



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, FEBRUARY 17, 2026

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

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

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

1. Invocation and Pledge of Allegiance: Council Member Chris Coy

**JOINT PUBLIC HEARINGS**

2. Conditional Use Permit **CU25-49** (Movement Climbing Gym) and **Final Plat** of Lots 1 and 2, Block 1, Movement Climbing Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Mike Martinie, Spiars Engineering and Surveying. The site was previously approved for conditional use permit CU2021-06 (Ordinance No. 2021-017) to allow for outdoor entertainment (climbing gym) and outdoor speakers. The applicant is specifically requesting a Planned Commercial Center to deviate from the front yard landscaping requirements and perimeter landscaping requirements, and to replat Lot 2A into two lots and create a future retail lot for a 5,000 sq. ft. building. The application is also requesting to replat Lot 2A, Block 1, Classic Collision Addition to subdivide one lot into two lots. The subject property is located at 3105 William D. Tate Avenue and is currently zoned “CC”, Community Commercial District.
3. **Final Plat** of Lots 1 and 2, Block 1, Kannon Estates – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by J. Michael Ferguson with AFI Real Estate requesting to replat a portion of Block 61, Original Town of Grapevine to subdivide into two lots. The subject property is located at 122 West Peach Street and is currently zoned “R-5.0”, Zero Lot Line District.

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

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

## CITIZEN COMMENTS

4. 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.

## PUBLIC HEARING AND RELATED ITEM

5. City Council to conduct a public hearing to receive public input relative to the proposed 52nd Year Community Development Block Grant (CDBG) Program street reconstruction program.
6. Consider authorizing staff to proceed with the application submittal to Tarrant County for the 52nd Year Community Development Block Grant (CDBG) Program street reconstruction project, and take any necessary action.

## PRESENTATION

7. Fire Chief to present Updated Staffing Plan, adding a 4th ambulance.

## NEW BUSINESS

8. Consider **Resolution No. 2026-009** approving the Tarrant County contract for the 50th Year Community Development Block Grant street reconstruction project with Jeske Construction , **Ordinance No. 2026-010** appropriating the funds, and take any necessary action.
9. Consider the award of a construction contract for the Historic Grapevine Vehicles and Agricultural Machinery Museum to Ware Brothers Construction, **Ordinance No. 2026-011** appropriating the 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.

10. Consider a mid-year appointment to the Grapevine Heritage Foundation Advisory Board to fill a vacancy. Council Member Duff O'Dell recommends approval.

11. Consider renewal of an annual contract for masonry services to Chibli Stone Works, Inc. as the primary vendor and Weatherproofing Services as the secondary vendor. Director of Parks and Recreation recommends approval.
12. Consider the purchase of GETAC Rugged laptops from Brite Computers. Police Chief recommends approval.
13. Consider an annual contract for building technology integration from Schneider Electric. Director of Public Works recommends approval.
14. Consider an annual contract for trade services from Humphrey & Associates, Inc. Director of Public Works recommends approval.
15. Consider an annual contract for valve and hydrant maintenance from Hydromax USA and **Ordinance No. 2026-012** to appropriate the funds. Director of Public Works 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

16. Conditional Use Permit **CU25-49** (Movement Climbing Gym) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2026-013** if applicable and take any necessary action.
17. **Final Plat** of Lots 1 and 2, Block 1, Movement Climbing Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
18. **Final Plat** of Lots 1 and 2, Block 1, Kannon Estates – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

#### ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on February 11, 2026 by 6:00 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, FEBRUARY 17, 2026

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

## **WORKSHOP**

### **CALL TO ORDER 6:30 p.m. – Planning and Zoning Conference Room**

1. Receive a report, hold a discussion and provide staff direction regarding several Zoning Ordinance and Official Zoning Map clean-up items, including:
  - a. Amendment to Section 27, "PO", Professional Office District of the Zoning Ordinance, including deletion of the ten (10) conditional uses.
  - b. Amendment to the Official Zoning Map, through rezoning six properties (1251, 1255, 1265, 1285, 1295 and 1300 South Main Street) presently developed as restaurants on South Main Street from "PO", Professional Office District to "CC", Community Commercial District.
  - c. Amendment to the Official Zoning Map, through rezoning all City, County, and Grapevine Colleyville Independent School District properties not presently zoned "GU", Governmental Use to "GU", Governmental Use.
  - d. Amendment to the Official Zoning Map, through rezoning two properties (211 East Worth Street and 600 West College Street) presently zoned "HGT", Historic Grapevine Township District to other more appropriate districts based on their current land uses.
  - e. Amendment to the Official Zoning Map, through rezoning three properties (218 and 250 East Dallas Road; 931, 935, 939, 943, 951, 955, 959, 963, 967, 971 Jean Street, 385, 389, 393, 397 East Nash Street; and 930, 934, 938, and 942 Berry Street) presently zoned "TDO", Transit District Overlay to "R-TH", Townhouse District.
  - f. Amendment to Section 28, "CBD", Central Business District of the Zoning Ordinance to revise the requirement for a comprehensive parking plan for all new uses and developments not situated directly adjacent to or facing South Main Street; each new use and development provides its own parking solutions.
  - g. Amendment to Section 12, Definitions, and other relevant sections of the Zoning Ordinance to establish a new land use category that combines for-purchase self-storage, warehouse, office, and flex space. Additionally, specify which zoning districts would permit this use by-right or through a conditional use permit.

- h. Amendment to the Zoning Ordinance concerning conditional use requests for alcohol sales. Specifically, the amendment should clarify whether approved conditional uses will be tied to the property or if a policy should be enacted that conditional use requests are consistently restricted to the original requester through the motion to approve with specific conditions or restrictions.

## **JOINT MEETING WITH CITY COUNCIL**

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

2. Invocation and Pledge of Allegiance: Council Member Chris Coy

## **JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU25-49** (Movement Climbing Gym) and **Final Plat** of Lots 1 and 2, Block 1, Movement Climbing Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Mike Martinie, Spiars Engineering and Surveying. The site was previously approved for conditional use permit CU2021-06 (Ordinance No. 2021-017) to allow for outdoor entertainment (climbing gym) and outdoor speakers. The applicant is specifically requesting a Planned Commercial Center to deviate from the front yard landscaping requirements and perimeter landscaping requirements, and to replat Lot 2A into two lots and create a future retail lot for a 5,000 sq. ft. building. The application is also requesting to replat Lot 2A, Block 1, Classic Collision Addition to subdivide one lot into two lots. The subject property is located at 3105 William D. Tate Avenue and is currently zoned “CC”, Community Commercial District.
4. **Final Plat** of Lots 1 and 2, Block 1, Kannon Estates – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by J. Michael Ferguson with AFI Real Estate requesting to replat a portion of Block 61, Original Town of Grapevine to subdivide into two lots. The subject property is located at 122 West Peach Street and is currently zoned “R-5.0”, Zero Lot Line District.

**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.

### NEW BUSINESS

6. Conditional Use Permit **CU25-49** (Movement Climbing Gym) – Consider the application and make a recommendation to City Council.
7. **Final Plat** of Lots 1 and 2, Block 1, Movement Climbing Addition – Consider the application and make a recommendation to City Council.
8. **Final Plat** of Lots 1 and 2, Block 1, Kannon Estates – Consider the application and make a recommendation to City Council.
9. Consider the minutes of the January 20, 2026 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 February 11, 2026 by 6:00 p.m.

*Tara Brooks*

Tara Brooks, TRMC  
City Secretary



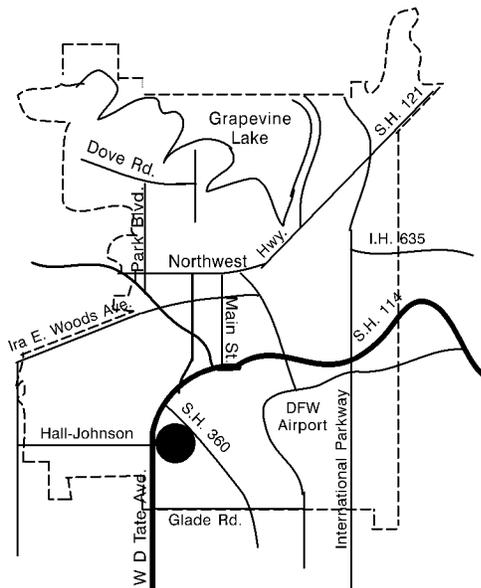
If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary's Office at 817.410.3182 at least 48 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

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: FEBRUARY 17, 2026

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL  
USE APPLICATION CU25-49, MOVEMENT CLIMBING GYM



APPLICANT: Mike Martinie – Spiars Engineering

PROPERTY LOCATION AND SIZE:

The subject property is addressed as 3105 William D. Tate Avenue and is proposed to be platted as, Block 1, Lots 1 and 2, Movement Climbing Addition. Lot 1 contains approximately 4.16 acres and has approximately 144 feet of frontage along William D. Avenue and approximately 797.73 feet along Stone Myers Parkway. Lot 2 contains approximately 1.04 acres and has approximately 259.76 feet of frontage along William D. Avenue and approximately 173.84 feet of frontage along Stone Myers Parkway.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is specifically requesting a conditional use permit to establish a Planned Commercial Center (PCC) to deviate from front yard landscaping and perimeter landscaping requirements across two lots, encompassing an existing climbing gym and a proposed 5,000 square foot multitenant building.

Staff approved Site Plan SP2020-01 on March 11, 2020, which allowed for the development of a 50 foot, 36,000 square foot climbing gym on the 5.200 acre subject site.

The applicant intends to subdivide the 5.20 acre site into two lots, 4.162 acres and 1.038 acres. The subject site is home to a 36,000 square foot climbing gym established in 2022. The climbing gym will remain on proposed Lot 1. A 5,000 square foot multi-tenant building

is proposed on the remaining portion of Lot 2, of the existing lot.

The applicant is requesting the following deviations for the two lot planned commercial center:

- Section 24, *Community Commercial District* – Reduction in minimum front yard requirements
  - The minimum front yard of 25 feet serves as both a building setback and landscape setback. Approximately 334 feet of the front yard Lot 1, will not be landscaped with grass and trees, as this area is a paved vehicle use area that includes a fire lane
- Section 53, *Landscaping Regulations* – Reduction to perimeter landscaping requirements
  - Whenever off-street parking or vehicle use area abuts an adjacent property line, a perimeter landscape area of at least 10 feet is required between the edge of the parking/vehicle use area and the property line. Approximately 397 feet of shared property lines between the new south property line of Lot 1 and the new north property line of Lot 2, are deficient to the requirement.
  - Perimeter landscape area requires one tree for each 50 lineal feet of the perimeter area. The two sites in total require 59 perimeter trees; 34 are provided.

#### PRESENT ZONING AND USE:

The property is currently zoned “CC”, Community Commercial District and is home to Movement Climbing.

#### HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was zoned “R-1”, Single Family District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to “PID”, Planned Industrial Development District.

- On November 19, 2019, City Council approved Z19-06 (Ord. 2019-079) to rezone the subject site from “PID” Planned Industrial Development District to “CC” Community Commercial District.
- On May 18, 2021, City Council approved CU21-06 to allow for outdoor entertainment, a climbing wall with outdoor speakers. The approved outdoor climbing area and outdoor speakers was never constructed.

#### SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: “PID”, Planned Industrial Development District — Classic Collision Automobile Repair

- SOUTH: “PID”, Planned Industrial Development District, “LI” Light Industrial District and “BP”, Business Park District — Pavestone, Associated Aircraft Supply and vacant undeveloped property
- EAST: “LI”, Light Industrial District and “BP”, Business Park District — Pavestone and previous vacant now under construction
- WEST: State Highway 360/William D. Tate Avenue intersection

#### AIRPORT IMPACT:

The subject tract is partially 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 (CO) land use. The applicant’s proposal is compliant with the Master Plan.

#### THOROUGHFARE PLAN APPLICATION:

The City of Grapevine’s Thoroughfare Plan designates Stone Myers Parkway as a Type D Minor Arterial with a minimum 75-foot right-of-way developed as four lanes.

/at

PID

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D TATE AVE #

**CLASSIC**

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3105 WILLIAM  
D TATE AVE #

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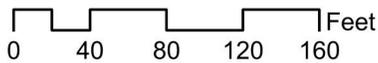
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SUBJECT PROPERTY

Grapevine GIS



**CU25-49; Simple Twist, LLC  
CLASSIC COLLISION ADDITION Block 1 Lot 2A  
3105 William D. Tate Avenue**

Date Prepared: 12/9/2025

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

CONDITIONAL USE PERMIT APPLICATION  
AND SITE PLAN SET CHECKLISTS

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

Lot 2A, Block 1, Classic Collision Addition

Gross area of parcel (to nearest tenth of  
acre)

5.2 ac.

Street frontage & distance to nearest cross street

775 FT along Stone Myers Pkwy, 415 FT along William D Tate Ave

Describe the Proposed Use

Proposed commercial development

Proposed Zoning

Planned Commercial Center within Community Commercial

Existing Zoning

Community Commercial - CU21-06

Future Land Use Designation

Partially Industrial/Commercial, Partially Commercial

Subject Property Address

3105 William D Tate Avenue

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

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

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

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

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

Property Owner Name Tim Carroll

Property Owner Phone Number 817-271-7916

Company Simple Twist, LLC

Address 809 Shorecrest Drive

City Southlake State TX Zip Code 76092

Email [REDACTED]



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

**Project Representation (check one):**

- I will represent the application myself; OR
- I hereby designate Mike Martinie, Spiars Engineering & Surveying (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.

