density
1325 TILLERY CT	Low Intensity Commercial	Residential Medium Density
1331 W WALL ST	Low Intensity Commercial	Residential Low Density
1340 S MAIN ST	Commercial	Low Intensity Commercial
1381 N DOOLEY ST	Residential Low Density	Governmental Use
1391 N DOOLEY ST	Residential Low Density	Governmental Use
1414 N DOVE RD	Residential Low Density	Low Intensity Commercial
1500 E STATE HWY 114	Commercial & Industrial	Commercial
1600 W NORTHWEST HWY	Commercial & Low Intensity Commercial	Low Intensity Commercial
1650 HUGHES RD	Low Intensity Commercial	Residential Low Density
1701 STATE HWY 26	Commerical/Mixed Use	Commercial
1702 MINTERS CHAPEL RD	Industrial/Commercial	Industrial
1712 MINTERS CHAPEL RD	Industrial/Commercial	Industrial
1722 MINTERS CHAPEL RD	Industrial/Commercial	Industrial
1775 STATE HWY 26	Commerical/Mixed Use	Commercial
1785 STATE HWY 26	Commerical/Mixed Use	Commercial
1800 CASTLE CT	Low Intensity Commercial	Residential Medium Density
1801 CASTLE CT	Low Intensity Commercial	Residential Medium Density
1804 CASTLE CT	Low Intensity Commercial	Residential Medium Density
1805 CASTLE CT	Low Intensity Commercial	Residential Medium Density
1808 CASTLE CT	Low Intensity Commercial	Residential Medium Density
1809 CASTLE CT	Low Intensity Commercial	Residential Medium Density
1812 CASTLE CT	Low Intensity Commercial	Residential Medium Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
1816 CASTLE CT	Low Intensity Commercial	Residential Medium Density
1900 BENTWOOD CT	Residential High Density	Residential Medium Density
1900 KATIE'S WOODS DR	Commerical & Government Use	Governmental Use
1901 BENTWOOD CT	Residential High Density	Residential Medium Density
1901 HALL JOHNSON RD	Commercial	Residential Low Density
1901 TANGLEWOOD DR	Low Intensity Commercial	Residential Medium Density
1902 BENTWOOD CT	Residential High Density	Residential Medium Density
1903 BENTWOOD CT	Residential High Density	Residential Medium Density
1904 BENTWOOD CT	Residential High Density	Residential Medium Density
1905 BENTWOOD CT	Residential High Density	Residential Medium Density
1905 STONE MYERS PKWY	Industrial/Commercial	Commercial
1905 TANGLEWOOD DR	Low Intensity Commercial	Residential Medium Density
1906 BENTWOOD CT	Residential High Density	Residential Medium Density
1908 BENTWOOD CT	Residential High Density	Residential Medium Density
1909 TANGLEWOOD DR	Residential High Density	Residential Medium Density
1910 BENTWOOD CT	Residential High Density	Residential Medium Density
1912 BENTWOOD CT	Residential High Density	Residential Medium Density
1913 TANGLEWOOD DR	Residential High Density	Residential Medium Density
1917 TANGLEWOOD DR	Residential High Density	Residential Medium Density
1920 TWIN OAKS CIR	Residential High Density	Residential Medium Density
1921 TANGLEWOOD DR	Residential High Density	Residential Medium Density
1922 TWIN OAKS CIR	Residential High Density	Residential Medium Density
1924 TWIN OAKS CIR	Residential High Density	Residential Medium Density
1925 TANGLEWOOD DR	Residential High Density	Residential Medium Density
1926 TWIN OAKS CIR	Residential High Density	Residential Medium Density
1928 TWIN OAKS CIR	Residential High Density	Residential Medium Density
1930 TWIN OAKS CIR	Residential High Density	Residential Medium Density
1960 ENCHANTED WAY	Commercial	Governmental Use
2 GRAPEVINE LAKE	Commercial	Governmental Use
200 E TEXAS ST	Central Business	Residential Low Density
200 S MAIN ST	Central Business	Governmental Use
200 VINE ST	Commercial	Low Intensity Commercial
2000 N Grapevine Mills Blvd	Commerical/Mixed Use	Commercial

