



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 15, 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 September 15, 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 Planning and Zoning Commission Members 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.grapevinetexas.gov.

This supplemental written notice, the meeting agenda, and the agenda packet are posted online at www.grapevinetexas.gov.

The public toll-free dial-in number to participate in the telephonic meeting is 1-210-469-4097. The audio conference PIN is 885 614 872#.

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, September 14, citizens can submit a Citizen Appearance request form from the City’s website at <https://www.grapevinetexas.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, September 15.

Written comments can also be submitted via email to Susan Batte at sbatte@grapevinetexas.gov. All comments will be provided to City Council and the Planning and Zoning Commission and made part of the record.

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.

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

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

EXECUTIVE SESSION:

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:
 - A. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, the former Senior Center located at 421 Church Street, Silver Lake and the 185 acres) pursuant to Section 551.072, Texas Government Code.
 - B. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

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

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

2. Invocation and Pledge of Allegiance: Commissioner Monica Hotelling

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU20-17** (Kimu Sushi) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kimu Sushi requesting a conditional use permit to amend the previously approved site plan of CU10-25A (Ordinance No. 2011-02) for a planned commercial center in excess of 1,000,000 square feet, specifically to allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer and wine only) in conjunction with an existing restaurant. The subject property is located at 3000 Grapevine Mills Parkway #327 and is currently zoned “CC” Community Commercial District.
4. Conditional Use Permit **CU20-18** (Bull Lion Ranch and Vineyard) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Bull Lion Ranch and Vineyard requesting a conditional use permit to allow for a winery to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (wine only). The subject property is located at 530 South Main Street #100 and is currently zoned “CBD” Central Business District.

5. Conditional Use Permit **CU20-19** (Wise Guys Pizzeria) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Wise Guys Pizzeria requesting a conditional use permit to amend the previously approved site of CU15-49 (Ordinance No. 2016-06) for a planned commercial center, specifically to revise the floor plan and allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing restaurant. The subject property is located at 322 South Park Boulevard and is currently zoned “CC” Community Commercial District.

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

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

CITIZEN COMMENTS

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

NEW BUSINESS

7. Consider **Ordinance No. 2020-042** adopting an ad valorem tax rate \$0.282601 per \$100 valuation for Tax Year 2019 and Fiscal Year 2021 and take any necessary action.
8. Consider **Ordinance No. 2020-043** amending Chapter 25, Utilities and Services, Article III. Solid Waste Disposal, Section 25-97, Service Rates – Schedules to reflect adjustments to the commercial and residential solid waste and recycling collection rates, and take any necessary action.
9. Consider changing the time of the October 6, 2020 City Council meeting to 5:30 p.m. to allow the City Council to attend neighborhood National Night Out functions, and take any necessary action.

CONSENT AGENDA

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

10. Consider the renewal of an annual contract for Third-Party Administrative Services for the City's Self-Funded Health Plan with UMR. Chief Financial Officer recommends approval.
11. Consider the purchase of an owner-furnished self-contained breathing apparatus bottle fill station from August, Ind. Fire Chief recommends approval.
12. Consider the renewal for an annual sole source contract for defibrillator technical support services with Stryker Sales Corporation, Inc. Fire Chief recommends approval.
13. Consider the renewal of an annual contract for SIPS telephone services for the City VOIP system from Frontier Communications. Chief Technology Officer recommends approval.
14. Consider the annual contract for law enforcement supplies, services and body cameras with Axon Enterprises, Inc. Police Chief recommends approval.
15. Consider the purchase of backlit street name signs from Consolidated Traffic Controls, Inc. Public Works Director recommends approval.
16. Consider the minutes of the September 1, 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

17. Conditional Use Permit **CU20-17** (Kimu Sushi) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-044**, if applicable, and take any necessary action.
18. Conditional Use Permit **CU20-18** (Bull Lion Ranch and Vineyard) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-045**, if applicable, and take any necessary action.

19. Conditional Use Permit **CU20-19** (Wise Guys Pizzeria) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-046**, if applicable, and take any necessary action.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on September 11, 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, SEPTEMBER 15, 2020

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

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 September 15, 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 Planning and Zoning Commission Members may attend this meeting in person.

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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 780 910 705#.

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 885 614 872#.

2. Invocation and Pledge of Allegiance: Commissioner Monica Hotelling

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU20-17** (Kimu Sushi) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kimu Sushi requesting a conditional use permit to amend the previously approved site plan of CU10-25A (Ordinance No. 2011-02) for a planned commercial center in excess of 1,000,000 square feet, specifically to allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer and wine only) in conjunction with an existing restaurant. The subject property is located at 3000 Grapevine Mills Parkway #327 and is currently zoned “CC” Community Commercial District.
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REGULAR SESSION: 7:30 p.m. (*Immediately following Joint Public Hearings*) – Planning and Zoning Conference Room

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 780 910 705#.

CITIZEN COMMENTS

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Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

NEW BUSINESS

7. Conditional Use Permit **CU20-17** (Kimu Sushi) – Consider the application and make a recommendation to City Council.
8. Conditional Use Permit **CU20-18** (Bull Lion Ranch and Vineyard) – Consider the application and make a recommendation to City Council.
9. Conditional Use Permit **CU20-19** (Wise Guys Pizzeria)– Consider the application and make a recommendation to City Council.
10. Consider the minutes of the July 21, 2020 and August 18, 2020 Regular Planning and Zoning Commission meetings.

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 September 11, 2020 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary

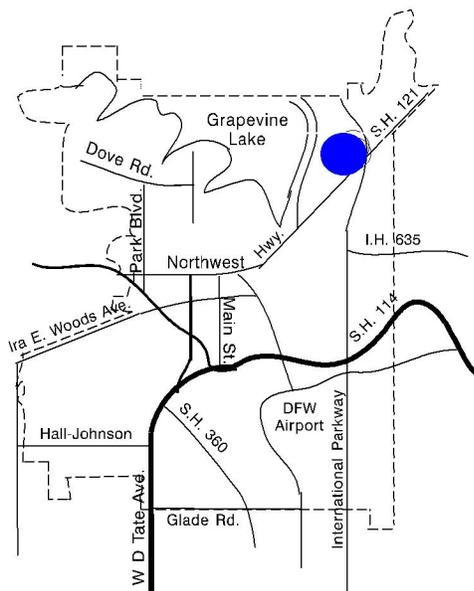


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: SEPTEMBER 15, 2020

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU20-17, KIMU SUSHI



APPLICANT: Sui Ling

PROPERTY LOCATION AND SIZE:

The subject property is located at 3000 Grapevine Mills Parkway #327 and platted as Lot 1R3, Block 1, Grapevine Mills Addition, Phase 1. The addition contains 136.92 acres and has approximately 2,388 feet of frontage along State Highway 26 and 1,834 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 CU10-25A (Ord. 2011-02) for a planned commercial center in excess of 1,000,000 square feet of gross leasable space, specifically to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer and wine only) in conjunction with an existing restaurant.

Kimu Sushi was established on the subject site in December 2018. With this request the applicant proposes to offer alcoholic beverages (beer and wine only) to patrons for on-premise consumption. The seating layout will accommodate 13 patrons.