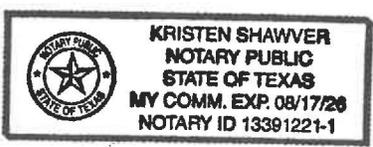
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature Timothy K. Carroll Date 11-20-25

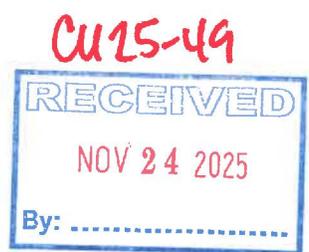
STATE OF: Texas  
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Timothy Carroll (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 20 day of November, 2025  
[Signature]



NOTARY PUBLIC in and for the State of Texas



CONDITIONAL USE PERMIT APPLICATION  
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer  Purchaser  Tenant  Preparer  Other (specify) \_\_\_\_\_

Name Mike Martinie Company Spinars Engineering & Surveying

Address 501 W President George Bush Hwy, Suite 200

City Richardson State TX Zip Code 75080

Phone 469-395-0528 Email [REDACTED]

Applicant's Signature [Signature] Date 11/20/25

STATE OF: Texas

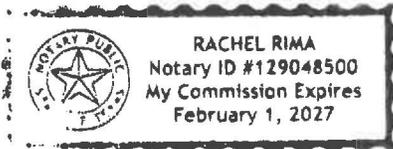
COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Mike Martinie  
(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 20<sup>th</sup> day of  
November, 2025

[Signature]

NOTARY PUBLIC in and for the State of Texas



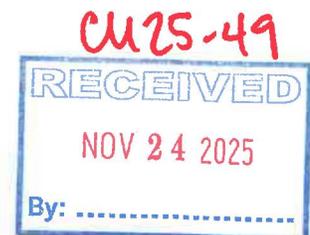
If the legal owner of the property is a corporation, company, partnership, or Limited Liability Company, provide a copy of a legal document attached with this application showing that the individual signing this document is a duly authorized partner, officer, or owner of said corporation, partnership,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

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

Entity Name or File Number: Simple Twist, LLC (802819351)

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](mailto: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**

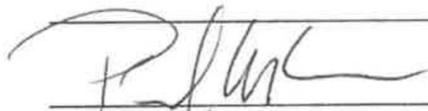
**PLATTING VERIFICATION:**

*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 3105 William D Tate Ave

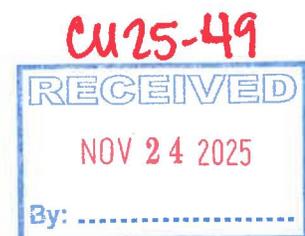
Legal description of subject property Lot 2A, Block 1, Classic Collision Addition



Public Works Department

11-19-25

Date





## CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

# City of Grapevine

### Signage Requirements

#### Signage Requirements

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

#### Sign Posting Standards

Zoning signage shall comply with the following standards:

- The applicant shall be responsible for posting at least one zoning sign on 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

#### 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

**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

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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) \_\_\_\_\_

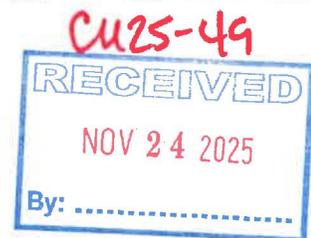
Name Kendall Finseth Company Spiars Engineering & Surveying

Address 501 W President George Bush Hwy, Suite 200

City Richardson State TX Zip Code 75080

Phone 469-395-0480 Email kendall.finseth@spiarsengineering.com

Applicant's Signature Kendall Finseth Date 11-24-25





765 Custer Road, Suite 100 | Plano, Texas 75075  
Main 972.422.0077 | www.spiarseng.com  
TBPE No. F-2121 | TBPLS No. F-10043100

November 24, 2025

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

**RE: Movement Climbing Grapevine – Classic Collision Addition, Lots 2AR & 2B, Block 1**

Dear Sir/Madam,

Submitted herewith please find the Conditional Use Permit application containing the Site Plan, Landscape Plan, Building Elevations and Photometric Plan for the Movement Climbing development located at 3105 William D Tate Ave. The project consists of an existing indoor climbing and fitness facility that will serve as a recreational anchor for the surrounding commercial area. The proposed use is compatible with the existing CC zoning district and is consistent with other commercial and recreational offerings within the City.

This CUP request is to establish a Planned Commercial Center to allow the subdivision of the site for complementary commercial uses. Creating a Planned Commercial Center will increase the long-term utility of the property, attract compatible tenants, and enhance the site's value while ensuring coordinated access, circulation, and shared infrastructure. Per Zoning Ordinance Section 25.N, a CUP is required for a "Planned Commercial Center" within the CC zoning district.

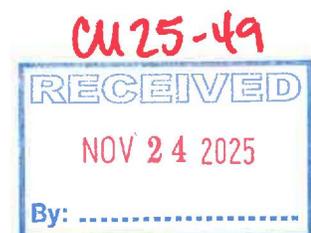
The development complies with the applicable zoning and development standards, and no special conditions beyond standards requirements are anticipated. The proposed use will add value to the property by activating a currently underutilized commercial site.

Please feel free to contact me with any questions or concerns.

Sincerely,  
**SPIARS ENGINEERING, INC.**

A handwritten signature in black ink, appearing to read 'Michael T. Martinie', with a long horizontal stroke extending to the right.

Michael T. Martinie, P.E.



**METES AND BOUNDS DESCRIPTION**

BEING a tract of land situated in the J. Cates Survey, Abstract No. 315, City of Grapevine, Tarrant County, Texas, the subject tract being all of Lot 2, Block 1, Classic Collision Addition, according to the plat recorded in Document No. D216124100 of the Official Public Records, Tarrant County, Texas (OPRTCT), with the subject tract being more particularly described as follows:

BEGINNING at an aluminum monument found for the west end of a corner clip being the intersection of the north line of Stone Myers Parkway, a variable width right-of-way, with the east line of State Highway 360, a variable width right-of-way;

THENCE along the east line of State Highway 360, the following:

Around a curve to the right having a central angle of 02°34'39", a radius of 2834.79 feet, a chord of N 37°16'54" W - 127.52 feet, an arc length of 127.53 feet to a point from which an aluminum monument found, bears S 29°31'45" W, 0.41 feet;

And Around a non-tangent curve to the right having a central angle of 05°48'10", a radius of 2842.79 feet, a chord of N 32°28'06" W - 287.79 feet, an arc length of 287.91 feet to the southwest corner of Lot 1, Block 1, Classic Collision Addition;

THENCE along the south line thereof, the following:

N 71°23'30" E, 565.17 feet;

And N 88°58'01" E, 246.30 feet to the northwest line of Stone Myers Parkway;

THENCE along Stone Myers Parkway, the following:

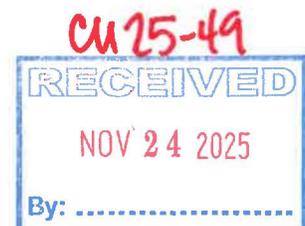
Around a non-tangent curve to the right having a central angle of 38°16'23", a radius of 762.50 feet, a chord of S 36°32'06" W - 499.93 feet, an arc length of 509.34 feet to a 1/2" iron rod with plastic cap found;

S 55°40'18" W, 45.00 feet;

S 65°12'11" W, 135.88 feet;

S 55°40'18" W, 85.33 feet to the east end of said corner clip;

And N 81°45'25" W, 21.78 feet along said corner clip to the POINT OF BEGINNING with the subject tract containing 226,519 square feet or 5.200 acres of land.



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



CC ITEM #2, #16, #17  
P&Z ITEM #3, #6, #7  
Rolando B. Pablos  
Secretary of State

## Office of the Secretary of State

September 22, 2017

Attn: Laurna Kinneel

Laurna Kinneel  
622 N. Water Street, Suite 500  
Milwaukee, WI 53202 USA

RE: Simple Twist, LLC  
File Number: 802819351

-----  
It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created domestic limited liability company (llc).

Unless exempted, the entity formed is subject to state tax laws, including franchise tax laws. Shortly, the Comptroller of Public Accounts will be contacting the entity at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the entity. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <http://window.state.tx.us/taxinfo/franchise/index.html>.

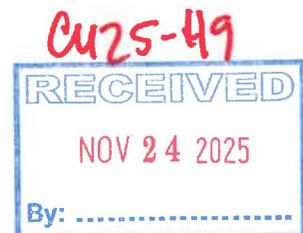
The entity formed does not file annual reports with the Secretary of State. Documents will be filed with the Secretary of State if the entity needs to amend one of the provisions in its certificate of formation. It is important for the entity to continuously maintain a registered agent and office in Texas. Failure to maintain an agent or office or file a change to the information in Texas may result in the involuntary termination of the entity.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section  
Business & Public Filings Division  
(512) 463-5555

Enclosure



*Come visit us on the internet at <http://www.sos.state.tx.us/>*

Phone: (512) 463-5555  
Prepared by: Elizabeth "Annie" Denton

Fax: (512) 463-5709  
TID: 10285

Dial: 7-1-1 for Relay Services  
Document: 762705260002

eSystems > Menu > Period Selection

# Franchise Tax

## Information Report

**Taxpayer:** 32064912440, SIMPLE TWIST, LLC

**Address:** 809 SHORECREST DR, SOUTHLAKE, TX, 76092

**⚠** If you owe a franchise tax return due January 1, 2024 or later, do not file a PIR/OIR before you file your report and remit payment. Filing a PIR/OIR first will close the report period. If the period is closed, you will have to file a paper report and pay either through TEXNET or with a paper check.

**ⓘ** No period obligations found for this taxpayer.

BACK

CU 25-49  
**RECEIVED**  
NOV 24 2025  
By: .....

**Kendall Finseth**

---

**From:** Lindsay Flores <lflores@grapevintexas.gov>  
**Sent:** Thursday, September 25, 2025 8:23 AM  
**To:** [REDACTED] Mike Martinie  
**Cc:** Albert Triplett; Erica Marohnic; Ashlee Mosley; Paul Lee; Elizabeth Reynolds; Larry Gray; Dallas Snow; Sam Daniel; Steven Jones  
**Subject:** 3105 William D Tate - Lot Subdivision

Good morning –

We wanted to provide additional information and clarification following our meeting on Tuesday regarding the proposed subdivision of Lot 2 into two lots at 3105 William D Tate Avenue.

The property was initially developed in anticipation of adding a second building on a single lot. Because of that, there are a few hurdles that make subdivision challenging, including:

- Front and rear yard designation
- 10' required perimeter landscaping between the proposed lot and the remaining lot 2
- Minimum open space
- Direct access to each lot
- Location of solid waste
- Maximum lot coverage

At this time, staff cannot confirm if a second lot would be feasible. As proposed, a future property owner will be left with a nonconforming lot. A conditional use, concept plan, planned commercial center, and/or planned development overlay may be required in order to get the case to a public hearing. Additionally, the lot will need to be reconstructed to support a future building. Approved development applications are valid for one year; after this time, the proposal will require a new public hearing.

In order to move forward at all, we need you to provide an updated plan with calculations that show all bulk, setback, and dimensional requirements are met on both lots, including perimeter landscaping requirements.

Thank you,



**Lindsay Flores**  
**Planner I**  
City of Grapevine  
200 S. Main St. Grapevine, TX 76051  
p: 817.410.3154  
<https://bit.ly/GrapevinePlanning>



ORDINANCE NO. 2026-013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU25-49 FOR A PLANNED COMMERCIAL CENTER TO DEVIATE FROM FRONT YARD LANDSCAPING REQUIREMENTS AND PERIMETER LANDSCAPING REQUIERMENTS ACROSS TWO LOTS, ENCOMPASSING AN EXISITNG CLIMBING GYM AND A PROPOSED 5,000 SQUARE FOOT MULTI-TENANT BUILDING, FOR BLOCK 1, LOTS 1 AND 2, MOVEMENT CLIMBING ADDITION (3105 WILLIAM D. TATE AVENUE) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

WHEREAS, the City Council of the City of Grapevine, Texas, has determined that there is a necessity and need for this conditional use permit and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified and, therefore, feels that the issuance of this conditional use permit for the particular piece of property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Grapevine, Texas, and helps promote the general health, safety and welfare of this community.

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU25-49 for a planned commercial center to deviate from front yard landscaping requirements and perimeter landscaping requirements across two lots, encompassing an existing climbing gym and a proposed 5,000 square foot multi-tenant building in a district zoned "CC", Community Commercial District within the following described property: Block 1, Lots 1 and 2, Movement Climbing Addition (3105 William D. Tate Avenue) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts

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

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

Section 8. That 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 17th day of February 2026.

APPROVED:

---

William D. Tate  
Mayor

ATTEST:

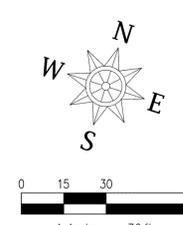
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Tara Brooks  
City Secretary

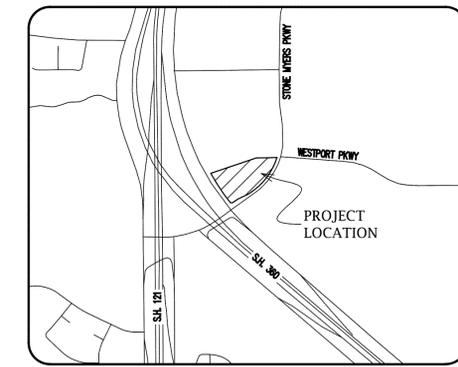
APPROVED AS TO FORM:

---

Matthew C. G. Boyle  
City Attorney



- GENERAL 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.



**Vicinity Map**  
1"=100'

The purpose of this Conditional Use Permit CU25-49 is to allow for a Planned Commercial Center (PCC). A PCC is requested to deviate from the following requirements:

- Sec. 25.G.C. Front Yard Landscaping
- Sec. 53.H.2B. Perimeter Landscaping

Note: A Planned Commercial Center (PCC) is requested to deviate from buffering between lot requirements.

- LEGEND**
- Firelane
  - Prop. Mutual Access Easement & Firelane
  - BFR Barrier Free Ramp
  - LS Landscape Areas

CASE NAME: MOVEMENT CLIMBING GYM AND NEW RETAIL LOT  
CASE NUMBER: CU25-49  
LOCATION: 3105 WILLIAM D. TATE AVENUE

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
SECRETARY

DATE: \_\_\_\_\_

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION

\_\_\_\_\_  
CHAIRMAN

DATE: \_\_\_\_\_

SHEET: 1 OF 8

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

\_\_\_\_\_  
PLANNING SERVICES DEPARTMENT

**MASTER SITE PLAN & DIMENSIONAL CONTROL SITE PLAN**

**MOVEMENT CLIMBING ADDITION**

LOTS 1 & 2, BLOCK 1  
5.200 ACRES  
OUT OF THE  
J.CATES SURVEY ~ ABSTRACT NO. 315  
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS  
JANUARY 2026

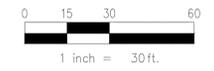
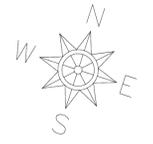
**ENGINEER / SURVEYOR**  
Spiars Engineering, Inc.  
501 W. President George Bush Hwy, Suite 200  
Richardson, TX 75080  
Telephone: (972) 422-0077  
TBPELS No. F-2121 And No. F-10043100  
Contact: Mike Martinie

**OWNER / APPLICANT**  
Simple Twist, LLC.  
809 Shorecrest Drive  
Southlake, TX 76092  
Telephone: (817) 271-7916  
Contact: Tim Carroll

	Required	Provided
<b>Lot 1, Block 1</b>		
Item	Required	Provided
Zoning	"CC" Community Commercial	"CC" Community Commercial
Land Use	Commercial Amusements	Commercial Amusements
Minimum Total Lot Area (ac.)	0.689	4.162
Minimum Total Lot Area (sq. ft.)	30,000	181,311
Maximum First Floor-Building Footprint Area (sq. ft.)	108,787	20,000
Total Building Area (sq. ft.)	N/A	36,000
Building Height	50 feet	50 feet, 2 story
Floor Area Ratio	N/A	0.199
Parking Ratio	1 sp. per 100 SF Recreation (25,500 SF)	
Parking (sp.)	255	255
Accessible Parking (sp.)	7	7
Gross Parking Area (sq. ft.)	N/A	41,310
Minimum Open Space (%)	20%	26%
Minimum Open Space (sq. ft.)	36,262	46,502
Maximum Building Coverage (%)	60%	11%
Maximum Building Coverage (sq. ft.)	108,787	20,000
Maximum Impervious Area (%)	80%	74%
Maximum Impervious Area (sq. ft.)	145,049	134,809

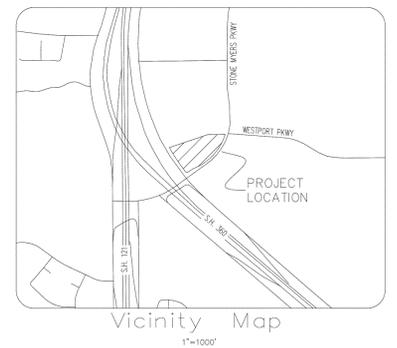
	Required	Provided
<b>Lot 2, Block 1</b>		
Item	Required	Provided
Zoning	"CC" Community Commercial	"CC" Community Commercial
Land Use	Commercial	Commercial
Minimum Total Lot Area (ac.)	0.689	1.038
Minimum Total Lot Area (sq. ft.)	30,000	45,208
Maximum First Floor-Building Footprint Area (sq. ft.)	27,125	5,000
Total Building Area (sq. ft.)	N/A	5,000
Building Height	50 feet	25.33 feet, 1-story
Floor Area Ratio	N/A	0.111
Parking Ratio	5 sp. plus 1 sp. per 200 sq. ft gross floor area	
Parking (sp.)	30	51
Accessible Parking (sp.)	2	2
Gross Parking Area (sq. ft.)	N/A	8,262
Minimum Open Space (%)	20%	30%
Minimum Open Space (sq. ft.)	9,042	13,345
Maximum Building Coverage (%)	60%	11%
Maximum Building Coverage (sq. ft.)	27,125	5,000
Maximum Impervious Area (%)	80%	70%
Maximum Impervious Area (sq. ft.)	36,166	31,863





**GENERAL 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.
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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.



