



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, MAY 19, 2020

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

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine City Council and Planning and Zoning Commission will conduct the meeting scheduled at 7:30 pm on May 19, 2020 in the Council Chambers at 200 South Main Street, by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). The Mayor, Members of City Council and the Planning and Zoning Commission may attend this meeting in person.

**There will be no public access to the location described above. The meeting will be livestreamed on the City’s website at [www.grapevintexas.gov](http://www.grapevintexas.gov).**

This supplemental written notice, the meeting agenda, and the agenda packet are posted online at [www.grapevintexas.gov](http://www.grapevintexas.gov).

The public toll-free dial-in number to participate in the telephonic meeting is 1-210-469-4097. The audio conference PIN is 188 338 787#.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. Starting at 5:00 pm on Monday, May 18, citizens can submit a Citizen Appearance request form from the City’s website at <https://www.grapevintexas.gov/89/Agendas-Minutes>. During the meeting, the names of those that have submitted a form will be called on to speak in the order the forms were received. The deadline to submit requests will be 5:00 pm on Tuesday, May 19.

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

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

1. City Secretary to administer the Oath of Office to City Council Member Place 5 Chris Coy.
2. City Secretary to administer the Oath of Office to City Council Member Place 6 Duff O’Dell.
3. Invocation and Pledge of Allegiance: Commissioner Beth Tiggelaar

## JOINT PUBLIC HEARINGS

4. Zoning Change Application **Z20-02** (212 East Texas Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine requesting to rezone 0.192 acres from “CBD” Central Business District to “R-7.5” Single Family District for an existing residential structure.
5. Conditional Use Permit **CU20-08** (Grapevine Station North) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kirkman Engineering requesting a conditional use permit to amend previously approved site CU18-19 (Ordinance No. 2018-064) for a planned commercial center, specifically to allow the development of two professional office buildings totaling 15,069 square feet. The subject property is located at 833 and 927 East Northwest Highway and is currently zoned “CC” Community Commercial District.
6. Conditional Use Permit **CU20-09** (Housetinters) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Stephen Watts requesting a conditional use permit for automotive repair (window tinting). The subject property is located at 1201 Minters Chapel Road No. 302 and is currently zoned “LI” Light Industrial District.
7. Conditional Use Permit **CU20-10** (Riverwalk Veterinary Clinic) and **Final Plat** Lots 1AR, 3R and 4, Block 1, Racetrac Grapevine – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Spiars Engineering requesting a conditional use permit to amend previously approved site plan CU19-34 (Ordinance No. 2020-015) for a planned commercial center, specifically to allow the development of a veterinary clinic, and a replat of Lots 1A and 3, Block 3, Block 1, Racetrac Grapevine. The subject property is located at 3985 Grapevine Mills Parkway and is currently zoned “CC” Community Commercial District.
8. Historic Landmark District **HL20-01** (306 East Northwest Highway) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Lemoine Wright requesting designation as a historical landmark sub-district. The property is currently zoned “HC” Highway Commercial District.

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

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

## CITIZEN COMMENTS

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

## NEW BUSINESS

10. Consider the appointment of the Mayor Pro Tem and take any necessary action.
11. Consider an interlocal agreement with Tarrant County for the receipt of funds for COVID-19 eligible expenses and take any necessary action.

## CONSENT AGENDA

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

12. Consider **Ordinance No. 2020-021** designating GCISD Tax Assessor-Collector to perform duties imposed by Tax Code Chapter 26. Chief Financial Officer recommends approval.
13. Consider the purchase of commercial washers and dryers for Fire Stations 4 and 5 from Aadvantage Laundry Systems. Fire Chief recommends approval.
14. Consider the purchase of the renewal of Meraki wireless access points and firewall software licenses and support from General Datatech, L.P. Chief Technology Officer recommends approval.
15. Consider the purchase of VMware software licenses and maintenance from SHI Government Solutions, Inc. Chief Technology Officer recommends approval.
16. Consider **Resolution No. 2020-010** authorizing an application for the State of Texas Rifle Resistant Body Armor Program Grant for Fiscal Year 2021. Police Chief recommends approval.
17. Consider **Resolution No. 2020-011** authorizing an application for State of Texas Coronavirus Emergency Supplemental Funding Grant and **Ordinance No. 2020-**

- 022** authorizing COVID-19 related expenditures. Police Chief recommends approval.
18. Consider the renewal of annual contracts for ground based mosquito control services with Municipal Mosquito and Vector Disease Control International. Public Works Director recommends approval.
  19. Consider the purchase and installation of a replacement HVAC system for the Water Treatment Plant office from The Brandt Companies, LLC. Public Works Director recommends approval.
  20. Consider approving and ratifying the emergency purchase of replacement valves along State Highway 26 and Fairway Drive and **Ordinance No. 2020-023** appropriating funds. Public Works Director recommends approval.
  21. Consider the minutes of the May 5, 2020 Regular City Council meeting. City Secretary recommends approval.

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

#### PLANNING AND ZONING COMMISSION RECOMMENDATIONS

22. Zoning Change Application **Z20-02** (212 East Texas Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-024**, if applicable, and take any necessary action.
23. Conditional Use Permit **CU20-08** (Grapevine Station North) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-025**, if applicable, and take any necessary action.
24. Conditional Use Permit **CU20-09** (Housetinters) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-026**, if applicable, and take any necessary action.
25. Conditional Use Permit **CU20-10** (Riverwalk Veterinary Clinic) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-027**, if applicable, and take any necessary action.
26. **Final Plat** Lots 1AR, 3R and 4, Block 1, Racetrac Grapevine – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

27. Historic Landmark District **HL20-01** (306 East Northwest Highway) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-028**, if applicable, and take any necessary action.
28. **Final Plat** of Lot 1, Block 1, 3324 Hall Johnson Addition – Consider the recommendation of the Planning and Zoning Commission regarding the application submitted by Shea Kirkman to plat the property located at 3324 Hall Johnson Road that is currently zoned “R-20” Residential Zoning District.

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 May 15, 2020 by 5:00 p.m.

*Tara Brooks*

Tara Brooks, TRMC, CRM  
City Secretary



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



CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, MAY 19, 2020

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

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**CALL TO ORDER: 7:00 p.m. - Planning and Zoning Commission Conference Room**

**BRIEFING SESSION**

***The public toll-free dial-in number to participate in the briefing session telephonic meeting is 1-210-469-4097. The audio conference PIN is 461 686 499#.***

1. Planning and Zoning Commission to conduct a briefing session to discuss all items scheduled on tonight's agenda. No action will be taken. Each item will be considered during the Regular Session which immediately follows the Joint Public Hearings.

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

***The public toll-free dial-in number to participate in the joint telephonic meeting is 1-210-469-4097. The audio conference PIN is 188 338 787#.***

2. Invocation and Pledge of Allegiance: Commissioner Beth Tiggelaar

**JOINT PUBLIC HEARINGS**

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

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### CITIZEN COMMENTS

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### NEW BUSINESS

9. Zoning Change Application **Z20-02** (212 East Texas Street) – Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU20-08** (Grapevine Station North) – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU20-09** (Housetinters) – Consider the application and make a recommendation to City Council.
12. Conditional Use Permit **CU20-10** (Riverwalk Veterinary Clinic) – Consider the application and make a recommendation to City Council.
13. **Final Plat** Lots 1AR, 3R and 4, Block 1, Racetrac Grapevine – Consider the application and make a recommendation to City Council.
14. Historic Landmark District **HL20-01** (306 East Northwest Highway) – Consider the application and make a recommendation to City Council.
15. **Final Plat** of Lot 1, Block 1, 3324 Hall Johnson Addition – Consider the application submitted by Shea Kirkman to plat the property located at 3324 Hall Johnson Road that is currently zoned “R-20” Residential Zoning District, and make a recommendation to City Council.
16. Consider the minutes of the March 17, 2020 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 May 15, 2020 by 5:00 p.m.

*Tara Brooks*

Tara Brooks, TRMC, CRM  
City Secretary

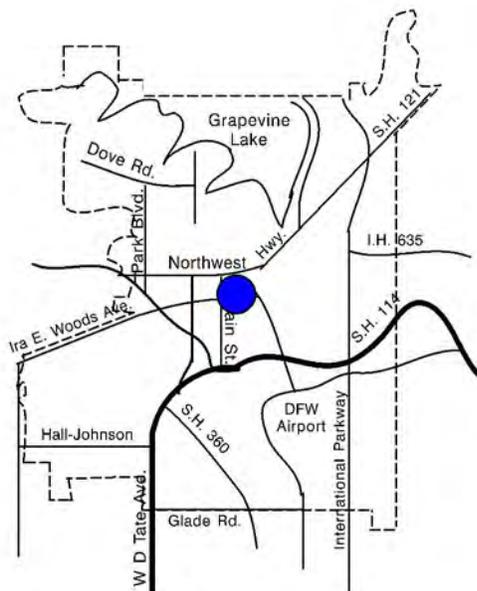


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE  
PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
J. SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: MAY 19, 2020

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF ZONING  
CHANGE APPLICATION Z20-02



APPLICANT: City of Grapevine

PROPERTY LOCATION AND SIZE:

The subject property is located at 212 East Texas Street and platted as Lot 1, Block 36, City of Grapevine. The property contains 8,353 square feet (0.192 acres) and has 66 feet of frontage along East Texas Street.

REQUESTED ZONE CHANGE AND COMMENTS:

The applicant is requesting a zoning change to rezone 0.192 acres from "CBD" Central Business District to "R-7.5" Single Family District for an existing structure.

Late in 2017 this property was purchased by the City in order to maintain access to a City parking lot immediately adjacent to the south. After the sale, the property was re-platted separating the structure for future sale while retaining and platting access to the City parking from East Texas Street. At the November 19, 2019 meeting the City Council approved a historic overlay on the subject property.

The property as platted meets all requirements of the "R-7.5" Single Family District; the purpose of the zoning request is to transition the use of the property from previous office uses to a residential use pending a current contract on the house to be used as a

residence.

PRESENT ZONING AND USE:

The property is currently zoned “CBD” Central Business District and was previously used as an office.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the surrounding properties to the north, south, east, and west were zoned “C-2” Community Business prior to the 1984 City Rezoning.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: “R-7.5” Single Family Residential—First Baptist Church

SOUTH: “CBD” Central Business District—public parking lot

EAST: “CBD” Central Business District and “R-7.5” Single Family District—public parking lot and nonconforming multifamily structure

WEST: “CBD” Central Business District—law offices

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

The Master Plan designates the subject property as a “CBD” Central Business District land use. The applicant’s proposal is not in compliance with the Master Plan.

/rs





220-02  
CC ITEM # 4, 22  
PZ ITEM # 3, 9

# CITY OF GRAPEVINE

## ZONE CHANGE APPLICATION

### PART 1. APPLICANT INFORMATION

Applicant Name:	CITY OF GRAPEVINE		
Applicant Address:	P O BOX 95104		
City/State/Zip	GRAPEVINE, TX 76099		
Phone No.	817-410-3155	Fax No.	
Email Address		Mobile Phone	
Applicant's interest in subject property	OWNER		

### PART 2. PROPERTY INFORMATION

Street Address of subject property	212 EAST TEXAS STREET		
Legal Description: Lot	1	Block	36 Addition CITY OF GRAPEVINE
Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)			
Size of subject property: acres	0.192	square footage	
Present zoning classification	CBD Central Business District	Requested zoning district	R-7.5 Single Family District
Present use of property	VACANT - PREVIOUSLY OFFICE		
Proposed use of property	RESIDENTIAL		
The applicant understands the master plan designation and the most restrictive zone that would allow the proposed use is			
Minimum/Maximum District size for requested zoning			

### PART 3. PROPERTY OWNER INFORMATION

Property Owner	CITY OF GRAPEVINE		
Prop Owner Address	P O BOX 95104		
City/State/Zip	GRAPEVINE, TX 76099		
Phone No.	817-410-3155	Fax No.	

- All Zone Change Requests are assumed to be completed when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.
- All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- Any changes to a concept plan approved with a zone change request can only be approved by city council through the public hearing process.
- I have read and understand all the requirements as set forth by the application for zone change request and acknowledge that all requirements of this application have been met at the time of submittal.

**PART 4. SIGNATURE TO AUTHORIZE A ZONE CHANGE REQUEST AND PLACE A ZONE CHANGE REQUEST SIGN ON THE SUBJECT PROPERTY**

Bruno Rumbelow  
Print Applicant's Name

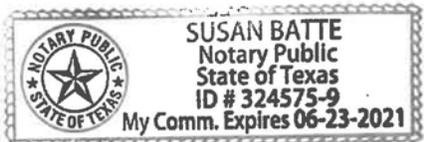
[Signature]  
Applicant's Signature

The State of Texas

County of Tarrant

Before me (notary) Susan Batte on this day personally appeared (applicant) Bruno Rumbelow known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 24<sup>th</sup> day of April, A.D. 2020



Susan Batte  
Notary In and For State of Texas

Bruno Rumbelow  
Print Property Owner's Name

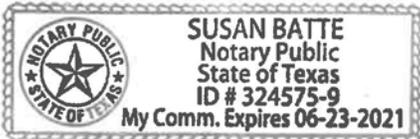
[Signature]  
Property Owner's Signature

The State of Texas

County of Tarrant

Before me (notary) Susan Batte on this day personally appeared (applicant) Bruno Rumbelow known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 24<sup>th</sup> day of April, A.D. 2020



Susan Batte  
Notary In and For State of Texas

Legal Description  
for  
212 E. Texas Street

Lot 1, Block 36, Original Town of Grapevine, an addition to the City of Grapevine, being situated in the W. Dooley Survey, Abstract No. 422 as filed in instrument number D219048329, Plat Records of Tarrant County, Texas.

Metes and Bounds Description

COMMENCING at a 5/8" iron rod found being the Northeast Corner of Lot 2, Block 36 of the Original Town of Grapevine, an Addition of the City of Grapevine, Texas as recorded in instrument number D219048329, Plat Records of Tarrant County, Texas.

THENCE S 89 degrees 13 minutes 25 seconds W, along the north line of Lot 2, also being the south ROW line of E. Texas Street, 30.05 feet to a PK nail in asphalt found for the Northeast corner of Lot 1, Blk 36, said point also being the Point of Beginning;

THENCE S 01 degrees 14 minutes 53 seconds E, 124.02 feet to a PK nail in asphalt found for the Southeast corner of Lot 1, Blk 36;

THENCE S 89 degrees 07 minutes 34 seconds W, 68.77 feet to a 5/8" iron rod found with CAP stamped 'TNP' for the Southwest corner of said lot:

THENCE N 00 degrees 03 minutes 43 seconds W, 124.15 feet to a 5/8" iron rod found for the Northwest corner of said lot, said corner also being in the south ROW line of E. Texas Street;

Thence N 89 degrees 13 minutes 25 seconds E, a distance of 66.20 feet to the POINT OF BEGINNING and containing 8,353 square feet or 0.192 acres of land.

ORDINANCE NO. 2020-024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING 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 OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z20-02 ON A TRACT OF LAND OUT OF THE W. DOOLEY SURVEY, ABSTRACT 422 (LOT 1, BLOCK 36, CITY OF GRAPEVINE; 212 EAST TEXAS STREET) DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "CBD" CENTRAL BUSINESS DISTRICT REGULATIONS TO "R-7.5" SINGLE FAMILY DISTRICT REGULATIONS; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, applications were made to amend the Official Zoning Map, City of Grapevine, Texas by making applications for same with the Planning and Zoning Commission of the City of Grapevine, Texas as required by State statutes and the zoning ordinances of the City of Grapevine, Texas and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas after all legal notices, requirements, conditions and prerequisites having been complied with; and

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

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

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

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

WHEREAS, the City Council of the City of Grapevine, Texas does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and does find that the change in zoning lessens the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes health and the general welfare; provides adequate light and air; prevents the overcrowding of land; avoids undue concentration of population; facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

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

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

Section 1. That the City of Grapevine Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, be, and the same is hereby amended and changed by Zoning Application Z20-02 to rezone the following described property to-wit: being a 0.192 acre tract of land out of the W. Dooley Survey, Abstract 422, Tarrant County, Texas (Lot 1, Block 36, City of Grapevine; 212 East Texas Street), more fully and completely described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned "PID" Planned Industrial Development District Regulations is hereby changed to "CC" Community Commercial District Regulations, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

Section 2. The City Manager is hereby directed to correct the official zoning map of the City of Grapevine, Texas to reflect the herein change in zoning.

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

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

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

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

Section 7. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to

exceed two thousand dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. The fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of MAY, 2020.

APPROVED:

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

ATTEST:

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

APPROVED AS TO FORM:

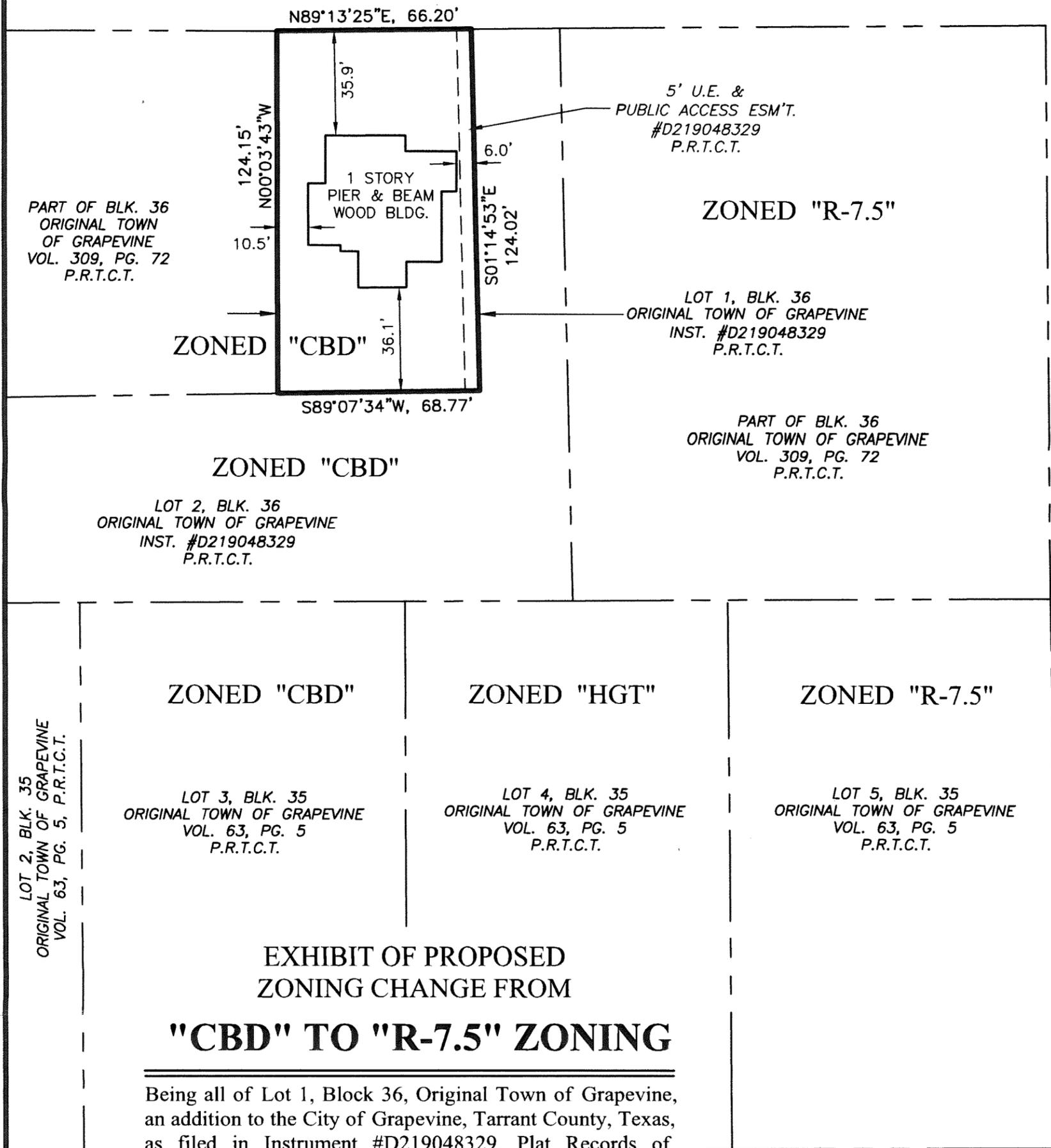
\_\_\_\_\_  
City Attorney



# E. TEXAS STREET

SCALE: 1"=50'

VARIABLE WIDTH R-O-W



S M I T H S T R E E T

## EXHIBIT OF PROPOSED ZONING CHANGE FROM "CBD" TO "R-7.5" ZONING

Being all of Lot 1, Block 36, Original Town of Grapevine, an addition to the City of Grapevine, Tarrant County, Texas, as filed in Instrument #D219048329, Plat Records of Tarrant County, Texas.

Address: 212 E. Texas Street

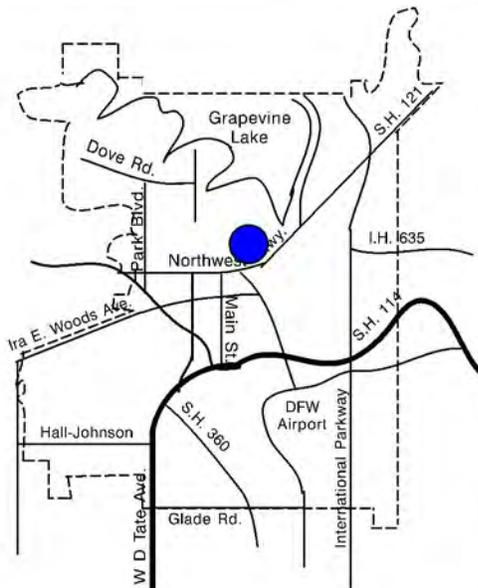
**E. WORTH ST.**

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*  
SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: MAY 19, 2020

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF  
CONDITIONAL USE APPLICATION CU20-08 GRAPEVINE  
STATION NORTH



APPLICANT: Westwood Partners

PROPERTY LOCATION AND SIZE:

The subject property is located at 833 and 927 East Northwest Highway and is platted as Lots 2R, 3R, 4-7, Block 1, Opryland Second Addition. The property contains 11.34 acres and has approximately 180 feet of frontage along Ruth Wall Road, 347 feet of frontage along Boyd Drive and 1,363 feet of frontage along East Northwest Highway.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU18-19 (Ord. 2018-64) for a planned commercial center, specifically to allow the development of two professional office buildings totaling 15,069 square feet.

A conditional use request was approved by the City Council at an August, 2018 meeting establishing a two-part, planned commercial center on an 11-acre site at the northeast corner of Boyd Drive and East Northwest Highway. As part of that request, on a 3.3-acre portion located at the immediate northwest corner of Ruth Wall Road and East Northwest Highway, a convenience store with gasoline sales, off-premise beer and wine sales, a restaurant with outside dining and a tunnel-style car wash was approved. The remainder of the property was approved for a multi-tenant, multi-structure office/retail development with the first phase consisting of three structures, 6,000 square feet, 4,952 square feet and

4,966 square feet in size.

With this request the applicant is requesting to add two more office structures to the site, 8,048 square feet and 7,021 square feet in size. Required parking for both structures is 61 spaces and the applicant has provided 64 spaces.

**PRESENT ZONING AND USE:**

The property is currently zoned “CC” Community Commercial District with a planned commercial center designation.

**HISTORY OF TRACT AND SURROUNDING AREA:**

The subject property and the property to the south across Northwest Highway, the property to the east across Boyd Street, and the property to the west across Ruth Wall Road were all zoned “C-2” Community Business District prior to the 1984 City Rezoning. The property to the north of Turner Road was zoned “R-3” Multifamily District and “R-MF-2” Multifamily District prior to the 1984 City Rezoning. A request to rezone the subject site and the property immediately adjacent to the north (Z98-15) to “BP” Business Park District for an office/showroom development was considered by Council on July 21, 1998 but was denied. At the December 21, 1999 meeting, Council approved a conditional use permit (CU99-68; Ord. 99-183) to establish off-site parking, an employee service center and a day-care center in conjunction with the establishment of the Opryland Texas Hotel and Convention Center. At a February, 2003 public hearing the subject site was considered again (CU02-60) which approved the establishment of a commercial parking lot along with the elimination of the employee service center and day-care associated with the Gaylord Hotel. At an August 21, 2018 meeting the Council approved a conditional use request (CU18-19) on the subject site to allow for a multi-structure office complex and a convenience store with gasoline sales, off-premise beer and wine sales, a restaurant with outside dining, and a tunnel-style car wash.

**SURROUNDING ZONING AND EXISTING LAND USE:**

- NORTH: “CC” Community Commercial District—Gaylord Hotel customer/employee parking and staging area
- SOUTH: “HC” Highway Commercial District and “CC” Community Commercial District—various retail and commercial businesses and a multi-tenant retail/office building; Starbucks
- EAST: “PCD” Planned Commerce Development District—vacant; former Wagon Wheel Ranch
- WEST: “CC” Community Commercial District—vacant property along with Mad Duck Cyclery, Pizza Hut, Popeye’s Chicken

#### AIRPORT IMPACT:

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

#### MASTER PLAN APPLICATION:

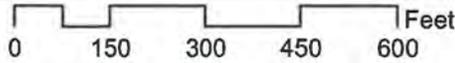
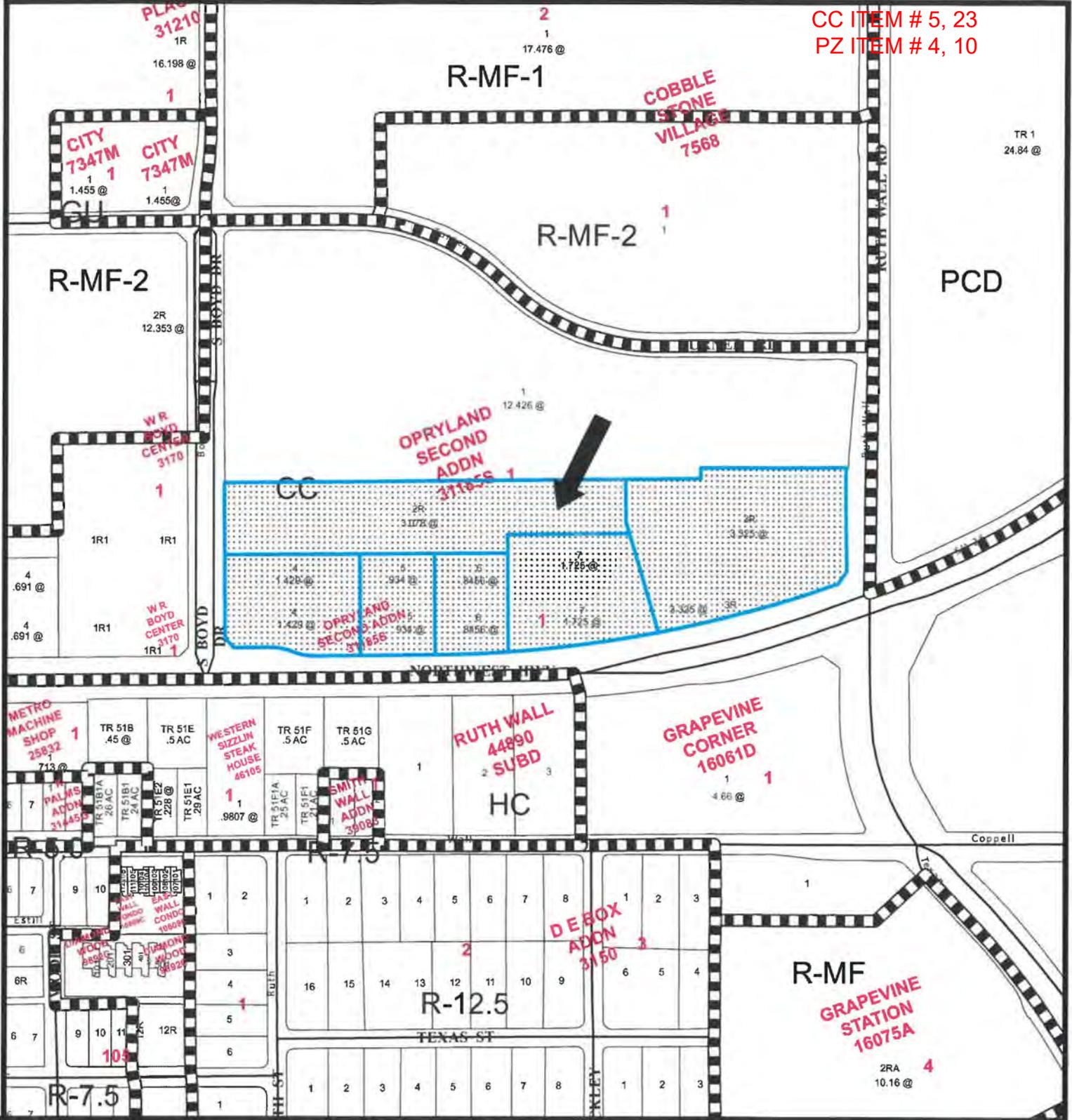
The Master Plan designates the subject property as a C/MU Commercial/Mixed Use land use. The applicant’s request is in compliance with the Master Plan.

#### THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates the portion of the subject site with frontage along Ruth Wall Road as a Type D Minor Arterial with a minimum 75-foot right-of-way developed as four lanes. Northwest Highway is designated a Type C Minor Arterial with a minimum 80-foot right-of-way developed as four lanes with a center left turn lane. Boyd Street is not a designated thoroughfare as shown on the City of Grapevine’s Thoroughfare Plan.

/rs

CC ITEM # 5, 23  
PZ ITEM # 4, 10



## CU20-08 Grapevine Station North

Date Prepared: 5/4/2020

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.

CU20-08



# CITY OF GRAPEVINE

## CONDITIONAL USE APPLICATION

### Form "A"

#### PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact

Kirkman Engineering

Street address of applicant / agent:

5200 State Highway 121

City / State / Zip Code of applicant / agent:

Colleyville, TX 76034

Telephone number of applicant / agent:

817-488-4960

Fax number of applicant/agent

Email address of applicant/agent

Mobile phone number of applicant/agent

#### PART 2. PROPERTY INFORMATION

Street address of subject property

805 East Northwest Highway

Legal description of subject property (metes &amp; bounds must be described on 8 1/2" x 11" sheet)

Lot 2R Block 1 Addition OPRYLAND SECOND ADDITION

Size of subject property

Buildings 833 &amp; 927

1.82 Acres

79,135 Square footage

Present zoning classification:

Planned community Commercial

Proposed use of the property:

Office (No change in use from original CUP)

Circle yes or no, if applies to this application

Outdoor speakers Yes  No 

Minimum / maximum district size for conditional use request:

Zoning ordinance provision requiring a conditional use:

#### PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

Grapevine Station North, LLC

Street address of property owner:

1000 Texan Trail, Suite 200

City / State / Zip Code of property owner:

Grapevine, TX 76051

Telephone number of property owner:

817-366-4196

Fax number of property owner:

817-310-3451



CU20-08

- Submit a letter describing the proposed conditional use and note the request on the site plan document
- In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)
- In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.
- Application of site plan approval (Section 47, see attached Form "B").
- The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.

- All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the 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 (no matter how minor or major) approved with a conditional use or conditional use permit can only be approved by city council through the public hearing process.
- I have read and understand all the requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.