The applicant intends to apply for a Wine and Beer Retailer's Permit (BG) from the Texas Alcoholic Beverage Commission. The BG permit allows for both on and off-premise consumption of beer and wine; however, the applicant does not intend to sell alcoholic

beverages for off-premise consumption.
PRESENT ZONING AND USE:

The property is currently zoned "CC" Community Commercial District with a Planned Commercial Center in excess of 1,000,000 square feet of gross leasable space designation and is developed as the Grapevine Mills Mall.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject and surrounding property were rezoned in the 1984 City Rezoning from "I-1", Light Industrial to "HCO", Hotel/Corporate Office and "PID", Planned Industrial Development. The subject property was rezoned (Z95-13) to "CC", Community Commercial on October 17, 1995. The subject property was granted a Conditional Use Permit CU95-36 for development of a planned commercial center in excess of 1,000,000 square feet of gross leasable area and conditional use pole signs. The public entryway features were approved as an addenda (ADD96-01) to CU95-36 by Resolution 96-34. Conditional Use Permit CU96-26 (Ordinance 96-79) revised the site layout, the ring road configuration and access to residential properties to the west. Conditional Use Permits CU97-05 and CU97-06 (Ordinance 97-09, 97-11) allowed alcoholic beverage sales (Sega Gameworks) and amended the site layout. Special Use Permit SU97-04 (Ordinance 97-10) allowed skill-oriented games in excess of eight (8) machines and two (2) billiard tables. CU97-13 (Ordinance 97-28) allowed for alcoholic beverage sales in conjunction with a restaurant (The American Wilderness Experience). CU97-18 (Ordinance 97-40) also allowed for alcoholic beverage sales in conjunction with a restaurant (Rainforest Cafe). CU97-29 (Ordinance 97-55) was approved by Council at the June 3, 1997 joint public hearing which allowed for signage for the entire Grapevine Mills Mall project including the outparcel areas. CU97-29 was later modified at the July 1, 1997 joint public hearing to provide for an 80 foot entertainment globe (Ordinance 97-61). CU97-25 (Ordinance 97-57) was approved at the June 17, 1997 joint public hearing and allowed for alcoholic beverage sales in conjunction with a restaurant (Tres Hombres) located in the outparcel area. CU97-36 (Ordinance 97-72) amended the site layout for the development of a retail use in the outparcel area (Michael's). CU97-42 (Ordinance 97-92) was approved at the August 19, 1997 joint public hearing and allowed the development of a retail tire store (Discount Tire) in the outparcel area.

At the November 18, 1997 joint public hearing, a 38.255-acre Phase 2 development was incorporated into the overall Grapevine Mills Planned Commercial Center located to the southeast of the Mall proper across State Highway 26 and bordered also by the southbound service road of State Highway No. 121 and Bass Pro Drive (Bethel Road). Z97-22 (Ordinance 97-125) rezoned 11.825 acres from "PCD" Planned Commerce Development District and 26.43 acres from "HCO" Hotel/Corporate Office District to "CC" Community Commercial District for the development of Bass Pro Shops Outdoor World and Embassy Suites Hotel. CU97-60 (Ordinance 97-126) and CU97-61 (Ordinance 97-127) incorporated Bass Pro Shops Outdoor World and Embassy Suites Hotel into the

Grapevine Mills Planned Commercial Center and also allowed for on-premise consumption of alcoholic beverages and seven 40-foot pole signs. The November 18, 1997 joint public hearing also established CU97-62 (Ordinance 97-128) Rooms To Go, a 39,870 square foot retail furniture store; CU97-63 (Ordinance 97-129) Chick-Fil-A, a 3,822 square foot restaurant; and CU97-64 (Ordinance 97-130) which allowed for off-premise consumption of alcoholic beverages (wine only) for a lease space within the Mall proper. CU97-68 (Ordinance 97-147) was approved at the December 16, 1997 joint public hearing which allowed the development of a 3,855 square foot health care facility (Primacare) in the Phase 1, outparcel area. CU97-75 (Ord. 98-10) was approved at the January 20, 1998 joint public hearing which amended the signage plan for wall signage associated with outparcel tenants. CU97-76 (Ord. 98-11) was also approved at the January 20, 1998 joint public hearing which approved a 10,095 square foot restaurant (Cozymel's) in the Phase 1, outparcel area. CU98-03 (Ordinance 98-17) was approved at the February 3, 1998 joint public hearing, which approved an amended floor plan for Dick Clark's American Bandstand restaurant. CU98-07 (Ord. 98-40) allowed for on-premise consumption of alcoholic beverages in conjunction with a restaurant (Corner Bakery). CU98-21 (Ord. 98-74) was approved at the June 16, 1998 joint public hearing which amended the floor plan for American Wilderness. Also approved with this request was a request by the Mills Corporation to extend to January 15, 1999 the temporary parking areas at Anchor Pads A and B. At the September 15, 1998 joint public hearing CU98-47 (Ord. 98-116) was approved amending the floor plan for Cozymel's in the outparcel area of the Grapevine Mills Mall. CU98-48 (Ord. 98-117) was approved at the same public hearing and established MJ's Chop House/Mason Jar—a dual concept restaurant with alcohol beverage sales in the outparcel area. Also, CU98-49 (Ord. 98-118) was approved at the September 15, 1998 joint public hearing which allowed for canopy extensions over the main entrance and ticket window areas of the AMC Theater complex at Grapevine Mills. CU98-57 (Ord. 98-130) was approved at the October 20, 1998 which allowed for the development of a Black-Eyed Pea restaurant with alcohol beverage sales in the Phase 1, outparcel area. At the November 17, 1998 joint public hearing Council approved CU98-59 (Ord. 98-135) allowing alcoholic beverage sales throughout the premises for “special events” at Sega Gameworks. CU98-63 (Ord. 98-151) was approved at the December 15, 1998 joint public hearing which allowed for a 6-story, 121-room hotel (AmeriSuites) in the outparcel area. CU98-79 (Ord. 99-17) was approved at the February 2, 1999 joint public hearing which allowed a revision to the floor plan for Sega Gameworks. At the March 23, 1999 joint public hearing, Council approved CU99-12 (Ord. 99-16) which allowed for a revision to Anchor “G” specifically a reduction in square footage from 35,790 square feet to 26,500 square feet for Iguana Ameramex. Council approved at the April 20, 1999 joint public hearing CU99-17 (Ord. 99-61) for a restaurant in the mall proper (Jekyll and Hyde) with on-premise alcoholic beverage sales (beer, wine, and mixed drinks). CU99-27 (Ord. 99-83) was approved at the May 18, 1999 joint public hearing which allowed for the construction of a partial stone wall with trellis along the rear elevation for Cozymel's. At the July 20, 1999 joint public hearing, Council approved CU99-41 (Ord. 99-109) for a 7,189 square foot restaurant (Bennigan's) with on-premise consumption of alcoholic beverages (beer, wine, and mixed drinks) in the Phase 1, outparcel area. Council