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
2000 N Grapevine Mills Blvd	Commerical/Mixed Use	Commercial
2000 N GRAPEVINE MILLS BLVD	Commerical/Mixed Use	Commercial
2001 BEAR RUN DR	Residential Low Density	Residential Medium Density
201 N STARNES ST	Commercial & Low Intensity Commercial	Commercial
201 W WALL ST	Low Intensity Commercial	Residential Low Density
2010 N GRAPEVINE MILLS BLVD	Industrial	Commercial
2010 N GRAPEVINE MILLS BLVD	Industrial	Commercial
202 W WALL ST	Commercial	Residential Low Density
203 E WORTH ST	Central Business	Low Intensity Commercial
203 S CHURCH ST	Low Intensity Commercial	Residential Low Density
203 W COLLEGE ST	Central Business	Low Intensity Commercial
203 W NASH ST	Commerical/Mixed Use	Transit District Low Intensity
204 E FRANKLIN ST	Low Intensity Commercial	Residential Low Density
204 N MAIN ST	Low Intensity Commercial	Commercial
204 N MAIN ST	Low Intensity Commercial	Commercial
204 W DALLAS RD	Commerical/Mixed Use	Transit District High Intensity
204 W NASH ST	Commerical/Mixed Use	Transit District Medium Intensity
2045 GRAYSON DR	Commercial	Industrial
205 E COLLEGE ST	Low Intensity Commercial	Residential Low Density
205 E WORTH ST	Central Business	Low Intensity Commercial
205 HALL ST	Residential High Density	Residential Medium Density
205 W DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
2050 W NORTHWEST HWY	Low Intensity Commercial	Commercial
206 E COLLEGE ST	Central Business	Low Intensity Commercial
206 N DOVE RD	Commercial	Low Intensity Commercial
206 S CHURCH ST	Low Intensity Commercial	Residential Low Density
206 W PEACH ST	Residential High Density	Residential Medium Density
207 W PEACH ST	Residential High Density	Residential Medium Density
208 W DALLAS RD	Commerical/Mixed Use	Transit District High Intensity
208 W HUDGINS ST	Central Business	Governmental Use
209 LUCAS DR	Commercial	Residential Low Density
209 N STARNES ST	Low Intensity Commercial	Residential Medium Density
209 W PEACH ST	Residential High Density	Residential Medium Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
210 HALL ST	Residential High Density	Residential Medium Density
210 N STARNES ST	Low Intensity Commercial	Residential Medium Density
210 S CHURCH ST	Low Intensity Commercial	Residential Low Density
210 W COLLEGE ST	Central Business	Low Intensity Commercial
210 W WALL ST	Commercial	Residential Low Density
2100 W NORTHWEST HWY	Low Intensity Commercial	Commercial
2100 W NORTHWEST HWY	Low Intensity Commercial	Commercial
2100 W NORTHWEST HWY	Low Intensity Commercial	Commercial
2101 LONESOME DOVE RD	Recreational/Amusement	Residential Low Density
2101 S WINDING CREEK DR	Residential High Density	Residential Low Density
2105 IRA E WOODS AVE	Industrial	Commercial
2105 S WINDING CREEK DR	Residential High Density	Residential Low Density
2109 S WINDING CREEK DR	Residential High Density	Residential Low Density
211 E WALL ST	Commercial	Residential Low Density
211 E WORTH ST	Central Business	Residential Low Density
211 HALL ST	Residential High Density	Residential Medium Density
211 LUCAS DR	Commercial	Residential Low Density
211 W PEACH ST	Residential High Density	Residential Medium Density
2113 S WINDING CREEK DR	Residential High Density	Residential Low Density
2117 S WINDING CREEK DR	Residential High Density	Residential Low Density
212 E FRANKLIN ST	Low Intensity Commercial	Residential Low Density
212 E TEXAS ST	Central Business	Residential Low Density
212 W PEACH ST	Residential High Density	Residential Medium Density
2121 S WINDING CREEK DR	Residential High Density	Residential Low Density
2125 IRA E WOODS AVE	Industrial	Commercial
2125 S WINDING CREEK DR	Residential High Density	Residential Low Density
2129 S WINDING CREEK DR	Residential High Density	Residential Low Density
213 E COLLEGE ST	Low Intensity Commercial	Residential Low Density
213 W DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
213 W HUDGINS ST	Commerical/Mixed Use	Transit District High Intensity
213 W PEACH ST	Residential High Density	Residential Medium Density
2133 S WINDING CREEK DR	Residential High Density	Residential Low Density
2137 S WINDING CREEK DR	Residential High Density	Residential Low Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
214 E COLLEGE ST	Central Business	Residential Low Density
214 S CHURCH ST	Low Intensity Commercial	Residential Low Density
2141 S WINDING CREEK DR	Residential High Density	Residential Low Density
2145 S WINDING CREEK DR	Residential High Density	Residential Low Density
2149 S WINDING CREEK DR	Residential High Density	Residential Low Density
215 E DALLAS RD	Commerical/Mixed Use	Transit District High Intensity
215 E WALL ST	Commercial	Residential Low Density
215 LUCAS DR	Commercial	Residential Low Density
215 N STARNES ST	Low Intensity Commercial	Residential Medium Density
215 S CHURCH ST	Low Intensity Commercial	Governmental Use
215 W COLLEGE ST	Central Business	Low Intensity Commercial
215 W NASH ST	Residential Low Density	Transit District Low Intensity
215 W PEACH ST	Residential High Density	Residential Medium Density
2150 W NORTHWEST HWY	Low Intensity Commercial	Commercial
2151 E IRA WOODS AVE	Industrial	Commercial
2153 S WINDING CREEK DR	Residential High Density	Residential Low Density
2157 S WINDING CREEK DR	Residential High Density	Residential Low Density
216 E TEXAS ST	Central Business	Governmental Use
216 N DOVE RD	Commercial	Low Intensity Commercial
216 N STARNES ST	Low Intensity Commercial	Residential Medium Density
216 W WALL ST	Commercial	Residential Low Density
2161 S WINDING CREEK DR	Residential High Density	Residential Low Density
2165 S WINDING CREEK DR	Residential High Density	Residential Low Density
2169 S WINDING CREEK DR	Residential High Density	Residential Low Density
217 W PEACH ST	Residential High Density	Residential Medium Density
2173 S WINDING CREEK DR	Residential High Density	Residential Low Density
2177 S WINDING CREEK DR	Residential High Density	Residential Low Density
218 E DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
218 E DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
218 E DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
218 E DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
218 E DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
218 E DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
218 E DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
218 E DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
218 E DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
218 E DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
218 E DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
218 W WALL ST	Commercial	Residential Low Density
219 W PEACH ST	Residential High Density	Residential Medium Density
220 S BARTON ST	Low Intensity Commercial	Residential Low Density & Low Intensity Commercial
220 W WALL ST	Commercial	Residential Low Density
2200 BASS PRO CT	Commerical/Mixed Use	Commercial
2200 E STATE HWY 114	Low Intensity Commercial	Commercial
2200 N KIMBALL AVE	Recreational/Amusement	Residential Low Density
2200 W NORTHWEST HWY	Low Intensity Commercial	Commercial
2205 BASS PRO CT	Commerical/Mixed Use	Commercial
221 E WORTH ST	Central Business	Residential Low Density
221 LUCAS DR	Commercial	Residential Low Density
221 W PEACH ST	Residential High Density	Residential Medium Density
221 W TEXAS ST	Central Business	Governmental Use
222 LUCAS DR	Commercial	Residential Low Density
223 E COLLEGE ST	Low Intensity Commercial	Residential Low Density
223 E WALL ST	Commercial	Residential Low Density
223 W PEACH ST	Residential High Density	Residential Medium Density
2235 BASS PRO CT	Commerical/Mixed Use	Governmental Use
224 E COLLEGE ST	Low Intensity Commercial	Residential Low Density
225 LUCAS DR	Commercial	Residential Low Density
225 W PEACH ST	Residential High Density	Residential Medium Density
2250 BASS PRO CT	Commerical/Mixed Use	Commercial
2251 STATE HWY 26	Commerical/Mixed Use	Commercial
226 LUCAS DR	Commercial	Residential Low Density
226 N DOVE RD	Commercial	Low Intensity Commercial
227 W PEACH ST	Residential High Density	Residential Medium Density
229 W PEACH ST	Residential High Density	Residential Medium Density
231 W PEACH ST	Residential High Density	Residential Medium Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
233 W PEACH ST	Residential High Density	Residential Medium Density
235 E NASH ST	Commerical/Mixed Use	Transit District Medium Intensity
235 W PEACH ST	Residential High Density	Residential Medium Density
2351 STONE MYERS PKWY	Industrial/Commercial	Commercial
237 W PEACH ST	Residential High Density	Residential Medium Density
239 W PEACH ST	Residential High Density	Residential Medium Density
2400 W STATE HWY 114	Low Intensity Commercial	Commercial
243 W PEACH ST	Residential High Density	Residential Medium Density
2433 DOVE RD	Residential Low Density	Governmental Use
2451 DOVE RD	Residential Low Density	Governmental Use
2550 SOUTHWEST GRAPEVINE PKWY	Industrial	Commercial
2551 HALL JOHNSON RD	Commercial	Residential High Density
2551 SOUTHWEST GRAPEVINE PKWY	Industrial	Commercial
2590 JUNIPER LN	Residential Low Density	Governmental Use
2651 WILLIAM D TATE AVE	Commercial & Industiral/Commercial	Commercial
2713 IRA E WOODS AVE	Residential Medium Density	Commercial
2749 ANDERSON GIBSON RD	Commercial	Governmental Use
2800 GRAPEVINE MILLS PKWY	Industrial	Commercial
2800 MUSTANG DR LOT 112	Industrial & Residential Medium Density	Residential Medium Density
2800 WESTERN OAKS DR	Governmental Use	Residential Low Density
2801 PANHANDLE DR	Residential Low Density	Governmental Use
2934 KOSSE CT	Governmental Use	Residential Medium Density
2940 KOSSE CT	Governmental Use	Residential Medium Density
2941 KOSSE CT	Governmental Use	Residential Medium Density
2946 KOSSE CT	Governmental Use	Residential Medium Density
2947 KOSSE CT	Governmental Use	Residential Medium Density
2952 KOSSE CT	Governmental Use	Residential Medium Density
2953 KOSSE CT	Governmental Use	Residential Medium Density
2958 KOSSE CT	Governmental Use	Residential Medium Density
2959 KOSSE CT	Governmental Use	Residential Medium Density
2964 KOSSE CT	Governmental Use	Residential Medium Density
2965 KOSSE CT	Governmental Use	Residential Medium Density
2970 KOSSE CT	Governmental Use	Residential Medium Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
2971 KOSSE CT	Governmental Use	Residential Medium Density
2976 KOSSE CT	Governmental Use	Residential Medium Density
2977 KOSSE CT	Governmental Use	Residential Medium Density
2982 KOSSE CT	Governmental Use	Residential Medium Density
2983 KOSSE CT	Governmental Use	Residential Medium Density
2988 KOSSE CT	Governmental Use	Residential Medium Density
2989 KOSSE CT	Governmental Use	Residential Medium Density
2994 KOSSE CT	Governmental Use	Residential Medium Density
3000 KOSSE CT	Governmental Use	Residential Medium Density
3000 WILLIAM D TATE AVE	Governmental Use	Residential Low Density
3001 WILLIAM D TATE AVE	Commercial & Industiral/Commercial	Commercial
301 E NORTHWEST HWY	Commercial & Low Intensity Commercial	Commercial
301 HARMONY HILL RD	Commercial	Residential Medium Density
301 N DOVE RD	Low Intensity Commercial	Residential Medium Density
301 W HUDGINS ST	Commerical/Mixed Use	Transit District Low Intensity
301 W WALL ST	Commercial	Residential Low Density
3015 E GRAPEVINE MILLS CIR	Commercial & Industrial	Commercial
303 W NASH ST	Residential Low Density	Transit District Low Intensity
304 SMITH ST	Central Business	Residential Low Density
304 TILLERY CIR	Low Intensity Commercial	Residential Medium Density
305 E WALL ST	Commercial	Residential Low Density
305 HARMONY HILL RD	Commercial	Residential Medium Density
305 TILLERY CIR	Low Intensity Commercial	Residential Medium Density
3050 E STATE HWY 114	Commercial & Low Intensity Commercial	Commercial
306 E DALLAS ST	Commerical/Mixed Use	Transit District High Intensity
307 PEBBLEBROOK DR	Low Intensity Commercial	Residential Low Density
307 W DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
307 W DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
307 W DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
307 W DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
308 SMITH ST	Central Business	Residential Low Density
308 SPRINGBROOK CT	Low Intensity Commercial	Residential Low Density
308 TILLERY CIR	Low Intensity Commercial	Residential Medium Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
309 HARMONY HILL RD	Commercial	Residential Medium Density
309 TILLERY CIR	Low Intensity Commercial	Residential Medium Density
3091 DOVE RD	Low Intensity Commercial	Governmental Use
310 HARMONY HILL RD	Commercial	Residential Medium Density
3100 MEADOWMERE LN	Recreational/Amusement	Residential Low Density
3100 TIMBERLINE DR	Governmental Use & Residential Low Density	Governmental Use
3105 WILLIAM D TATE AVE	Commercial & Industiral/Commercial	Commercial
311 E WALL ST	Commercial	Residential Low Density
312 SMITH ST	Central Business	Residential Low Density
312 TILLERY CIR	Low Intensity Commercial	Residential Medium Density
312 W WALL ST	Commercial	Residential Low Density
313 HARMONY HILL RD	Commercial	Residential Medium Density
313 TILLERY CIR	Low Intensity Commercial	Residential Medium Density
314 HARMONY HILL RD	Commercial	Residential Medium Density
315 E WALL ST	Commercial	Residential Low Density
315 W HUDGINS ST	Commerical/Mixed Use	Transit District Low Intensity
3150 MEADOWMERE LN	Recreational/Amusement	Residential Low Density
3155 STARS & STRIPES WAY	Commerical/Mixed Use	Commercial
316 E DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
316 S BARTON ST	Central Business	Residential Low Density
316 TILLERY CIR	Low Intensity Commercial	Residential Medium Density
317 HARMONY HILL RD	Commercial	Residential Medium Density
317 PARK HILL LN	Commercial	Residential Medium Density
317 S CHURCH ST	Central Business	Residential Low Density
317 TILLERY CIR	Low Intensity Commercial	Residential Medium Density
318 HARMONY HILL RD	Commercial	Residential Medium Density
318 HILL CREEK LN	Commercial	Residential Medium Density
318 PARK HILL LN	Commercial	Residential Medium Density
320 TILLERY CIR	Low Intensity Commercial	Residential Medium Density
3200 STONE MYERS PKWY	Industrial/Commercial	Commercial
3206 FOXFIRE LN	Recreational/Amusement	Residential Low Density
321 E DALLAS RD	Commerical/Mixed Use	Transit District High Intensity
321 HARMONY HILL RD	Commercial	Residential Medium Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
321 PARK HILL LN	Commercial	Residential Medium Density
321 TILLERY CIR	Low Intensity Commercial	Residential Medium Density
3210 STATE HWY 360	Governmental Use	Commercial
3212 FOXFIRE LN	Recreational/Amusement	Residential Low Density
3215 STATE HWY 360	Industrial/Commercial	Industrial
3215 STATE HWY 360	Industrial/Commercial	Industrial
3216 FOXFIRE LN	Recreational/Amusement	Residential Low Density
3219 STATE HWY 360	Commercial	Industrial
322 HARMONY HILL RD	Commercial	Residential Medium Density
322 HILL CREEK LN	Commercial	Residential Medium Density
322 PARK HILL LN	Commercial	Residential Medium Density
3220 FOXFIRE LN	Recreational/Amusement	Residential Low Density
3220 TIMBERLINE DR	Governmental Use & Residential Low Density	Governmental Use
3224 FOXFIRE LN	Recreational/Amusement	Residential Low Density
3228 FOXFIRE LN	Recreational/Amusement	Residential Low Density
324 E DALLAS RD	Commerical/Mixed Use	Transit District High Intensity
324 TILLERY CIR	Low Intensity Commercial	Residential Medium Density
3241 STATE HWY 360	Commerical/Mixed Use	Commercial
3249 STATE HWY 360	Commerical/Mixed Use	Commercial
325 HILL CREEK LN	Commercial	Residential Medium Density
325 JENKINS ST	Central Business	Governmental Use
325 PARK HILL LN	Commercial	Residential Medium Density
325 S MAIN ST	Central Business	Governmental Use
325 TILLERY CIR	Low Intensity Commercial	Residential Medium Density
3250 STONE MYERS PKWY	Industrial/Commercial	Commercial
3257 STATE HWY 360	Commerical/Mixed Use	Commercial
326 HARMONY HILL RD	Commercial	Residential Medium Density
326 HILL CREEK LN	Commercial	Residential Medium Density
326 PARK HILL LN	Commercial	Residential Medium Density
328 TILLERY CIR	Low Intensity Commercial	Residential Medium Density
329 HARMONY HILL RD	Commercial	Residential Medium Density
329 HILL CREEK LN	Commercial	Residential Medium Density
329 PARK HILL LN	Commercial	Residential Medium Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
330 HARMONY HILL RD	Commercial	Residential Medium Density
330 HILL CREEK LN	Commercial	Residential Medium Density
330 PARK HILL LN	Commercial	Residential Medium Density
3300 POLAR WAY	Commerical/Mixed Use	Residential Medium Density
3301 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3301 PANDA WAY	Commerical/Mixed Use	Residential Medium Density
3304 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3304 PANDA WAY	Commerical/Mixed Use	Residential Medium Density
3305 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3305 PANDA WAY	Commerical/Mixed Use	Residential Medium Density
3308 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3308 PANDA WAY	Commerical/Mixed Use	Residential Medium Density
3309 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3309 PANDA WAY	Commerical/Mixed Use	Residential Medium Density
3312 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3312 PANDA WAY	Commerical/Mixed Use	Residential Medium Density
3313 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3313 PANDA WAY	Commerical/Mixed Use	Residential Medium Density
3316 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3316 PANDA WAY	Commerical/Mixed Use	Residential Medium Density
3317 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3317 PANDA WAY	Commerical/Mixed Use	Residential Medium Density
3320 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3320 PANDA WAY	Commerical/Mixed Use	Residential Medium Density
3321 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3321 PANDA WAY	Commerical/Mixed Use	Residential Medium Density
3324 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3324 PANDA WAY	Commerical/Mixed Use	Residential Medium Density
3325 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3325 POLAR WAY	Commerical/Mixed Use	Residential Medium Density
3328 POLAR WAY	Commerical/Mixed Use	Residential Medium Density
3329 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3329 POLAR WAY	Commerical/Mixed Use	Residential Medium Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
333 HARMONY HILL RD	Commercial	Residential Medium Density
333 HILL CREEK LN	Commercial	Residential Medium Density
333 PARK HILL LN	Commercial	Residential Medium Density
3332 POLAR WAY	Commerical/Mixed Use	Residential Medium Density
3333 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3333 POLAR WAY	Commerical/Mixed Use	Residential Medium Density
3336 POLAR WAY	Commerical/Mixed Use	Residential Medium Density
3337 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3337 POLAR WAY	Commerical/Mixed Use	Residential Medium Density
334 HARMONY HILL RD	Commercial	Residential Medium Density
334 HILL CREEK LN	Commercial	Residential Medium Density
334 PARK HILL LN	Commercial	Residential Medium Density
3340 POLAR WAY	Commerical/Mixed Use	Residential Medium Density
3341 POLAR WAY	Commerical/Mixed Use	Residential Medium Density
3344 POLAR WAY	Commerical/Mixed Use	Residential Medium Density
3345 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3349 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3353 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3357 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3361 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3365 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3369 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
337 HARMONY HILL RD	Commercial	Residential Medium Density
337 HILL CREEK LN	Commercial	Residential Medium Density
337 PARK HILL LN	Commercial	Residential Medium Density
3373 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3377 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
338 HARMONY HILL RD	Commercial	Residential Medium Density
338 HILL CREEK LN	Commercial	Residential Medium Density
338 PARK HILL LN	Commercial	Residential Medium Density
3381 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3385 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3400 FOXFIRE LN	Recreational/Amusement	Residential Low Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
3400 FOXFIRE LN	Recreational/Amusement	Residential Low Density
3400 WILLIAM D TATE AVE	Governmental Use	Low Intensity Commercial
3401 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3401 WILLIAM D TATE AVE	Governmental Use	Commercial
3405 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3409 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
341 HARMONY HILL RD	Commercial	Residential Medium Density
341 HILL CREEK LN	Commercial	Residential Medium Density
341 PARK HILL LN	Commercial	Residential Medium Density
3413 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3417 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
342 HARMONY HILL RD	Commercial	Residential Medium Density
342 HILL CREEK LN	Commercial	Residential Medium Density
342 PARK HILL LN	Commercial	Residential Medium Density
3421 GRAPEVINE MILLS PKWY	Industrial	Commercial
3421 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3425 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3429 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3433 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3437 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3441 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3445 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3449 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
345 HARMONY HILL RD	Commercial	Residential Medium Density
345 HILL CREEK LN	Commercial	Residential Medium Density
345 PARK HILL LN	Commercial	Residential Medium Density
3451 WILLIAM D TATE AVE	Governmental Use	Commercial
3453 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3457 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
346 HARMONY HILL RD	Commercial	Residential Medium Density
346 HILL CREEK LN	Commercial	Residential Medium Density
346 PARK HILL LN	Commercial	Residential Medium Density
3461 KODIAK CT	Commerical/Mixed Use	Residential Medium Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
3465 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3466 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3469 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3470 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3473 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3474 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3477 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3478 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3481 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3485 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3489 KODIAK CT	Commerical/Mixed Use	Residential Medium Density
3489 State Hwy 121	Commerical/Mixed Use	Commercial
349 HARMONY HILL RD	Commercial	Residential Medium Density
349 HILL CREEK LN	Commercial	Residential Medium Density
349 PARK HILL LN	Commercial	Residential Medium Density
350 HILL CREEK LN	Commercial	Residential Medium Density
3501 WILLIAM D TATE AVE	Governmental Use	Commercial
3509 GRAPEVINE MILLS PKWY	Commerical/Mixed Use	Commercial
3509 N GRAPEVINE MILLS BLVD	Commerical/Mixed Use	Commercial
3509 N GRAPEVINE MILLS BLVD	Commerical/Mixed Use	Commercial
3509 N GRAPEVINE MILLS BLVD	Commerical/Mixed Use	Commercial
3509 N GRAPEVINE MILLS BLVD	Commerical/Mixed Use	Commercial
351 E HUDGINS ST	Commerical/Mixed Use	Low Intensity Commercial
3517 WILLIAM D TATE AVE	Governmental Use	Commercial
3535 BLUFFS LN	Commerical/Mixed Use	Commercial
3535 BLUFFS LN	Commerical/Mixed Use	Residential High Density
3570 GRAPEVINE MILLS BLVD N	Commerical/Mixed Use	Commercial
3570 N GRAPEVINE MILLS BLVD	Commerical/Mixed Use	Commercial
3580 GRAPEVINE MILLS BLVD N	Commerical/Mixed Use	Commercial
3580 N GRAPEVINE MILLS BLVD	Commerical/Mixed Use	Commercial
3590 N GRAPEVINE MILLS BLVD	Commerical/Mixed Use	Commercial
3590 N GRAPEVINE MILLS BLVD	Commerical/Mixed Use	Commercial
3600 SOFT WIND CT	Residential Low Density	Residential Medium Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
3601 SOFT WIND CT	Residential Low Density	Residential Medium Density
3601 WILLIAM D TATE AVE	Commercial	Low Intensity Commercial
3602 SOFT WIND CT	Residential Low Density	Residential Medium Density