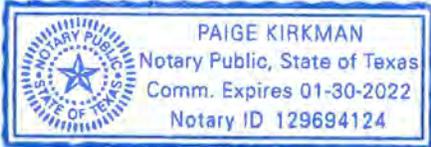
**PART 4. SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY**

Sachi Burlingame Sachi Burlingame  
 Print Applicant's Name: Applicant's Signature:

The State of Texas  
 County Of Tarrant  
 Before Me Paige Kirkman on this day personally appeared Sachi Burlingame  
 (notary) (applicant)

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 1st day of April, A.D. 2020



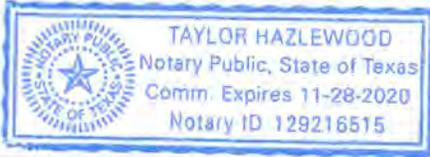
Paige Kirkman  
 Notary In And For State Of Texas

Gary Hazlewood Gary Hazlewood  
 Print Property Owners Name: Property Owner's Signature:

The State Of Texas  
 County Of Tarrant  
 Before Me Taylor Hazlewood on this day personally appeared Gary Hazlewood  
 (notary) (property owner)

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 30 day of March, A.D. 2020



Taylor Hazlewood  
 Notary In And For State Of Texas



CU20-08

**ACKNOWLEDGEMENT**

**All Conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the 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 (no matter how minor or major) approved with a conditional use or a special use permit 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 conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.**

**Signature of Applicant** Saeeli Bryanna

**Date:** 4/1/2020

**Signature of Owner** [Signature]

**Date:** 3/27/20



CU20-08

**WESTWOOD***Real Estate Development*

March 27, 2020

Ron Stombaugh  
Development Services  
Planning Division  
200 South Main St.  
Grapevine, Tx. 76051

Re: Conditional Use Permit application for development of Phase 2, Opryland  
Second Addition

Westwood Group Development No. II, L.P. (Property Owner), 1000 Texan Trail, Ste. 200 in Grapevine is submitting a CUP application to develop Phase 2 of Opryland Second Addition which comprises of 833 and 927 East Northwest Highway. These two addresses are located on Lot 2R of the above addition. These two buildings will be constructed for office or medical use.

The application contains all the required documentation outlined by the CUP checklist.

The conditional uses specified in the application will not cause any adverse affect or harm to other property in the neighborhood, but rather will enhance the area by offering services that heretofore were non-existent to area citizens and visitors. This development with its requested uses will add to the enjoyment of community and visitors to Grapevine by giving them additional options for needed services.

Sincerely,

A.L. Burtin, Development Director  
Westwood Group Development



ORDINANCE NO. 2020-025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU20-08 TO AMEND PREVIOUSLY APPROVED SITE PLAN CU18-19 (ORDINANCE NO. 2018-064) FOR A PLANNED COMMERCIAL CENTER SPECIFICALLY TO ALLOW THE DEVELOPMENT OF TWO PROFESSIONAL OFFICE BUILDINGS TOTALING 15,069 SQUARE FEET, FOR LOT 2R, BLOCK 1, OPRYLAND SECOND ADDITION (833 AND 927 EAST NORTHWEST HIGHWAY) IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit No. CU20-08 to amend the previously approved site plan CU18-19 (Ordinance No. 2018-64) for a planned commercial center specifically to allow the development of two professional office buildings totaling 15,069 square feet in a district zoned "CC" Community Commercial District in the following described property: Lot 2R, Block 1, Opryland Second Addition (833 and 927 East Northwest Highway), all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

Section 8. The fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of May, 2019.

APPROVED:

---

William D. Tate  
Mayor

ATTEST:

---

Tara Brooks  
City Secretary

APPROVED AS TO FORM:

---

City Attorney



5200 State Highway 121  
Colleyville, Texas 76034  
Phone: 817-488-4960

DEVELOPER/OWNER

**WESTWOOD  
REAL ESTATE  
DEVELOPMENT**

1000 Texan Trail  
Grapevine, Texas 76051  
Phone: 817-442-0000



JOB NUMBER: WWD20001  
DESIGNED BY: GSB  
DRAWN BY: GSB  
CHECKED BY: SDK  
ISSUE DATE: 05-07-2020  
REV:

ISSUE DATE: 05-07-2020



Kirkman Engineering, LLC  
Texas Firm No: 15874

**GRAPEVINE  
STATION  
LOT 2R,  
BLDG 833 & 927**  
**GRAPEVINE,  
TEXAS**

**SITE  
PLAN**

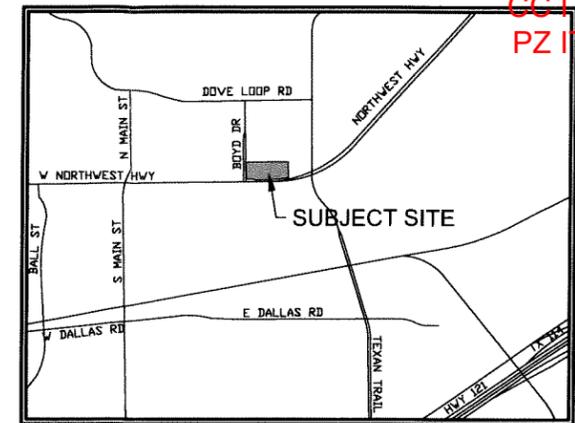
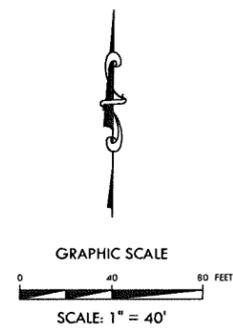
SHEET:  
**SP1.0**

BUILDING DATA CHART - GRAPEVINE STATION NORTH											
11.34 AC TRACT											
LOT NUMBER	HEIGHT IN STORIES	HEIGHT (ft-in)	TOTAL BLDG AREA (sf)	TOTAL LOT AREA (sf)	FLOOR AREA RATIO	TOTAL IMPERVIOUS AREA (sf)	TOTAL OPEN SPACE (sf)	PERCENTAGE OF OPEN SPACE	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED	BUILDING USE
2R, BLDG. 805	1	27'-6"	4,962	33,524	15%	15,854	7,968	24%	39	39	MEDICAL
2R, BLDG. 809	1- EXISTING	20'-0"	4,966	33,524	15%	15,899	7,991	24%	39	39	MEDICAL
2R, BLDG. 833	1	24'-11"	8,048	33,524	24%	27,117	13,629	41%	32	34	OFFICE
2R, BLDG. 927	1	24'-11"	7,021	33,524	21%	23,771	11,947	36%	29	30	OFFICE
3R	1- EXISTING	44'-9"	22,036	144,822	15%	94,395	28,391	20%	88	88	RETAIL
4	1	n/a	n/a	62,279	n/a	n/a	n/a	n/a	n/a	n/a	FUTURE
5	1- EXISTING	27'-3"	5,996	40,687	15%	25,756	8,935	22%	45	51	MEDICAL
6	1	n/a	n/a	36,834	n/a	n/a	n/a	n/a	n/a	n/a	FUTURE
7	1	n/a	n/a	75,120	n/a	n/a	n/a	n/a	n/a	n/a	FUTURE
<b>TOTAL S.F. LOTS</b>			<b>53,029</b>	<b>493,838</b>		<b>202,792</b>	<b>78,861</b>		<b>272</b>	<b>281</b>	

NOTE:  
ALL THE REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION  
ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH THE NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND

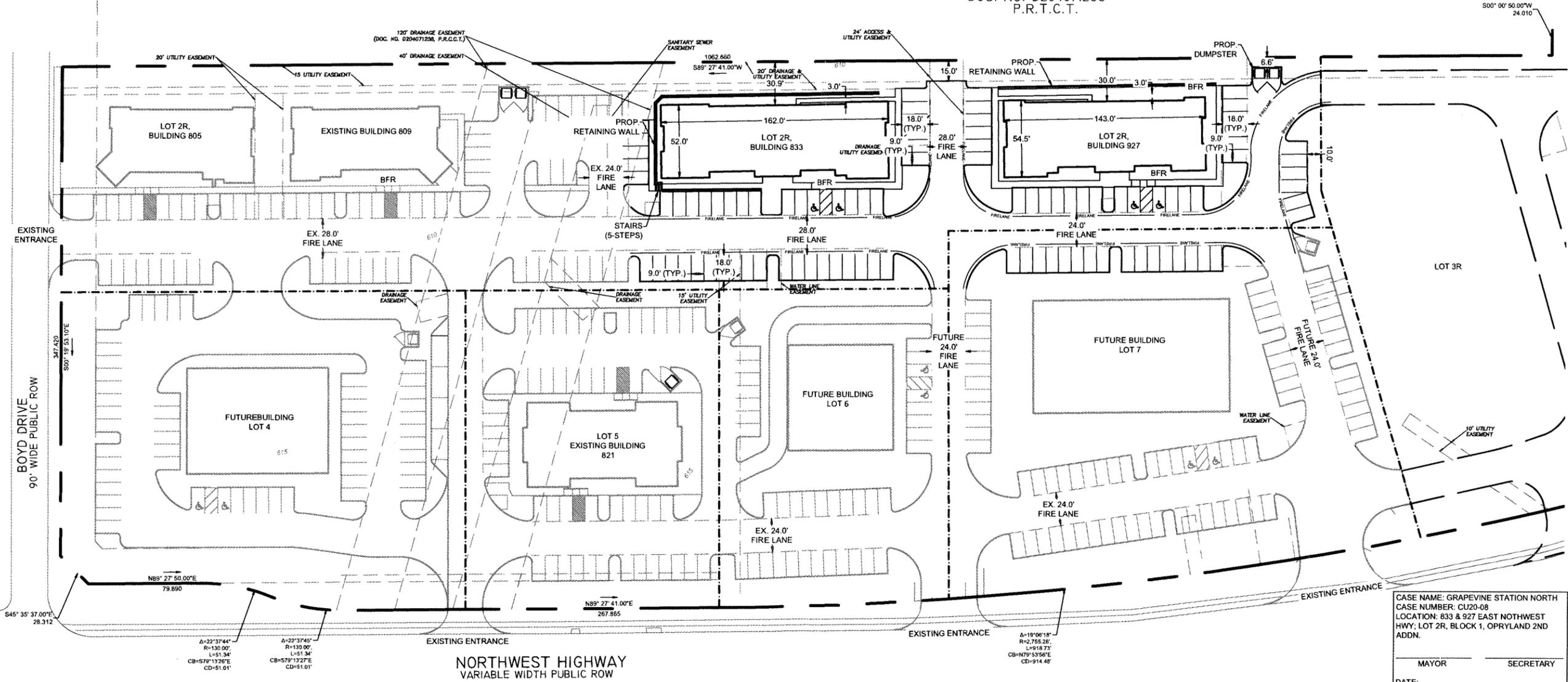
REFER TO HAMILTON DUFFY, PC CONSTRUCTION PLANS, CITY JOB NUMBER: 1810012 FOR EXISTING BUILDINGS & INFRASTRUCTURE OF OVERALL COMMUNITY DEVELOPMENT

REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR EXACT BUILDING & FOUNDATION DIMENSIONS & DETAILS



VICINITY MAP  
N.T.S.

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

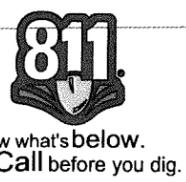


CASE NAME: GRAPEVINE STATION NORTH  
CASE NUMBER: CU20-08  
LOCATION: 833 & 927 EAST NORTHWEST HWY; LOT 2R, BLOCK 1, OPRYLAND 2ND ADDN.

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
DATE: \_\_\_\_\_  
PLANNING AND ZONING COMMISSION  
CHAIRMAN \_\_\_\_\_  
DATE: \_\_\_\_\_

SHEET: 1 OF 1  
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.  
DEPARTMENT OF DEVELOPMENT SERVICES

CONDITIONAL USE REQUEST CU20-08 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU18-19 (ORD. 2018-64) FOR A PLANNED COMMERCIAL CENTER, SPECIFICALLY TO ALLOW THE DEVELOPMENT OF TWO PROFESSIONAL OFFICE BUILDINGS TOTALING 15,069 SQUARE FEET.



FILE PATH: K:\3164\W20001\_GrapevineStationNorth\Drawings\03\_SitePlan.dwg  
PLOT DATE: 5/7/2020  
PLOT TIME: 10:57:00 AM  
PLOT USER: gsb



5200 State Highway 121  
Colleyville, Texas 76034  
Phone: 817-488-4960

DEVELOPER/OWNER

**WESTWOOD  
REAL ESTATE  
DEVELOPMENT**

1000 Texan Trail  
Grapevine, Texas 76051  
Phone: 817-442-0000



JOB NUMBER: WWD20001

DESIGNED BY: GSB

DRAWN BY: GSB

CHECKED BY: SOK

ISSUE DATE: 05-07-2020

REV:

ISSUE DATE: 05-07-2020



Kirkman Engineering, LLC  
Texas Firm No: 15874

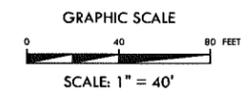
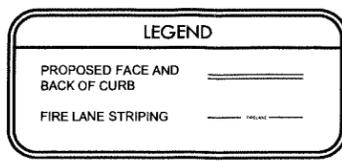
**GRAPEVINE  
STATION  
LOT 2R,  
BLDG 833 & 927  
GRAPEVINE,  
TEXAS**

**DIMENSION  
CONTROL PLAN**

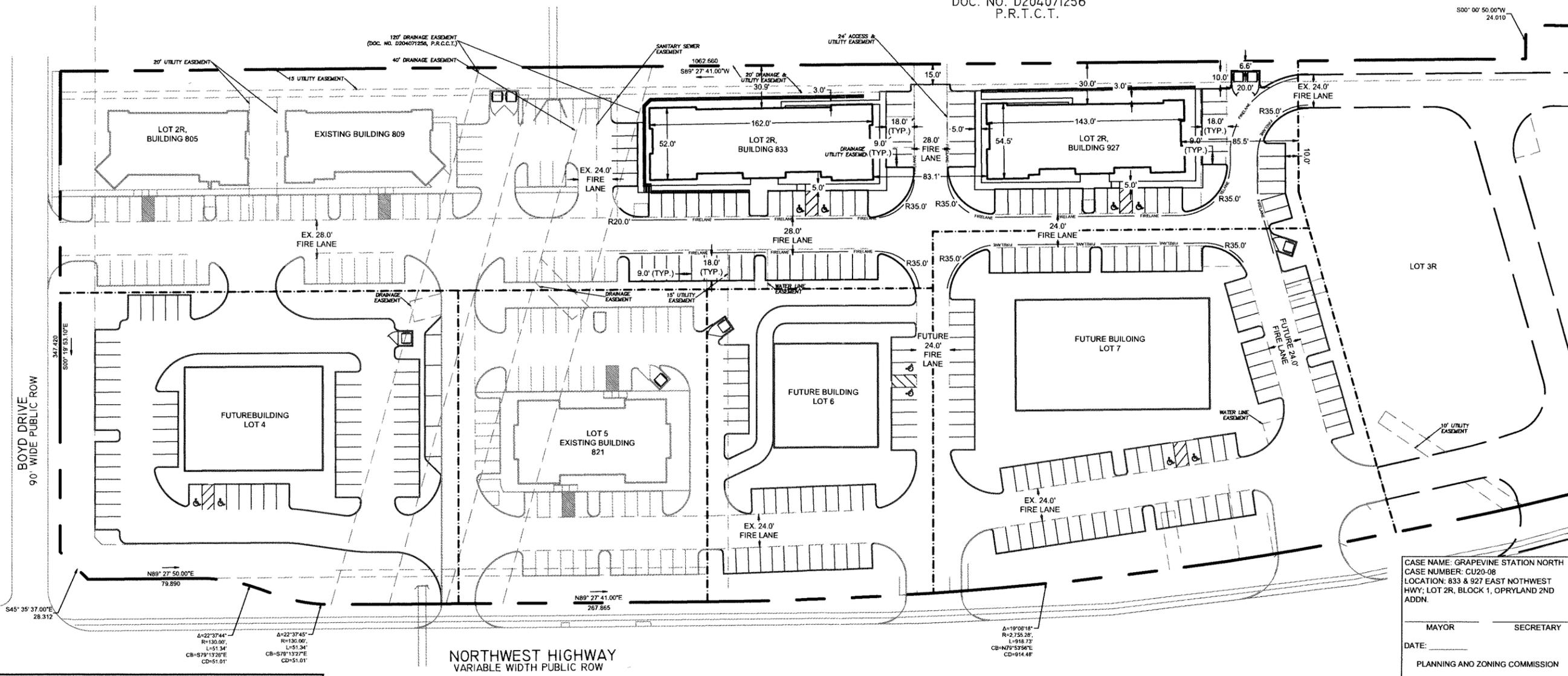
SHEET:  
**C3.0**

REFER TO  
ARCHITECTURAL/STRUCTURAL PLANS  
FOR EXACT BUILDING & FOUNDATION  
DIMENSIONS & DETAILS

- NOTE
1. ALL DIMENSIONS FROM THE FACE OF CURB UNLESS NOTED OTHERWISE.
  2. ALL CURB RADI SHALL BE 3' AT FACE OF CURB UNLESS OTHERWISE NOTED.
  3. ALL PROPOSED PARKING AREAS TO BE CONCRETE.



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



**\*\*NOTICE TO CONTRACTORS - UTILITIES\*\***

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ANY EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, THE GOVERNING MUNICIPALITY, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION PROVIDED IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.



CASE NAME: GRAPEVINE STATION NORTH  
CASE NUMBER: CU20-08  
LOCATION: 833 & 927 EAST NORTHWEST HWY; LOT 2R, BLOCK 1, OPRYLAND 2ND ADDN.

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

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

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

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

SHEET: 1 OF 1

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

DEPARTMENT OF DEVELOPMENT SERVICES









MATERIALS	DESCRIPTION
BRICK-01	INTERSTATE BRICK, CANYON ROSE
BRICK-02	INTERSTATE BRICK, MIDNIGHT BLACK
BRICK-03	INTERSTATE BRICK, SMOKEY MOUNTAIN
BRICK-04	MERIDIAN BRICK, V100
WOOD-01	NICHHA, VINTAGE WOOD, BARK, EPC763F
COMPOSITE ROOF	TAMKO/ HERITAGE PREMIUM, CLASS A SHINGLES, COLOR: NATURAL TIMBER

architect



5 architects

SE Architects, PLLC  
architecture interior sustainability  
Carrilton, Texas 75007  
T: 214.336.5214  
www.5eart7neds.com



05.05.20

seal / disclaimer  
This electronic drawing file is released under the authority of Minakata A. Deo, registration no. 19867, on issue date indicated, who maintains the original file. This electronic drawing file may be used as a background drawing. Pursuant to Rule 1.0037 of the Rules and Regulations of the Texas Board of Architectural Examiners, the user of this electronic drawing file agrees to assume all responsibility for any modification to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. No person may make any modification to this electronic drawing file without the Architect's express written permission.

client / owner  
**WESTWOOD REAL ESTATE GROUP**  
ESTATE GROUP  
1000 TEXAN TRAIL  
SUITE 200  
GRAPEVINE, TX 76051  
MR. AL BURTIN  
817-366-4196

project  
**GRAPEVINE STATION NORTH**  
BUILDING # 833  
EAST N.W. HWY  
GRAPEVINE, TX 76051

revision no: \_\_\_\_\_ issue date: \_\_\_\_\_

issue date: 03.24.20

project no.: 20.001

drawn by: \_\_\_\_\_ checked by: \_\_\_\_\_

issue title: CUP SUBMITTAL

sheet title: \_\_\_\_\_

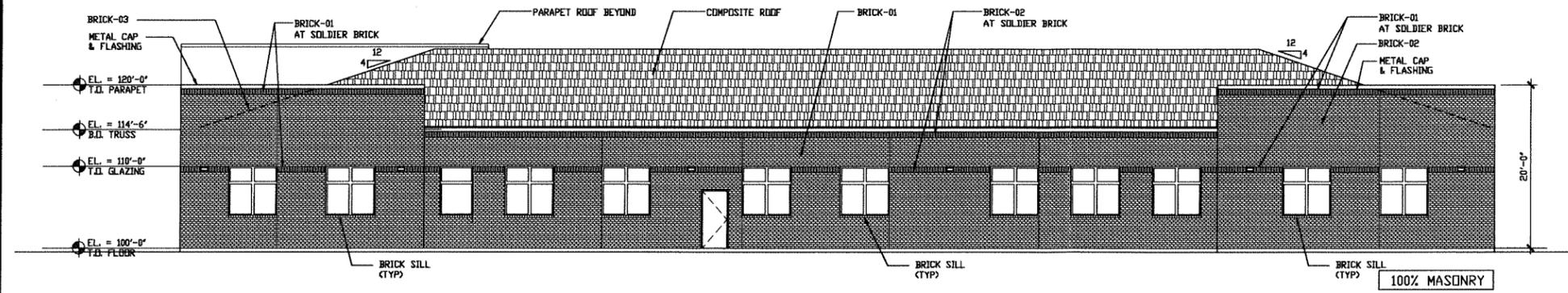
EXTERIOR ELEVATIONS

sheet no: \_\_\_\_\_

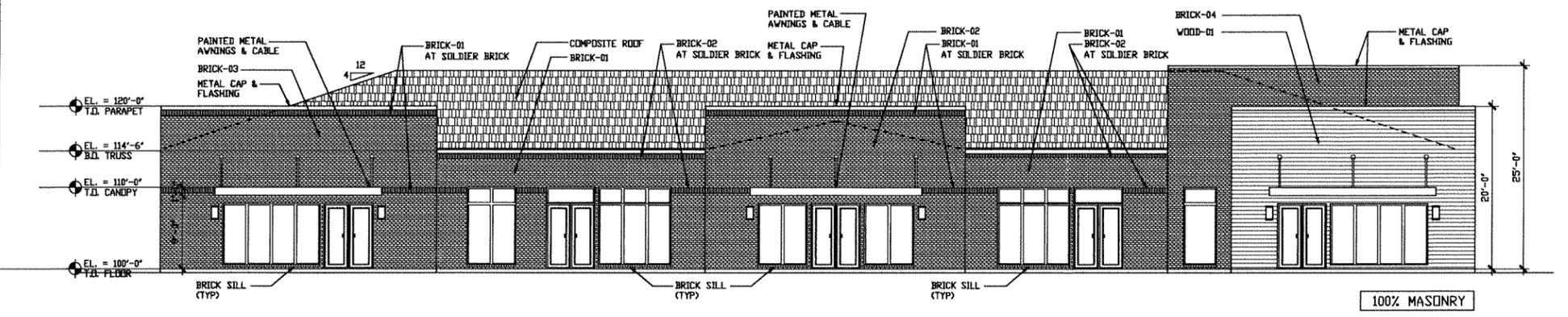
A4.1

CASE NAME: GRAPEVINE STATION NORTH  
CASE NUMBER: CUP-08  
LOCATION: 833 & 927 EAST NORTHWEST HWY  
LOT 29, BLOCK 1  
CRYLAND 2ND ADDITION

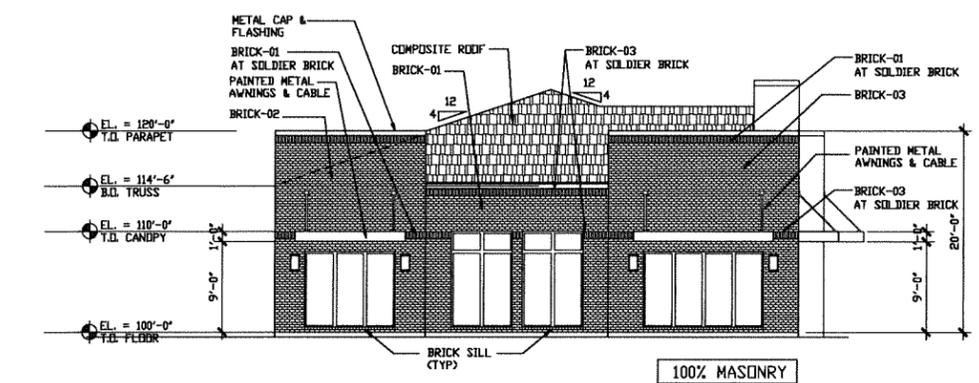
MAJOR: \_\_\_\_\_ SECRETARY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PLANNING AND ZONING COMMISSION  
CHAIRMAN: \_\_\_\_\_  
DATE: \_\_\_\_\_ OF \_\_\_\_\_  
SHEET: \_\_\_\_\_ OF \_\_\_\_\_  
APPROVAL DOES NOT AUTHORIZE ANY WORK  
IN CONFLICT WITH ANY CODES OR ORDINANCES  
DEPARTMENT OF DEVELOPMENT SERVICES



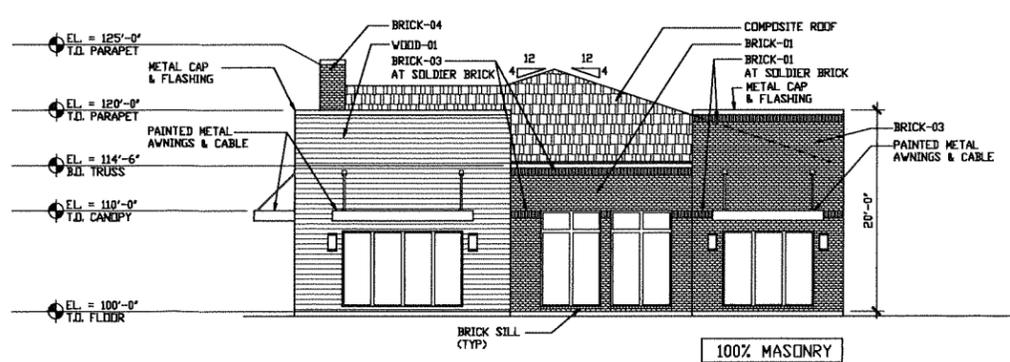
**04 EXTERIOR BUILDING ELEVATION - NORTH**  
SCALE: 1/8"=1'-0"



**03 EXTERIOR BUILDING ELEVATION - SOUTH**  
SCALE: 1/8"=1'-0"

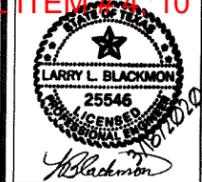


**02 EXTERIOR BUILDING ELEVATION - WEST**  
SCALE: 1/8"=1'-0"



**01 EXTERIOR BUILDING ELEVATION - EAST**  
SCALE: 1/8"=1'-0"





GRAPEVINE STATION NORTH  
833 & 927 EAST NORTHWEST HWY  
LOT 2R, BLOCK 1, OPRYLAND 2ND ADDN.  
GRAPEVINE, TX

LARRY L. BLACKMON INC.  
ENGINEERING & BUILDING DESIGN  
6716 AZLE AVENUE  
FORT WORTH, TEXAS 76135  
REGISTRATION #: F-0022382  
EMAIL: larry@blackmonconsultingdesign.com PHONE: 817-238-9601



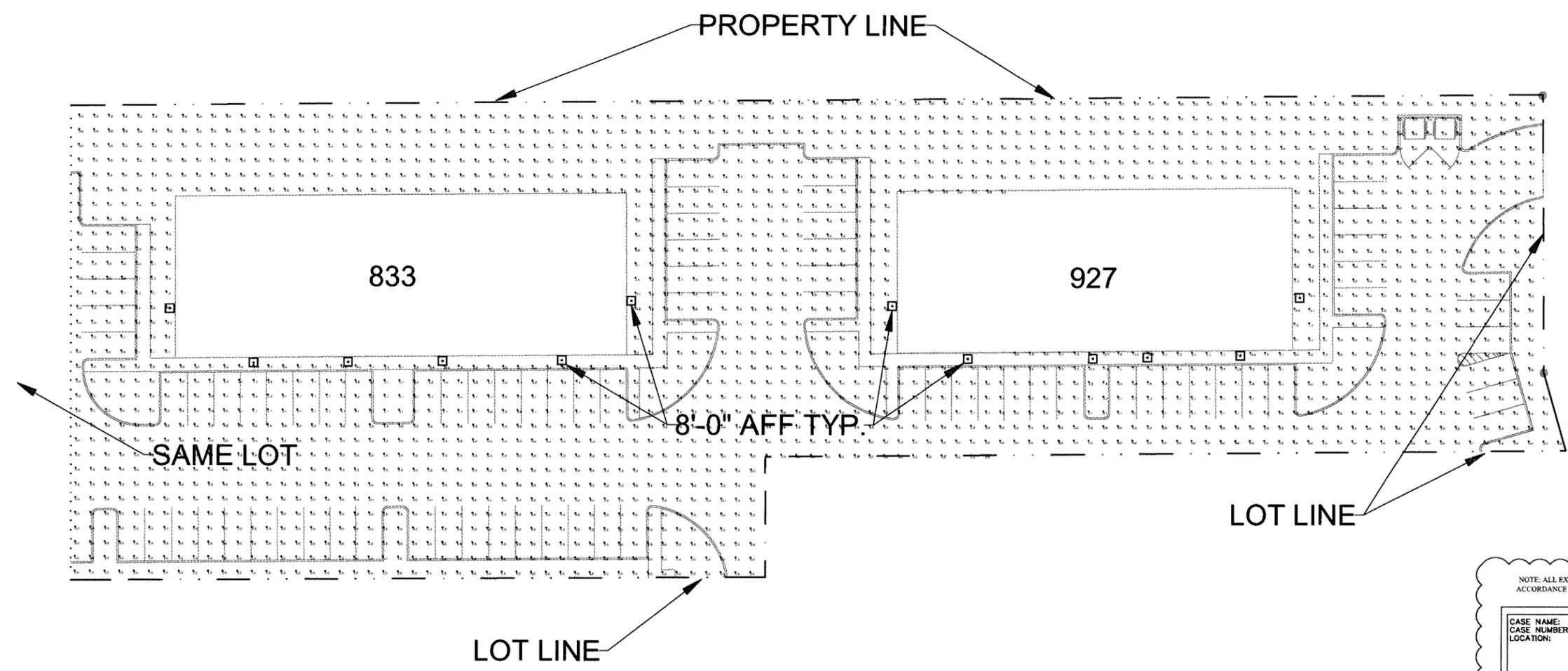
PHOTOMETRY PLAN

SHEET: SL1

DATE: 03.18.2020

DRAWN BY: GFB

DESIGN BY: LLB



NOTE: ALL EXTERIOR LIGHTING SHALL BE IN ACCORDANCE WITH ZONING SECT 55.5(B)

1 PHOTOMETRY PLAN  
SCALE: 1"=20'-0"

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
+	12	A	SINGLE	N.A.	0.900	BASELITE #WS175/41/E6/12W

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.33	21.8	0.0	N.A.	N.A.

NOTE: 1. ILLUMINATED SIGNAGE WAS INCLUDED IN DETERMINATION OF THE ILLUMINATION LEVELS.  
2. THE FOOTCANDLE LEVEL DOES NOT EXCEED 3.0 FC AT ANY POINT ALONG THE PROPERTY LINE.

NOTE: ALL EXTERIOR LIGHTING SHALL BE IN ACCORDANCE WITH ZONING SECT 55.5(B)

CASE NAME: Grapevine Station North  
CASE NUMBER: CU20-08  
LOCATION: 833 & 927 E NW HWY Lot 2R, Block 1 Opryland 2nd Addn.