For municipal review,  
James A. Cooper  
PLA 1287  
29 January 2026

**COOPER DESIGN WORKS**

LANDSCAPE ARCHITECTS  
214 212 2488  
PO BOX 492 ROCKWALL TX 75087  
COOPERDESIGNWORKS.COM

**LANDSCAPE PLAN**

**MOVEMENT CLIMBING ADDITION**

LOTS 1 & 2, BLOCK 1  
5.200 ACRES  
OUT OF THE  
J.CATES SURVEY - ABSTRACT NO. 315  
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS  
NOVEMBER 2025

**ENGINEER / SURVEYOR**  
Spiars Engineering, Inc.  
809 Shorecrest Drive  
Richardson, TX 75080  
Telephone: (972) 422-0077  
TBPELS No. F-2121 And No. F-10043100  
Contact: Mike Martinie

**OWNER / APPLICANT**  
Simple Twist, LLC.  
809 Shorecrest Drive  
Southlake, TX 76092  
Telephone: (817) 271-7916  
Contact: Tim Carroll

Note: The purpose of Conditional Use Permit CU25-48 is to allow for a Planned Commercial Center (PCC) with request to deviate from the following requirements:  
Sec.25.G.3, Front yard landscaping  
Sec.53.H.2B, Perimeter Landscaping

CASE NAME: MOVEMENT CLIMBING DIV AND NEW RETAIL LOT  
CASE NUMBER: CU25-48  
LOCATION: 3105 WILLIAM D. TATE AVENUE

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

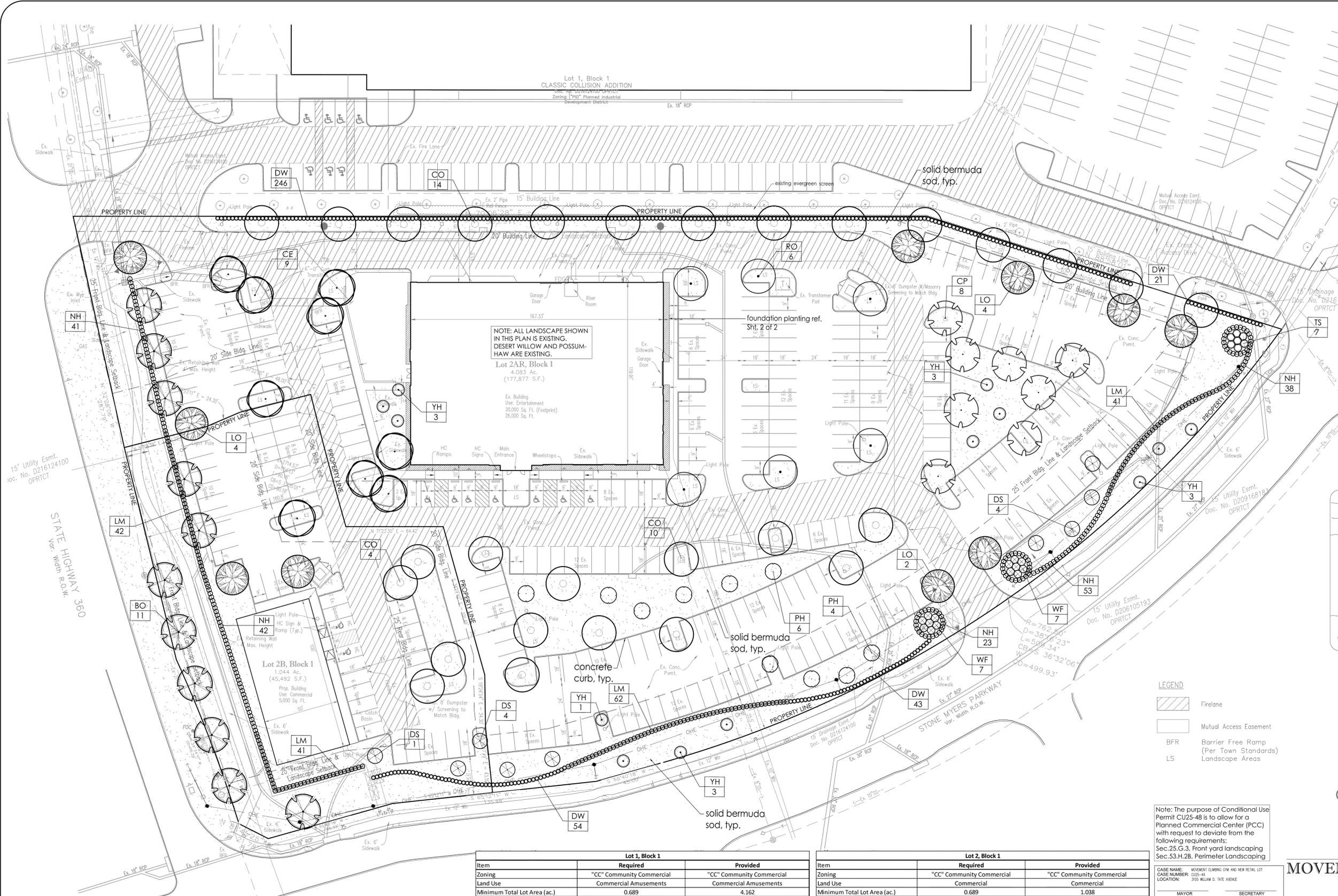
CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET: **2 OF 8**

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

PLANNING SERVICES DEPARTMENT



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	Required	Provided
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Maximum Impervious Area (%)	80%	74%
Maximum Impervious Area (sq. ft.)	145,049	134,809

Item	Lot 2, Block 1	
	Required	Provided
Zoning	"CC" Community Commercial	"CC" Community Commercial
Land Use	Commercial	Commercial
Minimum Total Lot Area (ac.)	0.689	1.038
Minimum Total Lot Area (sq. ft.)	30,000	45,208
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Maximum Impervious Area (%)	80%	70%
Maximum Impervious Area (sq. ft.)	36,166	31,863

**SPIARS**  
ENGINEERING & SURVEYING  
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077  
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com  
Mike Martinie • mike.martinie@spiarsengineering.com

**Landscape Tabulations:**

	Lot 1	Lot 2
Total Site Area:	181,311 SF	30,000 SF
<b>Interior Landscaping Section 53 H.1.</b>		
Total Interior Parking Area:	128,247 SF	20,667 SF
Total Interior Parking Landscape Area Required 10%:	12,825 SF	2,067 SF
Total Interior Parking Landscape Area Provided:	18,925 SF	2,969 SF
Total Trees Required :		
Lot 1 12,825 SF/1 Tree Per 400 SF:	32 Trees	
Lot 2 2,067 SF/1 Tree Per 400 SF:		5 Trees
Total Trees Provided:	42 Trees	7 Trees
Note: (10) Trees Added To Meet (1) Tree Per Parking Island Requirement.		

**Perimeter Landscaping Section 53 H.2.**

Continuous landscape hedge barrier provided where parking/driveways abut public rights-of-way and adjacent properties.  
 Perimeter Landscape Strip Trees Required:  
 Lot 1 2,053 LF Property Perimeter/1 Tree Per 50 LF = 41 Trees  
 Lot 2 896 LF Property Perimeter/1 Tree Per 50 LF = 18 Trees  
 Total Trees Provided: 29 Trees 8 Trees

**Non-Vehicular Open Space Landscaping Section 53.I.**

Total Site Area:	181,311 SF	6,000 SF
Total Non-Vehicular Landscape Area Required 20%:	36,262 SF	9,098 SF
Total Non-Vehicular Open Space Area Provided:	46,502 SF	13,345 SF
Tree Ratio Per Non-Vehicular Open Space Percentage:	1 Tree/2500 SF	
Total Trees Required:		
Lot 1 46,502 SF/1 Tree Per 2500 SF:	19 Trees	5 Trees
Lot 2 13,345 SF/1 Tree Per 2500 SF:		5 Trees
Total Trees Provided:	19 Trees	5 Trees

**CITY OF GRAPEVINE LANDSCAPE NOTES:**

- 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.
- All requirements of the City of Grapevine soil erosion control ordinance shall be met during the period of construction.

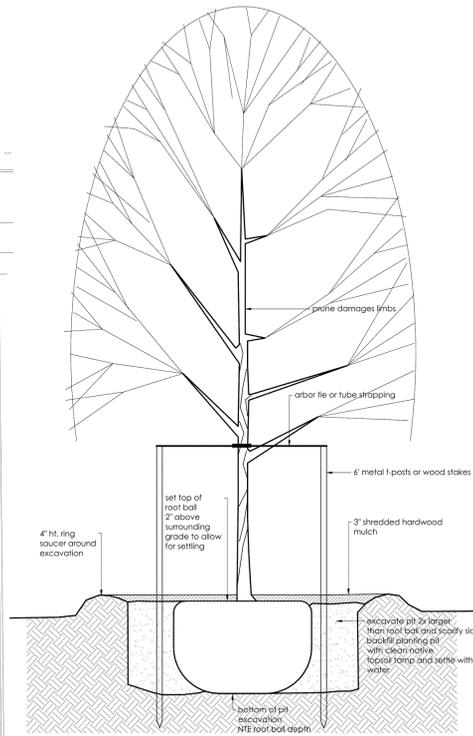
**PLANT SCHEDULE - BLDG. FOUNDATION**

SHRUBS				
SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
SYH	6	Spiral topiary Yaupon Holly	Ilex vomitoria	15 gal., 5'-6" ht. / 3'-4" spread, full & heavy, plant as shown
DYH	25	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	3 gal., 18"-24" ht. / 18"-24" spread, full & heavy, plant 30" o.c.
LO	34	Loropetalum 'Purple Pixie'	Loropetalum chinensis 'Purple Pixie'	3 gal., 18"-24" ht. / 15"-18" spread, full & heavy, plant 30" o.c.
WF	14	Will Fleming Yaupon Holly	Ilex vomitoria 'Will Fleming'	7 gal., 4'-5" ht. / 18"-24" spread, full & heavy, plant 30" o.c.
GM	16	Gulf Muhly	Muhlenbergia capillaris	3 gal., 18"-24" ht. / 18"-24" spread, full & heavy, plant 30" o.c.
IH	27	Indian Hawthorn 'Pinkie'	Raphiolepis Indica 'Pinkie'	3 gal., 18"-24" ht. / 18"-24" spread, full & heavy, plant 30" o.c.
HN	67	Dwarf Harbor Nandina	Nandina domestica 'Dwarf Harbor'	3 gal., 16"-18" ht. / 6"-18" spread, full & heavy, plant 30" o.c.

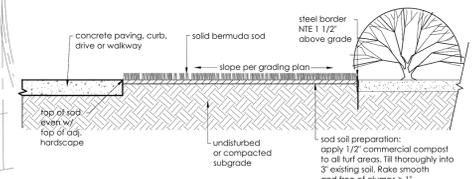
  

GRAVEL / ROCK / STONE				
SYMBOL	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
[Symbol]		Large Rock - Type 1		Cottage Cobble Source: Jewell Stone Dallas
[Symbol]		Large Rock - Type 2		Brazos River Large Source: Jewell Stone Dallas

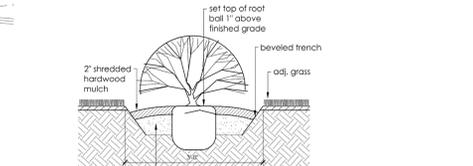
NOTE: ALL LANDSCAPE SHOWN IN THIS PLAN IS EXISTING. DESERT WILLOW AND POSSUMHAW ARE EXISTING.



**A Tree Planting In Landscape Section**



**B Bermuda Sod Planting Section**



**C Single Shrub/Row Planting Section**

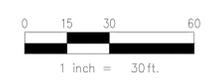
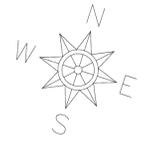
**PLANT SCHEDULE - OVERALL SITE**

SHADE TREES					
	LOT 2AR	LOT 2B	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
[Symbol]	8	2	Live Oak	Quercus virginiana	3" cal., 12'-14" Ht./ 4'-5" spread, container grown straight trunk.
[Symbol]	8	1	Cedar Elm	Ulmus crassifolia	3" cal., 12'-14" Ht./ 4'-5" spread, container grown straight trunk.
[Symbol]	3	8	Bur Oak	Quercus macrocarpa	3" cal., 12'-14" Ht./ 4'-5" spread, container grown straight trunk.
[Symbol]	6	0	Shumard Red Oak	Quercus shumardii	3" cal., 12'-14" Ht./ 4'-5" spread, container grown straight trunk.
[Symbol]	8	0	Chinese Pistache	Pistacia chinensis	3" cal., 12'-14" Ht./ 4'-5" spread, container grown straight trunk.
[Symbol]	24	4	Chinquapin Oak	Ulmus muhlenbergii	3" cal., 12'-14" Ht./ 4'-5" spread, container grown straight trunk.

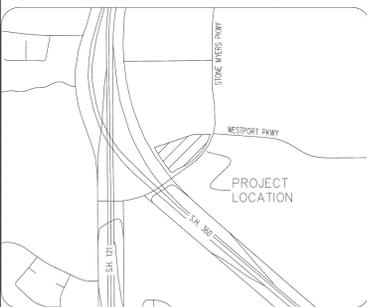
ORNAMENTAL TREES					
	QTY		COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
[Symbol]	6	3	Desert Willow	Chilopsis linearis	3" cal., 8'-10" Ht./ 3'-4" spread, container grown straight trunk.
[Symbol]	13	0	Yaupon Holly	Ilex vomitoria	3" cal., 7'-8" Ht./ 3'-4" spread, container grown straight trunk.
[Symbol]	10	0	Possumhaw Holly	Ilex decidua	3" cal., 8'-10" Ht./ 3'-4" spread, container grown straight trunk.