3603 SOFT WIND CT	Residential Low Density	Residential Medium Density
3604 SOFT WIND CT	Residential Low Density	Residential Medium Density
3605 SOFT WIND CT	Residential Low Density	Residential Medium Density
3606 SOFT WIND CT	Residential Low Density	Residential Medium Density
3607 SOFT WIND CT	Residential Low Density	Residential Medium Density
3608 SOFT WIND CT	Residential Low Density	Residential Medium Density
3609 SOFT WIND CT	Residential Low Density	Residential Medium Density
3610 SOFT WIND CT	Residential Low Density	Residential Medium Density
3611 SOFT WIND CT	Residential Low Density	Residential Medium Density
3611 WILLIAM D TATE AVE	Commercial	Low Intensity Commercial
3642 EULESS-GRAPEVINE RD	Commerical/Mixed Use & Industrial/Commerical	Industrial
3650 GRAPEVINE MILLS PKWY	Commerical/Mixed Use	Commercial
3700 GRAPEVINE MILLS PKWY	Commerical/Mixed Use & Commerical	Commercial
3702 GRAPEVINE MILLS PKWY	Commerical/Mixed Use	Commercial
385 E NASH ST	Commerical/Mixed Use	Transit District Medium Intensity
3858 GRAPEVINE MILLS PKWY	Industrial	Governmental Use
389 E NASH ST	Commerical/Mixed Use	Transit District Medium Intensity
3900 WILLIAM D TATE AVE	Governmental Use	Residential Low Density
395 E NASH ST	Commerical/Mixed Use	Transit District Medium Intensity
397 E NASH ST	Commerical/Mixed Use	Transit District Medium Intensity
400 CARLY DR	Residential High Density	Residential Medium Density
400 E DALLAS RD	Commerical/Mixed Use	Transit District High Intensity
400 FREEPORT PKWY	Industrial	Commercial
400 IRA E WOODS AVE	Commerical/Mixed Use	Transit District Low, Medium & High Intensity
400 W DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
400 W GLADE RD	Commercial	Low Intensity Commercial & Residential Medium Density
4001 Corporate Drive	Commerical/Mixed Use	Commercial
401 BOYD DR	Commercial	Residential High Density
401 N SCRIBNER ST	Residential High Density	Residential Low Density
401 W DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
402 S BARTON ST	Central Business	Governmental Use
404 CARLY DR	Residential High Density	Residential Medium Density
4050 CORPORATE DR	Industrial	Commercial
4051 FREEPORT PKWY	Industrial	Commercial
4051 STATE HWY 121	Industrial	Commercial
4055 CORPORATE DR	Industrial	Commercial
408 CARLY DR	Residential High Density	Residential Medium Density
4100 STATE HWY 360	Governmental Use	Residential Low Density
4101 WILLIAM D TATE AVE	Commercial & Low Intensity Commercial	Commercial
411 W DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
412 CARLY DR	Residential High Density	Residential Medium Density
4151 STATE HWY 121	Industrial	Commercial
416 CARLY DR	Residential High Density	Residential Medium Density
416 E COLLEGE ST	Low Intensity Commercial	Residential Low Density
416 E COLLEGE ST	Low Intensity Commercial	Residential Low Density
417 W WALL ST	Residential Low Density	Industrial
418 W NASH ST	Residential Low Density	Transit District Low Intensity
420 CARLY DR	Residential High Density	Residential Medium Density
420 FREEPORT PKWY	Industrial	Commercial
4201 STATE HWY 360	Commerical/Mixed Use	Commercial
4205 Lakeside Pkwy	Industrial	Commercial
424 CARLY DR	Residential High Density	Residential Medium Density
425 CARLEY DR	Residential High Density	Residential Medium Density
4250 PATRIOT DR	Industrial	Commercial
4251 STATE HWY 121	Industrial	Commercial
4255 Patriot Dr	Industrial	Commercial
4255 PATRIOT DR	Governmental Use	Commercial
4265 TRADE CENTER DR	Industrial	Commercial
427 CARLY DR	Residential High Density	Residential Medium Density
427 N SCRIBNER ST	Residential High Density	Residential Low Density
4300 LAKESIDE PKWY	Industrial	Commercial
4300 STATE HWY 360	Commercial	Low Intensity Commercial
4300 VINEYARD CREEK DR	Commercial & Low Intensity Commercial	Residential Medium Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
4301 LAKESIDE PKWY	Industrial	Governmental Use
4301 VINEYARD CREEK DR	Commercial & Low Intensity Commercial	Residential Medium Density
431 N SCRIBNER ST	Residential Medium Density	Residential Low Density
431 N SCRIBNER ST	Residential High Density & Residential Medium Density	Residential Low Density
4330 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4333 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4334 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4337 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4338 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4341 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4342 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4344 CRESTWOOD CT	Low Intensity Commercial	Residential Low Density
4344 HERITAGE AVE	Residential Low Density	Governmental Use
4346 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4348 CRESTWOOD CT	Low Intensity Commercial	Residential Low Density
4350 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4352 CRESTWOOD CT	Low Intensity Commercial	Residential Low Density
4354 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4358 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4358 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4362 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4362 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4366 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4366 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4370 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4370 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4374 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4374 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4375 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4378 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4379 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4382 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4383 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
4386 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4387 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4390 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4391 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4394 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4395 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4398 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4399 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4400 LAKESIDE PKWY	Industrial	Commercial
4400 STATE HWY 360	Commercial	Low Intensity Commercial
4401 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4402 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4403 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4405 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4406 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4407 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4409 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4410 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4410 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4411 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4413 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4414 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4414 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4415 EASTWOODS DR	Low Intensity Commercial	Residential Medium Density
4417 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4418 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4421 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4422 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4425 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4426 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4429 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4430 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4433 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
4434 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4437 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4438 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4441 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4442 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4445 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4446 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4449 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4450 LAKESIDE PKWY	Industrial	Commercial
4450 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4453 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4454 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4457 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4458 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4461 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4462 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4465 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4466 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4469 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4470 VINEYARD CREEK DR	Low Intensity Commercial	Residential Medium Density
4490 LAKESIDE PKWY	Industrial	Commercial
4500 STATE HWY 360	Commercial	Low Intensity Commercial
4501 STATE HWY 360	Commerical/Mixed Use	Residential High Density
4550 STATE HWY 360	Commercial	Low Intensity Commercial
4601 KAITLYN LN	Residential High Density	Residential Medium Density
4601 TREVOR TR	Residential High Density	Residential Medium Density
4602 KAITLYN LN	Residential High Density	Residential Medium Density
4605 KAITLYN LN	Residential High Density	Residential Medium Density
4606 KAITLYN LN	Residential High Density	Residential Medium Density
4609 KAITLYN LN	Residential High Density	Residential Medium Density
4613 KAITLYN LN	Residential High Density	Residential Medium Density
4616 TREVOR TR	Residential High Density	Residential Medium Density
4617 KAITLYN LN	Residential High Density	Residential Medium Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
4617 TREVOR TR	Residential High Density	Residential Medium Density
4618 KAITLYN LN	Residential High Density	Residential Medium Density
4620 TREVOR TR	Residential High Density	Residential Medium Density
4621 KAITLYN LN	Residential High Density	Residential Medium Density
4621 TREVOR TR	Residential High Density	Residential Medium Density
4622 KAITLYN LN	Residential High Density	Residential Medium Density
4624 TREVOR TR	Residential High Density	Residential Medium Density
4625 TREVOR TR	Residential High Density	Residential Medium Density
4626 KAITLYN LN	Residential High Density	Residential Medium Density
4628 TREVOR TR	Residential High Density	Residential Medium Density
4629 TREVOR TR	Residential High Density	Residential Medium Density
4630 KAITLYN LN	Residential High Density	Residential Medium Density
4632 KAITLYN LN	Residential High Density	Residential Medium Density
4632 TREVOR TR	Residential High Density	Residential Medium Density
4633 TREVOR TR	Residential High Density	Residential Medium Density
4634 TREVOR TR	Residential High Density	Residential Medium Density
4635 TREVOR TR	Residential High Density	Residential Medium Density
4637 TREVOR TR	Residential High Density	Residential Medium Density
4638 TREVOR TR	Residential High Density	Residential Medium Density
4640 BORN CT	Commercial	Residential Medium Density
4641 TREVOR TR	Residential High Density	Residential Medium Density
4642 TREVOR TR	Residential High Density	Residential Medium Density
4644 BORN CT	Commercial	Residential Medium Density
4645 TREVOR TR	Residential High Density	Residential Medium Density
4646 TREVOR TR	Residential High Density	Residential Medium Density
4648 BORN CT	Commercial	Residential Medium Density
4650 TREVOR TR	Residential High Density	Residential Medium Density
4652 BORN CT	Commercial	Residential Medium Density
4654 TREVOR TR	Residential High Density	Residential Medium Density
4656 BORN CT	Commercial	Residential Medium Density
4657 BORN CT	Commercial	Residential Medium Density
4658 TREVOR TR	Residential High Density	Residential Medium Density
4660 BORN CT	Commercial	Residential Medium Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
4660 TAYLOR LN	Residential High Density	Residential Medium Density
4661 BORN CT	Commercial	Residential Medium Density
4662 TREVOR TR	Residential High Density	Residential Medium Density
4664 BORN CT	Commercial	Residential Medium Density
4664 TAYLOR LN	Residential High Density	Residential Medium Density
4665 BORN CT	Commercial	Residential Medium Density
4665 TAYLOR LN	Residential High Density	Residential Medium Density
4665 TREVOR TR	Residential High Density	Residential Medium Density
4666 TREVOR TR	Residential High Density	Residential Medium Density
4668 BORN CT	Commercial	Residential Medium Density
4668 TAYLOR LN	Residential High Density	Residential Medium Density
4669 BORN CT	Commercial	Residential Medium Density
4669 TAYLOR LN	Residential High Density	Residential Medium Density
4670 TREVOR TR	Residential High Density	Residential Medium Density
4672 BORN CT	Commercial	Residential Medium Density
4672 TAYLOR LN	Residential High Density	Residential Medium Density
4673 BORN CT	Commercial	Residential Medium Density
4673 TAYLOR LN	Residential High Density	Residential Medium Density
4674 TREVOR TR	Residential High Density	Residential Medium Density
4675 TREVOR TR	Residential High Density	Residential Medium Density
4676 BORN CT	Commercial	Residential Medium Density
4676 TAYLOR LN	Residential High Density	Residential Medium Density
4677 TAYLOR LN	Residential High Density	Residential Medium Density
4679 TREVOR TR	Residential High Density	Residential Medium Density
4680 BORN CT	Commercial	Residential Medium Density
4683 TREVOR TR	Residential High Density	Residential Medium Density
4684 BORN CT	Commercial	Residential Medium Density
4688 BORN CT	Commercial	Residential Medium Density
4692 BORN CT	Commercial	Residential Medium Density
4696 BORN CT	Commercial	Residential Medium Density
4700 BORN CT	Commercial	Residential Medium Density
4700 HILL VISTA DR	Commercial	Residential Medium Density
4700 TREVOR TR	Residential High Density	Residential Medium Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
4701 HILL MEADOW RD	Commercial	Residential Medium Density
4701 TREVOR TR	Residential High Density	Residential Medium Density
4702 TREVOR TR	Residential High Density	Residential Medium Density
4703 TAYLOR LN	Residential High Density	Residential Medium Density
4704 TAYLOR LN	Residential High Density	Residential Medium Density
4705 HILL MEADOW RD	Commercial	Residential Medium Density
4705 TREVOR TR	Residential High Density	Residential Medium Density
4706 TREVOR TR	Residential High Density	Residential Medium Density
4707 TAYLOR LN	Residential High Density	Residential Medium Density
4708 TAYLOR LN	Residential High Density	Residential Medium Density
4709 HILL MEADOW RD	Commercial	Residential Medium Density
4709 TREVOR TR	Residential High Density	Residential Medium Density
4710 TREVOR TR	Residential High Density	Residential Medium Density
4711 TAYLOR LN	Residential High Density	Residential Medium Density
4712 TAYLOR LN	Residential High Density	Residential Medium Density
4713 HILL MEADOW RD	Commercial	Residential Medium Density
4713 TREVOR TR	Residential High Density	Residential Medium Density
4714 TREVOR TR	Residential High Density	Residential Medium Density
4715 TAYLOR LN	Residential High Density	Residential Medium Density
4716 TAYLOR LN	Residential High Density	Residential Medium Density
4717 TREVOR TR	Residential High Density	Residential Medium Density
4719 TAYLOR LN	Residential High Density	Residential Medium Density
4720 TAYLOR LN	Residential High Density	Residential Medium Density
4720 TREVOR TR	Residential High Density	Residential Medium Density
4721 HILL MEADOW RD	Commercial	Residential Medium Density
4721 TREVOR TR	Residential High Density	Residential Medium Density
4723 TAYLOR LN	Residential High Density	Residential Medium Density
4724 TAYLOR LN	Residential High Density	Residential Medium Density
4724 TREVOR TR	Residential High Density	Residential Medium Density
4725 HILL MEADOW RD	Commercial	Residential Medium Density
4727 TAYLOR LN	Residential High Density	Residential Medium Density
4728 TAYLOR LN	Residential High Density	Residential Medium Density
4728 TREVOR TR	Residential High Density	Residential Medium Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
4729 HILL MEADOW RD	Commercial	Residential Medium Density
4733 HILL MEADOW RD	Commercial	Residential Medium Density
4737 HILL MEADOW RD	Commercial	Residential Medium Density
4741 HILL MEADOW RD	Commercial	Residential Medium Density
4745 HILL MEADOW RD	Commercial	Residential Medium Density
4749 HILL MEADOW RD	Commercial	Residential Medium Density
4802 TREVOR TR	Residential High Density	Residential Medium Density
4803 TAYLOR LN	Residential High Density	Residential Medium Density
4804 TAYLOR LN	Residential High Density	Residential Medium Density
4805 TREVOR TR	Residential High Density	Residential Medium Density
4806 TREVOR TR	Residential High Density	Residential Medium Density
4807 TAYLOR LN	Residential High Density	Residential Medium Density
4808 TAYLOR LN	Residential High Density	Residential Medium Density
4809 TREVOR TR	Residential High Density	Residential Medium Density
4810 TREVOR TR	Residential High Density	Residential Medium Density
4811 TAYLOR LN	Residential High Density	Residential Medium Density
501 S CHURCH ST	Central Business & Residential Low Density	Governmental Use
501 SHADY BROOK DR	Governmental Use & Residential Medium Density	Governmental Use
503 N MAIN ST	Residential High Density	Residential Medium Density
505 W PEACH ST	Residential High Density	Residential Medium Density
506 W DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
507 E DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
510 SMITH ST	Low Intensity Commercial	Residential Low Density
511 N MAIN ST	Residential High Density	Residential Medium Density
515 E DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
600 W COLLEGE ST	Residential Medium Density	Residential Low Density
600 WESTPORT PKWY	Industrial/Commercial	Industrial
601 W WALL ST	Industrial & Low Intensity Commercial	Industrial
601 WESTPORT PKWY	Industrial/Commercial	Industrial
603 S MAIN ST	Central Business District	Central Business District & Low Intensity Commercial
603 STATE HWY 121	Industrial	Commercial
604 S MAIN ST	Central Business	Residential Low Density
605 E DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
605 E WALL ST	Commercial	Residential Low Density
607 W DALLAS RD	Commerical/Mixed Use	Transit District Low & Medium Intensity
609 E WALL ST	Commercial	Residential Low Density
611 E DALLAS RD	Industrial/Commercial	Transit District Medium Intensity
613 E WALL ST	Commercial	Residential Low Density
617 E DALLAS RD	Industrial/Commercial	Transit District Medium Intensity
617 E WALL ST	Commercial	Residential Low Density
619 S CHURCH ST	Residential Low Density	Governmental Use
620 S MAIN ST	Central Business	Governmental Use
620 WESTPORT PKWY	Industrial/Commercial	Industrial
621 E WALL ST	Commercial	Residential Low Density
623 E DALLAS RD	Industrial/Commercial	Transit District Medium Intensity
625 BERKLEY DR	Residential Medium Density	Residential Low Density
625 E WALL ST	Commercial	Residential Low Density
625 WESTPORT PKWY	Industrial/Commercial	Industrial
626 BALL ST	Low Intensity Commercial	Governmental Use
627 BERKLEY DR	Residential Medium Density	Residential Low Density
629 BERKLEY DR	Residential Medium Density	Residential Low Density
629 E WALL ST	Commercial	Residential Low Density
630 S MAIN ST # A	Central Business	Governmental Use
631 BERKLEY DR	Residential Medium Density	Residential Low Density
633 WESTPORT PKWY	Industrial/Commercial	Industrial
633 WESTPORT PKWY	Industrial/Commercial	Industrial
640 WESTPORT PKWY	Industrial/Commercial	Industrial
647 WESTPORT PKWY	Industrial/Commercial	Commercial
649 W HUDGINS ST	Commerical/Mixed Use	Transit District Low Intensity
650 WESTPORT PKWY	Industrial/Commercial	Commercial
665 WESTPORT PKWY	Industrial/Commercial	Commercial
670 GATEHOUSE DR	Commercial & Industiral/Commercial	Commercial
700 CABLE CREEK DR	Residential High Density	Residential Medium Density
700 W DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
701 BOYD DR	Residential High Density	Residential Medium Density
701 CABLE CREEK DR	Residential High Density	Residential Medium Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
701 CORY ST	Residential High Density	Residential Medium Density
701 E DALLAS RD	Industrial/Commercial	Transit District Medium Intensity
701 N DOOLEY ST	Residential Medium Density	Residential Low Density
701 PEACH CT	Residential High Density	Residential Medium Density
701 S MAIN ST	Commerical/Mixed Use	Transit District High Intensity
701 S MAIN ST	Commerical/Mixed Use	Transit District High Intensity
701 TURNER RD	Residential High Density	Governmental Use
702 CORY ST	Residential High Density	Residential Medium Density
702 MICHOL ST	Residential High Density	Residential Medium Density
702 PEACH CT	Residential High Density	Residential Medium Density
703 BALL ST	Commerical/Mixed Use	Transit District Low Intensity
703 BOYD DR	Residential High Density	Residential Medium Density
703 CORY ST	Residential High Density	Residential Medium Density
703 E WALL ST	Commercial	Residential Low Density
703 PEACH CT	Residential High Density	Residential Medium Density
704 CABLE CREEK DR	Residential High Density	Residential Medium Density
704 CORY ST	Residential High Density	Residential Medium Density
704 MICHOL ST	Residential High Density	Residential Medium Density
704 PEACH CT	Residential High Density	Residential Medium Density
705 BOYD DR	Residential High Density	Residential Medium Density
705 CABLE CREEK DR	Residential High Density	Residential Medium Density
705 CORY ST	Residential High Density	Residential Medium Density
705 PEACH CT	Residential High Density	Residential Medium Density
705 S MAIN ST	Commerical/Mixed Use	Transit District High Intensity
706 CORY ST	Residential High Density	Residential Medium Density
706 MICHOL ST	Residential High Density	Residential Medium Density
706 PEACH CT	Residential High Density	Residential Medium Density
707 BOYD DR	Residential High Density	Residential Medium Density
707 CORY ST	Residential High Density	Residential Medium Density
707 E WALL ST	Commercial	Residential Low Density
707 PEACH CT	Residential High Density	Residential Medium Density
708 CABLE CREEK DR	Residential High Density	Residential Medium Density
708 CORY ST	Residential High Density	Residential Medium Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
708 MICHOL ST	Residential High Density	Residential Medium Density
708 PEACH CT	Residential High Density	Residential Medium Density
709 CABLE CREEK DR	Residential High Density	Residential Medium Density
709 CORY ST	Residential High Density	Residential Medium Density
709 PEACH CT	Residential High Density	Residential Medium Density
710 CORY ST	Residential High Density	Residential Medium Density
710 MICHOL ST	Residential High Density	Residential Medium Density
710 PEACH CT	Residential High Density	Residential Medium Density
711 BOYD DR	Residential High Density	Residential Medium Density
711 CORY ST	Residential High Density	Residential Medium Density
711 E WALL ST	Commercial	Residential Low Density
711 PEACH CT	Residential High Density	Residential Medium Density
712 CABLE CREEK DR	Residential High Density	Residential Medium Density
712 CORY ST	Residential High Density	Residential Medium Density
712 MICHOL ST	Residential High Density	Residential Medium Density
712 PEACH CT	Residential High Density	Residential Medium Density
713 CABLE CREEK DR	Residential High Density	Residential Medium Density
713 CORY ST	Residential High Density	Residential Medium Density
713 PEACH CT	Residential High Density	Residential Medium Density
714 CORY ST	Residential High Density	Residential Medium Density
714 MICHOL ST	Residential High Density	Residential Medium Density
714 PEACH CT	Residential High Density	Residential Medium Density
714 W COLLEGE ST	Residential Low Density & Residential Medium Density	Residential Low Density
715 CORY ST	Residential High Density	Residential Medium Density
715 PEACH CT	Residential High Density	Residential Medium Density
716 CABLE CREEK DR	Residential High Density	Residential Medium Density
716 CORY ST	Residential High Density	Residential Medium Density
716 MICHOL ST	Residential High Density	Residential Medium Density
716 PEACH CT	Residential High Density	Residential Medium Density
717 CABLE CREEK DR	Residential High Density	Residential Medium Density
717 CORY ST	Residential High Density	Residential Medium Density
717 E WALL ST	Commercial	Residential Low Density
718 CORY ST	Residential High Density	Residential Medium Density