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION  
CHAIRMAN \_\_\_\_\_  
DATE: \_\_\_\_\_

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

REVISION HISTORY  
05.08.2020 - ADD CASE NAME, NUMBER AND LOCATION TO STAMP, ADD SIGNAGE ILLUMINATION NOTE

NOTE TO BIDDERS  
THE INTENT OF THE DRAWINGS HEREIN IS TO REPRESENT A COMPLETE WORKING SYSTEM. ALL BIDDERS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL COMPONENTS NECESSARY TO PROVIDE A COMPLETE WORKING SYSTEM WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.

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

FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: MAY 19, 2020

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF  
CONDITIONAL USE APPLICATION CU20-09 HOUSE TINTERS



APPLICANT: Stephen Watts

PROPERTY LOCATION AND SIZE:

The subject property is located at 1201 Minters Chapel Road, #302 and is platted as Lot 1, Block 2, DFW Air Freight Centre Addition. The addition contains 2.546 acres and has approximately 356 feet of frontage along Minters Chapel Road.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to allow automotive window tinting and the application of paint protective film in the "LI" Light Industrial District.

The applicant intends to utilize a 2,880 s.f. lease space on the subject property primarily for the application of window film (tinting) on homes and businesses. At some point in the future the applicant intends to offer the tinting service to automotive vehicles along with the application of a film product to the exterior of vehicles where paint may be damaged by road debris. See the applicant's letter. Required parking for the entire office-warehouse complex is 48 spaces and there are 56 spaces provided.

PRESENT ZONING AND USE:

The property is currently zoned "LI" Light Industrial District and is developed with five

office-warehouse structures along with a special use permit for the collocation of telecommunications equipment on an existing monopole.

#### HISTORY OF TRACT AND SURROUNDING AREA:

The subject property as well as the property located to the north, south and east, were rezoned in the 1984 City Rezoning from "LI" Limited Industrial District to "LI" Light Industrial District. The property to the west was rezoned from "C-2" Community Business District to "PCD" Planned Commerce Development District at that time. The City Council at the October 15, 1991 meeting approved special use permit SU91-02 (Ord. 91-76) on the subject site for a 100-ft. monopole tower. That Special Use Permit was amended on January 21, 1997 (SU96-17) to accommodate the collocation of an additional antenna array. The City Council at the April 20, 1999 meeting approved special use permit SU99-05 (Ord. 99-64) to allow the collocation of a third telecommunications antenna array. At the February 1, 2000 meeting the City Council approved special use permit SU99-18 (Ord. 2000-08) to allow collocation of an antenna array on an existing monopole. At the July 20, 1999 meeting the City Council approved special use permit SU99-12 (Ord. 99-111) to allow for an additional 20-feet to an existing 100-foot telecommunications monopole. At a May 19, 2015 meeting the Council approved a conditional use permit (CU15-16) to allow wine production in a 1,740 s.f. lease space on the subject site.

#### SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "LI" Light Industrial District – Flying Foods Group
- SOUTH: "LI" Light Industrial District – Flying Foods Group
- EAST: "LI" Light Industrial District – Tex-Air Delivery, Inc.
- WEST: "LI" Light Industrial District - Rotadyne

#### AIRPORT IMPACT:

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

#### MASTER PLAN APPLICATION:

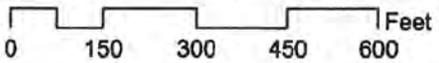
The Master Plan designates the subject property as an Industrial land use. The applicant's

request is in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates Minters Chapel Road as a Type E, Collector that requires a minimum 75-foot right-of-way.

/rs



## CU20-09 House Tinters

Date Prepared: 5/4/2020

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.

CU20-09



# CITY OF GRAPEVINE CONDITIONAL USE APPLICATION Form "A"

### PART 1. APPLICANT INFORMATION

<i>Name of applicant / agent./company/contact</i> stephen r watts DBA housetinters.com	
<i>Street address of applicant / agent:</i> 2612 briar patch ln	
<i>City / State / Zip Code of applicant / agent:</i> Flower Mound TX 75022	
<i>Telephone number of applicant / agent:</i> 8175226445	<i>Fax number of applicant/agent</i> na
<i>Email address of applicant/agent</i> [REDACTED]	<i>Mobile phone number of applicant/agent</i> 8175226445

### PART 2. PROPERTY INFORMATION

<i>Street address of subject property</i> 1201 4205 minters chapel rd (suite 302)			
<i>Legal description of subject property (metes &amp; bounds must be described on 8 1/2" x 11" sheet)</i>			
<i>Lot</i> 1	<i>Block</i> 2	<i>Addition</i>	DFW-AIR Freight Centre
<i>Size of subject property</i> 2.5053		<i>Acres</i>	3000 <i>Square footage</i>
<i>Present zoning classification:</i> LI	<i>Proposed use of the property:</i> window tinting, and paint protection film installation		
<i>Circle yes or no, if applies to this application</i>			
<i>Outdoor speakers</i> Yes <input checked="" type="checkbox"/> No			
<i>Minimum / maximum district size for conditional use request:</i>			
<i>Zoning ordinance provision requiring a conditional use:</i> section 31-c.14			

### PART 3. PROPERTY OWNER INFORMATION

<i>Name of current property owner:</i> LT2 Properties LLC	
<i>Street address of property owner:</i> 4100 Heritage Ave , suite 105	
<i>City / State / Zip Code of property owner:</i> Grapevine TX 76051	
<i>Telephone number of property owner:</i> 817 925 2569	<i>Fax number of property owner:</i>

APR 8 2020

- Submit a letter describing the proposed conditional use and note the request on the site plan document
- In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)
- In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.
- Application of site plan approval (Section 47, see attached Form "B").
- The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.
- All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the 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 (no matter how minor or major) approved with a conditional use or conditional use permit can only be approved by city council through the public hearing process.
- I have read and understand all the requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.

**PART 4. SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY**

stephen r watts DBA housetinters.com

Print Applicant's Name:

*[Handwritten Signature: Stephen R. Watts]*  
Applicant's Signature:

The State of Texas

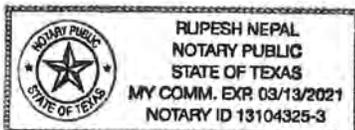
County Of Tarrant

Before Me Rupesh Nepal  
(notary)

on this day personally appeared Stephen R. Watts  
(applicant)

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 06<sup>th</sup> day of April, A.D. 2020.



Rupesh Nepal  
Notary In And For State Of Texas

LT2 Properties LLC

Print Property Owners Name:

*[Handwritten Signature: Tim Lancaster, Pres]*  
Property Owner's Signature:

The State Of Texas

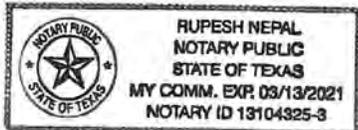
County Of Tarrant

Before Me Rupesh Nepal  
(notary)

on this day personally appeared Timothy L. Lancaster  
(property owner)

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 06<sup>th</sup> day of April, A.D. 2020.



Rupesh Nepal  
Notary In And For State Of Texas

APR 6 2020

**ACKNOWLEDGEMENT**

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

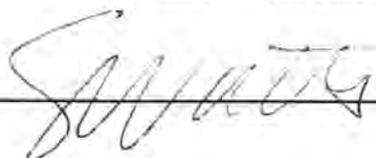
**All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.**

**Any changes to a site plan (no matter how minor or major) approved with a conditional use or a special use permit 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 conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.**

Signature of Applicant

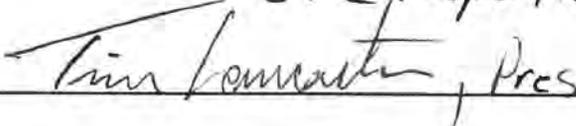


Date:

4/6/20

Signature of Owner

LTZ Properties LLC



Date:

4/6/20

APR 6 2020

About Houstinters.com, and window film / PPF business.

Houstinters.com is a family owned business in Flower Mound Texas. We install myriad architectural window film products to control heat, glare, sun damage, provide privacy, mitigate forced entry, and enhance interior décor in residential and commercial settings. As our products are installed at customer premises, houstinters.com is currently a homebased business.

Our expansion goal is to diversify our business to also serve the automotive consumer/dealer market. Automotive window film, and paint protection film is best installed in a climate controlled interior space like a garage or warehouse. The process of installing automotive window film requires a few simple things other than appropriate workspace. A plotter cuts window film according to preprogramed patterns, the glass of the vehicle is cleaned with mild soap and water solution, the film is stretched over curved glass and trimmed of any excesses. Once formed to fit glass without any space between film and glass, the film is installed on interior of glass, where moisture and air are pushed out with use of squeegee. Paint protection film follows a similar workflow, except film is applied to exterior of vehicle where paint is most likely to be damaged from impact with road debris. A lift, or ramp may be used to position vehicle to best ergonomic position.

The impact of a window film / paint protection business on a workspace is minimal. There is no loud or dangerous machinery, no dust, fumes, or unhealthy byproducts, and no mechanical processes that requires any automotive fluids be exposed to environment, personnel, or customers. There are no hazardous materials that would require special handling for use or disposal. We use a mild water and soap solution (baby shampoo) to clean glass, and provide lubrication while installing film. Paint protection film requires a VERY mild solution of water and isopropyl alcohol. Very clean, very safe. The space we hope to use could accommodate 3 or 4 vehicles at one time, and we plan to operate by appointment only, so not to have a large quantity of vehicles on premise at one time, reducing need for excessive parking.

Our request for Special Use Permit is so we may provide this high demand service to the people of Grapevine, and surrounding communities. We consider this market underserved as there is currently only one window tinting shop in Grapevine, and according to their website, window film and paint protection are only two of the MANY products and services they offer. We plan to focus our business on window film, and paint protection, and to be the "specialists" in the market.

ORDINANCE NO. 2020-026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU20-09 TO ALLOW FOR AUTOMOTIVE WINDOW TINTING AND THE APPLICATION OF PAINT PROTECTIVE FILM FOR LOT 1, BLOCK 2, DFW-AIR FREIGHT CENTRE (1201 MINTERS CHAPEL ROAD, #302) IN A DISTRICT ZONED "LI" LIGHT INDUSTRIAL DISTRICT REGULATIONS 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 CU20-09 to allow for automotive window tinting and the application of paint protective film in a district zoned "LI" Light Industrial District Regulations within the following described property: Lot 1, Block 2, DFW-Air Freight Centre (1201 Minters Chapel Road, #302) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

Section 7. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to

exceed Two Thousand Dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. The fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of MAY, 2020.

APPROVED:

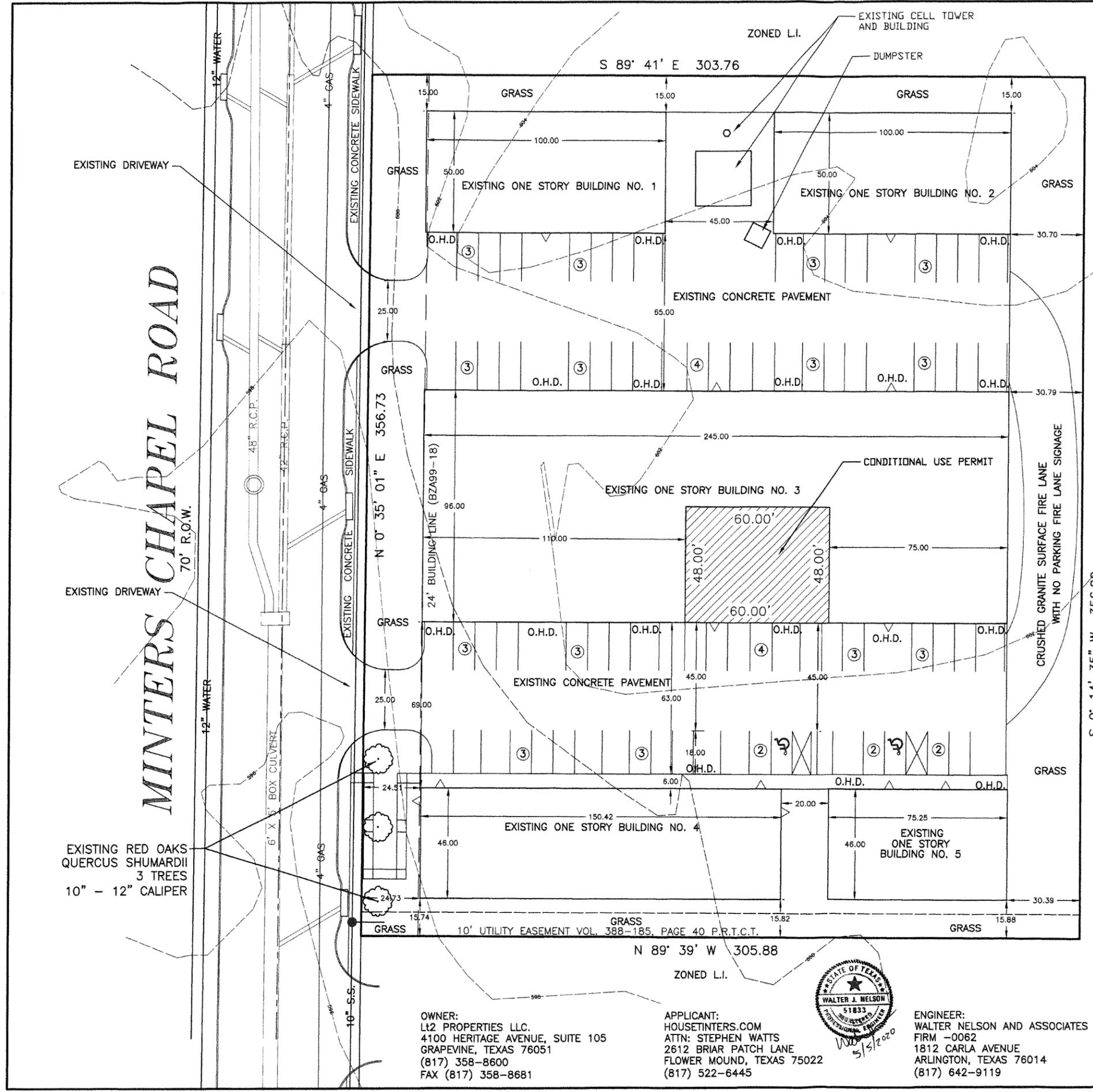
\_\_\_\_\_  
William D. Tate  
Mayor

ATTEST:

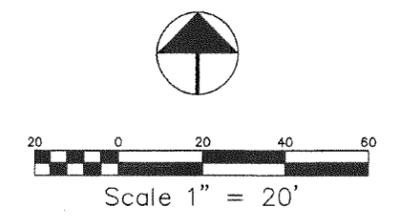
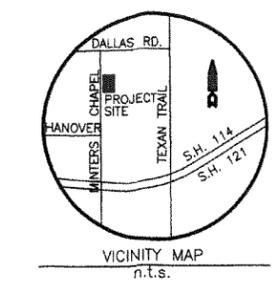
\_\_\_\_\_  
Tara Brooks  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney



**MINTERS CHAPEL ROAD**  
 70' R.O.W.



MAY 5, 2020

	REQUIRED	PROVIDED
HT. OF BUILDING NO. 3:	50 FEET MAX.	18 FEET - ONE STORY
BUILDING NO. 3 AREA:		53,520 S.F.
TOTAL BUILDING AREA:	50%	43,920 S.F. (41%)
TOTAL LOT AREA:	20,000 S.F.	106,978 S.F.
TOTAL IMPERVIOUS AREA:	85%	80,931 S.F. (75.7%)
TOTAL OPEN SPACE:	15%	26,047 S.F. (24.3%)
TOTAL PARKING:	41 SPACES	56 SPACES

ALL BUILDINGS ARE EXISTING  
 ALL LANDSCAPING IS EXISTING AND SPRINKLERED  
 ALL REQUIREMENTS OF SECTION 31 LIGHT INDUSTRIAL DISTRICT, SECTION 50, SCREENING, SECTION 53, LANDSCAPING REGULATIONS, SECTION 54, MASONRY REQUIREMENTS, SECTION 56, OFF-STREET PARKING REQUIREMENTS, SECTION 58, PARKING AND LOADING STANDARDS; AND SECTION 60, SIGN ORDINANCE WILL BE MET EXCEPT AS SHOWN.  
 PAVEMENT IS 5" 3000 P.S.I. CONCRETE WITH #3 BARS @ 24" C/C BOTH WAYS. ALL DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 50.B.3. DURING PERIODS OF CONSTRUCTION ALL REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET, SECTION 47.E.1.b.18.  
 ALL PARKING FOR THE DISABLED PERSONS SHALL BE DESIGNATED ACCORDING TO CHAPTER 23, SECTION 23.6 THROUGH 24.69, OF THE GRAPEVINE CODE OF ORDINANCES, THE CURRENT ZONING IS "LI" LIGHT INDUSTRIAL. THE REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.  
 ALL ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.

△ DENOTES EXISTING 150 WATT WALL PACK LIGHTING FIXTURE  
 LIGHTING LEVELS AT THE PROPERTY LINES WILL NOT EXCEED 3.0 FOOTCANDLES.

Conditional Use request CU20-09 is a request to allow for automotive window tinting and the application of paint protective film in the "LI" Light Industrial District.

ALL BUILDINGS ARE FOR OFFICE/WAREHOUSE USE

BLDG.	AREA	PARKING REQ'D	PARKING PROV.
1	5,000	6	6
2	5,000	5	6
3	23,520	22	32
4	6,920	6	8
5	3,480	4	4
ALL	43,920	48	56

CASE NAME: Housetinters.com  
 CASE NUMBER: CU20-09  
 LEGAL: LOT 1, BLOCK 2, DFW-AIR FREIGHT CENTRE ADDITION

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

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

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

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

SHEET 1 of 1

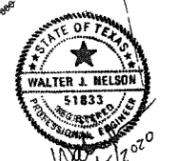
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

DIMENSIONAL CONTROL SITE PLAN MAY 1 2020  
 LOT 1, BLOCK 2  
**DFW-AIR FREIGHT CENTRE ADDITION**  
 TO THE CITY OF GRAPEVINE IN THE  
 B.B.B. & C.R.R.SURVEY ABSTRACT No. 205  
 TARRANT COUNTY, TEXAS  
 1 LOT  
 2.5053 ACRES

OWNER:  
 L2 PROPERTIES LLC.  
 4100 HERITAGE AVENUE, SUITE 105  
 GRAPEVINE, TEXAS 76051  
 (817) 358-8600  
 FAX (817) 358-8681

APPLICANT:  
 HOusetINTERS.COM  
 ATTN: STEPHEN WATTS  
 2612 BRIAR PATCH LANE  
 FLOWER MOUND, TEXAS 75022  
 (817) 522-6445



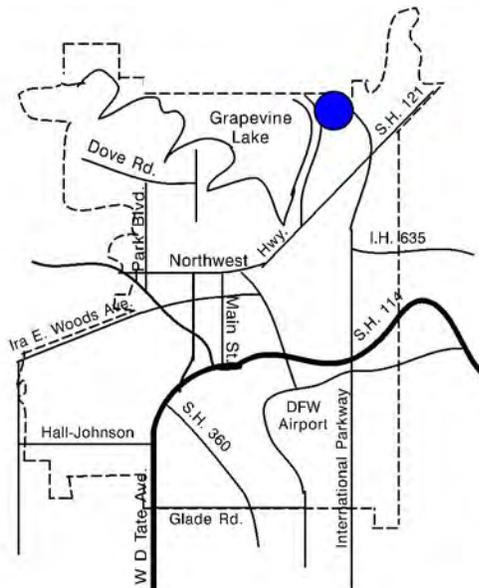
ENGINEER:  
 WALTER NELSON AND ASSOCIATES  
 FIRM -0062  
 1812 CARLA AVENUE  
 ARLINGTON, TEXAS 76014  
 (817) 642-9119

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

FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: MAY 19, 2020

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF  
CONDITIONAL USE APPLICATION CU20-10, RIVERWALK  
VETERINARY CLINIC



APPLICANT: David Bond

PROPERTY LOCATION AND SIZE:

The subject property is located at 3985 Grapevine Mills Parkway and is proposed to be platted as Lot 3, Block 1, RaceTrac Grapevine Addition. The addition contains approximately 174,183 square feet (3.999 acres) and has approximately 381 feet of frontage along Grapevine Mills Parkway (F.M. 2499).

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU19-34 (Ord. 2020-15) for a planned commercial center, specifically to allow a veterinary clinic.

The applicant intends to develop a 13,004 square foot, single story, veterinary building to provide full service veterinary care. Additionally, grooming, indoor day boarding and an outdoor play area for dogs are provided. Overnight stays will not be offered. Operating hours are from 6:00 a.m. to 8:00 p.m. Southbound and northbound Grapevine Mills Parkway provides access into a single driveway located southeast of the site. Total parking provided is 49 spaces; 48 spaces are required.

## PRESENT ZONING AND USE:

The property is currently zoned “CC”, Community Commercial District and is developed with a RaceTrac convenience store with gasoline services, outdoor dining and sales of beer and wine for off-premise consumption. At the March 17, 2020 meeting a tunnel style car wash approved between the subject site and RaceTrac. The Site Plan Review Committee at their May 6, 2020 meeting approved CU20-11 to expand the RaceTrac site by adding a 14.283 acre drainage easement.

## HISTORY OF TRACT AND SURROUNDING AREA:

The subject and surrounding property was annexed into the City of Grapevine in 1970 (Ord. 1970-30). The subject and surrounding property was zoned “I-1” Light Industrial District prior to the 1984 City Rezoning when the property was rezoned to “PID” Planned Industrial Development District. A zone change request (Z02-10; Ord. 2003-11) was considered and approved by Council at their February 18, 2003 meeting, which changed the zoning on the subject site from “PID” Planned Industrial Development District to “CC” Community Commercial District. The subject property is developed with a RaceTrac convenience store with gasoline services and sales of beer and wine for off-premise consumption.

The property to the south was rezoned to “R-MF-2” Multifamily District in 1985 as part of the “Terra Tract” rezoning which rezoned much of the surrounding area to multifamily, industrial and commercial zoning districts. Conditional use request CU99-50 (Ord. 99-172) for a three-story, 480-unit apartment complex with reduced building separation was approved by Council at their December 7, 1999 meeting. Zone change request Z02-02 (Ord. 2002-31) was approved on the property to the east by Council at their April 16, 2002 meeting, which rezoned the site from “PID” Planned Industrial Development District to “R-MF-1” Multifamily District for a multifamily project. Conditional use request CU02-56 (Ord. 2003-05) was approved by Council at the January 21, 2003 meeting for a three-story, 600-unit apartment complex with reduced building separation requirements.

On the subject site Conditional Use Request CU12-12 was approved at the July 17, 2012 meeting to allow for a new 5,928 square foot RaceTrac convenience store with gasoline sales, off-premise consumption of beer and wine sales and allow inside and outside dining and a monument sign. The Site Plan Review Committee at their December 4, 2013 meeting approved Conditional Use Request CU13-34 to allow for changes to the subject site including a reduction to the impervious area, a reduction in parking and for one monument sign 100-square feet in size and ten-feet in height. The site Plan Review Committee at their November 4, 2015 meeting approved Conditional Use Request CU15-45 to allow for changes to the subject site including exterior elevation revisions, reduce the area of the structure, reduce the quantity of fuel pumps and increase the quantity of outdoor seats. Conditional Use Request CU16-15 was approved by the Site Plan Review

Committee at their June 8, 2010 meeting to allow for a decreased building area, increased quantity of outdoor seats, decreased impervious area, increases open space, decreased quantity of parking spaces and a revised exterior façade. The City Council at the May 15, 2018 meeting approved Conditional Use Request CU18-13 (Ord. 2018-043) on the subject site to allow a reduction in the building height and a reduction to the quantity of outdoor seats for the RaceTrac. The City Council at the March 17, 2020 meeting approved Conditional Use Request CU19-34 (Ord. 2020-15) between the existing RaceTrac and the subject site to allow for a allow a tunnel style car wash.

#### SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: City of Flower Mound
- SOUTH: "R-MF-2" Multifamily District—Marquis at Silver Oaks apartment complex
- EAST: "R-MF-1" Multifamily District — Camden apartment complex
- WEST: "GU" Governmental Use District—Grapevine Municipal Golf Course

#### AIRPORT IMPACT:

The subject tract is located within "Zone B" Middle Zone of Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" Map. In "Zone B", the following uses may be considered only if sound treatment is included in the building design: multifamily apartments, motels, office buildings, movie theaters, restaurants, personal and business services. Single-family residential and sound sensitive uses such as schools and churches should avoid this zone. The proposed veterinary clinic is an appropriate use in this noise zone.

#### MASTER PLAN APPLICATION:

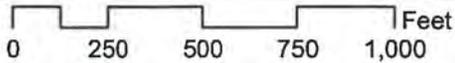
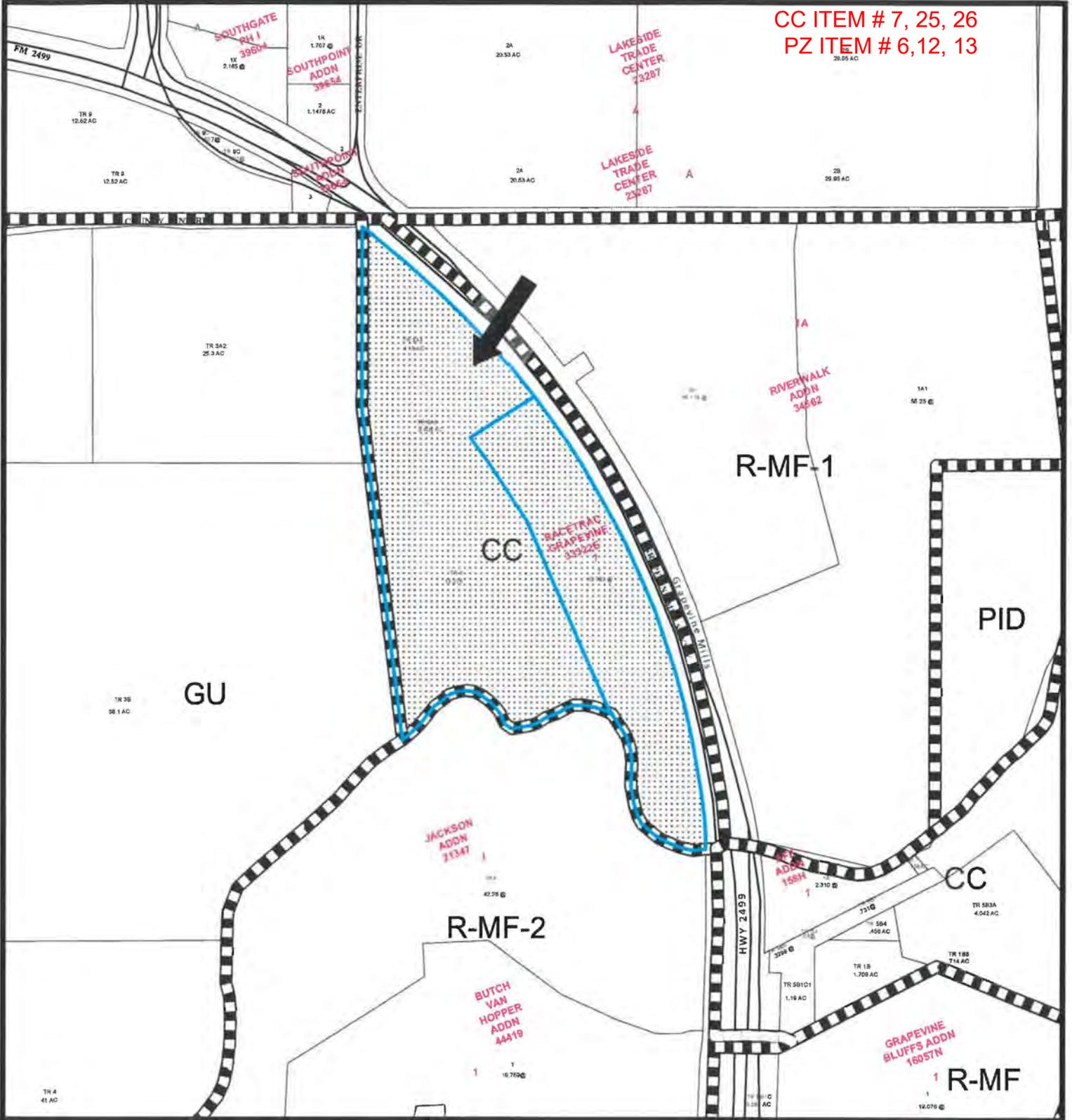
The Master Plan designates the subject property for Commercial land uses. This request is in compliance with the Master Plan.

#### THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates Grapevine Mills Parkway as a Type A Major Arterial with a width to be determined by TX DOT, currently developed as six lanes with a turn lane.

/at

CC ITEM # 7, 25, 26  
PZ ITEM # 6, 12, 13



## CU20-10 RIVERWALK VETERINARY CLINIC

Date Prepared: 5/4/2020

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.

CU20-10

VET CLINIC



# CITY OF GRAPEVINE CONDITIONAL USE APPLICATION Form "A"

### PART 1. APPLICANT INFORMATION

Name of applicant / agent / company / contact <b>SPRAYS ENGINEERING - DAVID BOND</b>	
Street address of applicant / agent: <b>765 CUSTER ROAD, SUITE 100</b>	
City / State / Zip Code of applicant / agent: <b>PLANO, TX 75075</b>	
Telephone number of applicant / agent: <b>972-422-0077</b>	Fax number of applicant / agent
Email address of applicant / agent: [REDACTED]	Mobile phone number of applicant / agent: <b>972-542-4510</b>

### PART 2. PROPERTY INFORMATION

Street address of subject property <b>3985 Grapevine Mills Parkway</b>	
Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)	
Lot <b>3</b> Block <b>1</b> Addition <b>RACE TRAC GRAPEVINE</b>	
Size of subject property <b>3.999</b> Acres <b>174,183</b> Square footage	
Present zoning classification: <b>CC w/ CUP</b>	Proposed use of the property: <b>VET CLINIC w/ DOG DAYCARE</b>
Circle yes or no, if applies to this application Outdoor speakers Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Minimum / maximum district size for conditional use request: <b>4.0 400 Ac.</b>	
Zoning ordinance provision requiring a conditional use: <b>SECTION 25</b>	

### PART 3. PROPERTY OWNER INFORMATION

Name of current property owner: <b>MOUNTAIN PRIZE, INC.</b>	
Street address of property owner: <b>200 GALLERIA PKWY SE, SUITE 900</b>	
City / State / Zip Code of property owner: <b>ATLANTA, GA 30339</b>	
Telephone number of property owner: <b>770-431-7600</b>	Fax number of property owner:



CU20-10

Submit a letter describing the proposed conditional use and note the request on the site plan document  
 In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)  
 In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.  
 Application of site plan approval (Section 47, see attached Form "B").  
 The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.

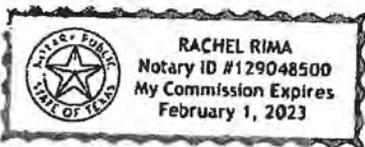
All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.  
 All public hearings will be opened and 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 (no matter how minor or major) approved with a conditional use or conditional use permit can only be approved by city council through the public hearing process.  
 I have read and understand all the requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.