considered and approved at the November 16, 1999 joint public hearing CU99-60 (Ord. 99-163) for a mall expansion for Anchor "A," CU99-61 (Ord. 99-164) an amendment to the parking layout for Rooms-To-Go, and CU99-63 (Ord. 99-165) a restaurant with on-premise alcohol beverage sales (Trail Dust) in the outparcel area. CU99-71 (Ord. 99-178) was approved by Council at the December 7, 1999 joint public hearing and allowed for the development of a 4-story, 105-room hotel (Hawthorn Suites), in the Phase 1 outparcel area of the Grapevine Mills Mall. Conditional Use Request CU00-16 (Ord. 00-43) was approved at the April 18, 2000 joint public hearing which allowed for changes the exterior elevations of Anchor "A." Special Use Request SU00-07 was approved at the June 20, 2000 joint public hearing allowing for 30 redemption/coin-operated games at the main (Texas) entrance of the Grapevine Mills Mall. Conditional Use Request CU00-21 (Ord. 00-83) was approved August 15, 2000 and allowed for a 114-room four story hotel immediately north of the AmeriSuites Hotel. Conditional Use Requests CU00-67 and CU00-68 were approved at the December 19, 2000 meeting and allowed for the development of a restaurant with a drive-thru window (Steak-n-Shake) and a business services/reproduction facility (Kinko's) in the outparcel area of the Grapevine Mills Mall. Conditional Use Request CU01-38 was approved by Council on July 17, 2001 and allowed for a 32,786 square foot expansion to the mall proper at what was known as the "Texas" entrance, for a Neiman Marcus retail concept known as "Last Call." Conditional Use Request CU01-51 and Special Use Request SU01-07 was approved by Council at their October 16, 2001 meeting which allowed for a restaurant (Chuck-E-Cheese) with video games in excess of eight machines in the outparcel area of the Grapevine Mills Mall. A subsequent minor revision to the site plan for Neiman Marcus relative to the location of a power generator and landscape island was approved by the Site Plan Review Committee at their September 26, 2001 meeting. Conditional Use Request CU02-17 was approved by Council at their May 21, 2002 meeting and allowed for a 20-foot pole sign for Rainforest Café immediately south of Neiman Marcus "Last Call." Conditional Use Request CU02-16 was approved at the June 18, 2002 for an expansion of the mall proper to allow for the development of an indoor and outdoor skating park (ESPN Skate Zone). At that same meeting, Conditional Use Request CU02-21 was approved which allowed for an expansion of the alcohol consumption area to include the entire floor area within Sega Gameworks. Conditional Use Request CU02-43 was approved at the October 15, 2002 meeting and allowed for a restaurant (Blue Goose) which modified the floor plan associated with the former Black-Eyed-Pea restaurant. Conditional Use Request CU03-14 was approved by Council at the May 20, 2003 meeting which approved modifications for the site plan associated with the Springhill Suites hotel in the outparcel area. Council approved Conditional Use Request CU03-19 at the July 15, 2003 meeting which allowed the development of a tunnel-based aquarium with the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed drinks) in conjunction with a restaurant in the outparcel area of the Grapevine Mills Mall. At the December 16, 2003 meeting Council approved Conditional Use Request CU03-43 and Special Use Request SU03-06 to allow the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant/dance club called Midnight Rodeo/Hondo's Grill and to allow the use of three

pool tables. The concept was to be located in the spaces previously occupied by “Just for Feet” and comprised some 20,130 square feet; the request never moved beyond the initial planning stages. Council also approved Conditional Use Request CU03-47 at the December 16, 2003 meeting which allowed for a restaurant (Ritzzy’s) in the outparcel area of the Grapevine Mills mall. Conditional Use Request CU05-01 was considered and approved at the January 26, 2005 Site Plan Review Committee meeting which allowed minor modifications to the exterior and interior. Conditional Use Request CU05-08 was considered and approved at the March 15, 2005 meeting which allowed for on-premise alcohol beverage sales at the Chuck-E-Cheese restaurant in the outparcel area. At the same March 15, 2005 meeting Council also approved Conditional Use Request CU05-09 to allow an approximate 8,000 square foot expansion (Children’s World) near the “Tornado” entrance to the mall. At the July 25, 2006 meeting of the Site Plan Review Committee, CU06-33 was approved to allow for the addition of 1,000 square feet of office space. At the November 7, 2006 meeting CU06-42 (Ord. 2006- 79) was approved for a car wash service, Pronto Wash, adjacent to Neiman Marcus Last Call. At the November 21, 2006 meeting CU06-52 (Ord. 06-83) was approved for a 26,325 square foot retail structure located between Rooms To Go and Chuck E. Cheese in the outparcel area. At the October 21, 2008 meeting CU08-25 (Ord. 08-57) was approved for a restaurant (Daan Sushi) with alcoholic beverage sales between Rooms To Go and Chuck E. Cheese in the outparcel area. At the September 15, 2009 meeting CU09-24 (Ord. 09-39) was approved for a restaurant (Love and War in Texas) with alcoholic beverage sales to allow outside dining with outdoor speakers for live music performances. Council approved at the November 17, 2009 meeting a conditional use permit (CU09-37) to allow for changes to the floor plan and building elevations, as well as adding outdoor dining, converting the former Bennigan’s restaurant to a new Applebee’s restaurant. Council approved at the December 21, 2010 meeting conditional use permit CU10-25 (Ord. 2010-70) to modify site signage. Council at the January 19, 2011 meeting approved conditional use permit CU10-25A to revise the site signage package for 20 existing signs and one wall sign. Council at the July 21, 2015 meeting approved CU15-21 (Ord. 2015-038) to allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing hotel. The Site Plan Review Committee at the November 17, 2015 meeting approved CU15-46 to revise the previously approved sign package with new way finding signs for a contemporary theme.

The H/A Grapevine Joint Venture property to the north and northwest of Anderson-Gibson Road was rezoned in 1985 as a part of the "Terra Tract" to “R-MF-1”, Multifamily District, “R-MF-2”, Multifamily District, “HCO”, Hotel/Corporate Office, “LI”, Light Industrial, “CC”, Community Commercial and “PID”, Planned Industrial Development. The property never developed. The same property was recently rezoned (Z95-06); the actual zoning designations changed very little, but the deed restrictions and the letter of agreements changed a great deal. At the August 4, 1999 meeting CU99-28 (Ord. 99-112) was approved for the Cross Creek Apartments. Council approved at the meeting on February 21, 2006 zoning change request Z06-02 (Ord. 06-11) for a recently completed 39-unit townhome development. At the November 18, 2008 meeting CU08-31 (Ord. 2008-65),

PD08-04 (Ord. 2008-66) and Z08-10 (Ord. 2008-164) were approved for the Terrawood Apartments on the site of Wagon Wheel Addition. Council at the November 19, 2019 meeting approved zone change request Z19-05 (Ord. 2019-077) from R-MF-2 Multifamily District to "CC" community Commercial District to allow for an office/retail development.