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
718 MICHOL ST	Residential High Density	Residential Medium Density
719 BOYD DR	Residential High Density	Residential Medium Density
719 CORY ST	Residential High Density	Residential Medium Density
720 CABLE CREEK DR	Residential High Density	Residential Medium Density
720 CORY ST	Residential High Density	Residential Medium Density
720 MICHOL ST	Residential High Density	Residential Medium Density
721 CABLE CREEK DR	Residential High Density	Residential Medium Density
721 CORY ST	Residential High Density	Residential Medium Density
721 E WALL ST	Commercial	Residential Low Density
722 CORY ST	Residential High Density	Residential Medium Density
722 MICHOL ST	Residential High Density	Residential Medium Density
723 BALL ST	Commerical/Mixed Use	Transit District Low Intensity
723 CORY ST	Residential High Density	Residential Medium Density
724 CABLE CREEK DR	Residential High Density	Residential Medium Density
724 CORY ST	Residential High Density	Residential Medium Density
724 MICHOL ST	Residential High Density	Residential Medium Density
725 CABLE CREEK DR	Residential High Density	Residential Medium Density
725 CORY ST	Residential High Density	Residential Medium Density
726 CORY ST	Residential High Density	Residential Medium Density
726 MICHOL ST	Residential High Density	Residential Medium Density
727 CORY ST	Residential High Density	Residential Medium Density
727 E WALL ST	Commercial	Residential Low Density
728 CABLE CREEK DR	Residential High Density	Residential Medium Density
728 CORY ST	Residential High Density	Residential Medium Density
728 MICHOL ST	Residential High Density	Residential Medium Density
729 CABLE CREEK DR	Residential High Density	Residential Medium Density
729 E DALLAS RD	Industrial/Commercial	Residential Medium Density
730 E WORTH ST	Governmental Use	Residential Low Density
733 E WALL ST	Governmental Use	Residential Low Density
736 BEAR RUN DR	Residential Low Density	Governmental Use
736 E NORTHWEST HWY	Governmental Use	Commercial
739 E WALL ST	Governmental Use	Residential Low Density
749 PORTAMERICA PL	Industrial/Commercial	Industrial