**PART 4. SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY**

David Bond  
 Print Applicant's Name: \_\_\_\_\_  
David Bond  
 Applicant's Signature: \_\_\_\_\_

The State of TEXAS  
 County Of Cook  
 Before Me RACHEL RIMA (notary) on this day personally appeared David Bond (applicant)

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.  
 (Seal) Given under my hand and seal of office this 17th day of FEBRUARY, A.D. 2020.



Rachel Rima  
 Notary In And For State Of Texas

Print Property Owners Name: \_\_\_\_\_  
Brian Thornton  
 Property Owner's Signature: \_\_\_\_\_

The State Of Georgia  
 County Of Cobb  
 Before Me Marietta E. Mctaw (notary) on this day personally appeared Brian Thornton (property owner)

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.  
 (Seal) Given under my hand and seal of office this 16th day of March, A.D. 2020.



Marietta E. Mctaw  
 Notary In And For State Of Texas Georgia



CU20-10

**ACKNOWLEDGEMENT**

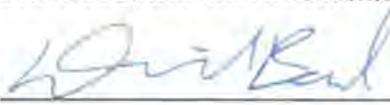
**All Conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.**

**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 (no matter how minor or major) approved with a conditional use or a special use permit 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 conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.**

Signature of Applicant 

Date: 2/17/2020

Signature of Owner 

Date: 3/16/20



**Charleville Properties, LLC**

Mark O’Gorman, DVM

1733 Castleman Court, Keller, Texas 76248

Re: A proposed veterinary hospital and pet resort in Grapevine on Grapevine Mills Parkway at the intersection with Riverwalk Drive.

I am proposing the construction and operation of a full-service small animal veterinary hospital and pet resort in The City of Grapevine, Texas on Grapevine Mills Parkway at the intersection with Riverwalk Drive. We plan to provide routine preventative, diagnostic, surgical and therapeutic services limited to dogs and cats. We will not provide veterinary services for large animals.

In addition to small animal veterinary medicine and surgery, we also plan to provide grooming, indoor boarding and day care for cats and dogs, and outdoor play time exclusively for dogs. Outdoor play time will occur only during our hours of operation, which will be from 6:00 a.m. to 8:00 p.m.. There will be no outdoor overnight boarding and we do not plan to offer overnight emergency veterinary services.

Respectfully,

Mark O’Gorman, D.V.M.



ORDINANCE NO. 2020-027

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU20-10 AMENDING THE PREVIOUSLY APPROVED SITE PLAN CU19-34 (ORDINANCE NO. 2020-015) FOR A PLANNED COMMERCIAL CENTER SPECIFICALLY TO ALLOW A VETERINARY CLINIC (RIVERWALK VETERINARY CLINIC) FOR LOT 3, BLOCK 1, RACETRAC GRAPEVINE ADDITION (3985 GRAPEVINE MILLS PARKWAY) 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 CU20-10 amending the previously approved site plan CU19-34 (Ordinance No. 2020-15) for a planned commercial center to allow a tunnel style car wash, specifically to allow a veterinary clinic (Riverwalk Veterinary Clinic) in a district zoned "CC" Community Commercial District within the following described property: Lot 3, Block 1, Racetrac Grapevine Addition (3985 Grapevine Mills Parkway) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

Section 8. That 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 19th day of May, 2020.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

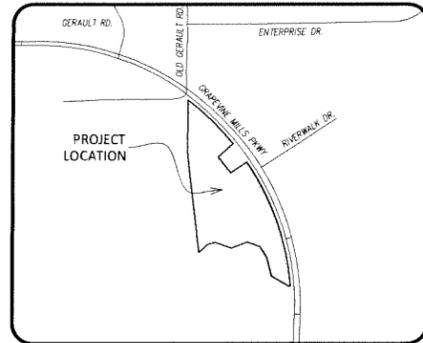
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Tara Brooks  
City Secretary

APPROVED AS TO FORM:

---

City Attorney



LOCATION MAP  
1" = 100'

Site Data Summary Table

SYNOPSIS	LOT 1, BLOCK 1
Proposed Land Use	Community Commercial (CC)
Zoning	Conv. Store/Gas Station
Lot Area	25,065 Ac. (1,091,824 Sq. Ft.)
Building Area	5,488 Sq. Ft.
Building Coverage	1.17% Of Site
<b>PARKING</b>	
Required Parking	5+1 Sp./200 S.F.+1/3 Seats = 5 + 5488/200 + 16/3 =38 Spaces (incl. HC)
Provided Parking	56 Spaces (incl. HC & Pump)
Accessible Parking Required	2 Spaces
Accessible Parking Provided	2 Spaces
<b>IMPERVIOUS AREA</b>	
Impervious Area Provided	67,099 Sq. Ft. (6.1%)
<b>OPEN SPACE AREA</b>	
Open Space Area Provided	1,024,725 Sq. Ft. (93.9%)

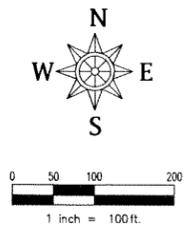
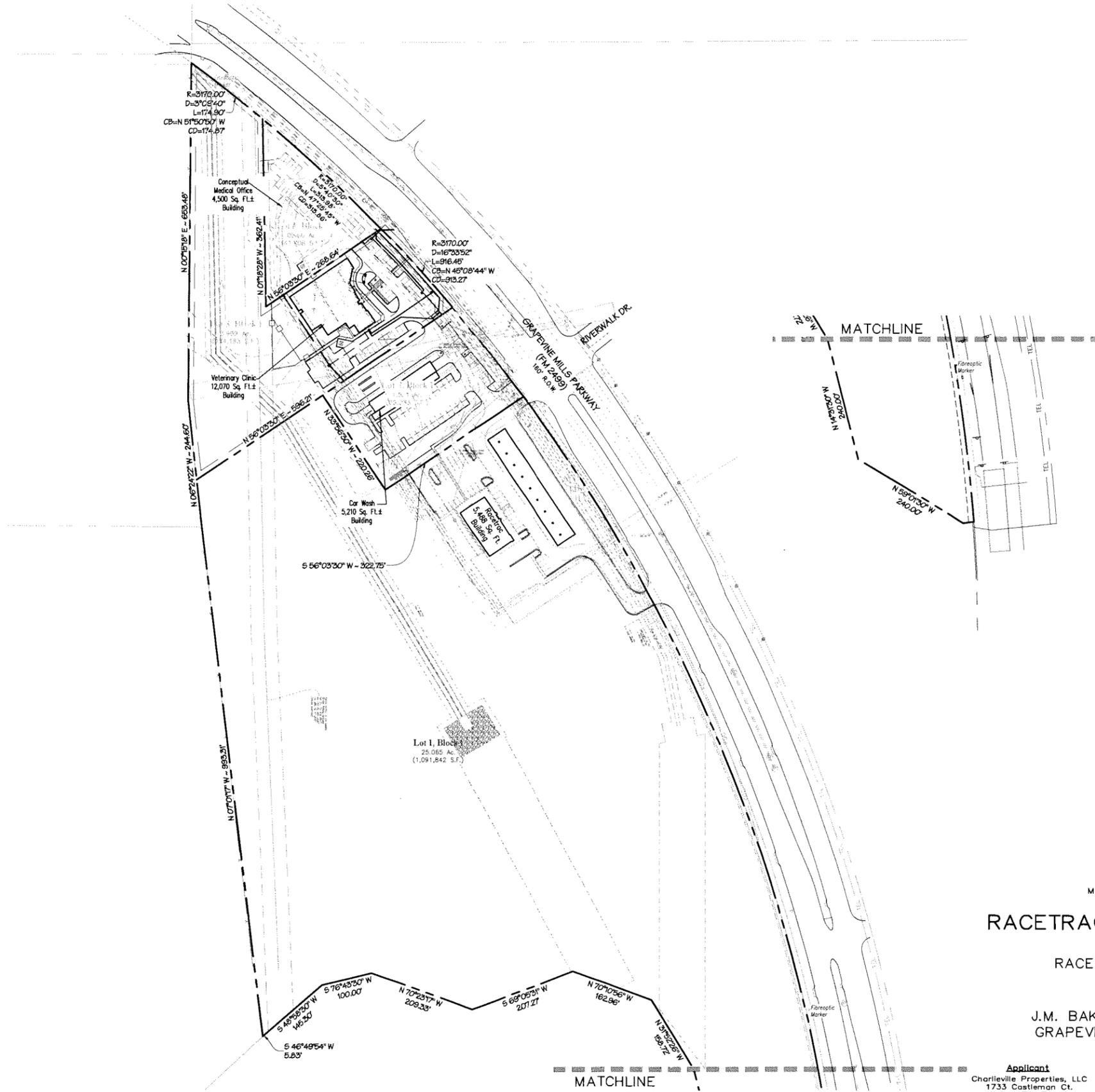
SYNOPSIS	LOT 2, BLOCK 1
Proposed Land Use	Community Commercial (CC)
Zoning	Car Wash
Lot Area	1,591 Ac. (69,283 Sq. Ft.)
Building Footprint Area	6,037 Sq. Ft.
Building Coverage	8.7% Of Site
<b>PARKING</b>	
Parking Ratio:	1:2,000 Sq. Ft. Impervious Area
Required Parking	18 Spaces
Provided Parking	44 Spaces (incl. HC)
Accessible Parking Required	1 Spaces
Accessible Parking Provided	1 Spaces
<b>IMPERVIOUS AREA</b>	
Impervious Area Provided	36,372 Sq. Ft. (52.5%)
<b>OPEN SPACE AREA</b>	
Open Space Area Provided	32,911 Sq. Ft. (47.5%)

SYNOPSIS	LOT 3, BLOCK 1
Proposed Land Use	Community Commercial (CC)
Zoning	Veterinary Clinic
Lot Area	3,989 Ac. (174,183 Sq. Ft.)
Building Footprint Area	13,004 Sq. Ft.
Building Coverage	7.3% Of Site
<b>PARKING</b>	
Parking Ratio:	5 Sp. + 1:300 Sq. Ft.
Required Parking	48 Spaces
Provided Parking	49 Spaces (incl. HC)
Accessible Parking Required	2 Spaces
Accessible Parking Provided	2 Spaces
<b>IMPERVIOUS AREA</b>	
Impervious Area Provided	38,441 Sq. Ft. (22.1%)
<b>OPEN SPACE AREA</b>	
Open Space Area Provided	135,742 Sq. Ft. (77.9%)

CONCEPTUAL SITE SYNOPSIS	LOT 4, BLOCK 1
Proposed Land Use	Community Commercial (CC)
Zoning	Retail/Office (Commercial)
Lot Area	0.96 Ac. (41,808 Sq. Ft.)
Building Footprint Area	4,500 Sq. Ft.
Building Coverage	10.8% Of Site
<b>PARKING</b>	
Parking Ratio:	5 Sp. + 1:150 Sq. Ft.
Required Parking	35 Spaces
Provided Parking	35 Spaces (incl. HC)
Accessible Parking Required	2 Spaces
Accessible Parking Provided	2 Spaces
<b>IMPERVIOUS AREA</b>	
Impervious Area Provided	21,820 Sq. Ft. (52.2%)
<b>OPEN SPACE AREA</b>	
Open Space Area Provided	19,988 Sq. Ft. (47.8%)



**Conditional Use Request:**  
a) Conditional use request CU20-10 is a request to amend the previously approved site plan of CU19-34 (Ord. 2020-15) for a planned commercial center for a tunnel style car wash, specifically to allow a veterinary clinic.  
b) 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.  
c) The masonry requirements of Section 54 shall be met.

CASE NAME: Riverwalk Veterinary Clinic  
CASE NUMBER: CU 20-10  
LOCATION: 3988 Grapevine Mills Pkwy Lot 3, Block 1

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

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

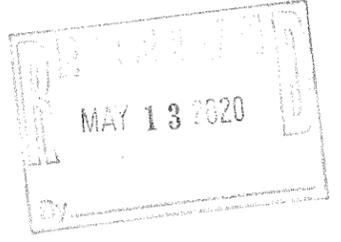
PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

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

SHEET: 1 OF 7

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



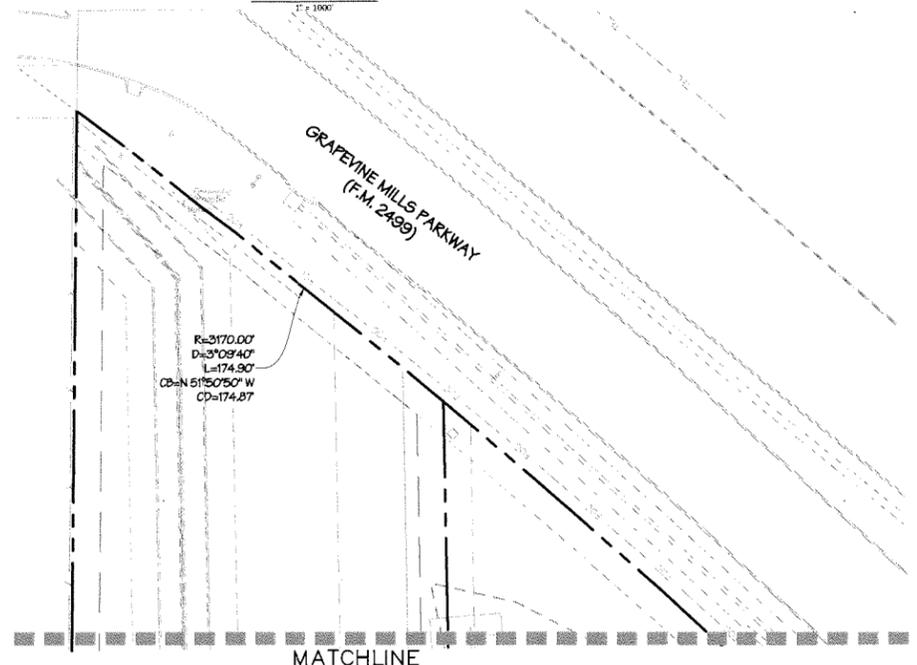
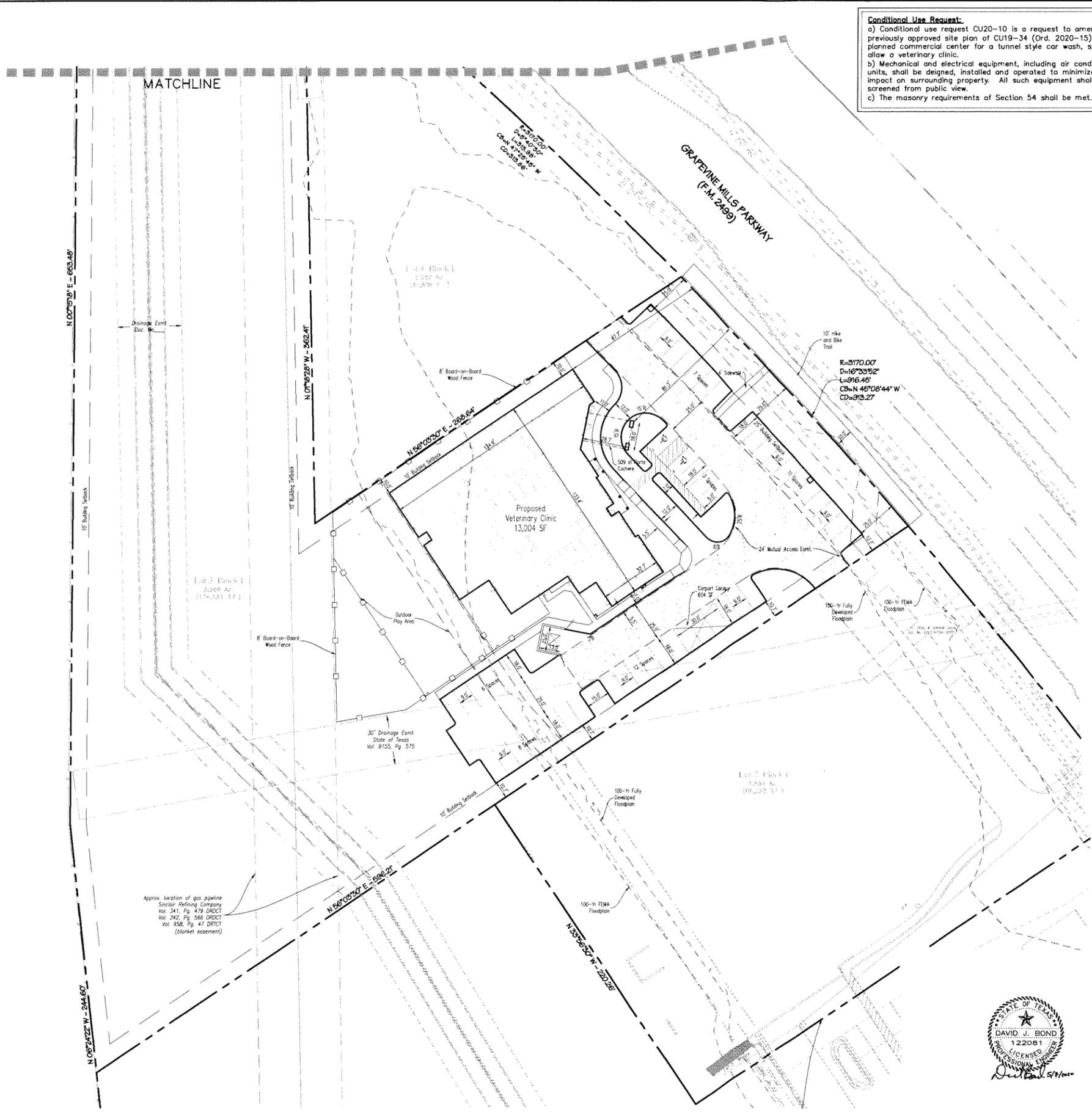
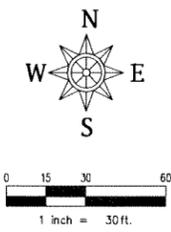
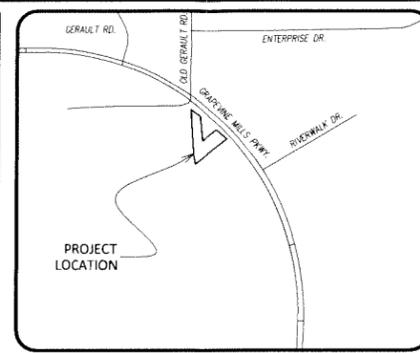
MASTER SITE PLAN  
OF  
**RACETRAC GRAPEVINE ADDITION**  
LOTS 1-4, BLOCK 1  
RACETRAC GRAPEVINE ADDITION  
31.615 ACRES  
situated in the  
J.M. BAKER SURVEY ~ ABSTRACT 167  
GRAPEVINE, TARRANT COUNTY, TEXAS

**Applicant:** Charlieville Properties, LLC  
1733 Castleman Ct.  
Keller, TX 76248  
Telephone (817) 239-7100  
Contact: Mark O'Gorman

**Owner:** Mountainprize, Inc.  
200 Galleria Pkwy SE, Suite 900  
Atlanta, GA 30339  
Telephone (770) 431-7600  
Contact: Andrew Malzer

**Engineer/Surveyor:** Spiars Engineering, Inc.  
TBPE No. F-2121  
765 Custer Road, Suite 100  
Plano, Texas 75075  
Telephone (972) 422-0077  
Contact: David Bond

**Conditional Use Request:**  
 a) Conditional use request CU20-10 is a request to amend the previously approved site plan for CU19-34 (Ord. 2020-15) for a planned commercial center for a tunnel style car wash, specifically to allow a veterinary clinic.  
 b) 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.  
 c) The masonry requirements of Section 54 shall be met.



CASE NAME: Riverwalk Veterinary Clinic  
 CASE NUMBER: CU20-10  
 LOCATION: 3955 Grapevine Mills Pkwy Lot 3, Block 1

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

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

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

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

SHEET: 2 OF 9

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

DEPARTMENT OF DEVELOPMENT SERVICES

SYNOPSIS	LOT 3, BLOCK 1
Zoning	Community Commercial (CC)
Proposed Land Use	Veterinary Clinic
Lot Area	3,999 Ac. (174,183 Sq. Ft.)
Building Footprint Area	13,004 Sq. Ft.
Building Coverage	7.3% Of Site
<b>PARKING</b>	
Parking Ratio:	5 Sp. + 1:300 Sq. Ft.
Required Parking	48 Spaces
Provided Parking	49 Spaces (Incl. HC)
Accessible Parking Required	2 Spaces
Accessible Parking Provided	2 Spaces
<b>IMPERVIOUS AREA</b>	
Impervious Area Provided	38,441 Sq. Ft. (22.1%)
<b>OPEN SPACE AREA</b>	
Open Space Area Provided	135,742 Sq. Ft. (77.9%)

**LEGEND**  
 Firelane

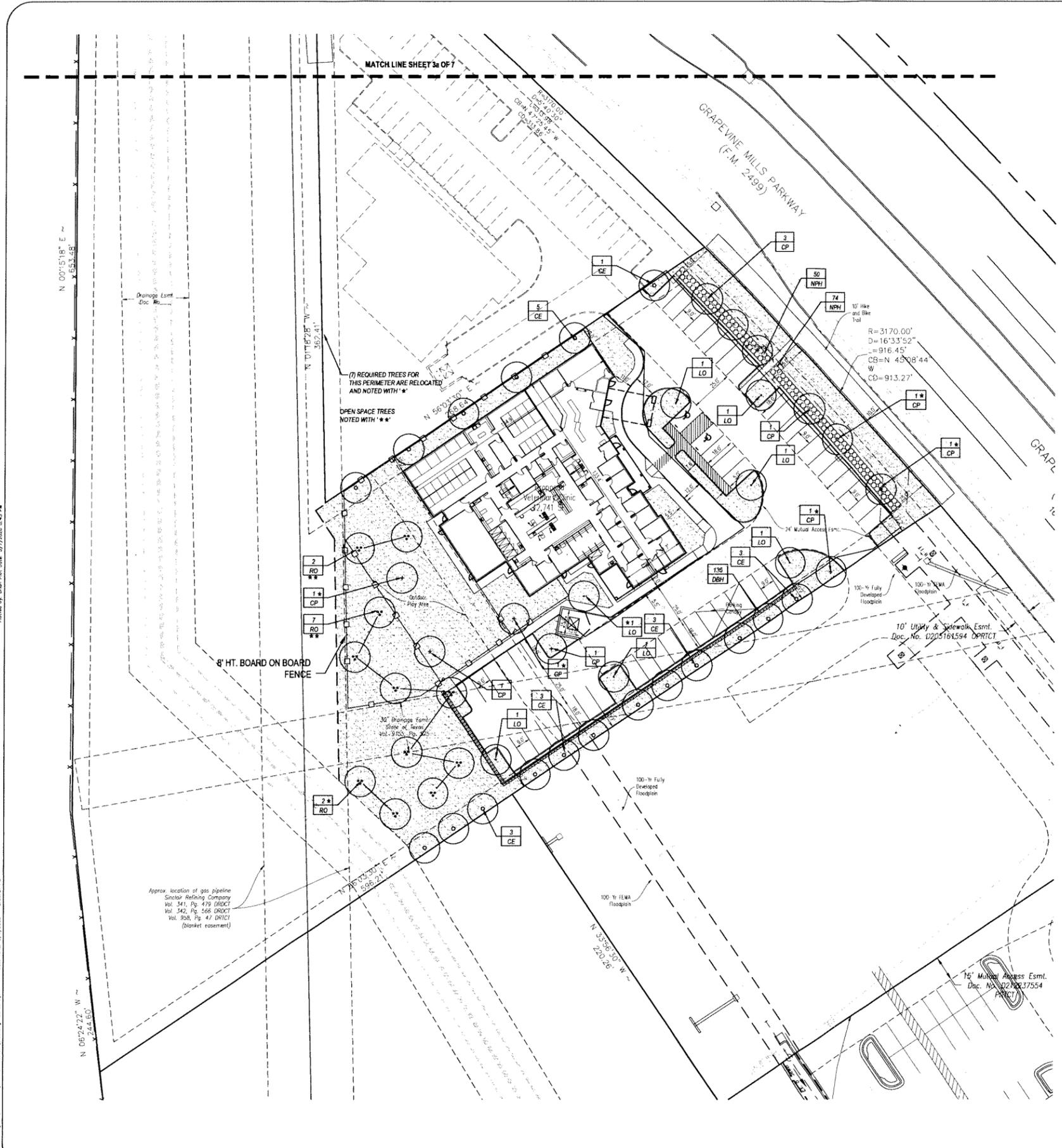
DIMENSIONAL CONTROL SITE PLAN  
 OF  
**RIVERWALK VETERINARY CLINIC**  
 LOT 3, BLOCK 1  
 RACETRAC GRAPEVINE ADDITION  
 3.999 ACRES  
 situated in the  
 J.M. BAKER SURVEY ~ ABSTRACT 167  
 GRAPEVINE, TARRANT COUNTY, TEXAS



**Applicant**  
 Charlottesville Properties, LLC  
 1733 Castleman Ct.  
 Keller, TX 76248  
 Telephone (817) 239-7100  
 Contact: Mark O'Gorman

**Owner**  
 Mountainprize, Inc.  
 200 Galleria Pkwy SE, Suite 900  
 Atlanta, GA 30339  
 Telephone (770) 431-7600  
 Contact: Andrew Malzer

**Engineer/Surveyor**  
 Spiars Engineering, Inc.  
 TBPE No. F-2121  
 765 Custer Road, Suite 100  
 Plano, Texas 75075  
 Contact: David Bond



**LANDSCAPE TABULATIONS**

**INTERIOR VEHICULAR OPEN SPACE REQUIREMENTS: (23,640 s.f., 49 spaces)**  
Requirements: Minimum 10% of gross parking area to be landscape area. (1) tree, 3" cal. per 600 s.f. of required landscape area. Minimum of (1) tree per parking island, (1) 9x18' island per 12 parking spaces

Required: 2,364 s.f.  
(6) parking islands  
(8) trees, 3" cal.

Provided: 14,824 s.f.  
(6) provided  
(8) trees, 3" cal.

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

Provided: 26,128 s.f. (15%)  
(9) trees

**NON-VEHICULAR OPEN SPACE REQUIREMENTS: (174,183 s.f.)**  
Requirements: Minimum 15% of gross site area to be non-vehicular open space, 50% of required area must be within the front yard.  
(1) tree, 3" cal. per 3,000 s.f. of required landscape area

Required: 26,128 s.f. (15%)  
(9) trees

Provided: 16,312 s.f. (20.2%)  
(9) trees

**PERIMETER REQUIREMENTS:**  
Requirements: (1) tree 3" cal., per 50 L.L. along site perimeter.

Required: Grapevine Mills (506.45 L.L.)  
(4) trees, 3" cal.

Provided: (5) trees, 3" cal.

North Property Line (268.64 L.L.)  
Required: (5) trees, 3" cal.

Provided: (5) trees, 3" cal.

South Property Line (596.21 L.L.)  
Required: (12) trees, 3" cal.

Provided: (12) trees, 3" cal.

West Property Line (898.08 L.L.)  
Required: (18) trees, 3" cal.

Provided: (7) trees, 3" cal. LOCATED ELSEWHERE ON SITE

Plant material selected to screen the vehicle use areas from the right-of-way and from adjacent properties shall be a minimum of thirty (30) inches in height at the time of planting and be the type of species that will attain a minimum height of three (3) feet one (1) year after planting.

**PLANT LIST**

TREES	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	7	LO	Live Oak	Quercus virginiana	3" cal.	B&B, 17' ht., 4'-5' spread min.
	18	CE	Cedar Elm	Ulmus crassifolia	3" cal.	B&B, 13' ht., 4'-5' spread min.
	11	CP	Chinese Pistache	Taxodium distichum	3" cal.	B&B, 13' ht., 4'-5' spread min.
	11	RO	Red Oak 'Shumard'	Quercus shumardii	3" cal.	B&B, 13' ht., 4'-5' spread min.

SHRUBS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	124	NPH	Nedderpoint Holly	Ilex cornuta 'Nedderpoint'	36" ht.	container, full plant, 36" o.c.
	136	DBH	Dwarf Burford Holly	Ilex cornuta 'Burford holly'	5 gal.	container, full 20" spread min. 24" o.c.

GROUNDCOVERS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
			Common Bermudagrass	Cynodon dactylon	roll sod	solid sod, refer to notes

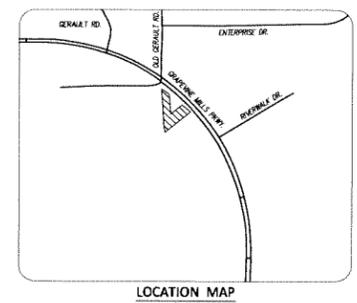
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be meeting within variances.

**LANDSCAPE NOTES**

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

**MAINTENANCE NOTES**

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



**GENERAL LAWN NOTES**

- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, rocks, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.
- Contractor shall provide (1) one inch of imported topsoil on all areas to receive lawn.