Approximately 98 acres located to the east and the north (Billingsley tracts) were recently rezoned at the October 21, 1997 joint public hearing (Z97-15 and Z97-16, Ordinance 97-117 and 97-118 respectively) from "HCO" Hotel/Corporate Office District, "PID" Planned Industrial Development District, and "R-20" Single Family Residential to "CC" Community Commercial District and "BP" Business Park District (approximately 20 acres). Council at the April 17, 2018 meeting approved CU18-08 (Ord. 2018-37) to establish a master site development plan to include, but not be limited to building elevation improvements to the existing multi-tenant building, along with the addition of new multi-structure retail and restaurant development, and two, four-story multifamily structures and two, three-story, brownstone structures. Council at the April 19, 2019 meeting approved CU19-02 (Ord. 2019-006) amend the previously approved site plan to amend the square footage and elevations of the previously approved retail space, provide for additional on-premise signage, and allow for gasoline sales, and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a convenience store.

SURROUNDING ZONING AND EXISTING LAND USE:

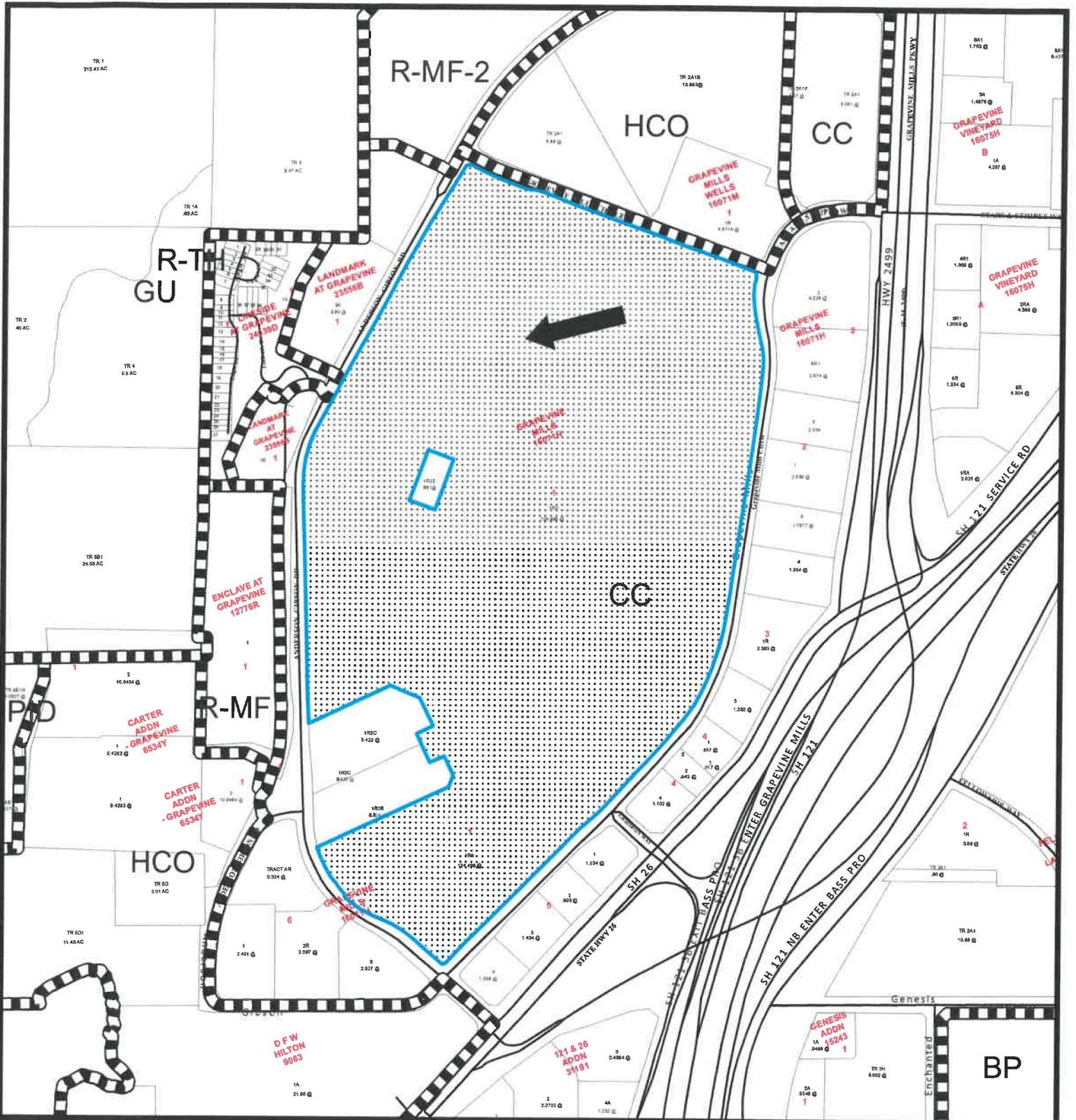
- NORTH: "HCO" Hotel/Corporate Office, "R-MF-2," Multifamily & "CC," Community Commercial District—Cross Creek at Grapevine Ranch Apartments and Cross Creek Ranch
- SOUTH: "HCO" Hotel/Corporate Office—Hilton Hotel and Austin Ranch
- EAST: "CC" Community Commercial—Fellowship Church (east side of S.H. 121 North)
- WEST: "R-MF" Multifamily District and "CC" Community Commercial District—Enclave at Grapevine Apartments and Kriya Hotels office building

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, 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 a Commercial land use. The applicant's proposal is in compliance with the Master Plan.



0 300 600 900 1,200 Feet



CU20-17 Kimu Sushi

Date Prepared: 9/1/2020

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.

CU20-17



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent: / company / contact

Kimu Sustri

Street address of applicant / agent:

1906 Hidden Trail Dr.

City / State / Zip Code of applicant / agent:

Louisville TX 75067

Telephone number of applicant / agent:

972-537-6046

Fax number of applicant / agent

Email address of applicant / agent

[REDACTED]

Mobile phone number of applicant / agent

PART 2. PROPERTY INFORMATION

Street address of subject property

3000 Grapevine Mills Pkwy Suite #327 Grapevine, TX, 76051

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

Lot Block Addition

Size of subject property

Acres

1431.4325

Square footage

Present zoning classification:

Proposed use of the property:

Restaurant

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:

Simon Property Grapevine Mills

Street address of property owner:

3000 Grapevine Mills Pkwy

City / State / Zip Code of property owner:

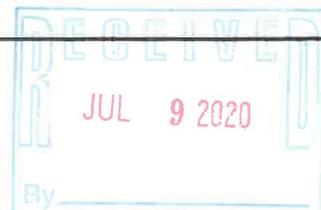
Grapevine, TX 76051

Telephone number of property owner:

972-724-4910

Fax number of property owner:

N/A



- 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

Sui Ling
Print Applicant's Name:

[Signature]
Applicant's Signature:

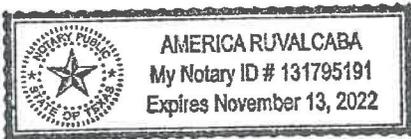
The State of Texas

County Of Denton

Before Me America Ruvalcaba (notary) on this day personally appeared Sui Ling (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 24th day of June, A.D. 2020.