SHRUBS					
SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION	
NH	197	Needlepoint Holly	Ilex cornuta	5 gal., 30"-36" ht. / 15"-18" spread, full & heavy, plant 24" o.c.	
DW	364	Dwarf Wax Myrtle	Myrica pusilla	5 gal., 30"-36" ht. / 15"-18" spread, full & heavy, plant 24" o.c.	
TS	7	Texas Sage	Leucophyllum frutescens	5 gal., 30"-36" ht. / 15"-18" spread, full & heavy, plant 24" o.c.	
WF	14	Will Fleming Yaupon Holly	Ilex vomitoria 'Will Fleming'	5 gal., 30"-36" ht. / 15"-18" spread, full & heavy, plant 24" o.c.	
LM	186	Lindheimer Muhly	Muhlenbergia lindheimeri	5 gal., 30"-36" ht. / 15"-18" spread, full & heavy, plant 24" o.c.	

SOD					
SYMBOL	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION	
[Symbol]	FIELD VERIFY	Common Bermuda (Sod)	Cynodon dactylon	S.F. Solid Sod, Fine grade prior to installation	



- GENERAL NOTES:**
- Refuse disposal areas shall be landscaped and screened from view in accordance with the Zoning Ordinance.
  - Mechanical and electrical equipment including air conditioning units, shall be designed, installed, and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public view in accordance with the Zoning Ordinance.
  - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
  - The masonry requirements of Section 54 of the Zoning Ordinance shall be met.
  - Illuminated signage was included in the determination of the site illumination levels.
  - Outdoor lighting shall comply with illumination standards within Section 55 of the Zoning Ordinance unless specifically exempted.
  - Proposed ground signage shall meet the minimum requirements of Section 60 of the Zoning Ordinance and is contingent upon approval of a separate building permit with Building Services.
  - All onsite electrical conductors associated with new construction shall be located underground.
  - Uses shall conform in operation, location, and construction to the following performance standards in Section 55 of the Zoning Ordinance: noise, smoke and particulate matter, odor, matter, fire or explosive hazard material, toxic and noxious matter, vibration, and/or other performance standards.
  - All requirements of the City of Grapevine soil erosion control ordinance shall be met during the period of construction.



Vicinity Map 1"=100'



For municipal review,  
 James A. Cooper  
 PLA 1287  
 29 January 2026

**COOPER DESIGN WORKS**

LANDSCAPE ARCHITECTS  
 214 212 2488  
 PO BOX 492 ROCKWALL TX 75087  
 COOPERDESIGNWORKS.COM

**LANDSCAPE PLAN  
 MOVEMENT CLIMBING ADDITION**

LOTS 1 & 2, BLOCK 1  
 5,200 ACRES  
 OUT OF THE  
 J.CATES SURVEY - ABSTRACT NO. 315  
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS  
 NOVEMBER 2025

**ENGINEER / SURVEYOR**  
 Spiars Engineering, Inc.  
 501 W. President George Bush Hwy, Suite 200  
 Richardson, TX 75080  
 Telephone: (972) 422-0077  
 TBPELS No. F-2121 And No. F-10043100  
 Contact: Mike Martinie

**OWNER / APPLICANT**  
 Simple Twist, LLC.  
 809 Shorecrest Drive  
 Southlake, TX 76092  
 Telephone: (817) 271-7916  
 Contact: Tim Carroll

Note: The purpose of Conditional Use Permit CU25-48 is to allow for a Planned Commercial Center (PCC) with request to deviate from the following requirements:  
 Sec.25.G.3. Front yard landscaping Sec.53.H.2B. Perimeter Landscaping

CASE NAME: MOVEMENT CLIMBING GW AND NEW RETAIL LOT  
 CASE NUMBER: CU25-49  
 LOCATION: 3105 WILLIAM D. TAITE AVENUE

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_

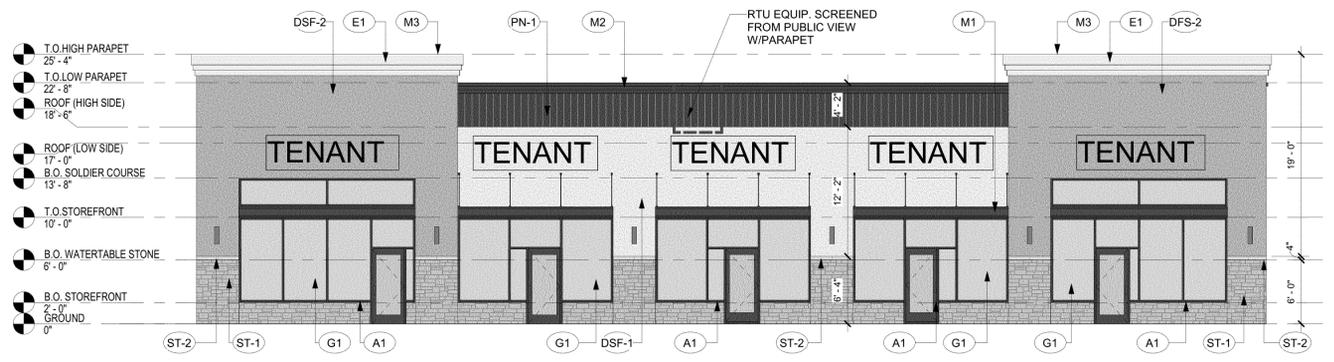
SHEET: 3 OF 8

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

PLANNING SERVICES DEPARTMENT

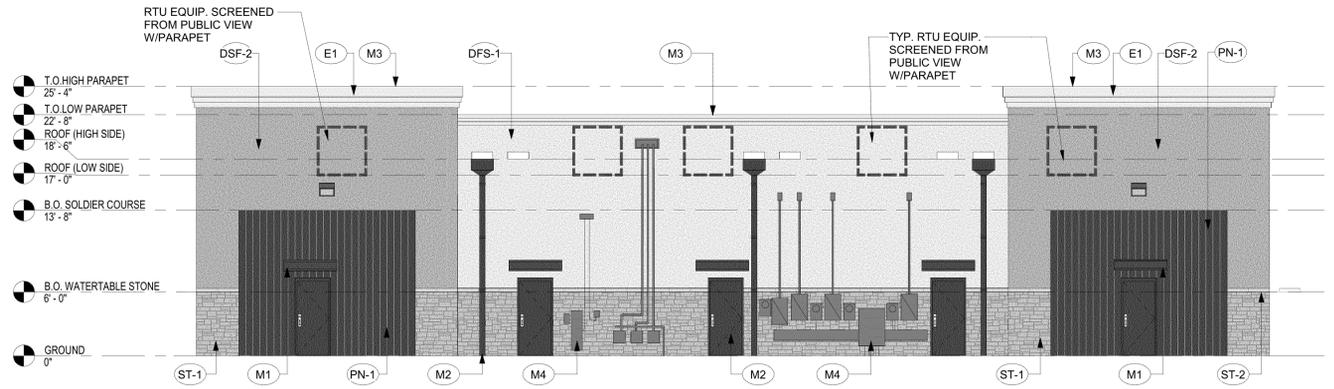
**SPIARS**  
 ENGINEERING & SURVEYING  
 501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077  
 TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com  
 Mike Martinie • mike.martinie@spiarsengineering.com

Note: The purpose of this Conditional Use Permit is to allow a planned commercial center with this development.



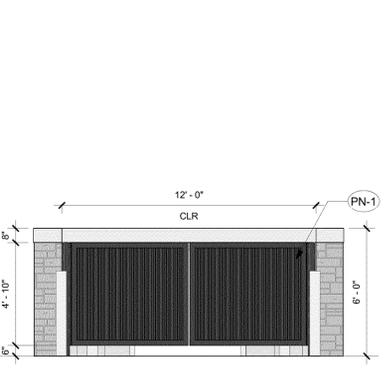
NORTHEAST ELEVATION  
1/8" = 1'-0"

1



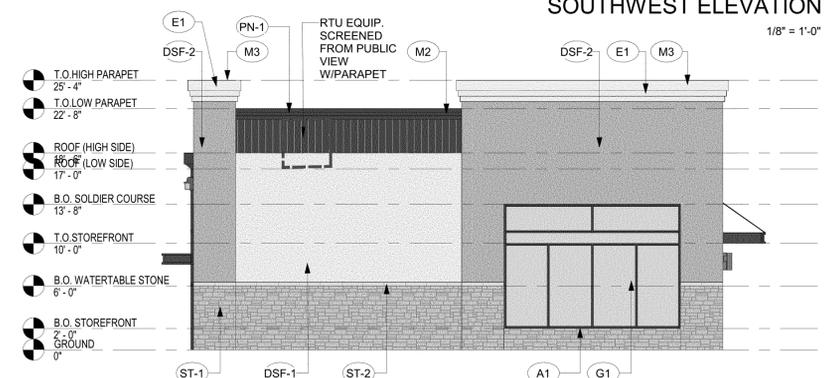
SOUTHWEST ELEVATION  
1/8" = 1'-0"

2



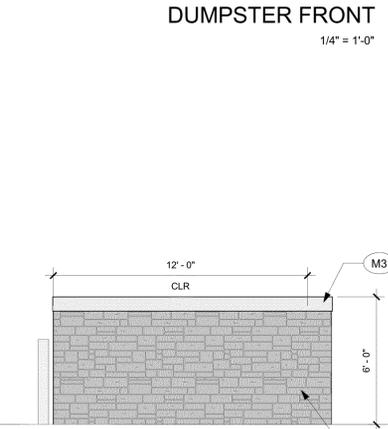
DUMPSTER FRONT  
1/4" = 1'-0"

5



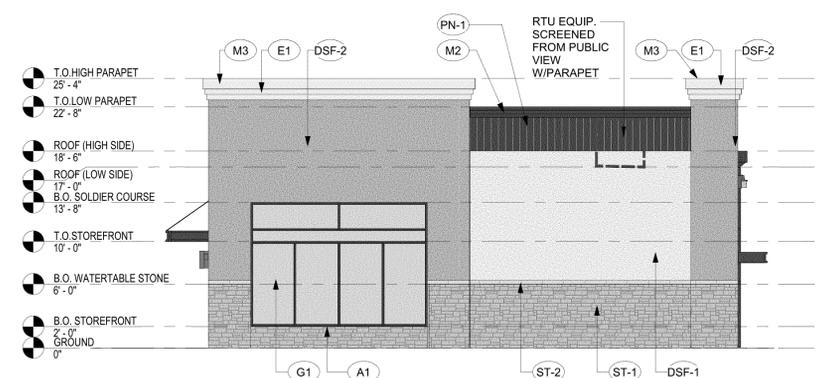
SOUTHEAST ELEVATION  
1/8" = 1'-0"

3



DUMPSTER SIDE, TYP.  
1/4" = 1'-0"

6

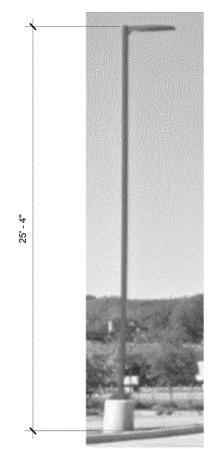


NORTHWEST ELEVATION  
1/8" = 1'-0"

4

**BUILDING MATERIAL LIST**

- ST-1 MATERIAL TYPE: WESTRIDGE - LEDGESTONE  
COLOR: WESTRIDGE CHALK, OR EQUAL  
MANUFACTURER: TEXAS STONE DESIGNS
- ST-2 MATERIAL TYPE: WATERTABLE STONE  
COLOR: TBD/TO MATCH ST-1  
FINISH: HONED  
SIZE: 4" X 24"
- DFS-1 MATERIAL TYPE: EIFS  
COLOR: BISCUIT
- DFS-2 MATERIAL TYPE: EIFS  
COLOR: HERON
- PN-1 MATERIAL TYPE: METAL PANEL  
COLOR: DARK BRONZE
- M1 MATERIAL TYPE: COVERED CANOPY/ AWNING AND STRUCTURAL SUPPORT  
MANUFACTURER: PRE-MANUFACTURED ASSEMBLY  
COLOR: FLAT BLACK
- M2 MATERIAL TYPE: HOLLOW METAL DOOR/SCUPPER & DOWNSPOUT/METAL COPING  
COLOR: TO MATCH PN-1 COLOR  
FINISH: TBD
- M3 MATERIAL TYPE: METAL COPING/HOLLOW METAL DOOR  
COLOR: TO MATCH EIFS DFS-1 COLOR
- M4 MATERIAL TYPE: CONDUIT LADDERS, UTILITY BOXES, STACK PIPES, DRAIN SPOUTS AND GAS METERS  
COLOR: TO MATCH ST-1 COLOR
- A1 MATERIAL TYPE: ALUMINUM STOREFRONT SYSTEM  
COLOR: DARK BRONZE
- G1 MATERIAL TYPE: GLAZING  
COLOR: CLEAR VISION GLASS
- E1 MATERIAL TYPE: EIFS  
COLOR: TO MATCH DFS-2



NOTE:  
ON SITE LIGHTING INCLUDING THE BASE MAY NOT EXCEED 25'-4", OR THE FIXTURES MUST BE MODIFIED TO COMPLY WITH THE REQUIRED HEIGHT.