**SOLID SOD NOTES**

- Final grade areas to achieve final contours indicated. Lawn areas to receive topsoil 3" below final finished grade in planting areas and 1" below final grade in turf areas.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Incur edges of sod are touching. Top stress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

CASE NAME: Riverwalk Veterinary Clinic  
CASE NUMBER: CU20-10  
LOCATION: 3975 Grapevine Mills Pkwy Lot 3, Block 1

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

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

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

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

SHEET: 3 OF 7

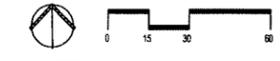
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

SYNOPSIS	LOT 3, BLOCK 1
Zoning	Community Commercial (CC)
Proposed Land Use	Veterinary Clinic
Lot Area	3,999 Ac. (174,183 Sq. Ft.)
Building Footprint Area	13,004 Sq. Ft.
Building Coverage	7.3% Of Site
<b>PARKING</b>	
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LANDSCAPE PLAN  
OF  
RIVERWALK VETERINARY CLINIC  
LOT 3, BLOCK 1  
RACETRAC GRAPEVINE ADDITION  
3.999 ACRES  
situated in the  
J.M. BAKER SURVEY ~ ABSTRACT 167  
GRAPEVINE, TARRANT COUNTY, TEXAS

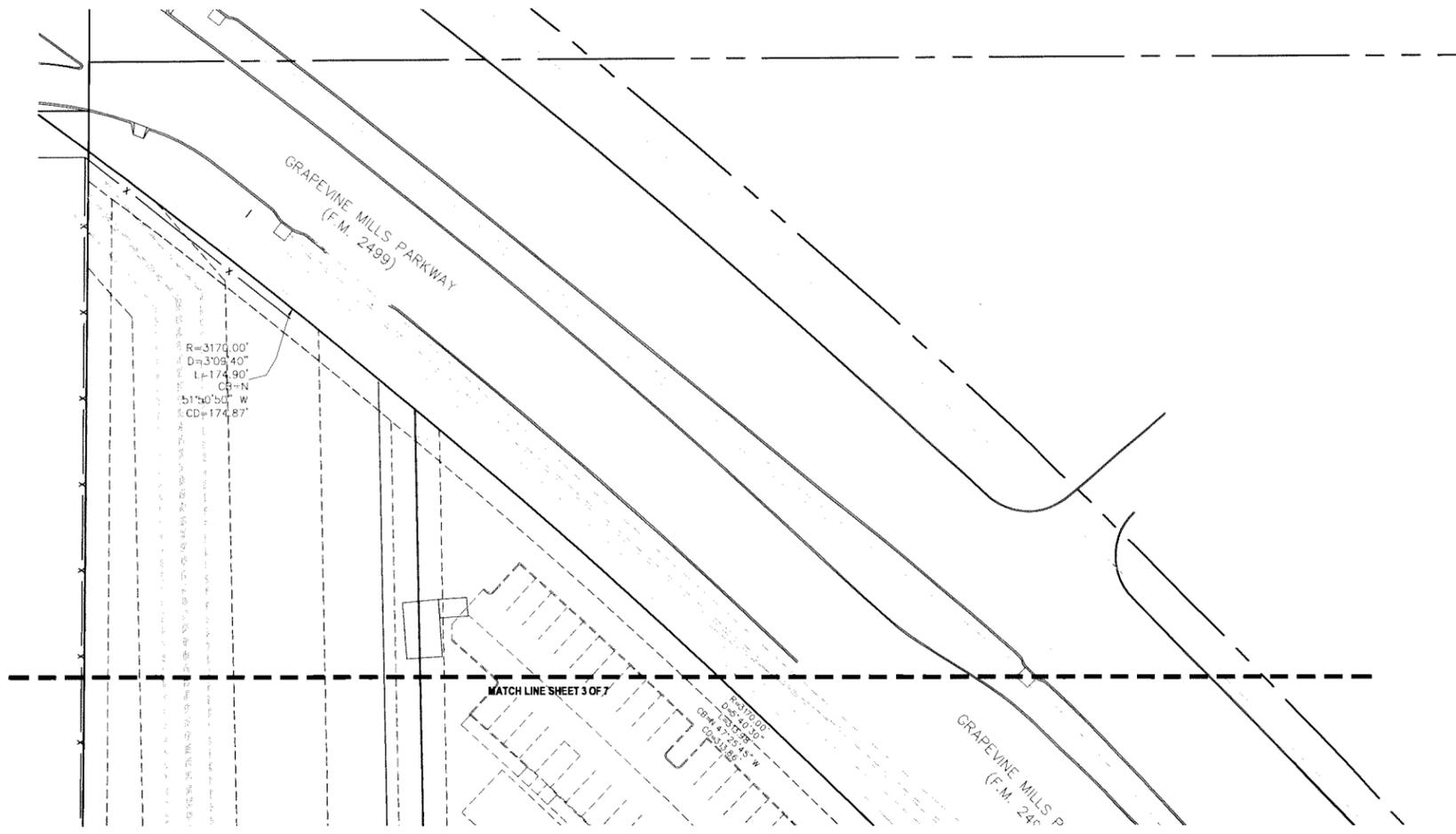
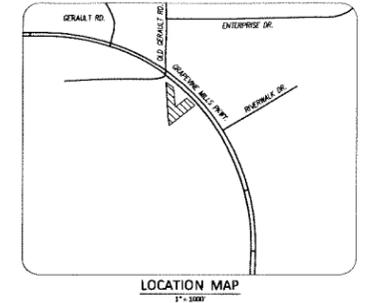
01 LANDSCAPE PLAN  
SCALE: 1"=30'-0"



**Applicant**  
Charleville Properties, LLC  
1733 Castleman Ct.  
Keller, TX 76248  
817-239-7100

**Owner**  
Mountainprize Inc.  
200 Galleria Pkwy Se,  
Suite 900  
Atlanta, GA 30339  
770-431-7600  
Contact: Andrew Molzer

**Engineer/Surveyor**  
Spiros Engineering, Inc.  
TBPE No. F-2121  
765 Custer Road, Suite 100  
Plano, Texas 75075  
Telephone (972) 422-0077  
Contact: David Bond



CASE NAME: Riverwalk Veterinary Clinic  
 CASE NUMBER: CU20-10  
 LOCATION: 3975 Grapevine Mills Pkwy  
 Lot 3, Block 1

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

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

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

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

SHEET: 3 OF 7

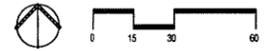
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LANDSCAPE PLAN  
 OF  
**RIVERWALK VETERINARY CLINIC**  
 LOT 3, BLOCK 1  
 RACETRAC GRAPEVINE ADDITION  
 3.999 ACRES  
 situated in the  
 J.M. BAKER SURVEY ~ ABSTRACT 167  
 GRAPEVINE, TARRANT COUNTY, TEXAS

01 LANDSCAPE PLAN  
 SCALE: 1" = 30'-0"



**SMR**  
 landscape architects, inc.  
 1720 N. Griffin Street  
 Dallas, Texas 75202  
 Tel: 214.871.0545  
 Fax: 214.871.0545  
 Email: smr@smr-a.com

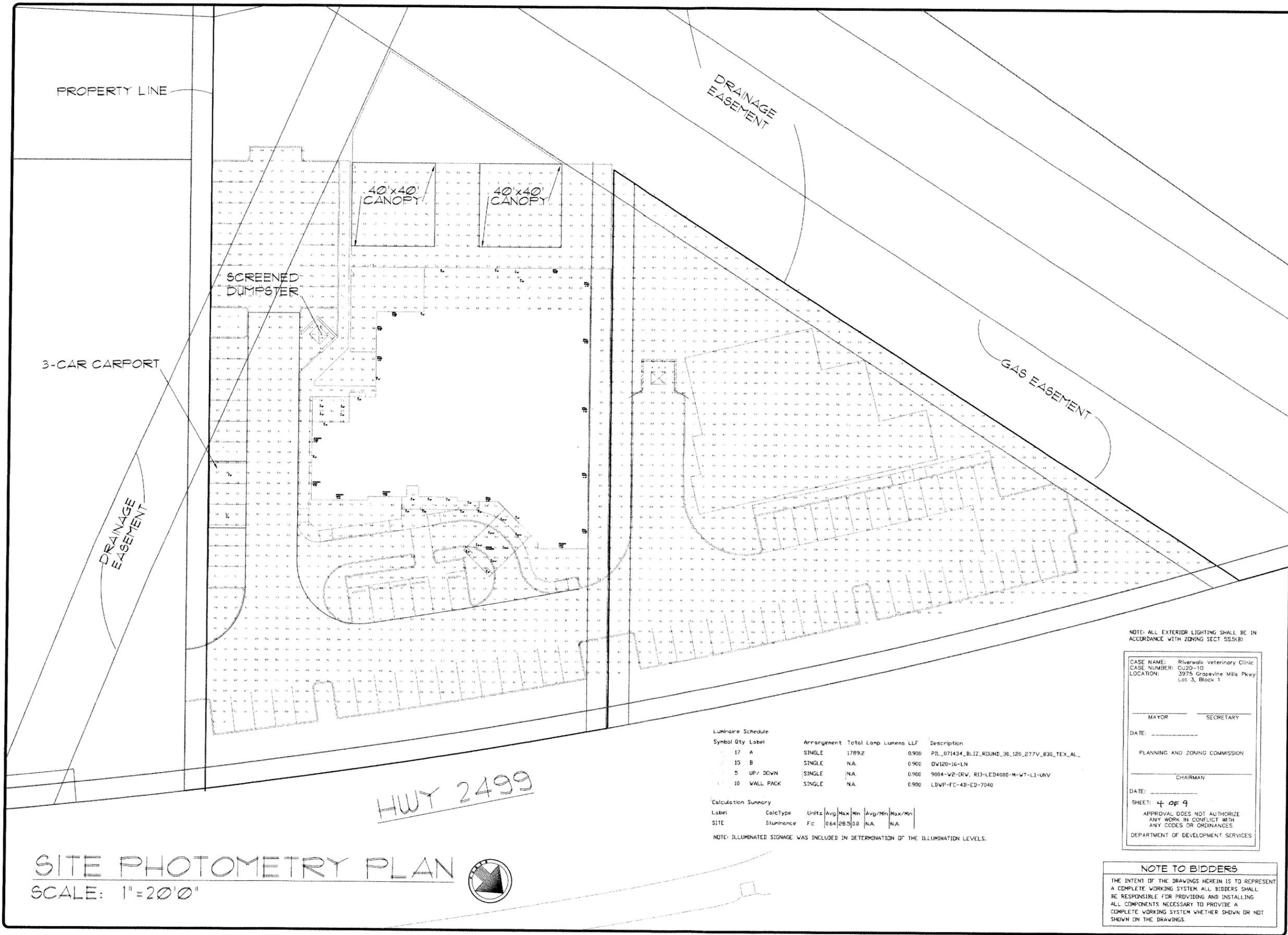
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 817-239-7100

**Owner**  
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 765 Custer Road, Suite 100  
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 Telephone (972) 422-0077  
 Contact: David Bond

Printed by John Paul Date: 5/7/2020 5:41 PM

Drawing: L:\SMR\2020\Riverwalk\_Vet\_Clinic\100.dwg Sheet: 01 Date Time: 5/7/2020 5:39:31 PM



**SITE PHOTOMETRY PLAN**  
SCALE: 1"=20'0"



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp	Lumens	LLF	Description
17	A	SINGLE	1789.2	0.900	PIL_071434_BLIZ_ROUND_30_120_277V_830_TEX_AL_		
15	B	SINGLE	NA	0.900	DV120-16-LN		
5	UP/ DOWN	SINGLE	NA	0.900	9004-V2-DRW, R13-LED4080-N-VT-L1-UNV		
10	WALL PACK	SINGLE	NA	0.900	LDVP-FC-4B-ED-7040		

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.64	2.85	0.0	NA	NA

NOTE: ILLUMINATED SIGNAGE WAS INCLUDED IN DETERMINATION OF THE ILLUMINATION LEVELS.

NOTE: ALL EXTERIOR LIGHTING SHALL BE IN ACCORDANCE WITH ZONING SECT 555(B)

CASE NAME: Riverwalk Veterinary Clinic  
CASE NUMBER: CU20-10  
LOCATION: 3975 Grapevine Mills Pkwy  
Lot 3, Block 1

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION  
CHAIRMAN \_\_\_\_\_  
DATE: 4 of 9  
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DEPARTMENT OF DEVELOPMENT SERVICES

**NOTE TO BIDDERS**  
THE INTENT OF THE DRAWINGS HEREIN IS TO REPRESENT A COMPLETE WORKING SYSTEM. ALL BIDDERS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL COMPONENTS NECESSARY TO PROVIDE A COMPLETE WORKING SYSTEM WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.



RIVERSIDE PET HOSPITAL  
& RESORT  
HYWY 2499,  
GRAPEVINE TEXAS

LARRY L. BLACKMON INC.  
ENGINEERING & BUILDING DESIGN  
6716 AZLE AVENUE  
FORT WORTH, TEXAS 76135  
REGISTRATION #: F-002382  
EMAIL: larry@blackmonconsultingengineers.com PHONE: 817-238-5901



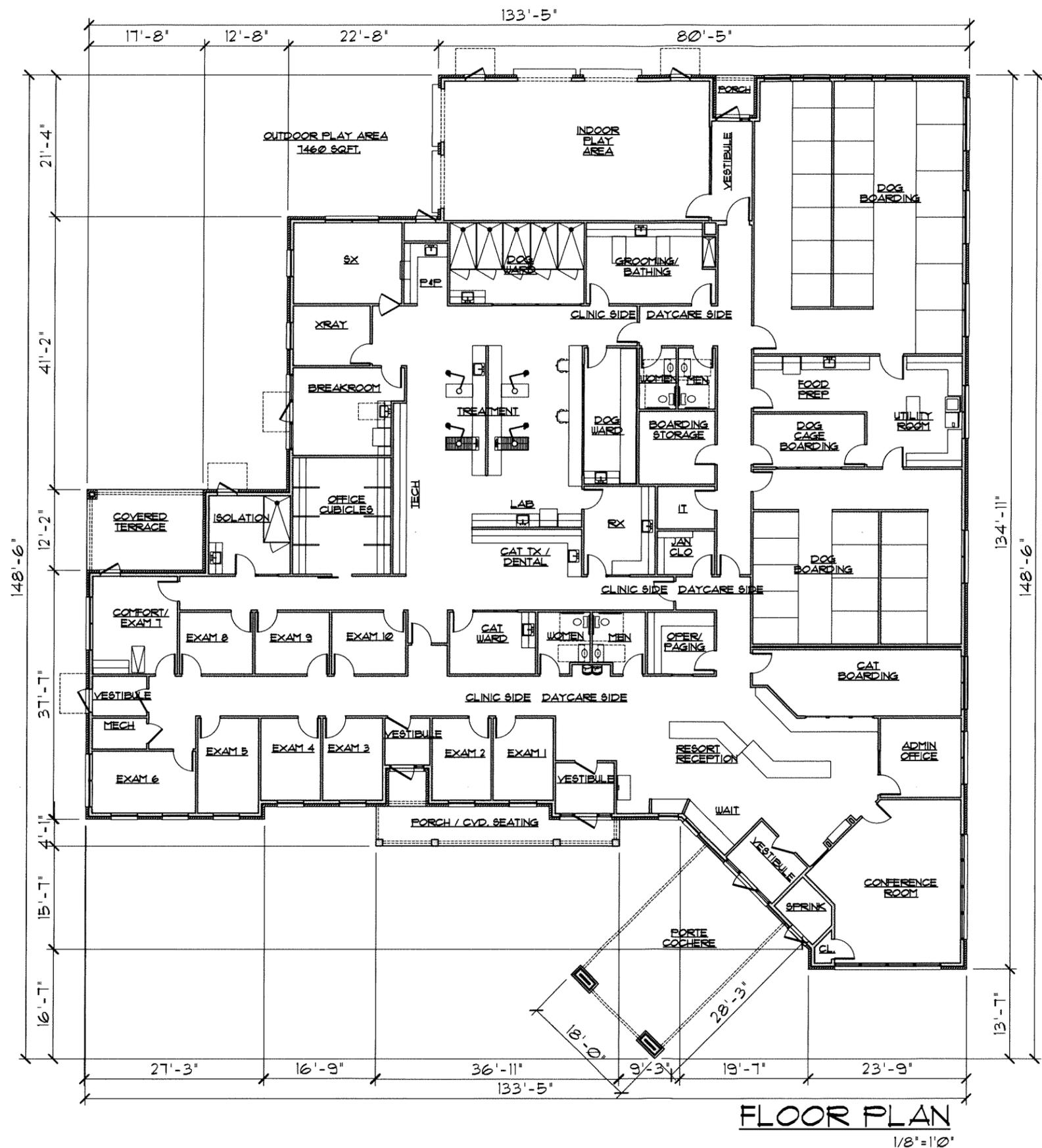
SITE PHOTOMETRY  
PLAN

SHEET:  
**SE11**

DATE:  
4/23/2020

DRAWN BY:  
RLK

DESIGN BY:  
LLB



**FLOOR PLAN**  
1/8"=1'-0"

AREAS	SQ. FT.
BUILDING - CLINIC (AC)	7489
BUILDING - YET HOSPITAL (AC)	5515
TOTAL BUILDING (AC)	13004
PORCH	233
COVERED TERRACE	215
PORTE COCHERE	509
TOTAL BLDG COVERAGE	13961

CARPORT	540
CANOPIES COVERAGE	3200

THIS IS AN ARCHITECTURAL DRAWING. IT IS THE PROPERTY OF M.J. WRIGHT & ASSOCIATES, INC. AND SHALL REMAIN THE PROPERTY OF M.J. WRIGHT & ASSOCIATES, INC. UNLESS OTHERWISE STATED. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF M.J. WRIGHT & ASSOCIATES, INC. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY OTHERS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THIS DRAWING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY OTHERS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THIS DRAWING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY OTHERS.

RIVERSIDE PET HOSPITAL  
& RESORT  
Hwy. 2499  
GRAPEVINE, TEXAS



M.J. WRIGHT & ASSOCIATES, INC.  
8333 MIDCITIES BOULEVARD STE. A, NRI, TX 76182  
OFFICE: 817.288.5535 M.J.WRIGHT.COM  
FAC: 817.288.5536 WWW.MJWRIGHT.COM  
ARCHITECTS

CASE NAME: Riverwalk Veterinary Clinic  
CASE NUMBER: CU20-10  
LOCATION: 3975 Grapevine Mills Pkwy Lot 3, Block 1

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

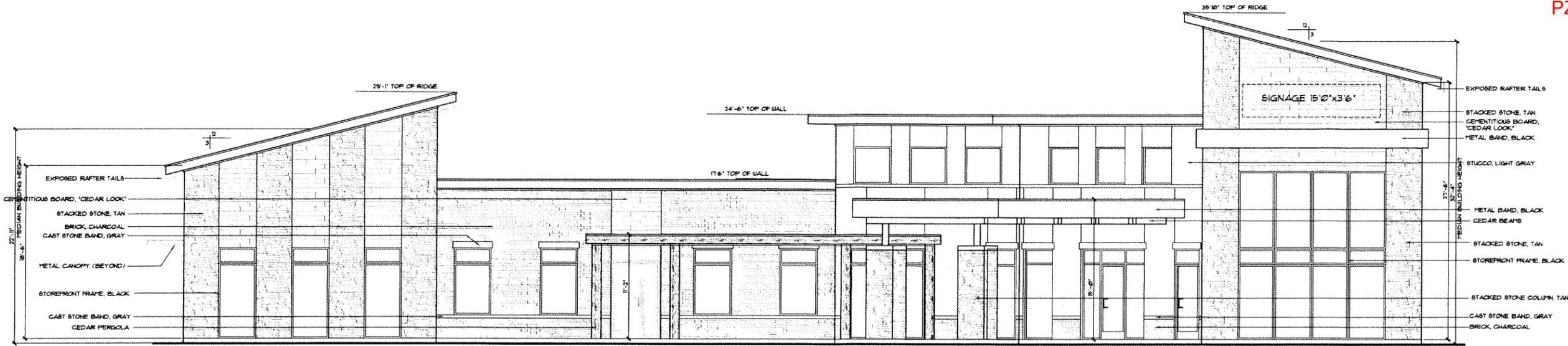
DATE: \_\_\_\_\_  
SHEET: 5 OF 9

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Sheet No.  
**A1**  
Project No.  
19125GOR

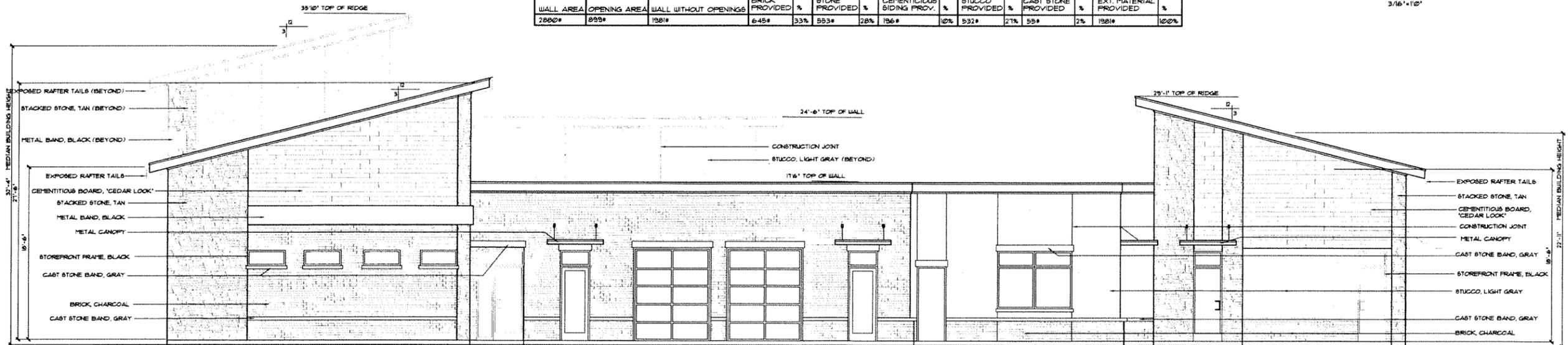
Date: 4/24/20  
Drawn By: MLW  
Checked By: MLW  
Revisions:



**MATERIAL CALCULATIONS - NORTHEAST ELEVATION**

WALL AREA	OPENING AREA	WALL WITHOUT OPENINGS	BRICK PROVIDED	%	STONE PROVIDED	%	CEMENTITIOUS SIDING PROV.	%	STUCCO PROVIDED	%	CAST STONE PROVIDED	%	EXT. MATERIAL PROVIDED	%
2800*	899*	1901*	645*	33%	553*	28%	196*	10%	532*	27%	59*	2%	198*	100%

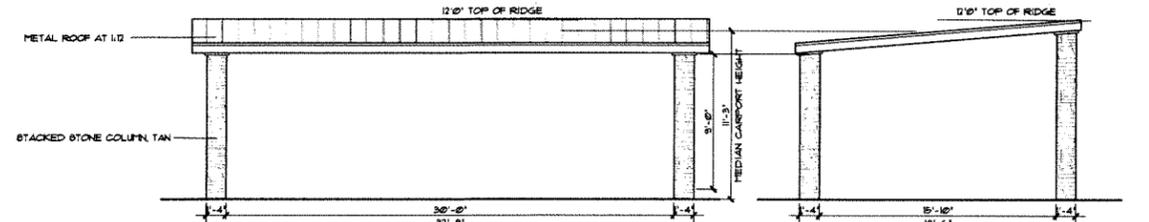
**NORTHEAST ELEVATION**  
3/16"=1'0"



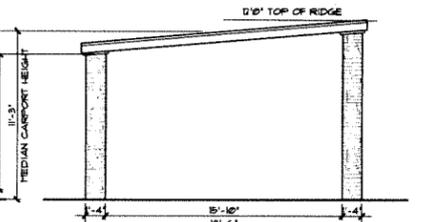
**MATERIAL CALCULATIONS - SOUTHWEST ELEVATION**

WALL AREA	OPENING AREA	WALL WITHOUT OPENINGS	BRICK PROVIDED	%	STONE PROVIDED	%	CEMENTITIOUS SIDING PROV.	%	STUCCO PROVIDED	%	CAST STONE PROVIDED	%	EXT. MATERIAL PROVIDED	%
2473*	437*	2036*	812*	40%	305*	15%	405*	20%	375*	18%	59*	3%	2036*	100%

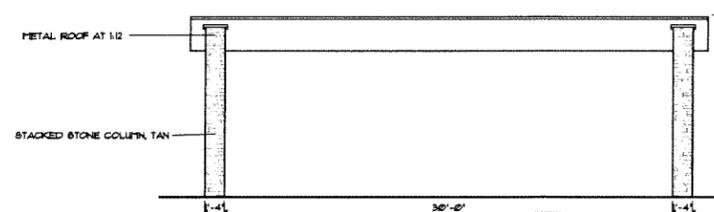
**SOUTHWEST ELEVATION**  
3/16"=1'0"



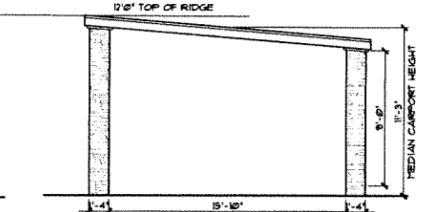
**CARPORT SOUTHEAST ELEVATION**  
3/16"=1'0"



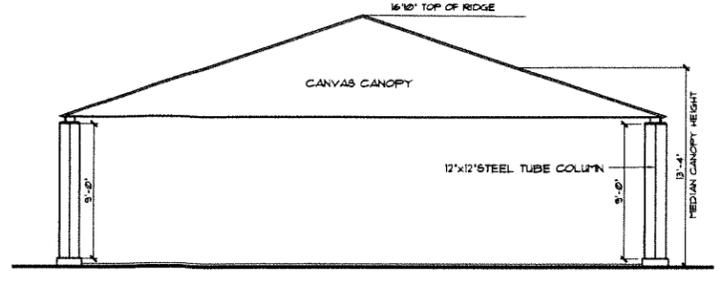
**CARPORT NORTHEAST ELEVATION**  
3/16"=1'0"



**CARPORT NORTHWEST ELEVATION**  
3/16"=1'0"



**CARPORT SOUTHWEST ELEVATION**  
3/16"=1'0"



**CANOPY ELEVATION (ALL SIDES)**  
3/16"=1'0"

CASE NAME: Riverwalk Veterinary Clinic  
CASE NUMBER: CU20-10  
LOCATION: 3975 Grapevine Mills Pkwy  
Lot 3, Block 1

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

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

PLANNING AND ZONING COMMISSION

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

SHEET: 8 OF 9

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DEPARTMENT OF DEVELOPMENT SERVICES

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RIVERSIDE PET HOSPITAL  
& RESORT  
HUY, 2499  
GRAPEVINE, TEXAS



M.J. URRIGHT & ASSOCIATES, INC.  
8333 MIDCITIES BOULEVARD STE. A, IRVING, TX 76162  
OFFICE: 817/268-8555 FAX: 817/268-8558  
WWW.MJURRIGHT.COM

Sheet No.  
**A3.1**  
Project No.  
19125GOR

Date 4/24/20  
Drawn By M.J.W.  
Checked By M.J.W.  
Revisions

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& RESORT  
HUT. 2499  
GRAPEVINE, TEXAS



M.J. WRIGHT & ASSOCIATES, INC.  
8233 MIDCITIES BOULEVARD STE. A, NHR TX 76182  
OFFICE: 817/288-5555 M.J.WRIGHT.COM  
FAX: 817/288-5558 WWW.MJWRIGHT.COM

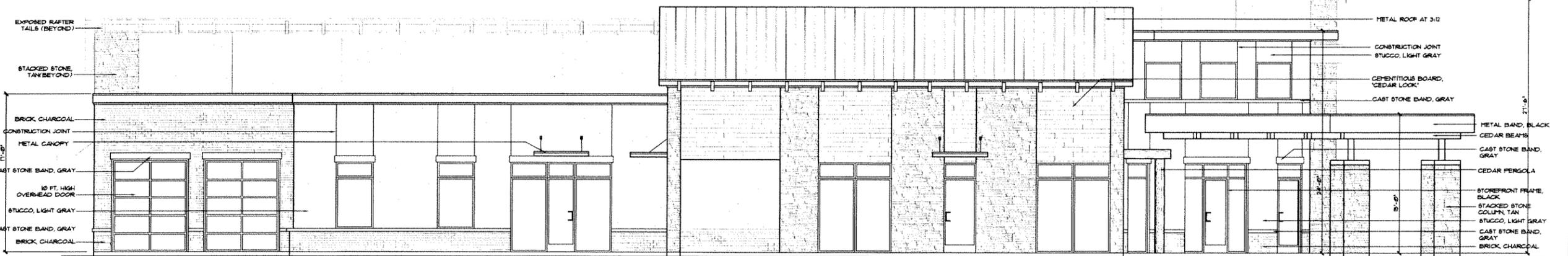
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**MATERIAL CALCULATIONS - NORTHWEST ELEVATION**

WALL AREA	OPENING AREA	WALL WITHOUT OPENINGS	BRICK PROVIDED	%	STONE PROVIDED	%	CEMENTITIOUS SIDING PROV.	%	STUCCO PROVIDED	%	CAST STONE PROVIDED	%	EXT. MATERIAL PROVIDED	%
2995*	543*	2452*	664*	32%	137*	36%	565*	28%	61*	3%	29*	1%	2052*	100%

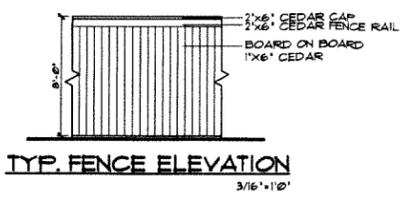
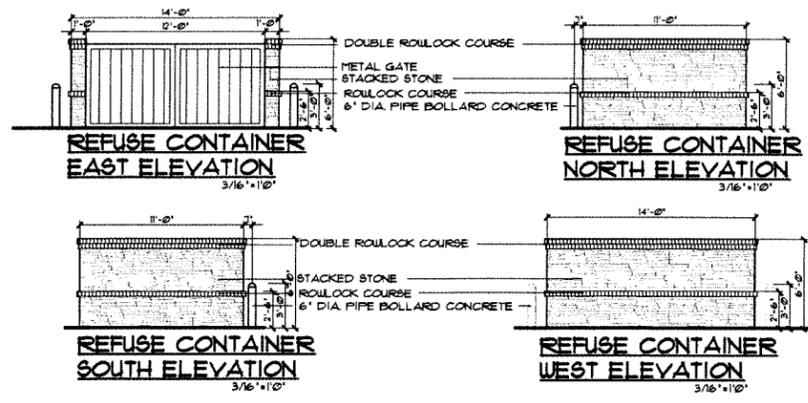
**NORTHWEST ELEVATION**  
3/16"=1'0"



**MATERIAL CALCULATIONS - SOUTHEAST ELEVATION**

WALL AREA	OPENING AREA	WALL WITHOUT OPENINGS	BRICK PROVIDED	%	STONE PROVIDED	%	CEMENTITIOUS SIDING PROV.	%	STUCCO PROVIDED	%	CAST STONE PROVIDED	%	EXT. MATERIAL PROVIDED	%
2332*	680*	1652*	280*	18%	346*	21%	239*	14%	133*	44%	55*	3%	1652*	100%

**SOUTHEAST ELEVATION**  
3/16"=1'0"

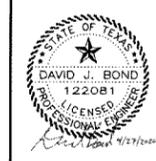


CASE NAME: Riverwalk Veterinary Clinic  
CASE NUMBER: CU20-10  
LOCATION: 3975 Grapevine Mills Pkwy Lot 3, Block 1

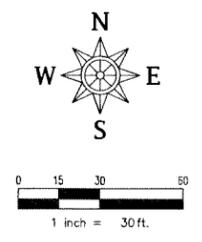
MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
DATE: \_\_\_\_\_  
PLANNING AND ZONING COMMISSION

DATE: \_\_\_\_\_  
SHEET: 7 OF 9  
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.  
DEPARTMENT OF DEVELOPMENT SERVICES

Sheet No.  
**A3.2**  
Project No.  
1925GOR



RIVERWALK VETERINARY CLINIC  
LOT 3, BLOCK 1  
CITY OF GRAPEVINE  
TARRANT COUNTY, TEXAS  
DRAINAGE PLAN



**GENERAL NOTES**

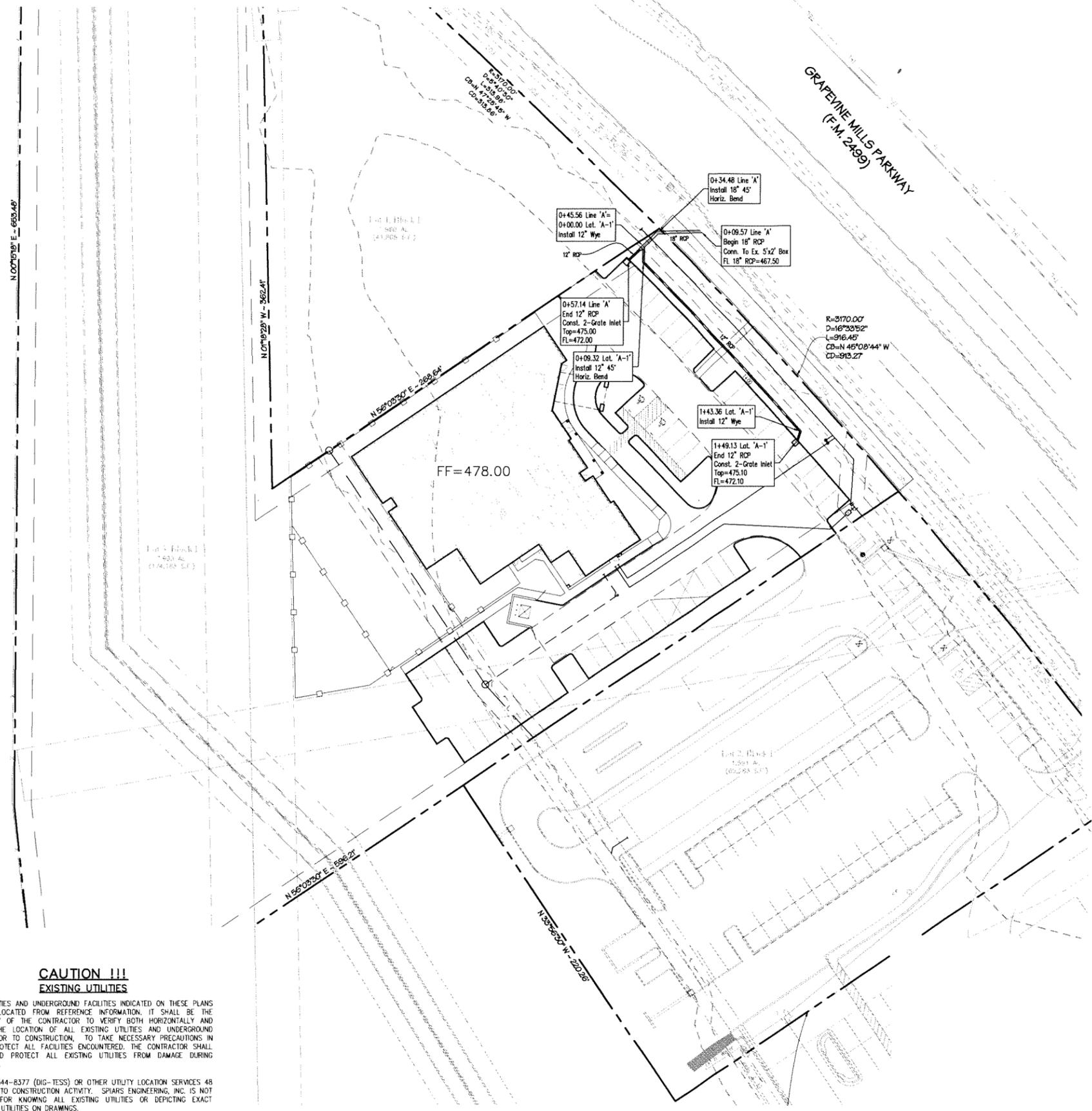
- All materials and construction shall conform to the City of Grapevine Standard Construction Details and Specifications, except as noted herein and approved by the City.
- Contractor shall be responsible for maintaining trench safety requirements in accordance with City Standards, Texas State Law, and 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. All manholes, clean-outs, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the Contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of the paving for this development.
- Drainage should be maintained away from the foundations, both during and after construction.
- Backfill for utility lines should be carefully placed so that they will be stable. Where utility lines pass through 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.
- Concrete for inlets and drainage structures shall be 4200 psi at 28 days.
- If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench.
- All earthwork operations, pavement installation, etc. shall conform to the Geotechnical Investigation.
- Four-foot RCP sections with beveled ends shall be used if pipe radius is less than 100 feet.
- All PVC shall be placed on 1.0% minimum slope unless otherwise noted.