[Signature]
Notary In And For State Of Texas

Joseph Szymaszek
Print Property Owners Name:

[Signature]
Property Owner's Signature:

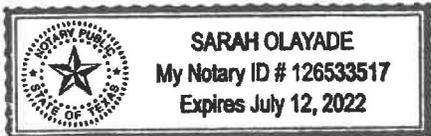
The State Of Texas

County Of Tarrant

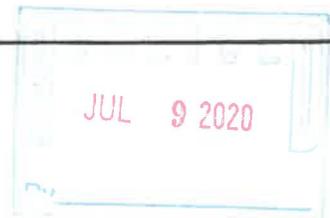
Before Me Sarah Olayade (notary) on this day personally appeared Joseph Szymaszek (property owner)

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 7th day of July, A.D. 2020.



[Signature]
Notary In And For State Of Texas



ACKNOWLEDGEMENT

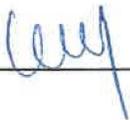
All Conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

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.

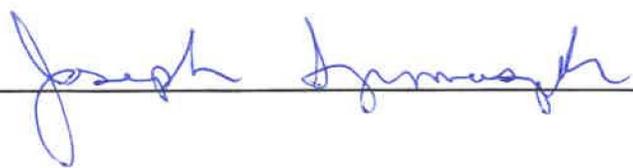
Any changes to a site plan (no matter how minor or major) approved with a conditional use or a special use permit can only be approved by city council through the public hearing process.

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: 6/24/2020

Signature of Owner 

Date: 7/7/20



ORDINANCE NO. 2020-044

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU20-17 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2011-02 FOR A PLANNED COMMERCIAL CENTER IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS LEASABLE SPACE, SPECIFICALLY TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN CONJUNCTION WITH AN EXISTING RESTAURANT FOR LOT 1R3, BLOCK 1, GRAPEVINE MILLS ADDITION, PHASE 1 (3000 GRAPEVINE MILLS PARKWAY, #327) IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL 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 CU20-17 to amend the site plan approved by Ordinance Number 2011-02 for a planned commercial center in excess of 1,000,000 square feet of gross leasable space, specifically to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer and wine only) in conjunction with an existing restaurant (Kimu Sushi) in a district zoned "CC" Community Commercial District Regulations within the following described property: Lot 1R3, Block 1, Grapevine Mills Addition, Phase 1 (3000 Grapevine Mills Parkway, #327) 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 15th day of September 2020.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

City Attorney

CASE NAME: CU20-17
 CASE NUMBER: CU20-17
 LOCATION: _____
 MAYOR: _____ SECRETARY: _____
 DATE: _____
 PLANNING AND ZONING COMMISSION: _____
 CHAIRMAN: _____
 DATE: 2 OF 2
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
 DEPARTMENT OF DEVELOPMENT SERVICES

ROBERT QUINTANA ARCHITECT
 14900 LANDMARK BLVD SUITE 840
 DALLAS, TEXAS 75254
 (972) 233-2718

ROQA

KIMU SUSHI
 GRAPEVINE MILLS MALL
 3000 GRAPEVINE MILLS PARKWAY
 GRAPEVINE, TX 76051
 SPACE # 327



COVER SHEET

DATE: 06/06/18
 DRAWN BY: MC
 CHECKED BY: BO
 JOB NO.: 18-870
 SHEET NO.:

KIMU SUSHI

- Conditional Use Request CU20-17 is a request to amend the previously approved site plan of CU10-25A (Ord. 2011-02) for a planned commercial center in excess of 1,000,000 square feet of gross leasable space, specifically to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant
- The entire site is the premise

REQUIRED PARKING
 32 SPACES

NOTE:
 CONTACT MALL REQUIRED VENDORS FOR:
 - BARRICADE
 - FIRE ALARM
 - FIRE SPRINKLER
 - ROOFING
 - DUMPSTERS
 SEE MALL RULES AND REGULATIONS PACKET

TENANT INFORMATION

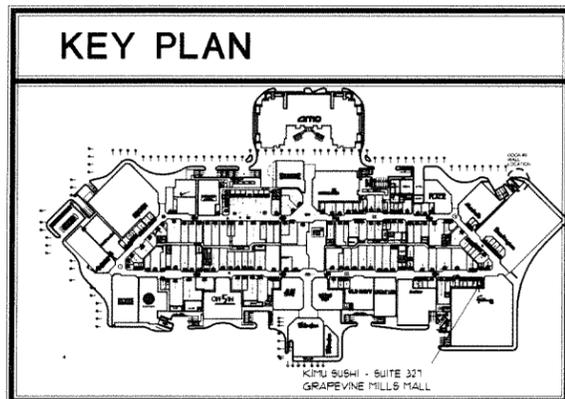
SUI LING
 SuiLing@weichert.com
 PHONE: 972-537 6046

ARCHITECT

ROBERT QUINTANA ARCHITECTS
 14900 LANDMARK BLVD.
 SUITE #530
 DALLAS, TEXAS 75254
 PHONE: 972-233-2718
 FAX: 972-980-2914
 CONTACT:
 - BOB QUINTANA

PROJECT INFORMATION

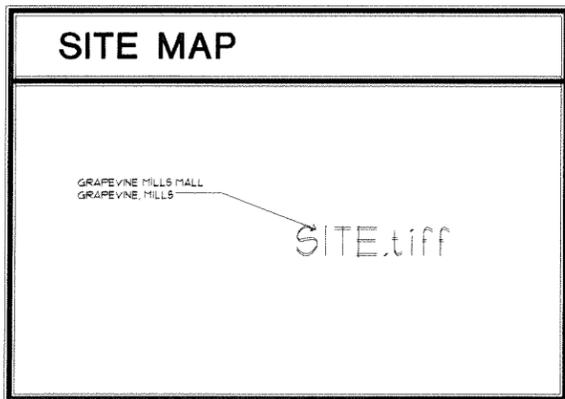
PROJECT: SHIMU SUSHI
 LOCATION: GRAPEVINE MILLS SPACE #327
 3000 GRAPEVINE MILLS PKWY
 GRAPEVINE, TX 76051
 1,431 S.F.
 AREA:
 LANDLORD: SIMON PROPERTY GROUP/THE MILLS
 CONTACT: AARON WEBB
 (301) 968-6332



BUILDING DEPT.