SITE LIGHTING FIXTURE ELEVATION  
3/16" = 1'-0"

7

**BUILDING MATERIAL PERCENTAGE**

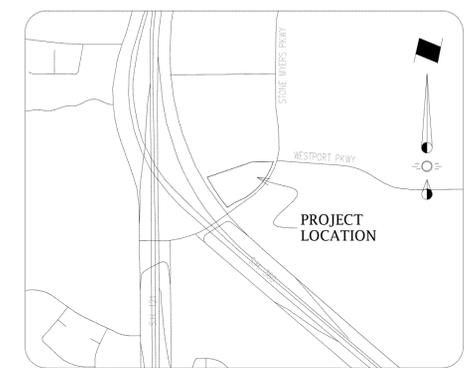
SOUTHWEST SIDE ELEVATION MATERIAL AREA & PERCENTAGE		
	SF	%
MASONRY (EXCLUDING DRS & WNDWS)	1,900	80.6
METAL (PN1, AND DOORS)	455	19.4
TOTAL	2,355	100

SOUTHEAST SIDE ELEVATION MATERIAL AREA & PERCENTAGE		
	SF	%
MASONRY (EXCLUDING DRS & WNDWS)	927	76.6
GLAZING (A1 & G1)	195	16.1
METAL (PN1)	89	7.3
TOTAL	1,211	100

NORTHEAST FACADE MATERIAL AREA & PERCENTAGE		
	SF	%
MASONRY (EXCLUDING DRS & WNDWS)	1,285	54.6
GLAZING (A1, A2, G1)	775	32.9
METAL (PN1)	295	12.5
TOTAL	2,355	100

NORTHWEST SIDE FACADE MATERIAL AREA & PERCENTAGE		
	SF	%
MASONRY (EXCLUDING DRS & WNDWS)	927	76.6
GLAZING (A1 & G1)	195	16.1
METAL (PN1)	89	7.3
TOTAL	1,211	100

TOTAL MASONRY OF ALL EXTERIOR	5,039	70.65
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LOCATION MAP  
1" = 1000'

Site Plan/Landscape Plan/Building Elevations/Photometric Plan  
for  
**MOVEMENT CLIMBING**  
Lots 1 & 2, Block 1, MOVEMENT CLIMBING ADDITION  
J. CATES SURVEY - Ab. No. 315  
City of Grapevine, Tarrant County, Texas  
5,200 acres  
Zone: "CC" Community Commercial, Conditional Use Request  
Date of Preparation: November 24, 2025  
Revision Date: 01/29/2026

CASE NAME: MOVEMENT CLIMBING CYM AND NEW RETAIL LOT  
CASE NUMBER: CU25-49  
LOCATION: 3105 WILLIAM D. TATE AVENUE

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET: 4 OF 8

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

PLANNING SERVICES DEPARTMENT

EXTERIOR ELEVATIONS  
**MOVEMENT CLIMBING ADDITION**  
LOTS 1 & 2, BLOCK 1  
5,200 ACRES  
OUT OF THE  
J. CATES SURVEY ~ ABSTRACT NO. 315  
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS  
JANUARY 2026

THE PURPOSE OF  
CONDITIONAL USE PERMIT  
CU25-48 IS TO ALLOW FOR A  
PLANNED COMMERCIAL  
CENTER TO A PLANNED  
COMMERCIAL CENTER (PCC)  
IS REQUESTED TO DEVIATE  
FROM THE FOLLOWING  
REQUIREMENTS:  
1. SEC. 25.G.3, FRONT YARD  
LANDSCAPING  
2. SEC. 53.H.2B, PERIMETER  
LANDSCAPING

OWNER/APPLICANT  
Simple Twist, LLC,  
809 Shorecrest Drive  
Southlake, Tx. 76092  
Telephone (817) 271-7916  
Contact: Tim Carroll

ENGINEER / SURVEYOR / APPLICANT  
Spiars Engineering, Inc.  
501 W. President George Bush Hwy, Suite 200  
Richardson, TX 75080  
Telephone: (972) 422-0077  
TBPELS No. F-2121 And No. F-10043100  
Contact: Mike Martinie



**ELECTRICAL NOTES BY SYMBOL** "◇"

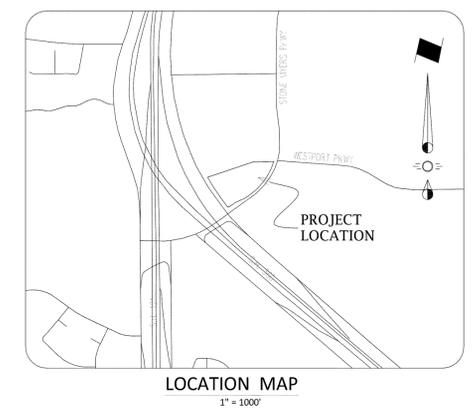
- 1 EXISTING LIGHTING FIXTURE.
- 2 NEW LIGHTING FIXTURE.
- 3 NEW HEAD ON EXISTING POLE.

**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. ON SITE LIGHTING INCLUDING THE BASE MAY NOT EXCEED 25'4", OR THE FIXTURES MUST BE MODIFIED TO COMPLY WITH THE REQUIRED HEIGHT.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE CAL PTS	+	1.2 fc	9.1 fc	0.0 fc	N/A	N/A

Schedule											
Symbol	Label	MH (FT)	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
◇	WP	15.00	3	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GWC-AF-02-LED-E1-T3	GALLEON WALL LUMINAIRE (2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDES EACH AND TYPE III OPTICS	32	397	0.91	113	
◇	P1	25.00	1	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-AF-04-LED-E1-SL4-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDES EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	64	311	0.91	225	
◇	P2	25.00	1	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-AF-04-LED-E1-SL4	GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDES EACH AND SPILL LIGHT ELIMINATOR RIGHT OPTICS	64	337	1	225	



**JFTE** James F. Turner Engineers, L.P.  
 Consulting Engineers  
 5340 Meadow Top, Suite 160  
 Dallas, Texas 75231  
 TEL: 214-750-2900 Job # 48262  
 TX REGISTRATION # 30329  
 DRW/DESIGN: HF QC/APPD: WJG  
 1/29/26



**Heights Venture**  
 ARCHITECTURE + DESIGN

Site Plan/Landscape Plan/Building Elevations/Photometric Plan  
 for  
**MOVEMENT CLIMBING**  
**Lots 1 & 2, Block 1, MOVEMENT CLIMBING ADDITION**  
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DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET: 5 OF 8

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

PLANNING SERVICES DEPARTMENT

EXTERIOR ELEVATIONS

**MOVEMENT CLIMBING ADDITION**

LOTS 1 & 2, BLOCK 1  
 5.200 ACRES  
 OUT OF THE  
 J. CATES SURVEY ~ ABSTRACT NO. 315  
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS  
 JANUARY 2026

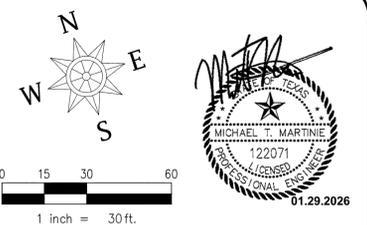
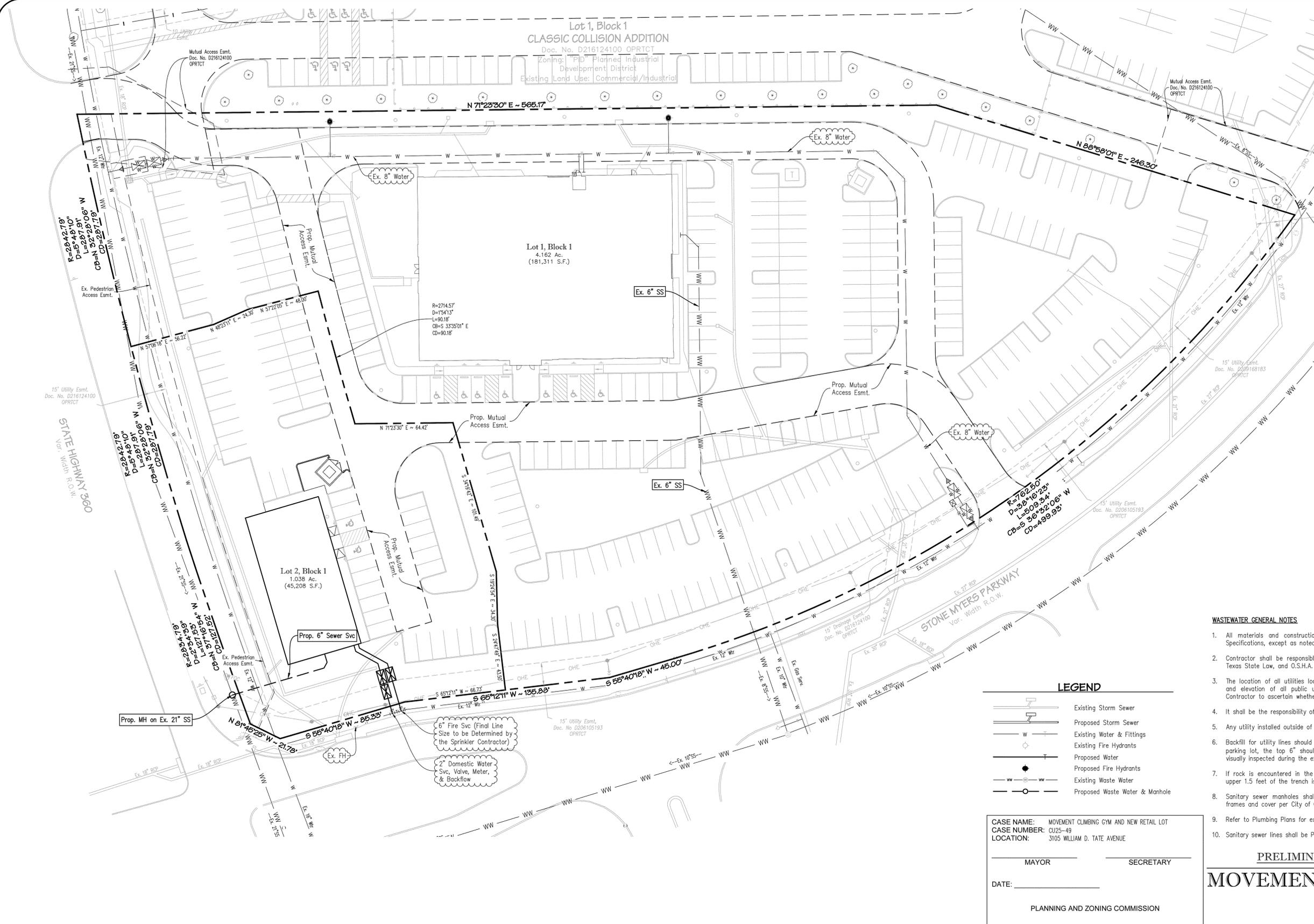
THE PURPOSE OF CONDITIONAL USE PERMIT CU25-48 IS TO ALLOW FOR A PLANNED COMMERCIAL CENTER TO A PLANNED COMMERCIAL CENTER (PCC) IS REQUESTED TO DEVIATE FROM THE FOLLOWING REQUIREMENTS:  
 1. SEC 25 G.3, FRONT YARD LANDSCAPING  
 2. SEC 53.H.2B, PERIMETER LANDSCAPING

OWNER/APPLICANT  
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 809 Shorecrest Drive  
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 Telephone (817) 271-7916  
 Contact: Tim Carroll

ENGINEER / SURVEYOR / APPLICANT  
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 501 W. President George Bush Hwy, Suite 200  
 Richardson, TX 75080  
 Telephone: (972) 422-0077  
 TBPELS No. F-2121 And No. F-10043100  
 Contact: Mike Martine







These plans are for preliminary purposes to convey design intent for CUP permitting and shall not be used for construction.

**WATER GENERAL NOTES**

- All materials and construction shall conform to the City of Grapevine Standard Construction Details and Specifications, except as noted herein and approved by the City.
- Contractor shall be responsible for maintaining trench safety requirements in accordance with City Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
- The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
- It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project.
- Any utility installed outside of an easement shall be installed by a plumber and inspected by Code Enforcement.
- Backfill for utility lines should be carefully placed so that the utility will be stable. Where utility lines cross the parking lot, the top 6" should be compacted similarly to the remainder of the lot. Utility ditches should be visually inspected during the excavation process to ensure that undesirable fill is not used.
- If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench. The upper 1.5 feet of the trench is to be backfilled only with quality topsoil.
- All water mains shall be C-900 PVC SDR 18. Domestic and fire water service lines shall be per City of Grapevine Building Code requirements.
- All ductile iron fittings shall be of the mechanical joint type or slip joint and shall be Class D, or Class 250 on sizes 12" and smaller in accordance with A.W.W.A. Specification C-110-64 and C-111-64.
- All 6" and smaller water mains shall have a minimum cover of 42", all 8" and larger water mains shall have a minimum cover of 48" or sufficient cover to clear other utilities as measured from top of pipe to existing ground level or finished grade, whichever is greater.
- Fire hydrants shall be placed 4' to 7' from back of curb located as shown on the plans.
- Fire hydrants shall be City approved and color coded.
- All gate valves shall be City approved.
- All water and sanitary mains and services shall have a 10' min. lateral separation.

**WASTEWATER GENERAL NOTES**

- All materials and construction shall conform to the City of Grapevine Standard Construction Details and Specifications, except as noted herein and approved by the City.
- Contractor shall be responsible for maintaining trench safety requirements in accordance with City Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
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- If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench. The upper 1.5 feet of the trench is to be backfilled only with quality topsoil.
- Sanitary sewer manholes shall be constructed of cast-in-place concrete or precast concrete with cast iron frames and cover per City of Grapevine details.
- Refer to Plumbing Plans for exact water and sewer service locations.
- Sanitary sewer lines shall be PVC per ASTM 3034, SDR-35.

**LEGEND**

	Existing Storm Sewer
	Proposed Storm Sewer
	Existing Water & Fittings
	Existing Fire Hydrants
	Proposed Water
	Proposed Fire Hydrants
	Existing Waste Water
	Proposed Waste Water & Manhole

CASE NAME: MOVEMENT CLIMBING GYM AND NEW RETAIL LOT  
CASE NUMBER: CJ25-49  
LOCATION: 3105 WILLIAM D. TATE AVENUE

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET: 8 OF 8

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

PLANNING SERVICES DEPARTMENT

**PRELIMINARY WATER & WASTEWATER PLAN**  
**MOVEMENT CLIMBING ADDITION**  
LOTS 1 & 2, BLOCK 1  
5.200 ACRES  
OUT OF THE  
J.CATES SURVEY ~ ABSTRACT NO. 315  
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS  
JANUARY 2026

**ENGINEER / SURVEYOR**  
Spiars Engineering, Inc.  
501 W. President George Bush Hwy, Suite 200  
Richardson, TX 75080  
Telephone: (972) 422-0077  
TBPELS No. F-2121 And No. F-10043100  
Contact: Mike Martinie

**OWNER / APPLICANT**  
Simple Twist, LLC  
809 Shorecrest Drive  
Southlake, TX 76092  
Telephone: (817) 271-7916  
Contact: Tim Carroll



**CAUTION !!!**  
**EXISTING UTILITIES**

Existing utilities and underground facilities indicated on these plans have been located from reference information. It shall be the responsibility of the contractor to verify both horizontally and vertically the location of all existing utilities and underground facilities prior to construction, to take necessary precautions in order to protect all facilities encountered, the contractor shall preserve and protect all existing utilities from damage during construction.

Call Texas one-call (811) or other utility location services 48 hours prior to construction activity. Spiars Engineering, Inc. is not responsible for knowing all existing utilities or depicting exact locations of utilities on drawings.

**Note:**  
The contractor shall perform all earthwork and compaction operations, including but not limited to, placement of fill during earthwork operations, backfilling, trench backfilling, utility backfilling, liming, and subgrade placement according to the geotechnical recommendations and city standards. The contractor shall use the most stringent requirement if there is a conflict on any fill or backfill operations. The contractor shall inquire in written format with the engineer of record should there be any questions regarding fill and backfill requirements.

The purpose of this Conditional Use Permit CJ25-49 is to allow for a Planned Commercial Center (PCC). A PCC is requested to deviate from the following requirements:  
• Sec. 25.G.C. Front Yard Landscaping  
• Sec. 53.H.2B. Perimeter Landscaping

Source: C:\2025\_0103\25-279 Movement Climbing Addition\2503\2503\2503.dwg, Date: 1/29/2026, 3:23:51 PM  
Printed by: Michael J. Martinie, Plot Date: 1/29/2026, 3:38:39 PM

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE FEBRUARY 17, 2026

SUBJECT: FINAL PLAT APPLICATION  
LOTS 1 AND 2, BLOCK 1, MOVEMENT CLIMBING ADDITION  
(BEING A REPLAT OF LOT 2A, BLOCK 1, CLASSIC COLLISION  
ADDITION)

PLAT APPLICATION FILING DATE..... February 10, 2026

APPLICANT .....Mike Martinie, Spiars Engineering & Surveying

REASON FOR APPLICATION.....Subdividing one (1) lot into two (2) lots

PROPERTY LOCATION ..... 3105 William D. Tate Avenue

ACREAGE..... 5.2

ZONING ..... CC: Community Commercial District

NUMBER OF LOTS ..... Two (2)

PREVIOUS PLATTING ..... 2021

CONCEPT PLAN .....No

SITE PLAN..... CU25-49

OPEN SPACE REQUIREMENT.....No

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED ..... Yes

**PLAT INFORMATION SHEET  
FINAL PLAT APPLICATION  
LOTS 1 AND 2, BLOCK 1, MOVEMENT CLIMBING ADDITION  
(BEING A REPLAT OF LOT 2A, BLOCK 1, CLASSIC COLLISION ADDITION)**

I. GENERAL:

- The applicant, Mike Martinie, Spiars Engineering & Surveying replatting 5.2 acres into two (2) lots from one (1) commercial lot. Property is located at 3105 William D. Tate Avenue.