CASE NAME: Riverwalk Veterinary Clinic  
CASE NUMBER: GJ20-10  
LOCATION: 3985 Grapevine Mills Pkwy Lot 3, Block 1

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
DATE: \_\_\_\_\_  
PLANNING AND ZONING COMMISSION  
CHAIRMAN \_\_\_\_\_  
DATE: \_\_\_\_\_  
SHEET: 8 OF 9  
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.  
DEPARTMENT OF DEVELOPMENT SERVICES

CITY OF GRAPEVINE MONUMENT NO. 4  
21" aluminum rod with cap set 0.5' below access cover. Access cover is stamped "CITY OF GRAPEVINE, MON. 4". Monument is located at the northeast corner of the Grapevine Municipal Golf Course.  
Elev.=471.73'

TEMP. BENCHMARKS  
X cut set on northwest corner of ex. curb inlet in median of F.M. 2499 687± northwest of northeast proposed lot corner.  
Elev.=474.57'  
X cut set on southeast corner of ex. curb inlet in median of F.M. 2499 915± northwest of northeast proposed lot corner.  
Elev.=473.75'



**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 1-800-344-8377 (DIG-TESS) 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.

Date	
Revisions	
Scale:	As Shown
Drawn By:	JRE
Checked By:	DJB
Sheet	C4
SEI No.	19-237



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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 19, 2020

SUBJECT: FINAL PLAT APPLICATION  
LOTS 1AR, 3R AND 4, BLOCK 1, RACETRAC GRAPEVINE  
(BEING A REPLAT OF LOTS 1A AND 3, BLOCK 1, RACETRAC  
GRAPEVINE)

PLAT APPLICATION FILING DATE.....May 12, 2020

APPLICANT .....Andrew Malzer, Mountain Prize, Inc.

REASON FOR APPLICATION..... To replat property into three (3) lots

PROPERTY LOCATION .....3955 Grapevine Mills Parkway

ACREAGE..... 30.02

ZONING ..... CC

NUMBER OF LOTS ..... 3

PREVIOUS PLATTING ..... March 2020

CONCEPT PLAN ..... CU20-10

SITE PLAN.....No

OPEN SPACE REQUIREMENT.....No

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED ..... Yes

**PLAT INFORMATION SHEET  
FINAL PLAT APPLICATION  
LOTS 1AR, 3R AND 4, BLOCK 1, RACETRAC GRAPEVINE  
(BEING A REPLAT OF LOTS 1A AND 3, BLOCK 1, RACETRAC GRAPEVINE)**

I. GENERAL:

- The applicant, Andrew Malzer with Mountain Prize, Inc. is replatting the 30.02 acres into three (3) lots for commercial use. Lot 3R is proposed to be a veterinarian clinic. Lot 4 is proposed for a future commercial use.

II. STREET SYSTEM:

- The development has access to Grapevine Mills Parkway (FM 2499)
- Abutting roads:  on the City Thoroughfare Plan:  
 not on the City Thoroughfare Plan:

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 south towards the creek.
- 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 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.

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for: Lot 1AR, Block 1, Racetrac Grapevine
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lots 3R & 4, Block 1, Racetrac Grapevine
  - Single Family Residential ( \$ 2,414/ Lot)
  - Multifamily ( \$ 1,134/ Unit)
  - Hotel ( \$ 43,632/ Acre)
  - Corporate Office ( \$ 20,523/ Acre)
  - Government ( \$ 4,414/ Acre)
  - Commercial / Industrial ( \$ 5,739 / Acre)
- Open Space Fees are not required for: Lots 1AR, 3R & 4, Block 1, Racetrac Grapevine
- 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 building line
  - 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: Developer is proposing to dedicate variable width private access easements throughout the development. The access easements will be owned and maintained by a Home Owners Association (HOA).
  - 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.

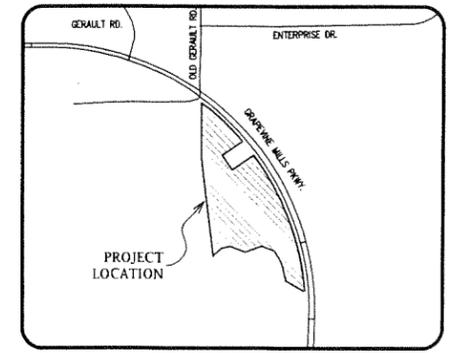
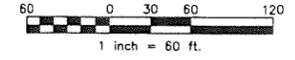
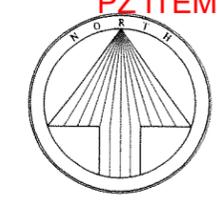
- The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

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 1AR, 3R & 4, Block 1, Racetrac Grapevine."



United States of America  
U.S. District Court  
Case No. 1461 Civil  
dated Nov. 2, 1948  
called Tract A-5

Mountainprize, Inc.  
Doc. No. D213180012  
OPRTCT

Approx. location of gas pipeline  
Sindler Refining Company  
Vol. 341, Pg. 479 DROCT  
Vol. 342, Pg. 566 DROCT  
Vol. 956, Pg. 47 DRTCT  
(blanket easement)

Lot 1, Block 1  
RACETRAC GRAPEVINE  
Doc. No. D212237554  
PRITCT

Lot Line Removed  
By This Plot

R=3170.00'  
D=32°24'00"  
L=1792.60'  
CB=5 20°59'48" E  
CD=1766.81'

Drainage Easement  
Doc. No. D217264184 OPRTCT

Lot 1R-A, Block 1  
25.065 Ac.  
(1,091,842 S.F.)  
Min. FF= 478.5

Drainage Easement  
Doc. No. D217264183 OPRTCT

Lot 1R-A, Block 1  
JACKSON ADDITION  
Cob. A, Slide 8227 PRCTCT

GRAPEVINE HILLS PARKWAY  
(R.A. 2692)  
(R.A. 2692)  
NO. 1600

U.S.A.C.G.E.  
Monument Fnd.

S 46°48'54" W  
5.83'

S 48°58'30" W  
145.30'

S 78°43'30" W  
100.00'

N 70°28'17" W  
209.33'

S 69°09'51" W  
201.27'

N 70°10'56" W  
162.86'

N 31°22'52" W  
189.72'

N 69°10'00" W  
244.00'

S 81°28'18" W  
20.52'

NOTES:

1. This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plot of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
2. Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
3. 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.

REPLAT

**RACETRAC GRAPEVINE**  
LOTS 1R-A, 3R, & 4, BLOCK 1  
J.M. BARKER SURVEY, ABSTRACT NO. 167  
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS  
30.024 Acres  
Existing Zoning: CC - Proposed Zoning: CC  
3 Lots

<b>OWNER</b> Mountainprize, Inc. 200 Galleria Parkway SE, Suite 900 Atlanta, Georgia 30339 Telephone (770) 431-7600 Contact: Andrew Malzer	<b>APPLICANT</b> Mountainprize, Inc. 200 Galleria Parkway SE, Suite 900 Atlanta, Georgia 30339 Telephone (770) 431-7600 Contact: Andrew Malzer	<b>ENGINEER / SURVEYOR</b> Spars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75275 Telephone (972) 422-0077 TBPE No. F-2121 / TBPLS No. F-10043100 Contact: David Bond
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This Plot Filed in Instrument # \_\_\_\_\_

Scale 1" = 60' April 2020 SEI Job No. 19-237

Drawing: C:\D:\19-237\Revised\Map\Drawn\19-237\_Plot\_Plat\_L1.dwg Saved By: D:\D:\19-237\Drawn\19-237\_Plot\_Plat\_L1.dwg 11:28:02 AM 4/29/2020 11:28:02 AM

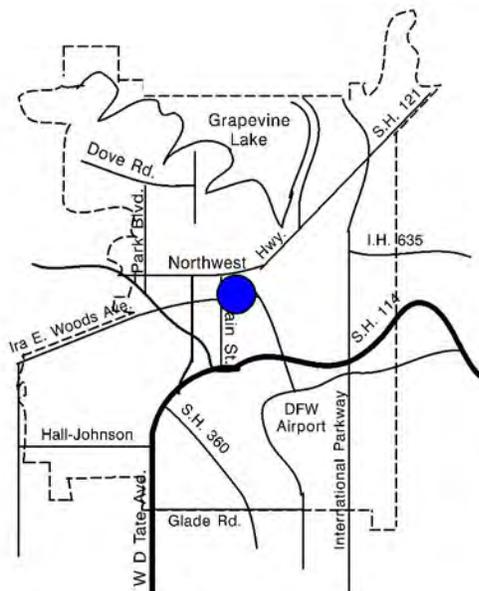


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE  
PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
J. SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: MAY 19, 2020

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF HISTORIC  
LANDMARK SUBDISTRICT HL20-01



APPLICANT: Lemoine Wright

PROPERTY LOCATION AND SIZE:

The subject property is located at 306 East Northwest Highway and legally described as Tract 49H, Abstract 943, Archibald F Leonard Survey.

REQUESTED HISTORIC LANDMARK SUBDISTRICT AND COMMENTS:

The applicant is requesting a Historic Landmark Subdistrict designation for property located at 306 East Northwest Highway and legally described as Tract 49H, Abstract 943, Archibald F Leonard Survey.

The Historic Preservation Commission, at their March 25, 2020, adopted the preservation criteria for the subject property. CA20-08 has been approved for the demolition of the existing structure. With the approval of this request, a certificate of appropriateness will be required for the redevelopment of the property.

The metal building was built in 1960 to serve as an automobile repair shop. It has had a number of tenants through the years. There are two additions to the building on the east

side: a half gable “lean to”; and on the rear of the building a concrete block room with a flat roof.

The building was used as a facility for Metroplex Truck Repair Center in 2001 and T & S Fleet Service in 2003. The building was purchased by the previous owners Voicu and Anca Burcur to serve as the offices for their companies Mayflower Homes and Mayflower Fence Company. The building is currently in disrepair.

**PRESENT ZONING AND USE:**

The property is currently zoned “HC” Highway Commercial.

**HISTORY OF TRACT AND SURROUNDING AREA:**

The subject property and the surrounding properties to the north, south, east, and west were zoned “C-2” Community Business District prior to the 1984 City Rezoning.

**SURROUNDING ZONING AND EXISTING LAND USE:**

NORTH: “HC” Highway Commercial - restaurant, retail and office structures

SOUTH: “HC” Highway Commercial – residential and office structures

EAST: “HC” Highway Commercial – retail and office structures

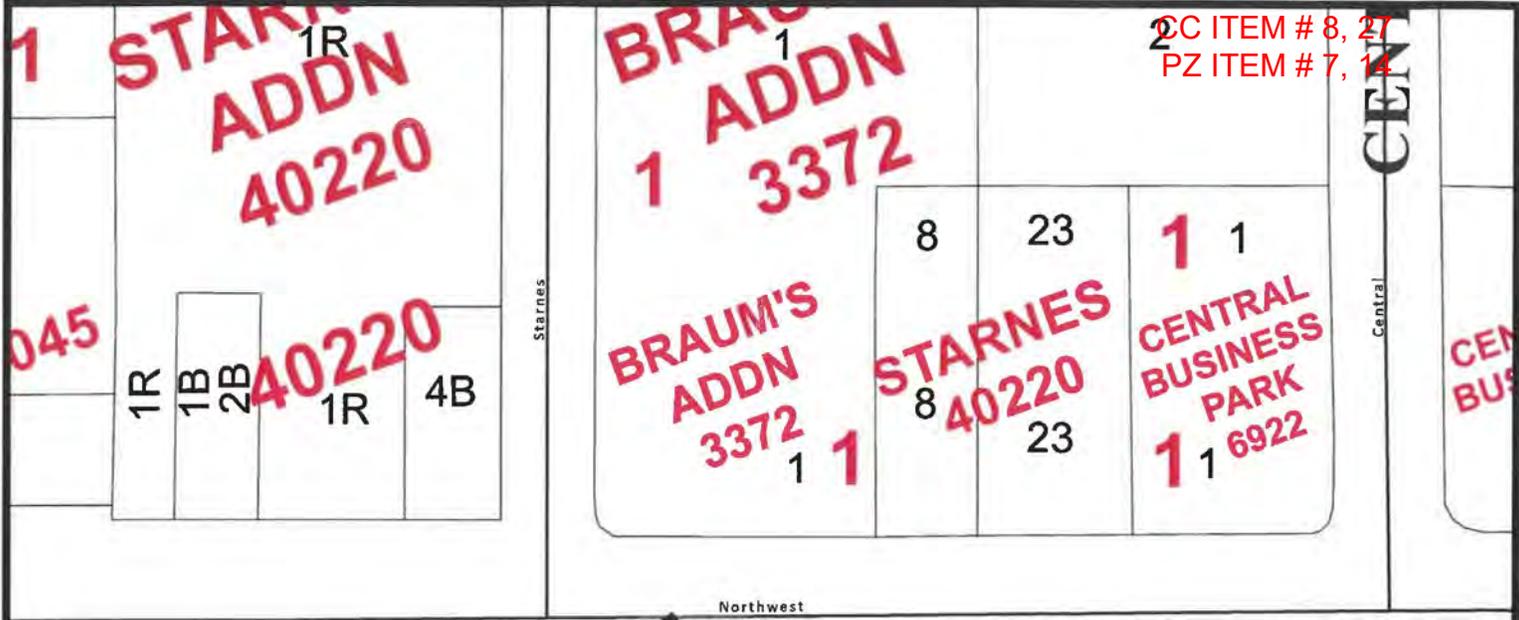
WEST: “HC” Highway Commercial – automotive sales and restaurant structures

**AIRPORT IMPACT:**

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

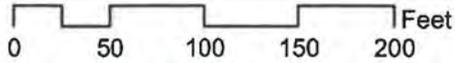
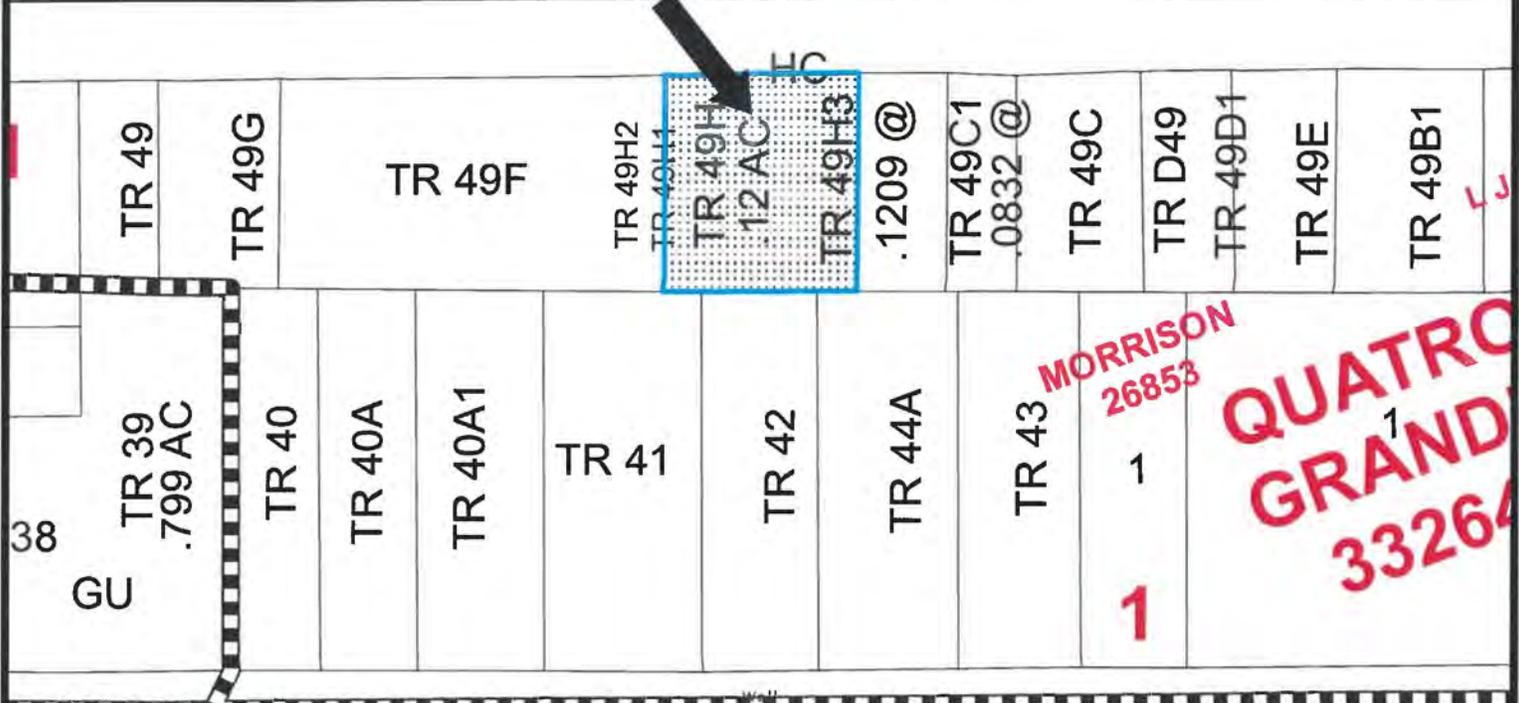
**MASTER PLAN APPLICATION:**

The Master Plan designates the subject property as a “CO” Commercial land use. The applicant’s proposal is in compliance with the Master Plan.



CC ITEM # 8, 27  
PZ ITEM # 7, 14

Northwest



**HL20-01**  
**306 E Northwest Highway**

Date Prepared: 5/4/2020

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.

FEB - 5 - 2020

CITY OF GRAPEVINE

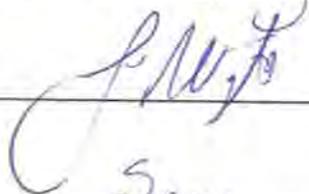
HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANT/AGENT NAME Wright 430 Main LLC Lemoine Wright  
COMPANY NAME Wright 430 Main LLC  
ADDRESS 601 W. Wall St.  
CITY/STATE/ZIP Grapevine, Tx. 76051  
WORK PHONE 817-475-5068 FAX NUMBER 817-481-2369
2. APPLICANT'S INTEREST IN SUBJECT PROPERTY Owner
3. PROPERTY OWNER(S) NAME Wright 430 Main LLC  
ADDRESS 601 W. Wall St.  
CITY/STATE/ZIP Grapevine, Tx. 76051  
WORK PHONE 817-475-5068 FAX NUMBER 817-481-2369
4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION  
306 E. NW Highway  
LEGAL DESCRIPTION: LOT ABSTRACT 946 TRACT 49H BLOCK \_\_\_\_\_, ADDITION 49H1 & 49H1A  
SIZE OF SUBJECT PROPERTY \_\_\_\_\_ ACRES \_\_\_\_\_ SQUARE FEET  
METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET
5. PRESENT ZONING CLASSIFICATION \_\_\_\_\_
6. PRESENT USE OF PROPERTY \_\_\_\_\_

- 7. SIGNATURE TO AUTHORIZE A ZONE CHANGE REQUEST AND PLACING A HISTORICAL LANDMARK SUBDISTRICT REQUEST SIGN ON THE SUBJECT PROPERTY.

THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

APPLICANT (PRINT) Lemaine Wright

APPLICANT SIGNATURE 

OWNER (PRINT) Same

OWNER SIGNATURE 

FEB - 5 2020

The State of TEXAS

County of TARRANT

Before me MARY BUSH on this day personally appeared LEMOINE WRIGHT known to me (or proved to me on the oath of LOOKS-WRIGHT FAMILY GRAPEVINE or through \_\_\_\_\_ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 5<sup>th</sup> day of FEBRUARY, A.D. 2020.



Mary Bush  
Notary Signature

The State of \_\_\_\_\_

County of \_\_\_\_\_

Before me \_\_\_\_\_ on this day personally appeared \_\_\_\_\_ known to me (or proved to me on the oath of \_\_\_\_\_ or through \_\_\_\_\_ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

SEAL

\_\_\_\_\_  
Notary Signature

**GRAPEVINE HISTORIC PRESERVATION COMMISSION  
HISTORIC LANDMARK DESIGNATION FORM**

1. Name 306 East Northwest Highway

Historic Thweatt – V L Graham

And/or 1960 Butler Manufacturing building

2. Location

Address 306 East Northwest Highway land survey

Location/neighborhood: City of Grapevine Block/Lot: Abstract 946 Tract 49H 49 H1 & 49H1A

Tract size: 0.2390 acres

3. Current zoning

F1 Commercial

4. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input checked="" type="checkbox"/> structure		<input type="checkbox"/> work in progress	<input type="checkbox"/> education	<input type="checkbox"/> residence
<input type="checkbox"/> Site	Accessible		<input type="checkbox"/> Entertainment	<input type="checkbox"/> Religious
	<input type="checkbox"/> yes: restricted		<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> yes: unrestr.		<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> no		<input type="checkbox"/> military	<input type="checkbox"/> other

5. Ownership

Current owner: Wright 430 Main LLC phone: 817-475-5068

Address: 601 W. Wall Street city: Grapevine state: TX zip: 76051

6. Form Preparation

Name & Title: David Klempin, Historic Preservation Officer Organization: City of Grapevine

Contact: phone: 817-410-3197

7. Representation on Existing Surveys

<input type="checkbox"/> Tarrant County Historic Resources	<input type="checkbox"/> National Register of Historic Places
<input type="checkbox"/> Other <u>City of Grapevine Township</u>	<input type="checkbox"/> Recorded Texas Historic Landmark
	<input type="checkbox"/> Texas Archaeological Landmark

*for office use only*

- 8. Date Rec'd: \_\_\_\_\_ Survey Verified:  Yes  No
- 9. Field Chk date: \_\_\_\_\_ By: \_\_\_\_\_
- 10. Nomination
  - Archaeological  Structure  District
  - Site  Structure & Site

11. Historic Ownership

original owner V. L. Graham

significant later owner(s) Fred Smith

significant later owner(s) C. D. Wyche

significant later owner(s) Homer L. French Ftux Mannie Bell

significant later owner(s) Payton Wright Properties

significant later owner(s) Don T. Gerschick

12. Construction Dates

Original 1960 Butler Manufacturing building, built to serve as an automotive repair shop

alterations/additions 1970s office "lean to"; and concrete block storage room

13. Architect

n/a

alterations/additions

14. Site Features

Metal monument sign, backlit

15. Physical Description

Condition	Check One:		Check One:
<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Original site
<input type="checkbox"/> Good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> Moved (date: _____)
<input type="checkbox"/> Fair	<input type="checkbox"/> unexposed		

*Describe present and original (if known) physical appearance; include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc.). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.*

The property contains a vacant metal Butler Manufacturing building that is currently in disrepair. This building was built in 1960 to serve as an automobile repair shop. It has had a number of tenants through the years including the Dearing family who used the building for their automotive business. There are two additions to the building on the east side: a half gable "lean to"; and on the rear of the building a concrete block room with a flat roof.

The building was used as an automotive repair facility for Metroplex Truck Repair Center in 2001 and T & S Fleet Service in 2003. The building was purchased by the previous owners Voicu and Anca Burcur to serve as the offices for their companies Mayflower Homes and Mayflower Fence Company. The current owner requests to demolish the building and to redevelop the property in the future.



306 E. Northwest Highway



East End of Building with Additions



West End of Building



Rear View of Building



View of Rear Addition

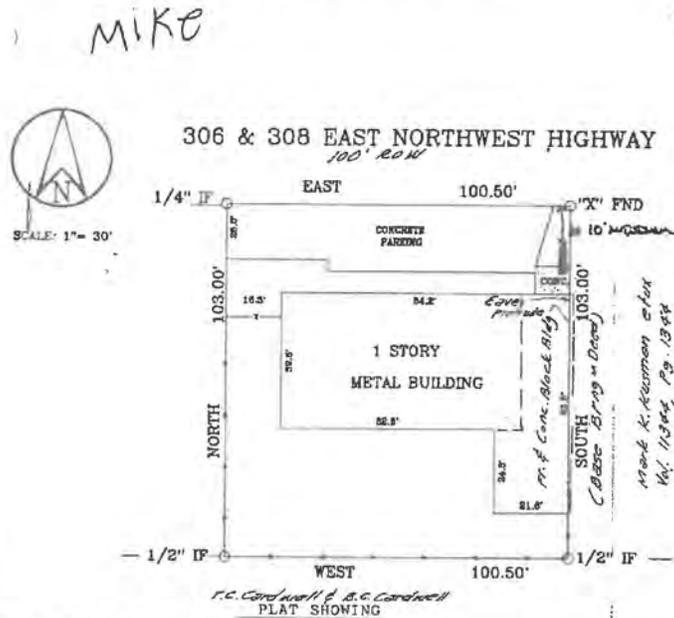


Interior View Automotive Bays



Interior View Front Office

Site Plan of building



**SURVEY AND FIELD NOTES FOR A TRACT IN THE A. F. LEONARD SURVEY A-946 SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at an X cut in concrete found at the northeast corner of the herein described tract in the south line of East Northwest Highway, said point being the northwest corner of a tract described in a deed of record in Volume 11344, Page 1344, DRTCT: South (Base Bearing- Volume 11344, Page 1344) 103.00 feet along the west line of the last referenced tract to a 1/2" iron found;

**THENCE** West 100.50 feet to a 1/2" iron found for the southwest corner of the herein described tract;

**THENCE** North 103.00 feet to a 1/2" iron found at the northwest corner of the herein described tract in the south line of said East Northwest Highway;

**THENCE** East 100.50 feet along said south line to the POINT OF BEGINNING, and containing 10352 +/- square feet.

Walter W. Ward, Registered Professional Land Surveyor hereby certifies to Sellers, Lenders, Purchasers, THE FIDEL CO and its underwriter that this survey was made on the ground under my supervision and correctly shows the corner, boundary lines, dimensions and area of land indicated herein, and correctly shows the location of all permanent built and structures and other

16. Historical Significance

*Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.*

The first known owner of this property was a member of the Thweatt family. The Thweatts came to Grapevine in the 1860s by covered wagon from Iowa. They settled on the Grape Vine Prairie. The Thweatts had five sons including Whitley; Whitley had eight children.

The second owner was Virgil L. Graham, a grocer who, in 1945, opened the first grocery store on North Main Street at the intersection of North Main and Highway 114 (now Northwest Highway). The Grahams had owned a mercantile store in McLeod, Texas, before moving to Grapevine. Virgil and Ola Graham had two sons, J. B. Graham and Norris L. Graham. In 1946, Norris was discharged from the Air Force and returned to Grapevine to live and to work with his father in the grocery business. In 1947, Norris married Ruby Crowley of Grapevine, and they had two daughters. Virgil and Norris opened a new and larger store, the Quick-Way Drive In, a few blocks west of the previous store. Virgil retired in 1960 from the business and Norris retired in 1971.

In 1978, Dr. Don Gerschick was the seventh owner of this property. Dr. Gerschick moved to Grapevine from Houston in 1961 and joined the optometry practice of Dr. Ira E. Woods. Dr. Gerschick was born in Pennsylvania and was raised in Dallas. He attended the University of Houston and received a Doctor of Optometry degree in 1960. In 1969, Dr. Gerschick opened his own practice on Main Street. He was also very active in the community, including twice serving as president of the Grapevine Chamber of Commerce, as a director of the First National Bank of Grapevine, and in 1973 was named the D. E. Box Citizen of the Year.

In 2002, Dr. Gerschick sold the property to Anca and Voicu Bucur who operated Mayflower Homes, LLC, primarily a fence company. Anca Bucur is a poet and video-performance artist. She studied literary theory at the University of Bucharest from where she holds an MA degree.

17. Bibliography

Tarrant Appraisal District and historic tax records; *The Grapevine Sun* newspapers (on line); Dignity Memorial obituary and memories posted on [dignitymemorial.com](http://dignitymemorial.com) by family and friends.

18. Attachments

District or Site map  
 Site Plan  
 Photo (current)

Additional descriptive material  
 Footnotes  
 Other (X)

Designation Merit

- |  |            |   |            |
|--|------------|---|------------|
| <p>A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Grapevine, State of Texas of the United States.</p> | _____      | <p>G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.</p>  | _____      |
| <p>B. Location as the site of a significant historical event.</p>  | _____      | <p>H. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.</p>                              | _____      |
| <p>C. Identification with a person or persons who significantly contributed to the culture and development of the city.</p>  | x<br>_____ | <p>I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif.</p> | x<br>_____ |
| <p>D. Exemplification of the cultural, economic, social or historical heritage of the city</p>   | _____      | <p>J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city.</p>                  | _____      |
| <p>E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.</p>                                   | _____      | <p>K. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value.</p>                                    | _____      |
| <p>F. Embodiment of distinguishing characteristics of an architectural type or specimen.</p>   | _____      | <p>L. Value as an aspect of community sentiment or public pride.</p>  | _____      |

Recommendation

The Grapevine Township Revitalization Program requests the Grapevine Historic Preservation Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 39, City of Grapevine Comprehensive Zoning Ordinance.