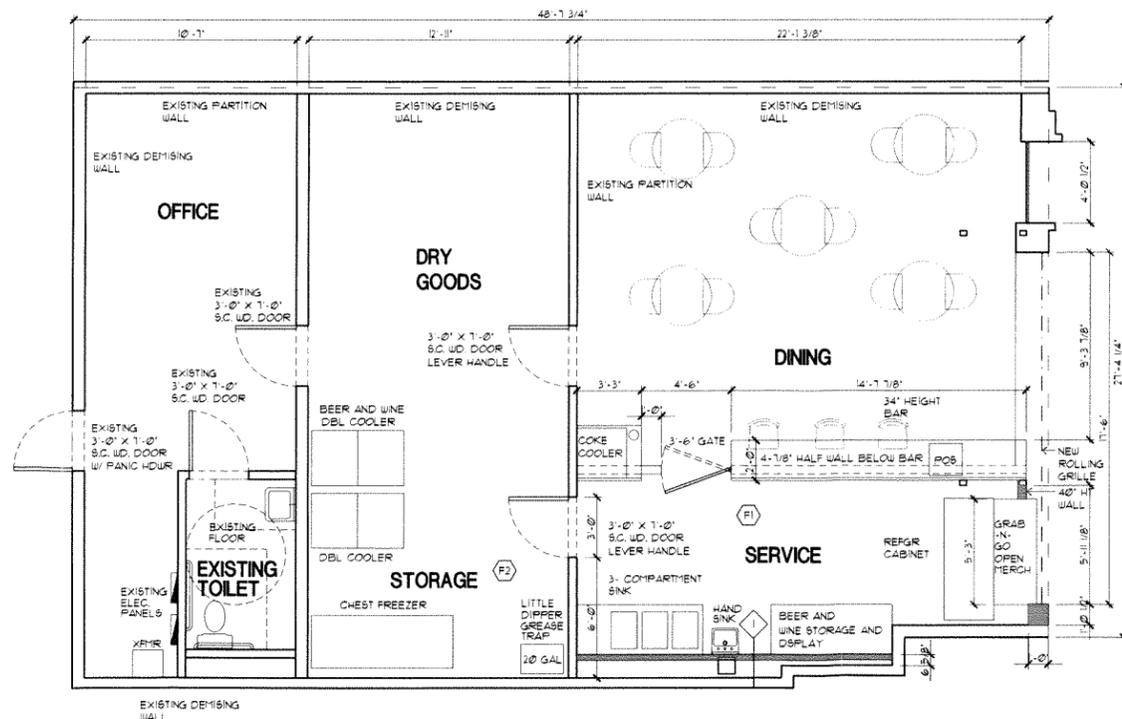
CITY OF GRAPEVINE
 DEVELOPMENT SERVICES DEPARTMENT
 P.O. BOX 98024
 GRAPEVINE, TX 76099
 PHONE: (817) 410-3154

ARCHITECTURAL	2006 INTERNATIONAL BUILDING CODE
MECHANICAL	2006 INTERNATIONAL MECHANICAL CODE
PLUMBING	2006 INTERNATIONAL PLUMBING CODE
ELECTRICAL	2005 NATIONAL ELECTRIC CODE
ENERGY	2009 INTERNATIONAL ENERGY CONSERVATION CODE
FIRE/LIFE SAFETY	2015 INTERNATIONAL FIRE CODE
USE GROUP	A2
CONSTRUCTION TYPE	II-B FULLY SPRINKLERED
* OF EXITS	2 1431 @ 15 SF 95.4 @ 96 OCCUPANTS

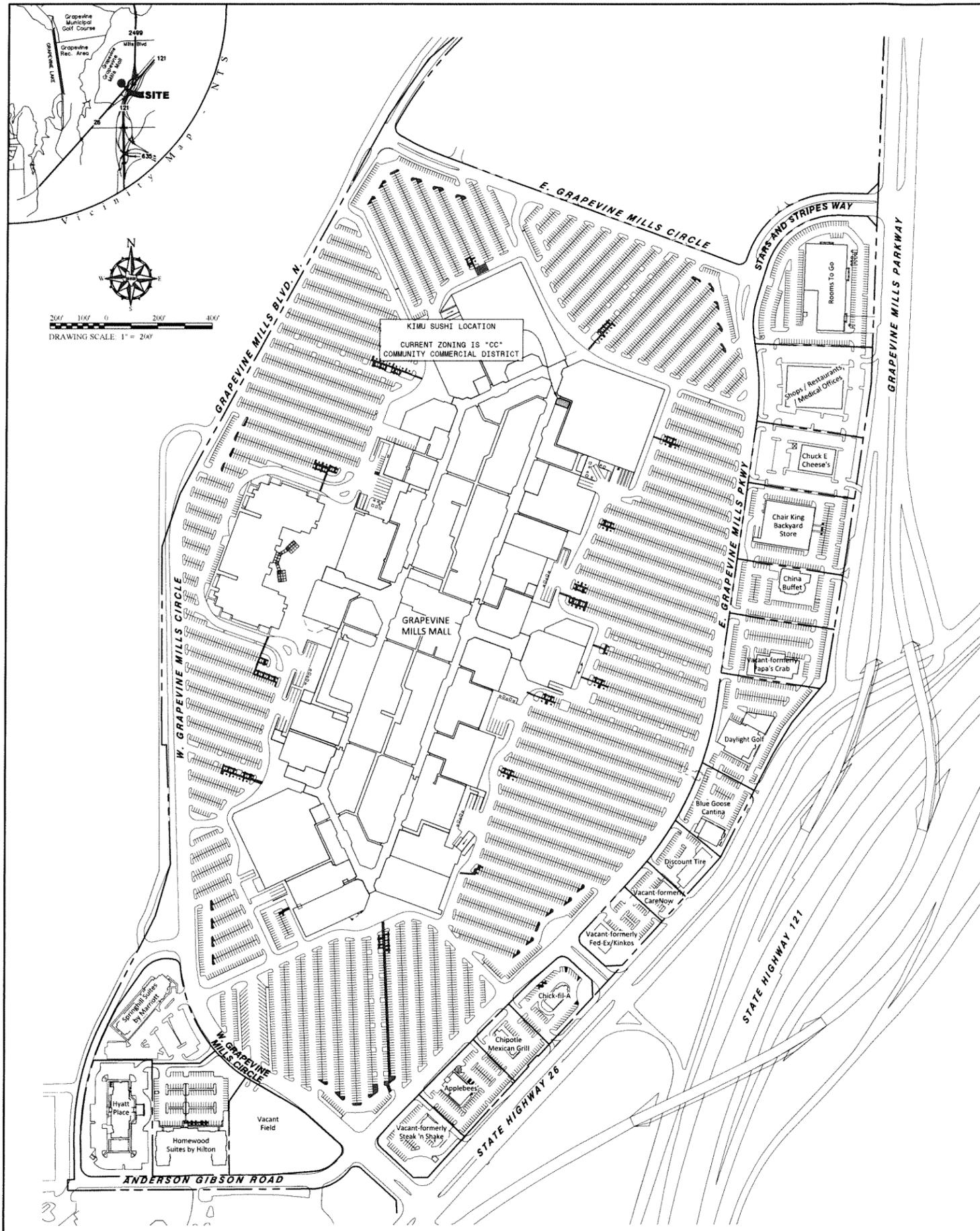


AREA TABULATIONS

SALES	1,431 S.F.
TOTAL STORE	1,431 S.F.