II. STREET SYSTEM:

- The development has access to frontage road State Highway 360 and Stone Myers Parkway.

- Abutting roads:  is on the City Thoroughfare Plan: Stone Myers

- are not on the City Thoroughfare Plan: Frontage Road State Highway 360

- Curb, Gutter & Sidewalk:  Developer required to build curb, gutter and

Curb, gutter and sidewalk exist across the frontage of proposed lot

Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
<input type="checkbox"/> Major Arterial (A)	\$ 234.57 / LF		
<input type="checkbox"/> Major Arterial (B)	\$ 178.35 / LF		
<input type="checkbox"/> Minor Arterial (C)	\$ 203.06 / LF		
<input type="checkbox"/> Minor Arterial (D)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (E)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (F)	\$ 150.98 / LF		
<input type="checkbox"/> Sidewalk	\$ 25.00 / LF		
<input type="checkbox"/> Curb & Gutter	\$ 15.00 / LF		

- Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The site drains into the existing storm system in Stone Myers.

- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

- The existing water supply system bordering the subject site is adequate to serve the development.
- The existing water supply system bordering the subject site is not adequate to serve the development. Additional off site water system improvements will be necessary to loop water service to serve the site.

V. SANITARY SEWER SYSTEM:

- The existing sanitary sewer collection system bordering the subject site is adequate to serve the development.
- The existing sanitary sewer collection system bordering the subject site is not adequate to serve the development. Owner has submitted construction plans to extend sanitary sewer to this property.

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for: Lots 1 & 2, Block 1, Movement Climbing Addition
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for:
  - Single Family Residential ( \$ 2,388/ Lot)
  - Multifamily ( \$ 1,049/ Unit)
  - Hotel ( \$ 43,606/ Acre)
  - Corporate Office ( \$ 20,572/ Acre)
  - Government ( \$ 4,426/ Acre)
  - Commercial / Industrial ( \$ 5,670/ Acre)
- Open Space Fees are not required for: Lots 1 and 2, Block 1, Movement Climbing Addition
- Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for:
  - R-5.0, R-TH, Zero Lot District ( \$ 1,416.00 / Lot)
  - R-7.5, Single Family District ( \$ 1,146.00 / Lot)
  - R-12.5, Single Family District ( \$ 1,071.00 / Lot)
  - R-20.0, Single Family District ( \$ 807.00 / Lot)
- Public Hearing Only

- Variances were required on the following items:
  - Front & Rear building lines
  - Allowing a setback of 3 feet for the rear property line for an accessory building
  - Lot width & depth;
  - Max. Impervious Area
  - Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.
  
- The following items associated with this plat are not in accordance with the current subdivision standards:
  - 50' ROW dedication not met:
  - Length of cul-de-sac street exceeds the 600-foot limit:
  - Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the following manner:

- The right-of-way provides for future widening of public streets that will serve the development of this site.
- The onsite utility easements provide for a utility network to serve the development of this site.
- The onsite drainage easements provide for a drainage network to serve the development of this site.
- The onsite access easements provide cross access capabilities to this site and surrounding property.
- The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:

- The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.
- The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.
- The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.
- The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.
- The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.
- All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

1. The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 1 and 2, Block 1, Movement Climbing Addition"

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, Simple Twist LLC, a Texas limited liability company is the owner of a 5,200 acre tract of land in the J. CATES Survey, Abstract Number 315, situated in the City of Grapevine, Tarrant County, Texas and being that tract described by plat in Document Number D221278455 of the Official Public Records of Tarrant County (OPRTCT), Texas and being more particularly described as follows:

BEGINNING at an aluminum monument found for the west end of a corner clip being the intersection of the north line of Stone Myers Parkway, a variable width right-of-way, with the east line of State Highway 360, a variable width right-of-way;

THENCE along the east line of State Highway 360, the following:

Around a curve to the right having a central angle of 02°34'39", a radius of 2834.79 feet, a chord of N 37°16'54" W - 127.52 feet, on an arc length of 127.53 feet to a point from which an aluminum monument found, bears S 29°31'45" W, 0.41 feet;

And Around a non-tangent curve to the right having a central angle of 05°48'10", a radius of 2842.79 feet, a chord of N 32°28'06" W - 287.79 feet, on an arc length of 287.91 feet to the southwest corner of Lot 1, Block 1, Classic Collision Addition, a 1/2" yellow capped iron rod stamped "SPIARSENG" set at corner;

THENCE along the south line thereof, the following:

N 71°23'30" E, 565.17 feet to point for corner;

And N 88°58'01" E, 246.30 feet to an aluminum monument found in the northwest line of Stone Myers Parkway;

THENCE along Stone Myers Parkway, the following:

Around a non-tangent curve to the right having a central angle of 38°16'23", a radius of 762.50 feet, a chord of S 36°32'06" W - 499.93 feet, on an arc length of 509.34 feet to a 1/2" iron rod with plastic cap found;

S 55°40'18" W, 45.00 feet to a 1/2" yellow capped iron rod stamped "SPIARSENG" set at corner;

S 65°12'11" W, 135.88 feet to a 1/2" yellow capped iron rod stamped "SPIARSENG" set at corner;

S 55°40'18" W, 85.33 feet to an aluminum monument found at the east end of said corner clip;

And N 81°45'25" W, 21.78 feet along said corner clip to the POINT OF BEGINNING with the subject tract containing 226,519 square feet or 5,200 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT Simple Twist LLC, a Texas Limited liability company, does hereby adopt this plat of MOVEMENT CLIMBING ADDITION, LOTS 1 & 2, BLOCK 1, an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use some, Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

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

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

Witness my hand this the \_\_\_\_ day of \_\_\_\_\_, 2026.

Simple Twist LLC, a Texas limited liability company

By: Tim Carroll, Manager

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Tim Carroll, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public, State of Texas

AVIGATION RELEASE

STATE OF TEXAS §  
COUNTY OF TARRANT §

Simple Twist LLC, a Texas limited liability company

By: Tim Carroll, Manager

WHEREAS, Simple Twist LLC, hereinafter called "Owner", is the owners of that certain parcels of land situated in the City of Grapevine, Tarrant County, Texas, being said property as described as shown on this Plat.

NOW THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas-Fort Worth International Airport Board, the City of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities". For the use and benefit of the public and its agencies, any and all claims for damages of any kind of persons or property that Owner may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73-50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to an infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft, landing at or taking off from, or operating at or on the Dallas-Fort Worth International Airport.

This instrument does not release the owners or operators of aircraft from liability for damage to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles.

It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest to said property; and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

WITNESS, my hand this the \_\_\_\_ day of \_\_\_\_\_, 2026.

Simple Twist LLC, a Texas limited liability company

By: Tim Carroll, Manager

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Tim Carroll, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public, State of Texas

FINAL PLAT OF

MOVEMENT CLIMBING ADDITION

LOT 1 & LOT 2, BLOCK 1  
(BEING A REPLAT OF LOT 2A, BLOCK 1,  
CLASSIC COLLISION ADDITION)  
J. CATES SURVEY, ABSTRACT NO. 315  
IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS  
5,200 Acres / 226,519 Sq. Ft.  
Zoning: "CC", Community Commercial District  
2 Lots

PLANNING & ZONING COMMISSION:

Date Approved: \_\_\_\_\_

Chairman: \_\_\_\_\_

Secretary: \_\_\_\_\_

GRAPEVINE CITY COUNCIL:

Date Approved: \_\_\_\_\_

Mayor: \_\_\_\_\_

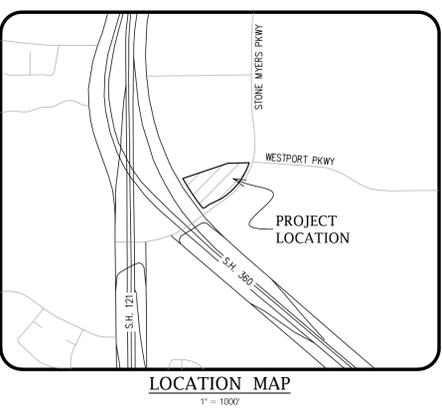
City Secretary: \_\_\_\_\_

OWNER/DEVELOPER  
Simple Twist, LLC  
809 Shorecrest Drive  
Southlake, TX 76092  
Telephone (817) 271-7916  
Contact: Tim Carroll

ENGINEER / SURVEYOR / APPLICANT  
Spiars Engineering, Inc.  
TBPE No. F-2121  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone (972) 422-0077  
Contact: Mike Martini

LEGEND (Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IRP	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
CB	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCT	DEED RECORDS, TARRANT COUNTY, TEXAS
PRCT	PLAT RECORDS, TARRANT COUNTY, TEXAS
OPRTCT	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS



Lot 1, Block 1  
CLASSIC COLLISION ADDITION  
Doc. No. D216124100 OPRTCT

- NOTES:
- Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
  - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - The purpose of this replat is to subdivide one lot into two lots, establish interior lot boundaries and dedicate easements for Lot 2.
  - According to Flood Insurance Rate Map (FIRM) Map No. 4943300115K, dated September 25, 2009, prepared by the Federal Emergency Management Agency (FEMA) for Tarrant County, Texas, this property is within Zone X (areas determined to be outside the 500-year floodplain).
  - See previous plat filed in Instrument #D221278455 for the metes and bounds of existing easements.

SQUARE FOOTAGE TABLE

Total Platted Area	226,519 SF	5,200 Ac.
Net Platted Area	226,519 SF	5,200 Ac.
ROW Dedication	0 SF	0 Ac.
Easement Dedication	21,250 SF	0.488 AC.

Printed by: chraines Inc. Date: 2/4/2026 8:49 AM

8:48:23 AM

Line Table

Line #	Bearing	Distance
L1	N 52°54'43" W	56.04'
L2	S 62°05'53" W	136.78'
L3	S 71°23'30" E	155.13'
L4	S 54°19'42" E	81.87'
L5	S 59°40'18" W	24.00'
L6	N 34°54'42" E	136.80'
L7	S 71°23'30" E	6.26'
L8	N 30°23'58" W	24.52'
L9	N 71°23'30" E	54.02'
L10	N 71°23'30" E	177.15'
L11	N 62°05'53" E	133.65'
L12	S 52°21'04" E	54.78'

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	16.40'	30.00'	31°59'26"	N 34°33'04" W	16.19'
C2	34.36'	30.00'	65°58'23"	N 85°39'25" W	32.52'
C3	56.35'	30.00'	105°43'12"	S 18°31'54" W	47.83'
C4	151.17'	2726.52'	3°48'10"	N 32°56'10" W	151.14'
C5	40.49'	30.00'	37°19'25"	N 69°56'48" W	37.48'
C6	38.81'	36.00'	17°34'	N 72°02'17" E	38.81'
C7	163.41'	2702.52'	2°27'52"	S 32°06'10" E	163.38'
C8	39.15'	30.00'	14°46'24"	S 71°15'18" E	36.43'
C9	64.15'	66.00'	65°38'06"	S 85°00'04" E	60.70'
C10	17.69'	30.00'	33°47'29"	S 89°41'46" E	17.44'

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Grapevine, Texas.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2026.

DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public, State of Texas

Lot 1R1, Block 1R  
PAVESTONE INDUSTRIAL  
Doc. No. D203063396 OPRTCT

Lot 1, Block 3  
STONE MYERS BUSINESS PARK  
Doc. No. D205356722 OPRTCT

POINT OF BEGINNING

Drawing: G:\2025\_2026\25-279 Movement Climbng Addn\25-279 Regplat.dwg Saved By: chraines Date: 2/4/2026 8:48:23 AM

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE FEBRUARY 17, 2026

SUBJECT: FINAL PLAT APPLICATION  
LOTS 1 AND 2, BLOCK 1, KANNON ESTATES  
(BEING A REPLAT OF A PORTION OF BLOCK 61, ORIGINAL  
TOWN OF GRAPEVINE)

PLAT APPLICATION FILING DATE..... February 10, 2026

APPLICANT ..... J. Michael Ferguson, AFI Real Estate

REASON FOR APPLICATION..... Subdividing a portion of a Block into two(2) lots

PROPERTY LOCATION ..... 122 W. Peach St.

ACREAGE..... 0.30

ZONING ..... R-5.0, Zero Lot Line District

NUMBER OF LOTS ..... Two (2)

PREVIOUS PLATTING ..... 1913

CONCEPT PLAN ..... No

SITE PLAN..... BZA 25 - 12

OPEN SPACE REQUIREMENT ..... Yes

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED ..... Yes

**PLAT INFORMATION SHEET  
FINAL PLAT APPLICATION  
LOTS 1 AND 2, BLOCK 1, KANNON ESTATES  
(BEING A REPLAT OF A PORTION OF BLOCK 61,  
ORIGINAL TOWN OF GRAPEVINE))**

I. GENERAL:

- The applicant, J. Michael Ferguson, AFI Real Estate, replatting 0.30 acres into two (2) lots from a portion of a Block out of the Original Town of Grapevine. The property is located at 122 W. Peach St.

II. STREET SYSTEM:

- The development has access to Hall and Peach Streets.
- Abutting roads:  is on the City Thoroughfare Plan:  
 are not on the City Thoroughfare Plan:  
Hall and Peach Streets
- Curb, Gutter & Sidewalk:  Developer required to build curb, gutter and sidewalk

Curb, gutter and sidewalk exist across the frontage of proposed lot

Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
<input type="checkbox"/> Major Arterial (A)	\$ 234.57 / LF		
<input type="checkbox"/> Major Arterial (B)	\$ 178.35 / LF		
<input type="checkbox"/> Minor Arterial (C)	\$ 203.06 / LF		
<input type="checkbox"/> Minor Arterial (D)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (E)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (F)	\$ 150.98 / LF		
<input type="checkbox"/> Sidewalk	\$ 25.00 / LF		
<input type="checkbox"/> Curb & Gutter	\$ 15.00 / LF		

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The site drains east to Peach and Hall Streets and into the existing Main Street storm system.

- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

- The existing water supply system bordering the subject site is adequate to serve the development.
- The existing water supply system bordering the subject site is not adequate to serve the development. Additional off site water system improvements will be necessary to loop water service to serve the site.

V. SANITARY SEWER SYSTEM:

- The existing sanitary sewer collection system bordering the subject site is adequate to serve the development.
- The existing sanitary sewer collection system bordering the subject site is not adequate to serve the development. Owner has submitted construction plans to extend sanitary sewer to this property.