Further, the Grapevine Historic Preservation Commission endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the City of Grapevine Development Services Department.

\_\_\_\_\_  
 Sean Shope, Chairman  
 Grapevine Historic Preservation Commission

\_\_\_\_\_  
 David Klempin  
 Historic Preservation Officer

\_\_\_\_\_  
 Scott Williams, Director  
 Development Services Department

Historical Marker

The Grapevine Historic Preservation Commission and the Grapevine Historical Society have a cooperative marker program for properties that are officially (individually or located within) designated Historic Landmark Sub-districts. Please indicate if you are interested in obtaining one or both markers for your property. There is no fee for either of the markers, however, the Grapevine Historical Society will only fund two (2) of the medallion and text plaque (second option), per year, on a first come, first serve basis.

Check One:

- Yes, I am interested in obtaining a bronze Historic Landmark Plaque for my property from the Historic Preservation Commission. I understand there is no fee for this plaque.
- No, I am not interested in obtaining a marker for my property.
- 
- Yes, I am interested in obtaining a bronze Historic Marker (medallion and text plaque) for my property from the Grapevine Historical Society.

*Below for office use only*



- Historic Preservation Commission's Historic Landmark Plaque.

- Historic Preservation Commission's Historic District Plaque.



**Design Guidelines**

**306 East Northwest Highway  
Grapevine, Texas**

**Grapevine Township Revitalization Project, Inc.**  
City of Grapevine  
200 S. Main  
Grapevine, Texas 76051

March 25, 2020

**Table of Contents**

PREFACE

I. SITE

- Setbacks
- Driveways, Parking Lots
- Service and Mechanical Areas
- Fences

II. BUILDING FABRIC

- Preservation
- Exterior Finishes
- Windows

III. EMBELLISHMENTS

- Awnings-Canopies
- Exterior Lighting

IV. NEW BUILDING CONSTRUCTION

- Infill
- Additions to Historic Buildings

### Preface

The property contains a vacant metal Butler Manufacturing building that is currently in disrepair. The building was built in 1960 to serve as an automobile repair shop. It has had a number of tenants through the years including the Dearing family who used the building for their automotive business. There are two additions to the building on the east side: a half gable "lean to"; and on the rear of the building a concrete block room with a flat roof.

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306 E. Northwest Highway



East End of Building with Additions



West End of Building



Rear View of Building



View of Rear Addition



Interior View Automotive Bays



Interior View Front Office

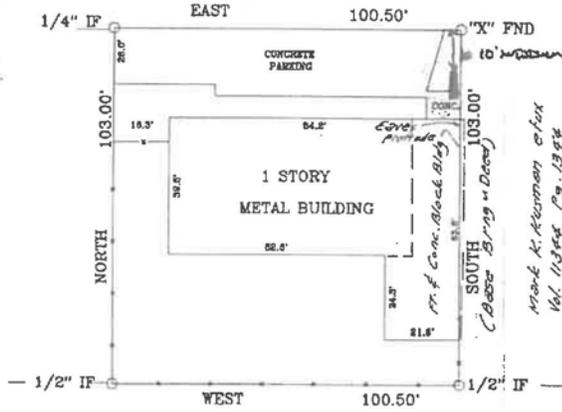
Site Plan of building

MIKE

0146



306 & 308 EAST NORTHWEST HIGHWAY  
100' R.O.W.



T.C. Cardwell & B.C. Cardwell  
PLAT SHOWING

SURVEY AND FIELD NOTES FOR A TRACT IN THE A. F. LEONARD SURVEY A-946 SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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## **SITE**

Retain the historic relationships between buildings, landscaping features and open space. Avoid rearranging the site by moving or removing buildings and site features, such as walks, drives and fences, that help define the residence's historic value.

## **SETBACKS**

Building setbacks should be consistent with adjacent buildings or with the style of the building. Setbacks are an important ingredient in creating an attractive streetscape. Buildings should be set back to a line that is consistent with their neighbors and land use. For example, a residential setback should retain the setback of adjacent and nearby structures, with landscaping along the street right-of-way.

Residential buildings with a commercial use in residential areas should be set back in a manner consistent with setbacks of neighboring or similar residential structures.

Maintain building orientation pattern, with the front facade facing the street. Maintain spacing patterns between buildings.

## **DRIVEWAYS, PARKING LOTS AND VACANT SITES**

Driveways should be located perpendicular to the street; no circular drives shall be allowed (unless proven with historic documentation) in front or corner side yard, so that the character of the landscaped yard can be reinforced.

New parking lots for commercial uses should not be located adjacent to sidewalks in the district.

Off-street parking lots should not be allowed to interrupt the continuity of landscaped front or corner side yards. This is important to both the preservation of historic character, and to the strengthening of the residential district.

Screen existing parking lots from streets and pedestrian areas in the Historic District. Existing parking lots located adjacent to streets and sidewalks may be screened to the height of car hoods. This will provide a certain level of continuity of the building façade line; it will screen unsightly views; and it will provide a level of security by allowing views to and from the sidewalk.

## **FENCES**

Historically, fences around historic houses defined yards and the boundary around property and gardens. Wood picket fences, wood rail fences and barbed wire or decorative wire fences were the common fence types in Grapevine. Traditionally, picket fences surrounded the front of the house while rail and wire fences surrounded the agricultural portions of the property. Maintain historic fences.

New fences. Simple wood picket fences, wood and wire and wrought iron fences are appropriate. Avoid chain-link fences, privacy fences and concrete block fences for the street sides of property. Wood privacy fences may be allowed when installed in the rear yard and behind the front façade of a property. Utilitarian/privacy fences should not be installed in front of a historic building or beyond the line of the front façade of a historic building.

Replacing fences. If replacement is required due to deterioration, remove only those portions of historic fences that are damaged beyond repair and replace in-kind, matching the original in material, design and placement. If replacement is necessary for non-historic fences, or new fences are proposed, locate and design the fence in such a way that will compliment the historic boundary of the property without concealing the historic character of the property.

### **SERVICE AND MECHANICAL AREAS**

Service and mechanical areas and equipment should be screened from the street and other pedestrian areas.

All garbage and equipment storage areas should be screened from the street.

Mechanical equipment, including satellite dishes, shall not be located in front or corner side yards or should be set back from the edges of roofs, and screened so that they are not visible to pedestrians and do not detract from the historic character of buildings.

## **BUILDING FABRIC**

### **PRESERVATION**

Preserve, stabilize, and restore original building form, ornament and materials.

Any missing or severely deteriorated elements may be replaced with replicas of the original. Ensure that roof, window, porch and cornice treatments are preserved, or when preservation is not possible duplicate the original building element.

When rehabilitating, remove non-historic alterations.

Often, "modern" renovations conceal the original facade details. If not, the original style may be recreated through the use of historic photographs.

Where replication of original elements is not possible, a new design consistent with the original style of the building may be used.

Reconstruction of building elements should reflect the size, scale, material and level of detail of the original design.

Preserve older renovations that have achieved historic significance. Older structures or additions may have, at some time, been renovated with such care and skill that the renovation itself is worthy of preservation. Usually, such renovations may date from before 1940.

### **EXTERIOR FINISHES**

Original wood finishes should be maintained and painted or, when necessary, replaced in kind. Modern synthetic siding materials such as vinyl or metal bear little resemblance to historic siding materials. The application of such modern synthetic materials often involves the removal of original decorative elements such as cornice, corner boards, brackets, window and door trim, etc. New synthetic siding shall not be installed; removal of existing such materials is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original asbestos siding should be maintained and painted, or when necessary, replaced with synthetic siding to match the existing asbestos siding. The removal of asbestos siding over existing wood siding is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original masonry surfaces should be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting. If the color or texture of replacement brick or stone cannot be matched with existing, painting may be an appropriate treatment.

Paint colors should be complimentary to each other and the overall character of the house. When possible, research the original paint color and finishes of the building's historic period; the right colors respect the historic building.

The Historic Preservation Commission shall adopt, as necessary, a paint palette(s) appropriate to the district's character, which may be proposed and approved through the Minor Exterior Alteration application process. Any colors proposed outside the adopted palette may be reviewed by the Commission in the regular Certificate of Appropriateness process.

## **WINDOWS**

Original window framing and lites (panes of glass) configurations should be preserved and maintained or replaced in kind.

When replacement is necessary, do so within existing historic opening. Replacement of non-original windows should consider the use of historically appropriate wood windows. Use same sash size to avoid filling in or enlarging the original opening. Clear or very slightly tinted window glass may be used. No reflective or heavily tinted glass shall be used.

Should the owner wish to install security bars, they should be installed on the interior of windows and doors.

Storm windows. The use of interior storm windows is encouraged. Storm windows are available which can be installed on the interior of windows. This helps to preserve the exterior historic character of the building.

Should storm windows need to be installed on the exterior of the historic windows, storm windows constructed of wood and configured to match the historic sashes (i.e. one over one sashes) are recommended.

If metal storm windows are installed, paint to blend with surrounding elements.

## **EMBELLISHMENTS**

### **AWNINGS-CANOPIES**

New awnings and canopies should not be installed above windows or doors.

### **EXTERIOR LIGHTING**

Lighting is an important element in residential areas. Fixtures should be consistent with the

historic character of the house.

Appropriate incandescent light fixtures to the style of the district should be used.

Avoid exposed lighting of any kind unless part of a historic fixture.

## **NEW BUILDING CONSTRUCTION**

### **INFILL**

The Secretary of the Interior's guidelines for new buildings in historic districts encourage similarity of form and materials, but not actual replication. New construction proposals and the rehabilitation of non-historic buildings will be reviewed based on these Criteria. Judgement will be based on the compatibility of the design within the context of the property's adjacent and nearby historic buildings.

The design of new buildings should have key elements of the building's historic period of significance including massing, scale, fenestration and materials.

Infill buildings should not be absolute reproductions, and appear as clearly contemporary. Only when a previously demolished historic Grapevine building can be accurately replicated may a reproduction be considered.

Infill buildings between historic buildings should be similar in setback, roof form, cornice line and materials, to one of the adjacent buildings. Relate height of new building to the heights of adjacent structures. Avoid new buildings that tower over existing ones.

Horizontal wood siding (either novelty, tongue and groove, shiplap or equivalent) and brick are appropriate exterior building finishes for the historic house. Fake brick or stone or gravel aggregate materials shall never be used.

### **ADDITIONS TO HISTORIC BUILDINGS**

Additions to historic buildings should replicate the style of the main building if possible; otherwise they should adhere to the general style with simplified details.

As a minimum, new additions should reflect the massing, roof shape, bay spacing, cornice lines and building materials of the primary structure.

All new wood or metal materials should have a painted finish except on some 20<sup>th</sup> century buildings where the use of unpainted aluminum or steel was part of the original design and should be maintained.

A new addition should, if at all possible, be located at the rear of the historic building. If this is not possible, the addition may be added to the side if it is recessed at least 18 inches from the historic building facade or a connection is used to separate old from new.

New vertical additions should be set back from primary facades so as not to be readily apparent from the facing street.

When reproducing elements that were originally part of a historic building they should be replicated when evidence of the actual detail has been documented by photographs, drawings, or remaining physical evidence. If no evidence exists, elements typical of the architectural style may be used. Historic photographs can provide information on the original elements of the building.

ORDINANCE NO. 2020-028

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL20-01 DESIGNATING THE AREA OF 306 EAST NORTHWEST HIGHWAY AND LEGALLY DESCRIBED AS TRACT 49H, ABSTRACT 946, ARCHIBALD F LEONARD SURVEY AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "HC" HIGHWAY COMMERCIAL DISTRICT REGULATIONS; PROVIDING FOR THE ADOPTION OF THE 306 EAST NORTHWEST HIGHWAY HISTORIC DISTRICT PRESERVATION CRITERIA; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application was made by the Grapevine Historic Preservation Commission requesting a historic landmark subdistrict designation by making application for same with the Planning and Zoning Commission of the City of Grapevine, Texas as required by State statutes and the zoning ordinances of the City of Grapevine, Texas and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas after all legal notices, requirements, conditions and prerequisites having been complied with; and

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

areas to control dust, effect on the promotion of health and the general welfare, effect on light and air, the effect on the transportation, water sewerage, schools, parks and other facilities; and

WHEREAS, all of the requirements of Section 39 of Appendix "D" of the Code of Ordinances 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;

WHEREAS, the City Council of the City of Grapevine, Texas does find that there is a public necessity for the granting of this historic landmark subdistrict, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and does find that the historic landmark subdistrict designation lessens the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes health and the general welfare; provides adequate light and air; prevents the overcrowding of land; avoids undue concentration of population; facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the City Council of the City of Grapevine, Texas has determined that there is a necessity and need for this historic landmark subdistrict designation 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 historic landmark subdistrict designation 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 designate a historic landmark subdistrict (HL20-01) in accordance with Section 39 of Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, in a district zoned "HC" Highway Commercial District Regulations within the following described property: 306 East Northwest Highway and legally described as Tract 49H, Abstract 946, Archibald F Leonard Survey, more fully and completely described in Exhibit "A", attached hereto and made a part of hereof; and, in addition thereto, the adoption of the 306 East Northwest Highway Historic District Preservation Guidelines as conditions, regulations and safeguards in

connection with the said historic landmark subdistrict, a copy of said criteria being attached hereto and labeled Exhibit "B".

Section 2. That the City Manager is hereby directed to correct the official zoning map of the City of Grapevine, Texas to reflect the "H" zoning designation.

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

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

Section 5. 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 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 19th day of May, 2020.

APPROVED:

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

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

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

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

**MEETING DATE:** MAY 19, 2020

**SUBJECT:** APPROVAL OF INTERLOCAL AGREEMENT WITH TARRANT COUNTY FOR RECEIPT FUNDS FOR COVID-19 ELIGIBLE EXPENSES

**RECOMMENDATION:** City Council to consider an interlocal agreement with Tarrant County for the receipt of funds for COVID-19 eligible expenses.

**FUNDING SOURCE:** Tarrant County reimbursement for COVID-19 eligible expenses

**BACKGROUND:** The Coronavirus Aid, Relief, and Economic Stability Act (CARES Act) was approved by Congress in March 2020 and provides payments to state, local, and tribal governments navigating the impact of the COVID-19 outbreak. The \$150 billion relief fund is accessible directly to cities and counties that have a population that exceeds 500,000. Although Grapevine's population does not meet the required threshold, Tarrant County received funding in the amount of \$210 million, which it will distribute to cities within Tarrant County.

It is anticipated that Grapevine will receive \$2.7 million from the county.

Staff recommends approval.

BR

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

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

**MEETING DATE:** MAY 19, 2020

**SUBJECT:** CONSIDER AN ORDINANCE DESIGNATING A PERSON TO FULFILL DUTIES IMPOSED BY TAX CODE CHAPTER 26

**RECOMMENDATION:** Consider adoption of the attached ordinance designating GCISD Tax Assessor-Collector to perform duties imposed by Tax Code Chapter 26.

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

**BACKGROUND:** Since 1980, the City of Grapevine has contracted with the Grapevine-Colleyville Independent School District (GCISD) Tax Assessor-Collector of the to act as the city's Tax Assessor-Collector. The City intends to contract with GCISD again for fiscal year 2021.

The 86th Texas Legislature in Regular Session, amended Tax Code Section 26.04 requiring each governing body, as part of the tax rate adoption process to designate by ordinance an officer or employee to do certain tasks, including, but not limited to, the calculation of the relevant tax rates and posting of information to the web.

Staff is seeking this approval to comply with state law and designate Colette Ballinger, RTA, as Tax Assessor-Collector for the City of Grapevine. This action will have no impact on City operations.

ORDINANCE NO. 2020-021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING PERSON TO FULFILL DUTIES IMPOSED BY TAX CODE CHAPTER 26; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the 86th Texas Legislature in Regular Session, amended Tax Code section 26.04 which requires each governing body, as part of the tax rate adoption process to designate an officer or employee to do certain tasks, including, but not limited to, the calculation of the relevant tax rates and posting of information to the web; and

WHEREAS, the City of Grapevine has designated by contract the Tax Assessor-Collector of the Grapevine-Colleyville Independent School District as the City Tax Assessor-Collector; and

WHEREAS, said Tax Assessor-Collector has been certified as a Registered Texas Assessor by the Texas Department of Licensing and Regulation; 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

WHEREAS, the City Council deems the adoption of this ordinance is 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 herein above are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That Colette Ballinger, RTA, as Tax Assessor-Collector for the City of Grapevine is hereby and herewith designated by the City as the person to perform all such tasks as required of such a designee in Tax Code Chapter 26 for the calculation and adoption of a tax rate.

Section 3. The fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the public creates an emergency which requires that this ordinance become effective from and after the date of its passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of May, 2020.

APPROVED:

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

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

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

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

**MEETING DATE:** MAY 19, 2020

**SUBJECT:** APPROVAL FOR THE PURCHASE OF COMMERCIAL WASHERS AND DRYERS FOR FIRE STATIONS 4 AND 5

**RECOMMENDATION:** City Council to consider approval for the purchase of commercial extraction washers and dryers for Fire Stations 4 and 5 from Aadvantage Laundry Systems for the Fire Department.

**FUNDING SOURCE:** Funds are available in the Machinery & Equipment budget (325-48860-210-003-200001) for an amount not to exceed \$27,110.

**BACKGROUND:** This purchase is for Dexter commercial g-force extraction washers and Staber drying cabinets to replace aging equipment at Fire Stations 4 and 5. This purchase will help keep the department in compliance with National Fire Protection Association Standard 1851 and the Texas Commission on Fire Protection on the care and maintenance of firefighters' protective clothing.

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

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

Staff recommends approval.

JS/LW

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

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

**MEETING DATE:** MAY 19, 2020

**SUBJECT:** APPROVAL FOR THE PURCHASE OF THE MERAKI WIRELESS ACCESS POINTS AND FIREWALL LICENSES

**RECOMMENDATION:** City Council to consider the approval for the purchase of the renewal of Meraki wireless access points and firewall software licenses and support from General Datatech, L.P. for the IT Department.

**FUNDING SOURCE:** Funds are available in the Equipment Maintenance budget (100-43465-101-002) for an amount not to exceed \$50,199.

**BACKGROUND:** This purchase is for the renewal of the Meraki wireless access points (WAPS) and firewall licenses for hardware and software support for equipment used in citywide facilities for the City's wireless area network.

This purchase will be made in accordance with an existing interlocal agreement with The Texas Department of Information Resources (DIR) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and a contract was awarded to General Datatech, L.P. The IT Department 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.

LW/TA

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

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

**MEETING DATE:** MAY 19, 2020

**SUBJECT:** APPROVAL FOR THE PURCHASE OF VMWARE SOFTWARE LICENSES AND MAINTENANCE

**RECOMMENDATION:** City Council to consider the approval for the purchase of VMware software licenses and maintenance from SHI Government Solutions, Inc. for the IT Department.

**FUNDING SOURCE:** Funds are available in the IT License and Maintenance Fees budget (100-44500-101-002) for an amount not to exceed \$26,075.

**BACKGROUND:** This purchase is for a software load balancer to equalize the demand of the VDI (Virtual Desktop Infrastructure) servers. This will allow the virtual desktops to be spread out, processing demand across several servers for increased virtual computing performance.

This purchase will be made in accordance with an existing interlocal agreement with The Texas Department of Information Resources (DIR) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and a contract was awarded to SHI Government Solutions, Inc. The IT Department 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.

LW/TA

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

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

**MEETING DATE:** MAY 19, 2020

**SUBJECT:** RESOLUTION FOR STATE OF TEXAS RIFLE RESISTANT BODY ARMOR GRANT PROGRAM APPLICATION FOR FISCAL YEAR 2021

**RECOMMENDATION:** City Council to consider approval of a resolution authorizing an application for the State of Texas Rifle Resistant Body Armor Program Grant for Fiscal Year 2021.

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

**BACKGROUND:** This action provides authorization to apply for a grant from the State of Texas for rifle resistant body armor. Staff will return at a later date to appropriate the funds and seek authorization to purchase the body armor.

The Criminal Justice Division of the Office of the Governor of the State of Texas provides Rifle Resistant Body Armor Grants to assist police agencies in the purchase of special body armor.

The Grapevine Police Department received notification from the Office of the Governor that our application has been received and needs only this resolution to complete the process. If awarded, this grant will reimburse the Police Department for the purchase of qualifying equipment. Any equipment purchased under the authority of this grant is done so for the safety of Grapevine's police officers.

The grant program is funded under the Texas General Appropriations Act, Article, Rider 27 for Trusteed Programs with the Office of the Governor. The term of the grant is from October 1, 2020 through September 30, 2021.

This grant is a reimbursement grant which requires that the City purchase the qualifying equipment and submit to the program for full reimbursement. The Department plans to purchase up to 30 rifle resistant body armor vests under this grant. This purchase will be to replace older vests. The type of body armor purchased under this grant is different than the body armor worn by police officers in daily operations. Due to the types of high power rifles commonly used by suspects, police officers today need access to better body armor. The body armor covered in this grant will provide officers protection even against the rifles used by

suspects. The rifle resistant body armor is supplemental to the officers' regular body armor, which means when officers are notified of or believe a subject is or may be exhibiting or using a high powered rifle, they would have the opportunity to don the rifle resistant body armor for increased protection.

The purchase of this equipment is estimated to cost \$23,000. After the purchase of the equipment and submission of the requisite documentation to the grant program management, there is no further action required of the City.

The grant is effective upon the final signature of involved parties and ends on September 30, 2021, unless terminated or otherwise modified.

Staff recommends approval.

RESOLUTION NO. 2020-010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE ACCEPTANCE ON BEHALF OF THE CITY OF GRAPEVINE, TEXAS FOR THE PURPOSE OF PARTICIPATING IN THE STATE OF TEXAS RIFLE RESISTANT BODY ARMOR GRANT PROGRAM, HEREINAFTER REFERRED TO AS THE "GRANT PROGRAM"; CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; AND CERTIFYING THAT THE APPLICANT'S MATCHING SHARE IS READILY AVAILABLE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The City of Grapevine ("the Applicant") is fully eligible to receive assistance under the Grant Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Police Department ("the Department") concerning the Grant Program; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council deems the adoption of this resolution to be in the best interests of the citizens of The City of Grapevine.

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

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

Section 2. That the Applicant hereby certifies that they are eligible to receive assistance under the Grant Program.

Section 3. That the Applicant hereby certifies that the matching share for this Grant Program is readily available through the budgetary process.

Section 4. That the Applicant agrees that in the event of loss or misuse of grant funds, the Applicant will return funds to the funding source.

Section 5. That the Applicant hereby authorizes and directs the City Manager, or the City Manager's designee, to act for the Applicant in dealing with the Department

for the purposes of the Grant Program, and that the City Manager is hereby officially designated as the representative in this regard.

Section 6. The Applicant hereby specifically authorizes the official to make application to the Department concerning the State of Texas Justice Assistance Grant Program.

Section 7. That this resolution shall be effective from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of May, 2020.

APPROVED:

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

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

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

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

**MEETING DATE:** MAY 19, 2020

**SUBJECT:** STATE OF TEXAS CORONAVIRUS EMERGENCY SUPPLEMENTAL FUNDING PROGRAM GRANT APPLICATION AND APPROPRIATION ORDINANCE

**RECOMMENDATION:** City Council to consider approval of a resolution authorizing an application for State of Texas Coronavirus Emergency Supplemental Funding Grant and an ordinance appropriating funds.

**FUNDING SOURCE:** Upon approval of the attached appropriation ordinance, funding in the amount of \$23,000 will be available in the Grants Fund.

**BACKGROUND:** The Criminal Justice Division of the Office of the Governor of the State of Texas provides the Coronavirus Emergency Supplemental Funding (CESF) Grant opportunities to assist police agencies in recovering emergency costs due to the COVID19 pandemic.

The Criminal Justice Division of the Office of the Governor of the State of Texas provides the Coronavirus Emergency Supplemental Funding (CESF) Grant opportunities to assist police agencies in recovering emergency costs due to the COVID19 pandemic.

The City has established a process of tracking CESF related costs through the Internal Audit Office and plans to submit those costs to the grant program for full reimbursement. The grant allows for retroactive actions, meaning upon approval by the Office of the Governor, all qualifying CESF expenditures incurred on or after February 1, 2020 and for a period not to exceed 12 months are eligible for reimbursement. Currently the Department is anticipating reimbursement for up to \$23,000; however, the grant program realizes the fluid nature of the pandemic and may authorize future amendments.

The grant program is federally funded through Division B of H.R. 748, Pub. L. No. 116136 (Emergency Appropriations for Coronavirus Health Response and Agency Operations); 28 USC 530C. CESF funds are made available through a Congressional appropriation to the US Department of Justice, Bureau of Justice Assistance.

The term of the grant is retroactively available from March 1, 2020 through February 28, 2021.

The application for grant may be submitted upon the execution of this resolution and ordinance.

Staff recommends approval.

RESOLUTION NO. 2020-011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE ACCEPTANCE ON BEHALF OF THE CITY OF GRAPEVINE, TEXAS FOR THE PURPOSE OF PARTICIPATING IN THE STATE OF TEXAS CORONAVIRUS EMERGENCY SUPPLEMENTAL FUNDING PROGRAM, HEREINAFTER REFERRED TO AS THE "GRANT PROGRAM"; CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; AND CERTIFYING THAT THE APPLICANT'S MATCHING SHARE IS READILY AVAILABLE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The City of Grapevine ("the Applicant") is fully eligible to receive assistance under the Grant Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Police Department ("the Department") concerning the Grant Program; and

WHEREAS, the Applicant has incurred unbudgeted expenditures due to the COVID-19 pandemic; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council deems the adoption of this resolution to be in the best interests of the citizens of The City of Grapevine.

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

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

Section 2. That the Applicant hereby certifies that they are eligible to receive assistance under the Grant Program.

Section 3. That the Applicant hereby certifies that the matching share for this Grant Program is readily available through the budgetary process.

Section 4. That the Applicant agrees that in the event of loss or misuse of grant funds, the Applicant will return funds to the funding source.

Section 5. That the Applicant hereby authorizes and directs the City Manager, or the City Manager's designee, to act for the Applicant in dealing with the Department for the purposes of the Grant Program, and that the City Manager is hereby officially designated as the representative in this regard.

Section 6. The Applicant hereby specifically authorizes the official to make application to the Department concerning the Coronavirus Emergency Supplemental Funding Grant Program.

Section 7. That this resolution shall be effective from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of May, 2020.

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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City Attorney

ORDINANCE NO. 2020-022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE PURCHASE OF EMERGENCY COVID-19 EXPENDITURES ALLOWABLE FOR REIMBURSEMENT FROM THE OFFICE OF THE GOVERNOR OF THE STATE OF TEXAS IN CONJUNCTION WITH THE APPLICATION OF THE CESF GRANT IN THE AMOUNT OF \$23,000 AND THE ASSOCIATED REVENUE FROM THE SUBSEQUENT REIMBURSEMENT IN THE AMOUNT OF \$23,000; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Staff is recommending approval the application for the State of Texas Coronavirus Emergency Supplemental Funding Program; and

WHEREAS, the City of Grapevine is fully eligible to receive assistance under the CESF Grant; and

WHEREAS, upon approval, this ordinance will appropriate expenditures in the Grant Fund and make available \$23,000 for the purpose of COVID 19 related expenditures allowable for reimbursement; and

WHEREAS, upon approval, this ordinance will appropriate revenues in the Grant Fund in the amount of \$23,000 resulting from reimbursement of the expenditures associated with the approved grant; and

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

WHEREAS, the City Council deems the adoption of this ordinance is 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 herein above are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That the City Council hereby authorizes \$23,000 to be appropriated in the Grant Fund for expenditures associated with purchase of COVID-19 related expenditures allowable for reimbursement; and

Section 3. That the City Council hereby authorizes \$23,000 to be appropriated in the Grant Fund for revenues to be received from the reimbursement of allowable expenditures; and

Section 4. The fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the public creates an emergency which requires that this ordinance become effective from and after the date of its passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of May, 2020.

APPROVED:

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

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

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

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

**MEETING DATE:** MAY 19, 2020

**SUBJECT:** APPROVAL TO RENEW ANNUAL CONTRACTS FOR GROUND BASED MOSQUITO CONTROL SERVICES

**RECOMMENDATION:** City Council to consider the renewal of annual contracts for ground based mosquito control services with Municipal Mosquito and Vector Disease Control International for the Public Works Department.

**FUNDING SOURCE:** Funds are available in the Professional Services budget (100-44540-415-005) in the annual estimated amount of \$35,641.

**BACKGROUND:** The purpose of this contract is to establish fixed pricing for mosquito control ground spraying services for the City, which includes services to control disease carrying mosquitoes and spraying of adulticides to address the spread of the West Nile and Zika virus through mosquitoes, on an as-needed basis.

Purchases will be made in accordance with an existing interlocal cooperative agreement with Tarrant County, Texas as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791.

Tarrant County solicited proposals for ground based mosquito control and surveillance activities. Municipal Mosquito and Vector Disease Control International were awarded contracts. The contract was for an initial one-year period with two, one-year renewals. If approved, this will be for the final renewal available.

The Environmental Manager and Purchasing staff reviewed the contract for specification compliance and pricing and determined that this contract would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval.

DS/LW

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

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

**MEETING DATE:** MAY 19, 2020

**SUBJECT:** APPROVAL FOR THE PURCHASE AND INSTALLATION OF A REPLACEMENT HVAC SYSTEM FOR THE WATER TREATMENT PLANT OFFICE

**RECOMMENDATION:** City Council to consider approval for the purchase and installation of a replacement HVAC system for the Water Treatment Plant office from The Brandt Companies, LLC for the Public Works Department.

**FUNDING SOURCE:** Funds are available in the Utility Enterprise Fund (200) Wastewater Maintenance for a total amount not to exceed \$30,674.

**BACKGROUND:** This purchase is for the replacement of a HVAC rooftop unit and duct work. This unit is at end of life, approximately 15 years old. This new unit will have dehumidification controls to help monitor the humidity in the control room space. New spiral duct will be installed as well.

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

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

Staff recommends approval.

CH/LW

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

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

**MEETING DATE:** MAY 19, 2020

**SUBJECT:** APPROVAL FOR THE EMERGENCY PURCHASE FOR VALVES ON STATE HIGHWAY 26 AT FAIRWAY DRIVE

**RECOMMENDATION:** City Council to consider the approval and ratifying the emergency purchase of replacement valves along State Highway 26 and Fairway Drive.