1 FLOOR PLAN
 1/4" = 1'-0"



ZONING CASE HISTORY

- CU95-36 (Ord. No. 9608) - Establish a planned commercial center over 1,000,000 square feet of gross leasable area.
- Addendum 96-01 (Presolution No. 95-34) - Approval of (8) public entryway elevations for Grapevine Mills Mall.
- Addendum 95-26 (Ord. No. 96-79) - Amend the site layout.
- CU97-05 (Ord. No. 97-09) - Conditional use request (Sega Gameworks) for alcoholic beverage sales to include beer, wine and mixed beverages.
- SU97-09 (Ord. No. 97-10) - Special use request skill oriented games in excess of eight machines and two billiard tables.
- Addendum 97-06 (Ord. No. 97-11) - Amend the site layout (AMC Theater).
- CU97-13 (Ord. No. 97-25) - Conditional use request (The American Wilderness Experience) for alcoholic beverage sales to include beer, wine and mixed beverages.
- CU97-18 (Ord. No. 97-40) - Conditional use request (Rainforest Cafe) for alcoholic beverage sales to include beer, wine and mixed beverages.
- CU97-25 (Ord. No. 97-25) - Conditional use request (Tres Hombres) for alcoholic beverage sales to include beer, wine and mixed beverages.
- CU97-29 (Ord. No. 97-56) - Conditional use request for mall signage and an 80 foot entertainment globe (Ord. No. 97-61).
- CU97-36 (Ord. No. 97-72) - Amend the site layout (Michaels).
- CU97-39 (Ord. No. 97-99) - Conditional use request to amend the landscaping plan and provide three 50 foot, and two 40 foot out-parcel signs.
- CU97-40 (Ord. No. 97-90) - Conditional use request (Chili's Too) for alcoholic beverage sales to include beer, wine and mixed beverages.
- CU97-41 (Ord. No. 97-91) - Conditional use request (Dick Clark's Restaurants) for alcoholic beverage sales to include beer, wine and mixed beverages.
- CU97-42 (Ord. No. 97-92) - Amend the site layout (Discount Tire).
- CU97-82 (Ord. No. 97-128) - Conditional use request (Rooms To Go) to amend the site layout (Phase 1).
- CU97-83 (Ord. No. 97-129) - Conditional use request (Chick-Fil-A) to amend the site layout (Phase 1).
- CU97-84 (Ord. No. 97-130) - Conditional use request (Baxters Aficionado Collections) for off-premises consumption of alcoholic beverage (wine only, Phase 1).
- CU97-65 (Ord. No. 97-147) - Conditional use request (Primacare) to amend the site layout (Phase 1).
- CU97-75 (Ord. No. 96-10) - Amend the mall signage plan for out-parcel tenant wall signs (Phase 1).
- CU97-76 (Ord. No. 96-11) - Conditional use request (Cozymel's) to amend the site layout (Phase 1).
- CU97-77 (Ord. No. 96-12) - Amend the floor plan for alcohol beverage sales at Sega Gameworks (Phase 1).
- CU98-03 (Ord. No. 96-12) - Amend the floor plan for alcohol beverage sales at Dick Clark's Restaurants (Phase 1).

ZONING CASE HISTORY

- CU98-07 (Ord. No. 96-40) - Amend the floor plan for alcohol beverage sales at Corner Bakery R-1 (Phase 1).
- CU98-03 (Ord. No. 96-12) - Amend the floor plan for alcohol beverage sales at American Wilderness (Phase 1).
- CU98-47 (Ord. No. 96-118) - Amend the floor plan at Cozymel's (Phase 1).
- CU98-48 (Ord. No. 97-90) - Conditional use request (Mason Jar / M's Chop House) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU98-48 (Ord. No. 97-90) - Amend the site layout plan (AMC Theater) to include a canopy adjacent to the existing ticket booths (Phase 1).
- CU98-57 (Ord. No. 96-130) - Conditional use request (Black-Eyed Pea) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU98-59 (Ord. No. 96-135) - Conditional use request (Sega Gameworks) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU98-79 (Ord. No. 99-17) - Conditional use request (Americasites) for a 125 room 8 story hotel.
- CU98-78 (Ord. No. 99-15) - Conditional use request (American Wilderness) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU98-79 (Ord. No. 99-17) - Conditional use request (Sega Gameworks) for the installation of sale counter, game software sales display and one pair of additional doors.
- CU98-79 (Ord. No. 99-17) - Conditional use request (Iguana Ameramex) to amend the site layout.
- CU99-17 (Ord. No. 99-51) - Conditional use request (Jekyll and Hyde) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU98-79 (Ord. No. 99-17) - Conditional use request (Cozymel's) to amend the site layout.
- CU99-41 (Ord. No. 99-) - Conditional use request (Bennigan's) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU09-37 (Ord. No. 2009-51) - Conditional use request (Applebee's) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU10-25 - Conditional use request for Sea Life and Legoland to add signage throughout the mall.
- CU10-25A - Conditional use request for Sea Life and Legoland to allow for a monument sign at the northwest corner of Grapevine Mills Boulevard South and State Highway 26.
- CU10-32 (Ord. No.) - Conditional use request (Applebee's) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU11-08 (Ord. No. 2011-21) - Conditional use request for on-premise alcoholic beverage sales and consumption for a wine tasting room.
- CU13-19 (Ord. No. 2014-05) - Conditional use request (Chili's Too) to revise the floor plan.
- CU13-35 (Ord. No. 2014-05) - Conditional use request (Legoland) for an outdoor splash pad.
- CU13-13 Conditional use request (Chipotle) for use of a drive through and alcoholic beverage sales to include beer, wine and mixed beverages.
- CU15-29 Conditional use request (Round 1) for alcoholic beverage sales to include beer, wine and mixed beverages and skill oriented games.
- CU15-46 Conditional use request to replace exterior and on-premise signs to allow for new wayfinding signs.
- CU15-48 Conditional use request to amend the previously approved site plan of CU05-27 SPRC, CU02-43 (Ord. 2002-79) for a planned commercial in excess of 1,000,000 square feet of gross leasable space with the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), specifically to revise the building elevations, floor plan, allow outside dining and outdoor speakers in conjunction with a restaurant.

SITE DATA									
LOT NUMBER	LOT SIZE	BUILDING COVERAGE	DENSITY	BUILDING HEIGHT	PAVED AREA	OPEN SPACE	TOTAL BLDG, PATIO & PAVED AREA	PARKING REQUIRED	PARKING PROVIDED
APPLEBEE'S - LOT 3, BLOCK 5	62,485	7,189	11.51	22'-8"	39,870	15,405 - (24.66)	47,060	79	101
VACANT FORMERLY CARENOW - LOT 2, BLOCK 4	23,598	3,855	18.30	25'-0"	13,014	6,729 - (28.50)	18,889	25	25
CHICK-FIL-A - LOT 1, BLOCK 5	53,768	3,822	7.11	25'-0"	31,337	18,810 - (34.80)	35,159	37	47
CHIPOTLE MEXICAN GRILL - LOT 2, BLOCK 5	38,898	3,457	8.89	24'-0"	21,977	13,144 - (33.80)	25,754	29	42
CHUCK E. CHEESE'S - LOT 5, BLOCK 2	88,581	6,600	13.51	20'-2"	62,274	14,358 - (16.21)	74,223	146	147
CHINA BUFFET - LOT 3, BLOCK 3	77,755	8,429	12.10	30'-0"	49,481	19,045 - (24.50)	58,690	126	126
DISCOUNT TIRE - LOT 1, BLOCK 4	37,346	7,700	20.62	50'-0"	20,170	9,478 - (25.40)	57,570	19	27
VACANT FORMERLY PAPA'S CRAB - LOT 4, BLOCK 2	85,135	10,345	12.15	77'-0"	58,413	15,275 - (17.90)	69,588	126	147
GRAPEVINE MILLS MALL - LOT 1R, BLOCK B1	5,964,147	1,868,952					5,363,842	7,489	8,467
HOMWOOD SUITES - LOT 2, BLOCK 6	119,335	14,604	14.01	69'-8"	45,101	46,772 - (39.19)	68,063	128	128
HYATT PLACE - LOT 1, BLOCK 6	108,488	5,903	11.01	21'-11"	58,322	36,615 - (33.80)	71,873	126	130
VACANT FORMERLY FED-EX KINKOS - LOT 4, BLOCK 4	47,899	3,880	7.08	64'-1"	20,522	25,571 - (53.38)	27,122	42	38
DAYLIGHT GOLF - LOT 1, BLOCK 3	104,239	14,604	14.01	31'-0"	67,248	22,387 - (21.48)	81,852	176	176
VARIOUS BUSINESSES - LOT 1, BLOCK 2	110,581	28,742	24.18		56,104	17,735 - (16.00)	92,546	139	139
ROOMS TO GO - LOT 2, BLOCK 2	184,171	39,870	21.85	25'-6"	90,000	54,301 - (29.50)	128,870	205	228
BLUE GOOSE - LOT 3, BLOCK 4	53,676	5,903	11.01	21'-11"	33,071	12,054 - (22.50)	38,980	66	88
SPRINGHILL SUITES - LOT 3, BLOCK 6	101,244	22,962	19.24		51,287	33,085 - (32.68)	68,159	114	114
VACANT FORMERLY STEAK-N-SHAKE - LOT 4, BLOCK 5	54,791	16,872	16.66		33,827	17,084 - (31.18)	37,707	45	54
TOTAL	7,316,137	2,073,689					6,366,217	9,117	10,224