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
750 W DALLAS RD	Commerical/Mixed Use	Transit District Medium Intensity
751 PORTAMERICA PL	Industrial/Commercial	Industrial
752 PORTAMERICA PL	Industrial/Commercial	Industrial
756 PORTAMERICA PL	Industrial/Commercial	Industrial
800 E STATE HWY 114	Industrial/Commercial	Industrial
800 PORTAMERICA PL	Industrial/Commercial	Industrial
800 S DOOLEY ST	Commerical/Mixed Use	Transit District Medium Intensity
800 WALNUT ST	Residential High Density	Residential Low Density
801 E NORTHWEST HWY	Commerical/Mixed Use	Commercial
801 MEADOW BEND LOOP S	Residential High Density	Residential Medium Density
801 PORTAMERICA PL	Industrial/Commercial	Industrial
802 WILDWOOD LN	Residential High Density	Residential Medium Density
803 E NORTHWEST HWY	Commerical/Mixed Use	Commercial
803 E WALL ST	Governmental Use	Residential Low Density
804 PORTAMERICA PL # B	Industrial/Commercial	Industrial
804 WILDWOOD LN	Residential High Density	Residential Medium Density
805 E NORTHWEST HWY	Commerical/Mixed Use	Commercial
805 MEADOW BEND LOOP S	Residential High Density	Residential Medium Density
805 PORTAMERICA PL	Industrial/Commercial	Industrial
806 WILDWOOD LN	Residential High Density	Residential Medium Density
808 WILDWOOD LN	Residential High Density	Residential Medium Density
809 E NORTHWEST HWY	Commerical/Mixed Use	Commercial
809 E WALL ST	Commercial	Residential Low Density
809 MEADOW BEND LOOP S	Residential High Density	Residential Medium Density
809 S DOOLEY ST	Commerical/Mixed Use	Transit District Medium Intensity
812 S MAIN ST	Commerical/Mixed Use	Transit District High Intensity
813 E WALL ST	Commercial	Residential Low Density
813 INLAND DR	Residential Low Density	Governmental Use
813 MEADOW BEND LOOP W	Residential High Density	Residential Medium Density
815 S MAIN ST	Commerical/Mixed Use	Transit District High Intensity
815 S MAIN ST	Commerical/Mixed Use	Transit District High Intensity
816 INLAND DR	Residential Low Density	Governmental Use
816 RUTH WALL RD	Commerical/Mixed Use	Commercial