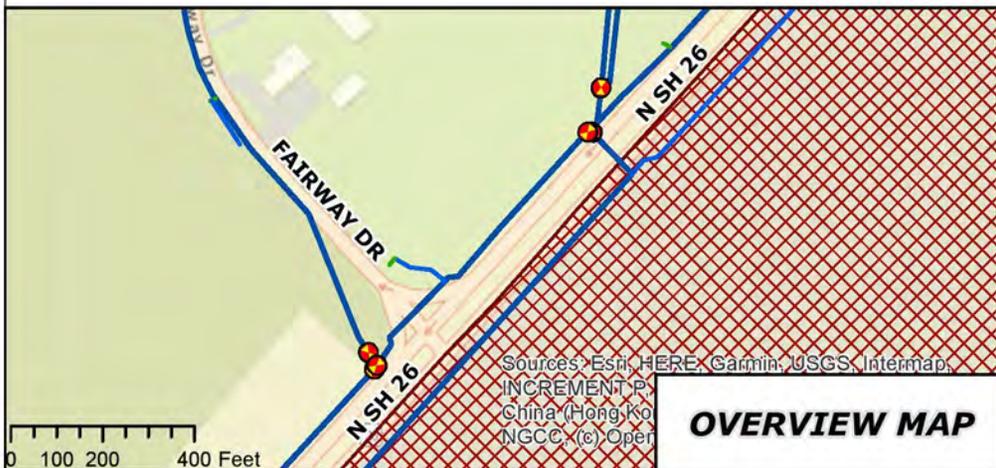
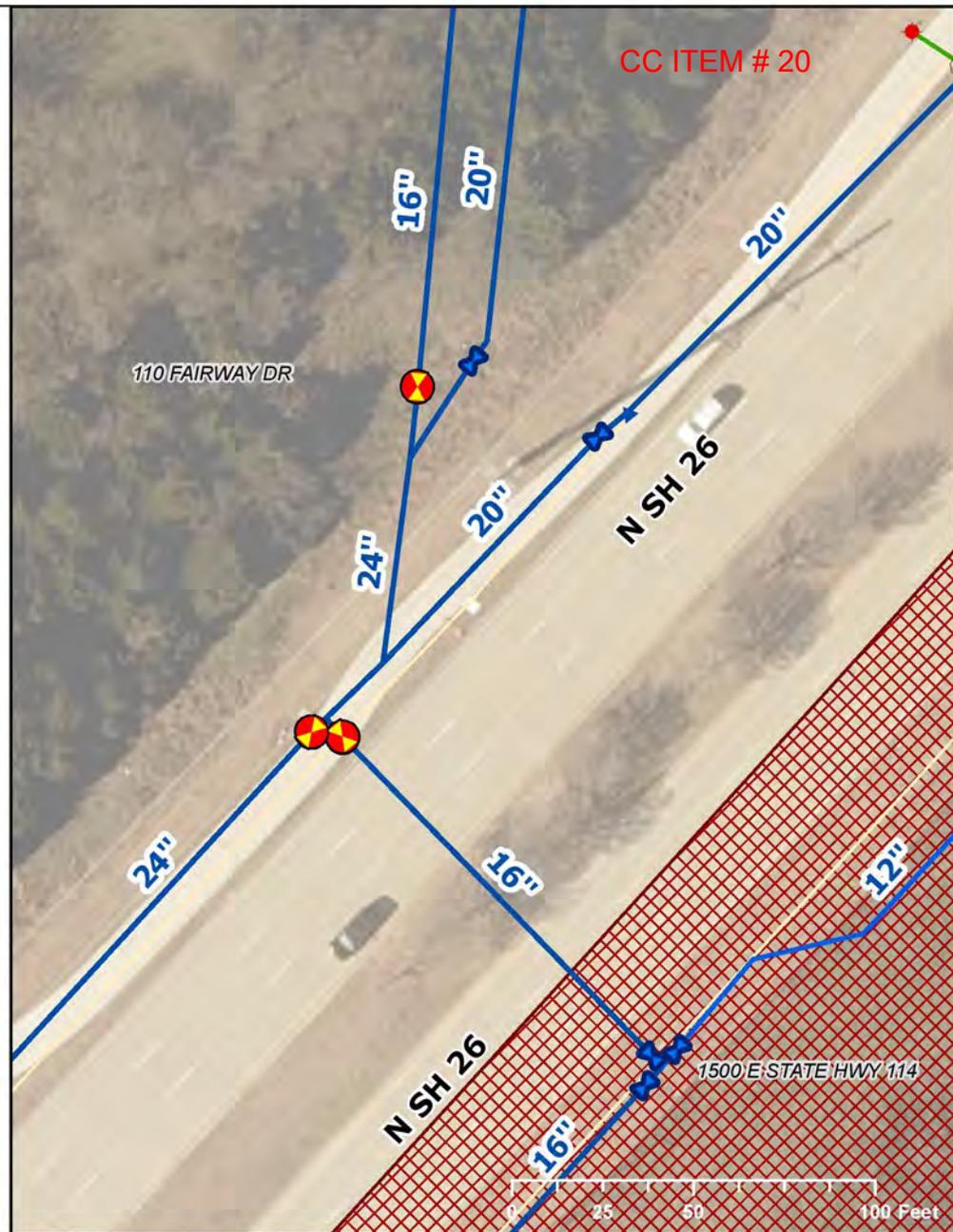
**FUNDING SOURCE:** Funds are available in Utility Enterprise Fund 200 for an amount not to exceed \$144,850.

**BACKGROUND:** This item authorizes the emergency replacement of six broken or leaking valves in the State Highway 26 corridor. These valves are on the City's transmission main from the Water Plant and provide service to the northeast portion of the City.

This work needs to be completed before the high demand pumping of the summer.

An emergency purchase order was issued to North Texas Contracting, Inc. for the replacement valves on April 27, 2020.

Staff recommends approval.



### Proposed Water Valve Replacements

-  Water Valves Replacements
-  DFW Airport Boundary



ORDINANCE NO. 2020-023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$150,000.00 IN THE UTILITY ENTERPRISE CAPITAL FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to replace valves at the northeast and northwest sides of the Fairway Drive and State Highway 26 intersection; and

WHEREAS, funding for the siting study for the valve replacement is available in the Utility Enterprise Capital 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 \$150,000.00 be appropriated from the Utility Enterprise Capital Fund for the replace valves at the northeast and northwest sides of the Fairway Drive and State Highway 26 intersection.

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 19th day of May, 2020.

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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City Attorney

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine City Council meeting was conducted by telephone. Members of City Council were present in person in the City Council Chambers, Second Floor, 200 South Main Street.

Members of the public were invited to participate by telephone by a number posted on the agenda. The meeting was live streamed on the City's website.

The City Council of the City of Grapevine, Texas met in Regular Session on this the 5th day of May, 2020 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

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

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

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

Call to Order

Mayor Tate called the meeting to order at 7:31 p.m.

Item 1. Invocation and Pledge of Allegiance

Mayor Pro Tem Darlene Freed delivered the invocation and led the Pledge of Allegiance.

Item 2. Citizen Comments

Beginning at 5:00 p.m. on May 4, citizens were able to submit a citizen appearance request form on the City's website. The deadline for requests to be received was 5:00 p.m. on May 5.

No requests were received prior to the meeting. Mayor Tate allowed anyone on the phone to speak. There was no one on the phone who wished to speak.

PRESENTATIONS

Item 3. Emergency Management Coordinator to present update on COVID-19.

Emergency Management Coordinator Matt Feryan updated Council on the latest case statistics on COVID-19 and the reopening plans as outlined in Governor Greg Abbott's Orders.

Emergency Management Coordinator Feryan, Parks and Recreation Director Kevin Mitchell and Convention and Visitors Bureau Director P.W. McCallum answered questions from Council.

NEW BUSINESS

Item 4. Consider the sale of property located at 212 East Texas Street, authorize the City Manager to execute all associated documents, and take any other necessary action.

City Manager Bruno Rumbelow reported the City had received a bid for \$255,000 to purchase the property located at 212 East Texas Street and answered questions from Council.

Motion was made to approve the sale of the property located at 212 East Texas Street, authorizing the City Manager to execute all associated documents and take any other necessary action.

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

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and were acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. Council Member Duff O'Dell requested item no. 7 be removed from the consent agenda. City Council considered this item after consideration of the remaining consent items.

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

Item 5. Consider the renewal of an annual contract for workforce management cloud hosting with Kronos, Inc.

Fire Chief Darrell Brown recommended approval of the annual contract for workforce management cloud hosting to manage the Fire Department's daily roster in an amount not to exceed \$17,005.

Motion was made to approve the consent agenda as presented.

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

Item 6. Consider the purchase of mobile computer equipment replacement from Brite Computers.

Fire Chief Brown recommended approval of the purchase of 25 rugged Getac tablets and associated hardware/software for a total amount not to exceed \$64,199.

Motion was made to approve the consent agenda as presented.

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

Item 8. Consider the sole source purchase and installation of security cameras for The REC parking lot and indoor locations from Schneider Electric.

Parks and Recreation Director Kevin Mitchell recommended approval of security cameras at The REC for an amount not to exceed \$173,269.

Motion was made to approve the consent agenda as presented.

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

Item 9. Consider the purchase and installation of up-fit equipment for police vehicles from Dana Safety Supply.

Police Chief Mike Hamlin and Public Works Director Bryan Beck recommended approval of the purchase and installation of equipment on new Police vehicles for an amount not to exceed \$121,601.

Motion was made to approve the consent agenda as presented.

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

Item 10. Consider a Joint Administrative Agreement between with Tarrant County for administration of the Community Development Block Grant (CDBG) program for the three-year program period of FY 2021 – FY 2023 and **Resolution No. 2020-009** allowing participation in Tarrant County's Community Development Block Grant program, HOME Investment Partnership and Emergency Solutions Grant Consortium for the three-year program period from FY 2021-FY 2023.

Public Works Director Beck recommended approval of the resolution to allow participation in the Community Development Block Grant, HOME Investment Partnership and the Emergency Solutions Grant Consortium programs and the agreement with Tarrant County to provide administrative services for these programs as provided under the Urban County program.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2020-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS REGARDING THE CITY'S PARTICIPATION IN TARRANT COUNTY'S COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIP AND EMERGENCY SOLUTIONS GRANT CONSORTIUM FOR THE THREE PROGRAM YEAR PERIOD, FISCAL YEAR 2021 THROUGH FISCAL YEAR 2023 AND PROVIDING AN EFFECTIVE DATE

Item 11. Consider **Ordinance No. 2020-019** authorizing payment for reimbursement for storm drain oversizing within Grapevine Hill Addition to BYD Grapevine Hill LLC.

Public Works Director Beck recommended approval of reimbursement for storm drain oversizing within the Grapevine Hill Subdivision to help solve existing drainage problems in the area. The amount of reimbursement shall not exceed \$58,000.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2020-019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$58,000 IN STORMWATER DRAINAGE UTILITY FUND FOR STORM DRAIN OVERSIZING REIMBURSEMENT; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 12. Consider **Ordinance No. 2020-020** abandoning a portion of a utility easement on Lot 3-R, Block A, Placid Peninsula, Second Addition located at 3551 Mercury Drive.

Public Works Director Beck recommended approval of the ordinance to abandon a portion of the utility easement at the request of the owner of Lot 3-R, Block A, Placid Peninsula.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2020-020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ABANDONING AND VACATING A 7.5- FOOT UTILITY EASEMENT ON LOT 3-R, BLOCK 8, PLACID PENINSULA, SECOND ADDITION TO THE CITY OF GRAPEVINE, TEXAS AS HEREINAFTER DESCRIBED

Item 13. Consider the renewal of an annual contract for elevator maintenance services with ThyssenKrupp Elevator Corporation.

Public Works Director Beck recommended approval of the renewal of the annual contract for an amount not to exceed \$36,074 for repairs, routine maintenance, and safety testing for all of the elevators in City buildings.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Rogers

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

Item 14. Consider the award of an informal request for quote for the purchase of asphalt sand sealer services from Price Asphalt.

Public Works Director Beck recommended approval of the award of an informal request for quote for the purchase of asphalt sand sealer services for an amount not to exceed \$39,875.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider the award of annual contracts for RFB 494-2020 for concrete services with Manning Concrete Sawing, NG Concrete, LP and CI Pavement.

Public Works Director Beck recommended approval of the award of annual contracts for concrete services for an annual estimated amount of \$500,000.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider the purchase of commander control cabinets, with software, from Trafficware.

Public Works Director Beck recommended approval of the purchase of commander control cabinets, with software, for an amount not to exceed \$16,000. The traffic signal controllers are for the intersections along Main Street at Wall Street, Texas Street, East Franklin Street and Hudgins Street.

Motion was made to approve the consent agenda as presented.

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

Item 17. Consider approving and ratifying the emergency purchase of traffic signal cabinets from Mobotrex.

Public Works Director Beck recommended approval of the ratification of the emergency purchase of traffic signal cabinets for the intersections along Main Street at Texas Street, East Franklin Street and Hudgins Street for a total amount not to exceed \$51,438.

Motion was made to approve the consent agenda as presented.

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

Item 18. Consider the purchase of a vehicle detection system from Iteris.

Public Works Director Beck recommended approval of the purchase of a vehicle detection system for an amount not to exceed \$34,950. This system will be used for the intersections along Main Street at Texas Street, East Franklin Street and East Hudgins Street.

Motion was made to approve the consent agenda as presented.

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

Item 19. Consider the award of an informal request for quote for the purchase of traffic signal poles from Redwine Wallace & Associates.

Public Works Director Beck recommended approval of the purchase of traffic signal poles for a total amount not to exceed \$46,816. This purchase is for traffic signal poles for the Main Street at Hudgins Street intersection.

Motion was made to approve the consent agenda as presented.

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

Item 20. Consider approving and ratifying the emergency purchase of traffic control equipment from Consolidated Traffic Controls.

Public Works Director Beck recommended approval of the ratification of the emergency purchase of traffic control equipment for a total amount not to exceed \$58,014. This

purchase is for Accessible Pedestrian Signal push buttons for the traffic signals on Main Street.

Motion was made to approve the consent agenda as presented.

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

Item 21. Consider the minutes of the April 21, 2020 Regular City Council meeting.

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

Motion was made to approve the consent agenda as presented.

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

Item 7. Consider **Resolution No. 2020-008** designating the City of Grapevine as a Bee City, USA affiliate.

Parks and Recreation Director Mitchell recommended approval of the resolution supporting the importance of pollinators in our natural environment and answered questions from Council.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2020-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS DESIGNATING GRAPEVINE, TEXAS A BEE CITY USA® AFFILIATE AND PROVIDING AN EFFECTIVE DATE

ADJOURNMENT

Motion was made to adjourn the meeting at 7:58 p.m.

Motion: Coy  
Second: Slechta

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

Passed and approved by the City Council of the City of Grapevine, Texas on this the 19th day of May, 2020.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

---

Tara Brooks  
City Secretary

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 19, 2020

SUBJECT: FINAL PLAT APPLICATION  
LOT 1, BLOCK 1, 3324 HALL JOHNSON ADDITION

PLAT APPLICATION FILING DATE.....May 12, 2020

APPLICANT .....Shea Kirkman, Kirkman Engineering, LLC

REASON FOR APPLICATION..... To plat a tract of land

PROPERTY LOCATION ..... 3324 Hall Johnson Road

ACREAGE..... 1.907

ZONING ..... R-20

NUMBER OF LOTS ..... 1

PREVIOUS PLATTING .....No

CONCEPT PLAN .....No

SITE PLAN.....No

OPEN SPACE REQUIREMENT.....No

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED .....No

**PLAT INFORMATION SHEET  
FINAL PLAT APPLICATION  
LOT 1, BLOCK 1, 3324 HALL JOHNSON ADDITION**

I. GENERAL:

- The applicant, Shea Kirkman with Kirkman Engineering, LLC is platting the 1.907 acre tract of unplatted land. The property is located at 3244 Hall Johnson Road.

II. STREET SYSTEM:

- The development has access to Hall Johnson
- Abutting roads:  on the City Thoroughfare Plan:  
 not on the City Thoroughfare Plan:

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 south towards Hall Johnson's storm sewer 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 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.

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for: Lot 1, Block 1, 3324 Hall Johnson Addition
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for:
  - Single Family Residential ( \$ 2,414/ Lot)
  - Multifamily ( \$ 1,134/ Unit)
  - Hotel ( \$ 43,632/ Acre)
  - Corporate Office ( \$ 20,523/ Acre)
  - Government ( \$ 4,414/ Acre)
  - Commercial / Industrial ( \$ 5,739 / Acre)
- Open Space Fees are not required for: Lot 1, Block 1, 3324 Hall Johnson 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 building line
  - 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: Developer is proposing to dedicate variable width private access easements throughout the development. The access easements will be owned and maintained by a Home Owners Association (HOA).
  - 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 Lot 1, Block 1, 3324 Hall Johnson Addition."

CC ITEM # 28  
PZ ITEM # 15



**kirkman**  
ENGINEERING

5200 State Highway 121  
Colleyville, TX 76034  
Phone: 817-488-4960

OWNER  
HALL NELSON FARM, LP  
MELINDA DIANE NELSON HUFFMAN  
3324 HALL JOHNSON ROAD  
GRAPEVINE, TX 76034

SURVEYOR  
BARTON CHAPA SURVEYING, L.L.C.  
JOHN H. BARTON, III RPLS# 6737  
5200 STATE HIGHWAY 121  
COLLEYVILLE, TX 76034  
(817) 864-1957  
JACK@BCSOFW.COM

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

JOB NUMBER: 2020.001.118  
DRAWN BY: BCS  
CHECKED BY: JHE  
REV: 03-03-2020 - CITY COMMENTS ADDRESSED

PLANNING & ZONING COMMISSION:

Date Approved: \_\_\_\_\_  
Chairman: \_\_\_\_\_  
Secretary: \_\_\_\_\_

GRAPEVINE CITY COUNCIL:

Date Approved: \_\_\_\_\_  
Mayor: \_\_\_\_\_  
City Secretary: \_\_\_\_\_

3324 HALL JOHNSON ADDITION  
GRAPEVINE TEXAS

FINAL PLAT

SHEET: \_\_\_\_\_

THIS PLAT FILED IN: \_\_\_\_\_  
(DATE) \_\_\_\_\_, 20\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_

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 \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas  
**SURVEYOR'S CERTIFICATE**  
I, John H. Barton III, of Barton Chapa Surveying, a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the City of Grapevine.  
Date of Plat/Map: March 3, 2020

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

Notary Public in and for the State of Texas

**SURVEYOR'S NOTES:**

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0115K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Building lines shown hereon are per City of Grapevine Zoning Standards (R-20) as accessed on 01/28/2020. Setbacks are created by the zoning ordinance, and not by this instrument. Setbacks are subject to change with the adoption of new zoning standards or zoning change of the subject tract.

PLANNING & ZONING COMMISSION:

Date Approved: \_\_\_\_\_  
Chairman: \_\_\_\_\_  
Secretary: \_\_\_\_\_

GRAPEVINE CITY COUNCIL:

Date Approved: \_\_\_\_\_  
Mayor: \_\_\_\_\_  
City Secretary: \_\_\_\_\_

FILED  
MAY 13 2020

FINAL PLAT  
LOT 1, BLOCK 1  
3324 HALL JOHNSON ADDITION  
1.907 ACRES SITUATED IN THE  
C.C. DOSS SURVEY, ABSTRACT NO. 439  
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS  
ZONED R-20  
1 LOT  
1.907 ACRES  
FEBRUARY 2020

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, MELINDA DIANE NELSON HUFFMAN, is the owner of a tract situated in the C.C. Doss Survey, Abstract Number 439, in the City of Grapevine, Tarrant County, Texas, including the tract described by deed to Melinda Diane Nelson Huffman (HUFFMAN FIRST TRACT) as recorded under Instrument Number D204401352, Official Public Records of Tarrant County, Texas, (O.P.R.T.C.T.), being part of the tract described in the deed to Hall-Nelson Farm, LP, recorded in document number D209139927, O.P.R.T.C.T., the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set") at the northwest corner of a tract of land described by deed to the City of Grapevine as recorded under Volume 11791, Page 935, (O.P.R.T.C.T.):

THENCE through the interior of said Hall-Nelson Farm tract the following calls:  
1. North 00 degrees 25 minutes 25 seconds West, a distance of 392.16 feet to a capped rebar set;  
2. North 89 degrees 13 minutes 02 seconds East, a distance of 116.97 feet to a metal fence post;  
3. South 00 degrees 12 minutes 00 seconds East, a distance of 138.28 feet to a capped rebar set in the north line of said Melinda Diane Nelson Huffman tract;

THENCE North 89 degrees 48 minutes 00 seconds East, with the north line of said Melinda Diane Nelson Huffman tract, a distance of 162.26 feet to a 1/2 inch rebar with cap stamped, "LBS" found;

THENCE South 00 degrees 47 minutes 27 seconds West, with the east line of said Melinda Diane Nelson Huffman tract, a distance of 230.28 feet to a 1/2 inch rebar with an illegible yellow cap found for the southeast corner thereof, same being the northeast corner of said City of Grapevine tract;

THENCE South 84 degrees 37 minutes 05 seconds West, with the north line of said City of Grapevine tract, and with the south line of said Melinda Diane Nelson Huffman tract, passing at a distance of 183.99 feet a 1/2 inch rebar with cap stamped, "LBS" found for the southwest corner thereof, and continuing for a total distance of 274.84 feet to THE POINT OF BEGINNING and enclosing 1.907 acres (83,072 square feet) of land, more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT MELINDA DIANE NELSON HUFFMAN does hereby adopt this plat of 3324 HALL JOHNSON ADDITION, LOT 1, BLOCK 1, an addition in the City of Grapevine, Tarrant County, Texas, and do hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements are 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.

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\_\_\_\_

BY: \_\_\_\_\_  
Melinda Diane Nelson Huffman, Owner

AVIGATION RELEASE THE STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, \_\_\_\_\_ hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on this plat. NOW THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas-Fort Worth International Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, their successors and assigns, the Cities of Dallas, Texas and Fort Worth, Texas, 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 or injury to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles. It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest to said property; and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

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

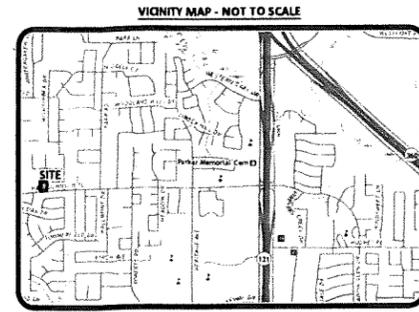
OWNER: \_\_\_\_\_

TITLE: \_\_\_\_\_

The State of \_\_\_\_\_ County of \_\_\_\_\_ Before me \_\_\_\_\_ on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

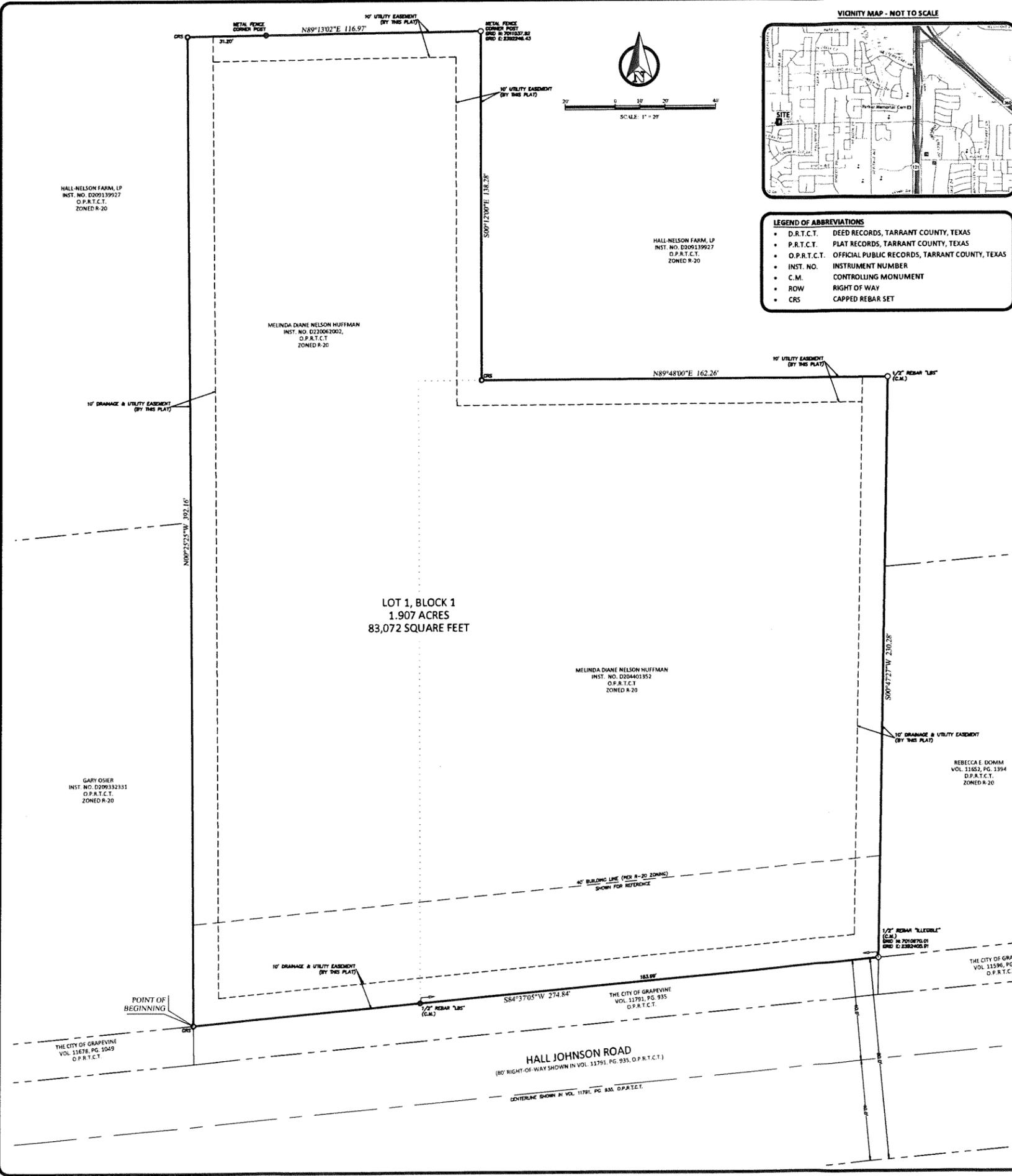
Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_.

BY: \_\_\_\_\_  
Notary Public in and for the State of Texas



LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET



HALL NELSON FARM, LP  
INST. NO. D209139927  
O.P.R.T.C.T.  
ZONED R-20

MELINDA DIANE NELSON HUFFMAN  
INST. NO. D230062002  
O.P.R.T.C.T.  
ZONED R-20

HALL NELSON FARM, LP  
INST. NO. D209139927  
O.P.R.T.C.T.  
ZONED R-20

MELINDA DIANE NELSON HUFFMAN  
INST. NO. D204401352  
O.P.R.T.C.T.  
ZONED R-20

REBECCA DOMM  
VOL. 11852, PG. 1394  
D.P.R.T.C.T.  
ZONED R-20

GARY OSIER  
INST. NO. D209332331  
O.P.R.T.C.T.  
ZONED R-20

THE CITY OF GRAPEVINE  
VOL. 11791, PG. 935  
O.P.R.T.C.T.

THE CITY OF GRAPEVINE  
VOL. 11596, PG. 1567  
O.P.R.T.C.T.

THE CITY OF GRAPEVINE  
VOL. 11676, PG. 1049  
O.P.R.T.C.T.

HALL JOHNSON ROAD  
(80' RIGHT-OF-WAY SHOWN IN VOL. 11791, PG. 935, O.P.R.T.C.T.)

CENTERLINE SHOWN IN VOL. 11791, PG. 935, O.P.R.T.C.T.

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 17<sup>th</sup> day of March 2020 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Vice-Chairman
Monica Hotelling	Member
Jimmy Fechter	Member
Beth Tiggelaar	Member
Traci Hutton	Alternate
David Hallberg	Alternate

constituting a quorum with Gary Martin and Dennis Luers absent and the following City Staff:

Scott Williams	Development Services Director
Ron Stombaugh	Development Services Assistant Director
John Robertson	Engineering Manager
Albert L. Triplett, Jr.	Planner II
Susan Batte	Planning Technician

Call to Order

Chairman Oliver called the meeting to order at 7:02 p.m.

**BRIEFING SESSION**

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

Item 1.

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

CU19-34	Q-CARWASH
CU20-03	TOM THUMB FUEL STATION

Chairman Oliver closed the Briefing Session at 7:08 p.m.

### **JOINT PUBLIC HEARINGS**

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-4 of the Joint Public Hearings was held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

### **PLANNING AND ZONING COMMISSION REGULAR SESSION**

#### Call to Order

Chairman Oliver called the Planning and Zoning Commission deliberation session to order at 7:46 p.m.

#### Item 5. Citizen Comments

There was no one wishing to speak during citizen comments.

#### Item 6. Conditional Use Application CU19-34 – Q-Carwash

First for the Commission to consider and make recommendation to City Council was conditional use application CU19-34 submitted by Viran Nana for property located at 3975 Grapevine Mills Parkway and proposed to be platted as Lot 2, Block 1, RaceTrac Grapevine Addition. The applicant was requesting a permit to amend the previously approved site plan of CU18-13 (Ord. 2018-43) for a planned commercial center with the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) outside dining and gasoline services in conjunction with a convenience store, specifically to allow a tunnel style car wash.

The applicant intended to develop a 6,037 square foot tunnel style Q-Carwash north of the existing RaceTrac convenience store.

In the Commission's deliberation session, B J Wilson moved to approve conditional use application CU19-34. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg  
Nays: None

Item 7. – Final Plat Application – Lots 2 and 3, Block 1, RaceTrac Grapevine Addition

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 2 and 3, Block 1, RaceTrac Grapevine Addition. The applicant was final platting 20.833 acres for the development of a carwash.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 2 and 3, Block 1, RaceTrac Grapevine Addition. Traci Hutton seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg  
Nays: None

Item 8. Conditional Use Application CU20-03 – Tom Thumb Fuel Station

Next for the Commission to consider and make recommendation to City Council was conditional use application CU20-03 submitted by Kimberly Horn for property located at 2041 West Northwest Highway and platted as Lot 1, Park and Will Addition. The applicant was requesting a permit to amend the previously approved site plan of CU90-14 (Ord. 1990-076) for a planned commercial center for gasoline services, with the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) and two pole signs in conjunction with a convenience store, specifically to allow vehicular access between the Lot 1 (Chevron fuel station) and Lot 2 (dry cleaners).

Originally approved in 1990, the applicant proposes to re-image the existing Chevron convenience store into a Tom Thumb convenience store and create two new drive aisles through the existing dry cleaner lot south of the Chevron to allow direct access from the convenience store to the existing Tom Thumb shopping center.

In the Commission's deliberation session, Monica Hotelling moved to approve conditional use application CU20-03. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg  
Nays: None

Item 9. Final Plat Application - Lots 4R3 and 5R2, Block 102, College Heights Addition

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 4R3 and 5R2, Block 102, College Heights Addition. The applicant was final platting 0.482 acres to reduce the utility easement.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 4R3 and 5R, Block 1, College Heights Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg  
Nays: None

Item 10. Consider the minutes of the February 18, 2020 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of the February 18, 2020, Planning and Zoning Public Hearing.

Traci Hutton moved to approve the February 18, 2020 public hearing minutes. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg  
Nays: None

Adjournment

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 7:52 p.m. David Hallberg seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg  
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 19<sup>TH</sup> DAY OF MAY 2020.

APPROVED:

\_\_\_\_\_  
CHAIRMAN

ATTEST:

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