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for:
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lots 1 and 2, Block 1, Kannon Estates
  - Single Family Residential ( \$ 2,388/ Lot)
  - Multifamily ( \$ 1,049/ Unit)
  - Hotel ( \$ 43,606/ Acre)
  - Corporate Office ( \$ 20,572/ Acre)
  - Government ( \$ 4,426/ Acre)
  - Commercial / Industrial ( \$ 5,670/ Acre)
- Open Space Fees are not required for:
- Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for: Lots 1 & 2, Block 1, Kannon Estates
  - R-5.0, R-TH, Zero Lot District ( \$ 1,416.00 / Lot)
  - R-7.5, Single Family District ( \$ 1,146.00 / Lot)
  - R-12.5, Single Family District ( \$ 1,071.00 / Lot)
  - R-20.0, Single Family District ( \$ 807.00 / Lot)
- Public Hearing Only

- Variances were required on the following items:
  - Rear building lines
  - Allowing a setback of 3 feet for the rear property line for an accessory building
  - Lot depth;
  - Max. Impervious Area
  - Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.
  
- The following items associated with this plat are not in accordance with the current subdivision standards:
  - 50' ROW dedication not met:
  - Length of cul-de-sac street exceeds the 600-foot limit:
  - Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the following manner:

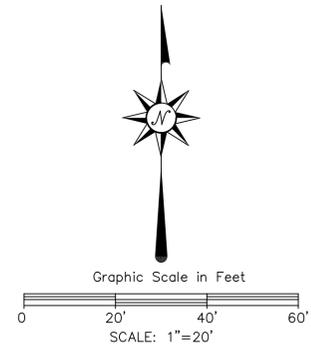
- The right-of-way provides for future widening of public streets that will serve the development of this site.
- The onsite utility easements provide for a utility network to serve the development of this site.
- The onsite drainage easements provide for a drainage network to serve the development of this site.
- The onsite access easements provide cross access capabilities to this site and surrounding property.
- The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:

- The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.
- The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.
- The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.
- The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.
- The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.
- All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: “Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 1 and 2, Block 1, Kannon Estates”



NOTES

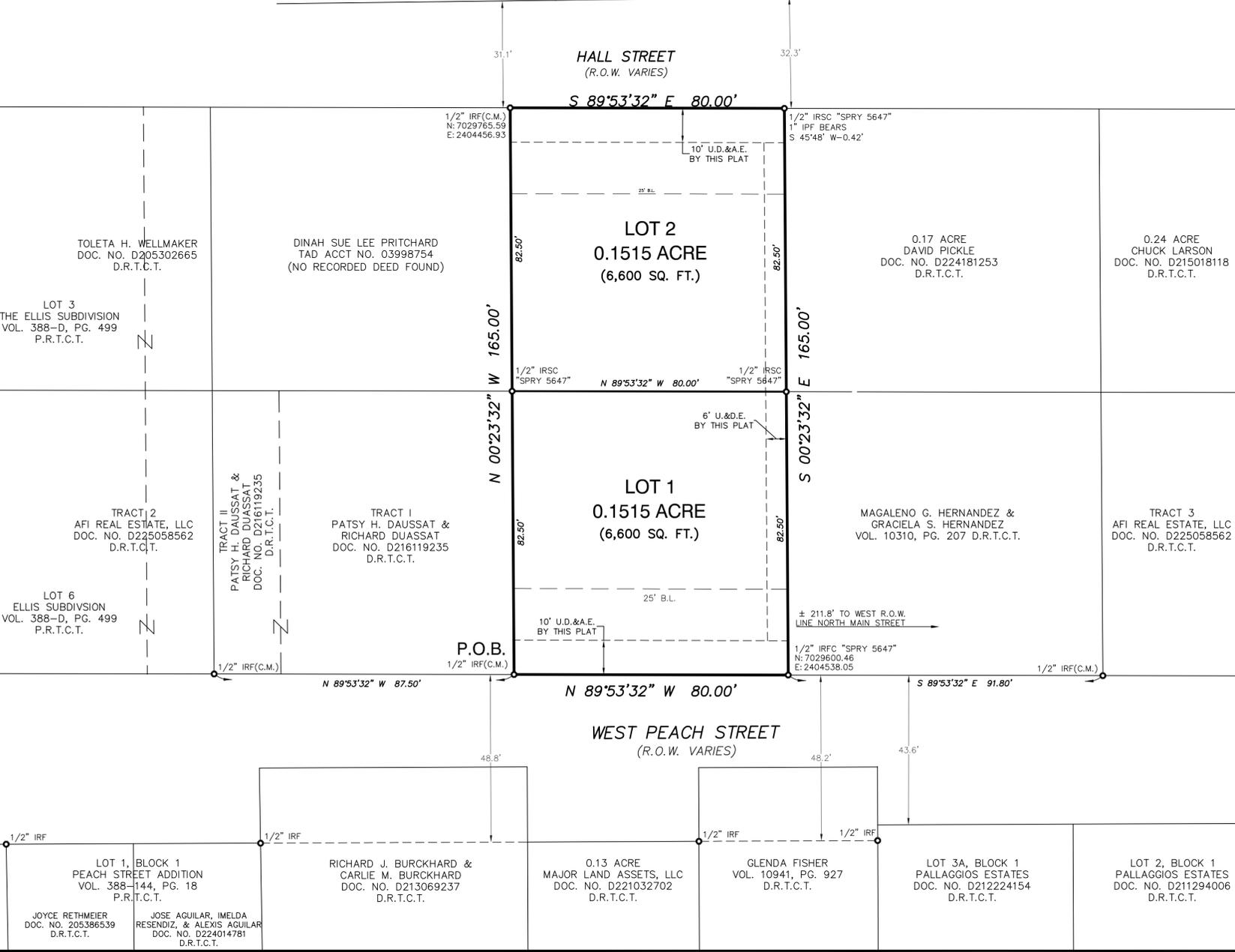
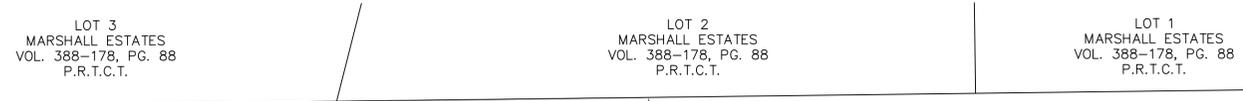
- This Land Title Survey is issued in conjunction with the Commitment for Title Insurance, prepared by Westcor Land Title Insurance Company, G.F. No. 43045BT, effective date: June 1, 2022. This Land Title Survey reflects the easements and building lines along with other documented restrictions, of record which have been reported to this Surveyor in Schedule "B" of said Commitment for Title Insurance. Surveyor has performed no additional research for documented restrictions to the land.
- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- The surveyed property is subject to the Dallas-Fort Worth Regional Airport Ordinance No. 71-100, recorded in Volume 7349, Page 1106, in the Deed Records of Tarrant County, Texas.
- According to the Flood Insurance Rate Map No. 48439C0105K, published by the Federal Emergency Management Agency, dated September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- Square Footage Area Table: Square Footage Area Table:
  - Total Platted Area: 13,200 Sq. Ft.
  - Net Platted Area: 13,200 Sq. Ft.
  - ROW Dedication: 0.00 Sq. Ft.
  - Easement Dedication: 2,470 Sq. Ft.
- The purpose of this final plat is to establish lot and block boundaries for two residential lots meeting "R-5.0" Zero-Lot-Line District bulk, dimensional and setback requirements except as modified through approval of variance BZA25-12A and special exception BZA25-12B, as follows:

- \* BZA25-12A: a variance to reduce the minimum lot depth from 100 feet to 82.5 feet for two (2) proposed lots.
- \* BZA25-12B: A special exception to reduce the minimum rear lot depth from 25 feet to 20 feet for two (2) proposed lots

VICINITY MAP  
NOT TO SCALE

ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSCF	IRON ROD SET WITH CAP
IPF	IRON PIPE FOUND
R.O.W.	RIGHT-OF-WAY
U.D.&A.E.	UTILITY, DRAINAGE & ACCESS EASEMENT
U.&D.E.	UTILITY & DRAINAGE EASEMENT



AVIGATION RELEASE  
STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, **AFI Real Estate, LLC**, hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being said property as described as shown on this plat.

NOW THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas-Fort Worth International Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", for the use and benefit of the public and its agencies, any and all claims for damages of any kind to persons or property that Owner may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73-50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to an infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft, landing at, or taking off from, or operating at or on the Dallas-Fort Worth International Airport.

This instrument does not release the owners or operators of aircraft from liability for damage to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles.

It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest to said property; and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

EXECUTED at \_\_\_\_\_, Texas, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Signature: J. Michael Ferguson  
Notary Stamp: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Signature: \_\_\_\_\_  
Notary Stamp: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**SURVEYOR CERTIFICATE**  
That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Grapevine, Texas.

**DAVID CARLTON LEWIS**  
R.P.L.S. No. 5647  
Date: February 6, 2026  
Texas Registration No. 5647  
Spry Surveyors, LLC  
8241 Mid Cities Blvd Ste 102  
North Richland Hills, TX 76182



**GRAPEVINE CITY COUNCIL**  
Date Approved: \_\_\_\_\_  
Mayor: \_\_\_\_\_  
City Secretary: \_\_\_\_\_

**PLANNING & ZONING COMMISSION**  
Date Approved: \_\_\_\_\_  
Chairman: \_\_\_\_\_  
Secretary: \_\_\_\_\_

OWNER:  
AFI REAL ESTATE, LLC  
62 Main Street, Suite 310  
Colleyville, TX 76034

SURVEYOR:  
Spry Surveyors, LLC  
8241 Mid-Cities Boulevard, Suite 102  
North Richland Hills, TX 76182  
Firm Reg. No. 10112000 Ph 817-776-4049  
Project Number 066-031-30

OWNER'S DEDICATION  
STATE OF TEXAS  
COUNTY OF TARRANT

Whereas AFI REAL ESTATE, LLC, is the owner of all that certain 13,200 square feet of land, by virtue of the deed for Tract 1, recorded Document Number D225058562 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), out of Block 61, Original Town of Grapevine, recorded in Volume 309, Page 71 in the Plat Records of Tarrant County, Texas, in the A. F. Leonard Survey, A-342, City of Grapevine, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod found for the southwest corner of said AFI tract, common to the southeast corner of Tract I, described in the deed to Patsy H. Duassat and Richard Duassat, recorded in Document Number D216119235 D.R.T.C.T., and in the north right-of-way line of West Peach Street (R.O.W. VARIES), from which a 1/2" iron rod found for the southwest corner of Tract II of said deed to Duassat, bears North 89° 53' 32" West - 87.50';

THENCE North 00° 23' 32" West - 165.00' to a 1/2" iron rod found for the northwest corner of said AFI Tract, in the south right-of-way line of Hall Street (R.O.W. VARIES);

THENCE South 89° 53' 32" East - 80.00' along the south right-of-way line of said Hall Street, to 1/2" iron rod with a cap stamped "SPRY 5647" set for the northeast corner of said AFI Tract, common to the northwest corner of the 0.17 acre tract described in the deed to Holley K. Herzog, recorded in Document Number D215370065 D.R.T.C.T., from which a found 1" iron pipe bears South 45° 48' West - 0.42';

THENCE South 00° 23' 32" East - 165.00' to a 1/2" iron rod with a cap stamped "SPRY " found for the southeast corner of said AFI tract, common to the southwest corner of the tract described in the deed to Magaleno G. Hernandez and Graciela S. Hernandez, recorded in Volume 10310, Page 207 D.R.T.C.T., and in the north right-of-way line of said West Peach Street, from which a 1/2" iron rod found for the southeast corner of said Hernandez Tract bears South 89° 53' 32" East - 91.80';

THENCE North 89° 53' 32" West - 80.00' along the north right-of-way line of said West Peach Street, to the POINT OF BEGINNING and containing 13,200 square feet of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS,

THAT **AFI Real Estate, LLC**, does hereby adopt this plat of **Lots 1 & 2, Block 1, Kannon Estates**, an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

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

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

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Signature: J. Michael Ferguson  
Notary Stamp: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**NOTARY CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared **J. Michael Ferguson**, known to me to be the person(s) whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration expressed and in the capacity therein stated, and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Signature: \_\_\_\_\_  
Notary Stamp: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

A FINAL PLAT OF  
LOT 1 AND 2, BLOCK 1  
**KANNON ESTATES**

AN ADDITION TO THE CITY OF GRAPEVINE, WHICH IS 13,200 SQUARE FEET OUT OF BLOCK 61, ORIGINAL TOWN OF GRAPEVINE IN THE A. H. LEONARD SURVEY, A - 342 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS  
TWO LOTS  
ZONING: R-5.0 ZERO LOT LINE DISTRICT  
FEBRUARY 2026

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

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

**MEETING DATE:** FEBRUARY 17, 2026

**SUBJECT:** PUBLIC HEARING FOR THE 52ND YEAR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM APPLICATION

**RECOMMENDATION:** City Council to conduct a public hearing to receive public input relative to the proposed 52nd Year Community Development Block Grant (CDBG) Program, street reconstruction project, and authorize staff to proceed with the application submittal to Tarrant County.

**FUNDING SOURCE:** This item does not require funds to be spent.

**BACKGROUND:** The scope of the project is the reconstruction of the 300 block of Eckley Street (from E. Texas Steet to E. Worth Street) including approximately 420 lineal feet of a 30-foot-wide roadway, curb and gutters, sidewalks, handicap ramps and driveway approaches.

The roadway reconstruction project is located in the Original Town of Grapevine, CDBG Target Area designated as census tract 1137.12 Block Group 3, in the Housing and Urban Development (HUD) Low/Moderate Income Survey Data (LMISD) and meets the requirements for CDBG Funding.

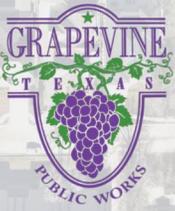
These improvements will contribute to the upgrade of the areas by providing an improved travel surface for motorists and pedestrians in the neighborhood.

The construction cost estimate for this project including engineering is \$603,000 of which approximately \$160,000 is expected to be provided by Tarrant County. The City's match is expected to be \$443,000.

The Application Process requires that the following statement be included in the memo:

"The City shall be responsible for all costs of the 52nd Year CDBG project that exceeds the amount of the grant fund."

Staff recommends approval.



# 52<sup>nd</sup> Year CDBG

 Project Location

Prepared for February 17<sup>th</sup>, 2026  
Council Meeting

ITEM #5, #6

E Wall St

Coppell Rd

E Texas St

Ruth St

E Worth St

Eckley St

E Walnut St



1" = 200'



Feet

200

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

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

**MEETING DATE:** FEBRUARY 17, 2026

**SUBJECT:** CONSTRUCTION CONTRACT AWARD FOR 50TH YEAR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

**RECOMMENDATION:** City Council to consider a resolution approving the Tarrant County contract with Jeske Construction for the 50th Year Community Development Block Grant street reconstruction project and an ordinance appropriating funds.

**FUNDING SOURCE:** Upon approval of the attached ordinance, funds will be available in the Capital Projects Streets Fund in the estimated amount of \$578,711.

**BACKGROUND:** The scope of the project is the reconstruction of approximately 800 linear feet of Austin Street from the railroad to Franklin Street. This project will include curb and gutter, sidewalks, barrier-free ramps, driveway approaches, and minor adjustments to the existing City utilities to allow for these improvements.