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
816 S MAIN ST	Commerical/Mixed Use	Transit District High Intensity
817 E WALL ST	Commercial	Residential Low Density
817 MEADOW BEND LOOP W	Residential High Density	Residential Medium Density
818 WILDWOOD LN	Residential High Density	Residential Medium Density
819 KING ST	Commerical/Mixed Use	Transit District High Intensity
821 E NORTHWEST HWY	Commerical/Mixed Use	Commercial
821 MEADOW BEND LOOP W	Residential High Density	Residential Medium Density
825 MEADOW BEND LOOP W	Residential High Density	Residential Medium Density
826 WILDWOOD LN	Residential High Density	Residential Medium Density
827 DAWN LN	Industrial/Commercial	Residential Medium Density
828 E NORTHWEST HWY	Commercial	Commercial & Residential Low Density
829 MEADOW BEND LOOP W	Residential High Density	Residential Medium Density
829 S DOOLEY ST	Commerical/Mixed Use	Transit District Medium Intensity
833 E NORTHWEST HWY UNIT C 833A	Commerical/Mixed Use	Commercial
833 MEADOW BEND LOOP W	Residential High Density	Residential Medium Density
834 E NORTHWEST HWY	Commercial	Commercial & Residential Low Density
834 WILDWOOD LN	Residential High Density	Residential Medium Density
837 MEADOW BEND LOOP W	Residential High Density	Residential Medium Density
841 MEADOW BEND LOOP W	Residential High Density	Residential Medium Density
844 WALNUT ST	Governmental Use	Residential Low Density
845 E NORTHWEST HWY	Commerical/Mixed Use	Commercial
845 MEADOW BEND LOOP W	Residential High Density	Residential Medium Density
846 E NORTHWEST HWY	Commercial	Commercial & Residential Low Density
849 E DALLAS RD	Industrial/Commercial	Residential Medium Density
850 S DOOLEY ST	Commerical/Mixed Use	Transit District Medium Intensity
851 N MAIN ST	Residential Low Density & Residential Medium Density	Governmental Use
860 E HUDGINS ST	Commerical/Mixed Use	Transit District High Intensity
900 E STATE HWY 114	Industrial/Commercial	Industrial
900 PORTAMERICA PL	Industrial/Commercial	Industrial
900 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
901 RUTH WALL RD	Commercial	Governmental Use
903 WILDWOOD LN	Commercial	Residential Medium Density
906 JEAN ST	Commerical/Mixed Use	Transit District High Intensity

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EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
907 WILDWOOD LN	Commercial	Residential Medium Density
909 S MAIN ST	Commerical/Mixed Use	Transit District High Intensity
910 PINE ST	Commerical/Mixed Use	Transit District Medium Intensity
911 BELLAIRE DR	Commerical/Mixed Use	Transit District Medium Intensity
911 WILDWOOD LN	Commercial	Residential Medium Density
913 S CHURCH ST	Commerical/Mixed Use	Transit District Medium Intensity
914 PINE ST	Commerical/Mixed Use	Transit District Medium Intensity
915 WILDWOOD LN	Commercial	Residential Medium Density
919 E NORTHWEST HWY	Commerical/Mixed Use	Commercial
919 PINE ST	Commerical/Mixed Use	Transit District Medium Intensity
920 PINE ST	Residential Low Density	Transit District Low Intensity
920 S MAIN ST	Commerical/Mixed Use	Transit District Medium Intensity
923 S CHURCH ST	Commerical/Mixed Use	Transit District Medium Intensity
926 PINE ST	Residential Low Density	Transit District Low Intensity
927 E NORTHWEST HWY	Commerical/Mixed Use	Commercial
927 S CHURCH ST	Commerical/Mixed Use	Transit District Medium Intensity
930 BERRY ST	Commerical/Mixed Use	Transit District Medium Intensity
930 PINE ST	Residential Low Density	Transit District Low Intensity
931 JEAN ST	Commerical/Mixed Use	Transit District Medium Intensity
931 S CHURCH ST	Commerical/Mixed Use	Transit District Medium Intensity
932 JEAN ST	Commerical/Mixed Use	Transit District Medium Intensity
934 BERRY ST	Commerical/Mixed Use	Transit District Medium Intensity
935 JEAN ST	Commerical/Mixed Use	Transit District Medium Intensity
936 JEAN ST	Commerical/Mixed Use	Transit District Medium Intensity
938 BERRY ST	Commerical/Mixed Use	Transit District Medium Intensity
939 JEAN ST	Commerical/Mixed Use	Transit District Medium Intensity
940 MEADOW BEND LOOP S	Residential High Density	Residential Medium Density
941 MEADOW BEND LOOP S	Residential High Density	Residential Medium Density
942 BERRY ST	Commerical/Mixed Use	Transit District Medium Intensity
943 JEAN ST	Commerical/Mixed Use	Transit District Medium Intensity
944 JEAN ST	Commerical/Mixed Use	Transit District Medium Intensity
944 MEADOW BEND LOOP S	Residential High Density	Residential Medium Density
945 MEADOW BEND LOOP S	Residential High Density	Residential Medium Density