The roadway reconstruction project is located in the 500-600 Block of Austin Street, CDBG Target Area designated as census tract 1137.05 Block Group 4, in the Housing and Urban Development (HUD) Low/Moderate Income Survey Data (LMISD). These improvements will contribute to the upgrade of the areas by providing an improved travel surface for motorists and pedestrians in the neighborhood.

The construction bid for this is \$683,520 of which \$104,809 is expected to be provided by Tarrant County. The City is responsible for \$578,711.

The County requires that the following statement be included in the memo:

"The City recommends Tarrant County enter the contract with Jeske Construction for \$683,520 and the City agrees to contribute \$578,711."

Staff recommends approval.

RESOLUTION NO. 2026-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, SUPPORTING THE TARRANT COUNTY TRANSPORTATION BOND PROGRAM; AUTHORIZING CITY STAFF TO SUBMIT CANDIDATE PROJECTS; AUTHORIZING FUNDING PARTICIPATION WITH TARRANT COUNTY, AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on March 5, 2024, the City Council of the City of Grapevine, Texas conducted a public hearing related to the proposed 50th Year Community Development Block Grant Program (CDBG); and

WHEREAS, On March 5, 2024, the City Council of the City of Grapevine, Texas approved the 50th year CDBG program for the reconstruction of Austin Street from the railroad to Franklin Street; and

WHEREAS, Tarrant County, Texas solicited bids for the 50th year CDBG program; and

WHEREAS, The City of Grapevine City Council recommends Tarrant County award the construction contract to Jeske Construction, as the low bidder for the 50th Year CDBG Project in the amount of \$683,520.00; and

WHEREAS, The City of Grapevine is approving the bid amount of \$683,520.00 submitted by Jeske Construction for the 50<sup>th</sup> Year CDBG Project; and

WHEREAS, The City of Grapevine commits up to an amount of \$578,711.00 toward construction of the 50<sup>th</sup> Year CDBG Project; and

WHEREAS, The City of Grapevine accepts the construction time on the project will be 180 calendar days; and

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

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

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

Section 1. That 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 of the City of Grapevine, Texas, approves the terms as set forth above concerning the 50<sup>th</sup> Year CDBG Project to be submitted to the Tarrant County Community Development Division for approval by the Tarrant County Commissioner's Court

Section 3. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of February 2026.

APPROVED:

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

ATTEST:

\_\_\_\_\_  
Tara Brooks  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Matthew C.G. Boyle  
City Attorney

ORDINANCE NO. 2026-010

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$578,711 IN THE CAPITAL PROJECT STREETS FUND, DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on March 5, 2024, the City Council of the City of Grapevine, Texas conducted a public hearing related to the proposed 50th year Community Development Block Grant Program (CDBG); and

WHEREAS, on March 5, 2024, the City Council of the City of Grapevine, Texas approved the 50th year CDBG program for the reconstruction of Austin Street from the railroad to Franklin Street; and

WHEREAS, Tarrant County, Texas solicited bids for the 50th year CDBG program; and

WHEREAS, The City of Grapevine City Council recommends Tarrant County award the construction contract to Jeske Construction, as the low bidder for the 50th Year CDBG Project in the amount of \$683,520; and

WHEREAS, The City of Grapevine is approving the bid amount of \$683,520 submitted by Jeske Construction for the 50th Year CDBG Project; and

WHEREAS, The City of Grapevine commits up to an amount of \$578,711 toward construction of the 50th Year CDBG Project; and

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

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

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

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

Section 2. That the City Council hereby authorizes \$578,711.00 to be appropriated from the Capital Project Streets Fund for the 50th Year CDBG project.

Section 3. 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 4. 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 17th day of February 2026.

APPROVED:

---

William D. Tate  
Mayor

ATTEST:

---

Tara Brooks  
City Secretary

APPROVED AS TO FORM:

---

Matthew C.G. Boyle  
City Attorney



# 50<sup>th</sup> year CDBG

 Project Location

Prepared for February 17<sup>th</sup>, 2026  
Council Meeting

ITEM #8



E Worth St

Wood St

Ruth St

E Walnut St

E Franklin St

E College St

S Dooley St

Dooley Ct

E Hudgins St

King St

1" = 200'

0 200 Feet

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

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

**MEETING DATE:** FEBRUARY 17, 2026

**SUBJECT:** APPROVAL OF THE CONSTRUCTION OF A HISTORIC GRAPEVINE VEHICLES AND AGRICULTURAL MACHINERY MUSEUM

**RECOMMENDATION:** City Council to consider approval of the award of a construction contract for the Historic Grapevine Vehicles and Agricultural Machinery Museum to Ware Brothers Construction and an ordinance appropriating funds.

**FUNDING SOURCE:** Upon approval of attached appropriation ordinance, funds for this purchase will be available in the Special Revenue Fund through an anonymous donation in the amount of \$296,355.

**BACKGROUND:** The project will include construction of approximately 1,300 square feet of enclosed space to house Heritage Vehicles including an 1870 Studebaker Wagon, 1913 Case Steam Tractor, 1932 Grain Truck, 1928 Grape Crusher Truck aka Ms. Grapevine for display and on special occasions, Grapevine's own 1928 Fire Truck. The building will be located at 701 S. Main Street.

Contractor bids:

Lawn Escapades & Custom Patio Covers & Marines Limited LLC & Remodeling - \$416,607  
Lasso Works Cedar - No Bid  
Ware Brothers - \$296,355

ORDINANCE NO. 2026-011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF REVENUE IN THE AMOUNT OF \$296,355 IN THE SPECIAL REVENUE FUND TO BE RECEIVED FROM AN ANONYMOUS DONOR AND AUTHORIZING THE APPROPRIATION OF \$296,355 IN THE SPECIAL REVENUE FUND FOR EXPENDITURES ASSOCIATED WITH THE CONSTRUCTION OF A HISTORIC GRAPEVINE VEHICLES AND AGRICULTURAL MACHINERY MUSEUM; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine has received an anonymous donation to be used exclusively for the construction of a historic Grapevine vehicles and agricultural machinery museum; and

WHEREAS the City has received a bid in the amount of \$296,355 for the construction of the building; and

WHEREAS the City intends to proceed with acceptance of the bid and pursue construction of the building; and

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

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

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

Section 2. That the City Council hereby authorizes the amount of \$296,355 in revenue to be appropriated in the Special Revenue Fund for the receipt of the donation.

Section 3. The City Council hereby authorizes expenditures in an amount estimated at \$296,355 to be appropriated in the Special Revenue Fund for the costs associated with the construction of the building.

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 17th day of February 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:** FEBRUARY 17, 2026

**SUBJECT:** CONSIDER A MID-YEAR APPOINTMENT TO THE GRAPEVINE HERITAGE FOUNDATION ADVISORY BOARD

**RECOMMENDATION:** City Council to consider a mid-year appointment to the Grapevine Heritage Foundation Advisory Board to fill a vacancy.

**FUNDING SOURCE:**

**BACKGROUND:** Grapevine Heritage Foundation Board Member Kimberly Hale resigned her position on the Board in September 2025. Since that time, this Board position has remained vacant. This position is scheduled to terminate in 2027.

Ann Early has submitted an application to fill the vacant position.

Council Member Duff O'Dell has spoken to Ms. Early and recommends her appointment to the Grapevine Heritage Foundation Advisory Board to fill the vacancy in this seat that will expire in 2027.

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

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

**MEETING DATE:** FEBRUARY 17, 2026

**SUBJECT:** RENEWAL OF CONTRACT FOR MASONRY SERVICES

**RECOMMENDATION:** City Council to consider the approval for renewal of a contract for masonry services to Chibli Stone Works, Inc. as the primary vendor and Weatherproofing Services as the secondary vendor for the Parks and Recreation Department.

**FUNDING SOURCE:** Funds are available in the General Fund (multiple departments), Lake Parks Fund, Permanent Capital Maintenance Fund, Utility Enterprise Fund, and the CVB Fund for an annual estimated amount of \$200,000.

**BACKGROUND:** The purpose of this contract is to establish annual pricing for masonry services.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The contracts were for an initial two-year period with four two-year optional renewals. This contract will be the second two-year available renewal option.

Staff recommends approval.

LW/TM

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

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

**MEETING DATE:** FEBRUARY 17, 2026

**SUBJECT:** PURCHASE OF GETAC RUGGED LAPTOPS FOR THE POLICE DEPARTMENT

**RECOMMENDATION:** City Council to consider approval for the purchase of GETAC Rugged Laptops from Brite Computers for the Police Department.

**FUNDING SOURCE:** Funds are available in the Capital Equipment Fund for an amount not to exceed \$37,494.

**BACKGROUND:** The Police Department is outfitting eight new patrol vehicles and one new animal services vehicle. The laptops for each vehicle are essential for daily operations, including receiving information related to calls-for-service and properly completing those calls.

This purchase will be made in accordance with existing and interlocal agreements with Sourcewell as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791.

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

Staff recommends approval

RG/CG/LW

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

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

**MEETING DATE:** FEBRUARY 17, 2026

**SUBJECT:** ANNUAL CONTRACT FOR BUILDING TECHNOLOGY INTEGRATION

**RECOMMENDATION:** City Council to consider approval for an annual contract for building technology integration from Schneider Electric for the Public Works Department.

**FUNDING SOURCE:** Funds are available in the General Fund (Facilities), CCPD Fund, Utility Enterprise Fund, and the Permanent Capital Maintenance Fund (Facilities) for an estimated amount of \$225,000.

**BACKGROUND:** The purpose of this contract is to establish fixed annual pricing for repairs on existing building technology and purchasing new technology equipment such as access control and building automation.

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

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

Staff recommends approval

CH/TM

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

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

**MEETING DATE:** FEBRUARY 17, 2026

**SUBJECT:** ANNUAL CONTRACT FOR TRADE SERVICES

**RECOMMENDATION:** City Council to consider approval of an annual contract for trade services from Humphrey & Associates, Inc. for the Public Works Department.

**FUNDING SOURCE:** Funds are available in the General Fund (Facilities) and the Permanent Capital Maintenance Fund (Facilities) for an estimated amount of \$550,000.

**BACKGROUND:** The purpose of this contract is to establish fixed annual pricing for electrical repairs and switch gear maintenance and infrared testing citywide.

Purchases 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. The contract was for an initial one-year period with two optional one-year renewals. If approved, this will be the final renewal option.

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

Staff recommends approval

CH/TM

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

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

**MEETING DATE:** FEBRUARY 17, 2026

**SUBJECT:** ANNUAL CONTRACT FOR VALVE AND HYDRANT MAINTENANCE

**RECOMMENDATION:** City Council to consider approval of an annual contract for valve and hydrant maintenance from Hydromax USA for the Public Works Department.

**FUNDING SOURCE:** Upon approval of the attached ordinance, funds will be available in the Utility Enterprise Fund in the estimated amount of \$650,000.

**BACKGROUND:** The purpose of this contract is to establish fixed annual pricing for various evaluation, maintenance, repairs, and rebuild services as needed for valves and fire hydrants in the City.

In the last year, two specific main breaks became difficult and expensive to repair due to non-functioning valves in our system. The City has nearly 9,000 valves and more than 2,800 hydrants. This contract includes the assessment of valves within the City that range in size from 2" to 30". Valves may be raised or realigned as the need is discovered in the field. This contract will allow for the continued inspection and maintenance of up to another 700 fire hydrants. This spring, staff will bring another contractor before the City Council to begin making necessary repairs or replacements, allowing staff to make timely repairs to our system as leaks or breaks occur.

This purchase will be made in accordance with an existing interlocal agreement with the Region VIII Education Service Center known as The Interlocal Purchasing System (TIPS) in Texas as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the cooperative and contracts were awarded to Hydromax USA. The Public Works and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

WM/LG

ORDINANCE NO. 2026-012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$650,000 IN THE UTILITY ENTERPRISE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to fund an annual contract for valve and fire hydrant maintenance; and

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

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

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

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

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

Section 2. That the City Council hereby authorizes an estimated amount of \$650,000 be appropriated from the Utility Enterprise Fund to fund an annual contract for valve and fire hydrant maintenance.

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 17th day of February 2026.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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Matthew C.G. Boyle  
City Attorney



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

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

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

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The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this 20<sup>th</sup> day of January 2026 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
Kirby Kercheval	Member
Ashley Anderson Brown	Member
Herb Fry	Alternate
Gustav Kuelbs	Alternate (non-voting)

With Justin Roberts absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Director, Planning Services
Albert Triplett	Planner II
Mona Hassan	Planning Technician

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

1. Invocation and Pledge of Allegiance:

**JOINT PUBLIC HEARINGS**

2. **CU25-47; Luxury Garages** - 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.

*The Commission and Council received a report from staff and held the public hearing. Applicant Ottis Lee and developer Justin Bosworth presented and answered questions.*

3. **PD25-06; The Reserve at Bear Creek** - 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.

*The Commission and Council received a report from staff and held the public hearing. Project architects Curtis Young and Brian Miller presented and answered questions.*

4. **Z25-09; 1225 Murrell Road** - 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.

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

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

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

Chairman Oliver called the regular session to order at **8:20 p.m.**

#### 5. CITIZEN COMMENTS

*No one spoke during citizen comments.*

#### OLD BUSINESS

None.

#### NEW BUSINESS

6. **MP24-01; Future Land Use** – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** Future Land Use amendment MP24-01:

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

7. **CU25-47; Luxury Garages Company** - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **deny** conditional use request **CU25-47** (Luxury Garages).

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

8. **PD25-06; The Reserve at Bear Creek** - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** planned development overlay request **PD25-06** (The Reserve at Bear Creek).

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

9. **Z25-09; 1225 Murrell Road** - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** zone change request **Z25-09** (1225 Murrell Road).

Motion: Hutton  
Second: Tiggelaar  
Ayes: Oliver, Tiggelaar, Hutton, Parker, Roberts, Kercheval, and Anderson Brown  
Nays: None

Approved: 7-0

10. Consider the minutes of the December 10, 2025, Special Planning and Zoning Commission meeting.

*The Commission discussed this item.*

Motion was made to **approve** the minutes of the December 10, 2025, Special Planning and Zoning Commission meeting.

Motion: Tiggelaar

Second: Parker

Ayes: Oliver, Tiggelaar, Hutton, Parker, Roberts, Kercheval, and Anderson Brown

Nays: None

Approved: 7-0

11. Consider the minutes of the December 16, 2025 Regular Planning and Zoning Commission meeting.

*The Commission discussed this item.*

Motion was made to **approve** the minutes of the December 16, 2025, Planning and Zoning Commission meeting.

Motion: Tiggelaar

Second: Anderson Brown

Ayes: Oliver, Tiggelaar, Hutton, Parker, Roberts, Kercheval, and Anderson Brown

Nays: None

Approved: 7-0

## **Adjournment**

Motion was made to adjourn the meeting at **8:28 p.m.**

Motion: Parker

Second: Tiggelaar

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 17<sup>TH</sup> DAY OF FEBRUARY 2026.

APPROVED:

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LARRY OLIVER

CHAIRMAN

ATTEST:

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ERICA MAROHNIC  
DIRECTOR, PLANNING SERVICES