CC ITEM #30
P&Z ITEM #6

EXHIBIT "A"

MP24-01 Parcels with Future Land Use Change

SITE ADDRESS	EXISTING FUTURE LAND USE	NEW FUTURE LAND USE
948 MEADOW BEND LOOP S	Residential High Density	Residential Medium Density
949 MEADOW BEND LOOP S	Residential High Density	Residential Medium Density
951 JEAN ST	Commerical/Mixed Use	Transit District Medium Intensity
952 MEADOW BEND LOOP S	Residential High Density	Residential Medium Density
953 MEADOW BEND LOOP S	Residential High Density	Residential Medium Density
955 JEAN ST	Commerical/Mixed Use	Transit District Medium Intensity
956 MEADOW BEND LOOP S	Residential High Density	Residential Medium Density
957 MEADOW BEND LOOP S	Residential High Density	Residential Medium Density
959 JEAN ST	Commerical/Mixed Use	Transit District Medium Intensity
960 MEADOW BEND LOOP S	Residential High Density	Residential Medium Density
961 MEADOW BEND LOOP S	Residential High Density	Residential Medium Density
963 JEAN ST	Commerical/Mixed Use	Transit District Medium Intensity
964 MEADOW BEND LOOP S	Residential High Density	Residential Medium Density
967 JEAN ST	Commerical/Mixed Use	Transit District Medium Intensity
968 MEADOW BEND LOOP S	Residential High Density	Residential Medium Density
971 JEAN ST	Commerical/Mixed Use	Transit District Medium Intensity
972 MEADOW BEND LOOP S	Residential High Density	Residential Medium Density
976 MEADOW BEND LOOP S	Residential High Density	Residential Medium Density
980 MEADOW BEND LOOP N	Residential High Density	Residential Medium Density
980 MEADOW BEND LOOP N	Residential High Density	Residential Medium Density
984 MEADOW BEND LOOP N	Residential High Density	Residential Medium Density
985 MEADOW BEND LOOP N	Residential High Density	Residential Medium Density
988 MEADOW BEND LOOP N	Residential High Density	Residential Medium Density
989 MEADOW BEND LOOP N	Residential High Density	Residential Medium Density
992 MEADOW BEND LOOP N	Residential High Density	Residential Medium Density
993 MEADOW BEND LOOP N	Residential High Density	Residential Medium Density
996 MEADOW BEND LOOP N	Residential High Density	Residential Medium Density
997 MEADOW BEND LOOP N	Residential High Density	Residential Medium Density
E NORTHWEST HWY	Commerical/Mixed Use	Commercial
GRAPEVINE MILLS PKWY	Commerical/Mixed Use	Commercial
KAITLYN LN	Residential High Density	Residential Medium Density
TEXAN TR	Industrial/Commercial	Industrial
W NORTHWEST HWY	Low Intensity Commercial	Residential Medium Density

EXHIBIT "B"

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

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

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

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

EXHIBIT "B"

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

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

Central Business District	Flood Plain*
"CBD" Central Business District	Any District

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

Recreation/Amusement	Industrial
"RA" Recreation/Amusement	"LI" Light Industrial
	"PID" Planned Industrial Development

Transit District Low Intensity	
Transit District Medium Intensity	
Transit District High Intensity	

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

CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING COMMISSION MEETING MINUTES
– MAP 2: LAND USE PLAN (FUTURE LAND USE MAP AMENDMENTS)
WEDNESDAY, DECEMBER 10, 2025, AT 4:00 P.M.

GRAPEVINE CITY HALL, 2ND FLOOR –
PLANNING AND ZONING CONFERENCE ROOM
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

4:00 PM	Planning and Zoning Commission Special Meeting – FLUM

The Planning and Zoning Commission for the City of Grapevine, Texas met on Wednesday evening, December 10, 2025, at 4:00 P.M. in the Planning and Zoning Conference Room, 2nd Floor, 200 South Main Street, Grapevine, Texas for a Special Meeting with the following members present-to-wit:

Larry Oliver	Chairman
Beth Tiggelaar	Vice Chair
Justin Roberts	Member
Jason Parker	Member
Kerby Kercheval	Member
Traci Hutton	Member
Ashley Anderson Brown	Member
Gustav Kluebs	1st Alternate
Herb Fry	2nd Alternate

With no members absent, constituting a quorum. Also present was City Council Liaison Sharron Rogers, and the following City Staff were present:

Matthew Boyle	City Attorney
Erica Marohnic	Director, Planning Services
Betsi Chatham	GIS Manager
Albert Triplett	Planner II

I. CALL TO ORDER: **4:00 P.M.** – Planning and Zoning Conference Room

Chairman Oliver called the Special Meeting of the Planning and Zoning Commission to order at approximately 4:00 PM.

II. CITIZEN COMMENTS

No one spoke during citizen comments.

III. NEW BUSINESS

A. Receive a report, hold a discussion, and provide staff direction regarding amendments to Map 2: Land Use Plan (future land use map) of the Comprehensive Master Plan and take any necessary action.

Erica Marohnic, Planning Services Director, briefed the Commission on the properties for further discussion and consideration relative to the proposed future land use map amendments and took questions from the Commission.

All members present participated in discussion which began with the southern assessment area residential responses, progressed to the industrial responses, moved to the central/transit district assessment area responses and finished with the north assessment area residential responses.

The Commission requested that staff implement the changes after evaluating 48 specific properties citywide that opposed the initial recommendations. These changes were originally scheduled for a public meeting on November 18, 2025, but will now be discussed at a joint public meeting on January 20, 2026.

IV. ADJOURNMENT:

With no further business to discuss, Kercheval moved to adjourn the meeting at **5:50 P.M.** Hutton seconded the motion, which prevailed by the following vote:

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

Meeting was adjourned.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THE 20th DAY OF JANUARY 2026.

APPROVED:

_____
LARRY OLIVER
CHAIRMAN

ATTEST:

_____
ERICA MAROHNIC
DIRECTOR, PLANNING SERVICES

CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MEETING MINUTES
TUESDAY, DECEMBER 16, 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 16th day of December 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	Director, Planning Services
Albert Triplett	Planner II

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

1. Invocation and Pledge of Allegiance:

JOINT PUBLIC HEARINGS

2. **CU25-43/PD25-05; McMillian James Equipment Company -** submitted by Merriman Anderson Architects for property located at 1026 & 1044 Texan Trail, platted as Block 3, Lot 3R and Block 1, Lot 5R, Grapevine Station Addition. This site (1044 Texan Trail) was previously approved for a 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 and the site at 1026 Texan Trail was previously approved for a conditional use permit CU05-26(Ord. 2005-46) to amend the previously approved site plan for a planned business park, specifically to allow for office development. This request is for a conditional use permit (CU25-43) to amend the previously

approved site plan for 1044 Texan Trail and 1026 Texan Trail to add 19 parking spaces from 1026 Texan Trail 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) on 1044 Texan Trail (Lot 5R) 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 Commission and Council received a report from staff and held the public hearing. Applicant Patrick Hazard presented and answered questions.

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

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

Chairman Oliver called the regular session to order at **7:50 p.m.**

3. CITIZEN COMMENTS

   No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

4. **CU25-43; McMillian James Equipment Company** - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Parker moved to **approve** conditional use request **CU25-43** (McMillian James Equipment Company). Kercheval seconded the motion, which prevailed by the following vote:

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

5. **PD25-05; McMillian James Equipment Company** - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Parker moved to **approve** planned development overlay request **PD25-05** (McMillian James Equipment Company). Tiggelaar seconded the motion, which prevailed by the following vote:

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

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

The Commission discussed this item.

Anderson Brown moved to **table** zone change request **Z25-06** (1109 Airline Drive) to the March 17, 2026, meeting. Roberts seconded the motion, which prevailed by the following vote:

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

7. Consider the minutes of the November 18, 2025 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Hutton moved to **approve** the minutes of the November 18, 2025, Planning and Zoning Commission meeting. Roberts seconded the motion, which prevailed by the following vote:

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

Adjournment

With no further business to discuss, Anderson Brown moved to adjourn the meeting at **7:57 p.m.** Hutton seconded the motion, which prevailed by the following vote:

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS 20TH DAY OF JANUARY 2026.

APPROVED:

_____
LARRY OLIVER

CHAIRMAN

ATTEST:

_____
ERICA MAROHNIC
DIRECTOR, PLANNING SERVICES