Site Data table was prepared using data listed on the Overall Site Plan for Grapevine Mills Mall prepared for case number: CU15-29/SU15-03 - Round 1 Bowling & Amusement, approved 8-18-15, and CU19-33 - Daylight Golf, approved 12-17-19. Site Data table was updated to reflect existing conditions.

General Notes:

1. Conditional use request CU20-17 is a request to amend the previously approved site plan of CU10-25A (Ord. 2011-02) for a planned commercial center in excess of 1,000,000 square feet of gross leasable space, specifically to allow the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant.
2. The entire site is the premise.

CASE NAME: KIMU SUSHI
CASE NUMBER: CU20-17
LOCATION: 3000 Grapevine Mills Parkway, 3304 Grapevine, Texas 76051

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____

DATE: _____
SHEET: 1 OF 2
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES

CHINLAND ASIAN RESTAURANT AND MARKET
970 LONG PRAIRIE BLVD. SUITE 150
FLOWER MOUND, TX 75022

B&B
BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
3801 William D Cole Blvd., Suite 250, Grapevine, TX 76051
mhb@bhbinc.com | 817-486-9200 | www.bhbinc.com
BHB Project # 2019-734-000 | BHB's Firm F-44 | BHB's Firm 10011302

AMENDED	DESCRIPTION	CHECKED:	DATE:
FIELD CREW:	BHB	KB	8/13/2020

MASTER SITE PLAN
KIMU SUSHI
3000 GRAPEVINE MILLS PKWY, 3304
GRAPEVINE, TEXAS 76051

STATE OF TEXAS
KONSTANTINE BAKMITS
REGISTERED PROFESSIONAL ENGINEER
87022
08/14/20

BHB PROJECT NO:
2020.728.000

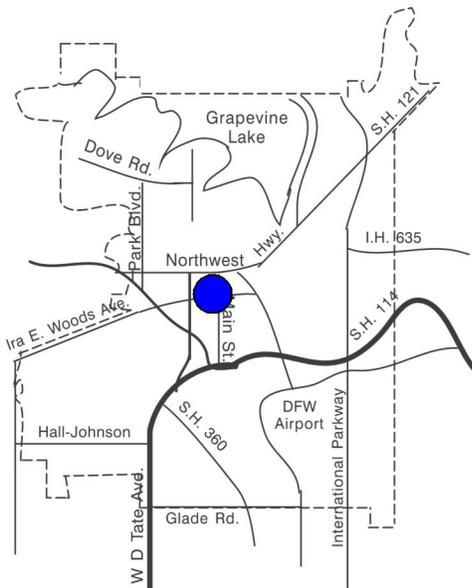
SHEET NO:
1 OF 2

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: SEPTEMBER 15, 2020

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU20-18 BULL LION RANCH AND VINEYARD



APPLICANT: Chuck Tordiglione

PROPERTY LOCATION AND SIZE:

The subject property is located at 530 South Main Street, Suite 100 and is platted as Lot 3A, Block 4, Original Town of Grapevine. The property contains 0.1165 acres (5,074 s.f.) and has approximately 73 feet of frontage along South Main Street, and 69 feet of frontage along West College Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to allow the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a winery.

This retail space, a former gas station that has been a part of the Main Street Historic Overlay since 1992, has had a number of retail tenants occupy the structure over the years. With this request, the applicant intends to subdivide the structure into two spaces with the winery occupying 706 s.f. of the 1,256 s.f. structure. The remaining 550 s.f. will continue to be utilized for retail sales by a separate tenant. Indoor seating for the winery will comprise of six seats at a wine bar along with two, four-seat tables in an area adjacent to the bar. In addition, four, four-seat tables are proposed outdoors under the existing canopy. Although the winery itself will be occupying a portion of the structure, the

applicant intends to allow consumption of wine throughout the entire premise. Parking for the winery based on the square footage of public assembly area, visitors per hour, and outdoor seating is 14 spaces; there are 10 viable off-street spaces on site, six of which partially extend within the College Street right-of-way.

In 2015, there were 10 wineries operating on or within the immediate vicinity of Main Street—today only six remain.

PRESENT ZONING AND USE:

The property is zoned “CBD” Central Business District and has had a number of retail uses occupy the structure over the years.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and surrounding areas were rezoned in the 1984 City Rezoning from “C-2” Community Business District to “CBD” Central Business District. The subject property is also located within the Main Street Historic Overlay District (HL92-03). Relative to the property immediately adjacent to the north and west, at a March 20, 2012 meeting the Council approved a conditional use request (CU12-08) for an 87 seat Jake’s Hamburger’s restaurant with on-premise alcohol beverage sales. Also on this same property, the Council approved at a July 17, 2012 meeting a conditional use request (CU12-29) for a 435 square foot retail store (Sugar Shack) for food service items (shaved ice and seasonal beverages). Also a conditional use request (CU12-21) was approved at the October 16, 2012 meeting allowing for the development of a 1,924 square foot convenience store (7-Eleven) with off-premise beer and wine sales on the property immediately adjacent to the north. At Council’s November 20, 2012 meeting a special use permit for massage services was approved for a 230 square foot lease space in suite 108 of the adjacent property. A conditional use permit (CU12-51) for a 60-seat pizza restaurant with on-premise alcohol beverage sales was denied by Council on the adjacent property at the February 19, 2013 meeting. At Council’s December 17, 2013 meeting a planned development overlay to allow residential uses in the “CBD” Central Business District relative to the adjacent property was denied by the Council. At conditional use request (CU16-12) was approved at the May 17, 2016 meeting allowing the operation of a commercial bakery with retails sales and limited indoor seating (Judy Pies) on the adjacent property.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: “CBD” Central Business District—multi-tenant retail building

SOUTH: “CBD” Central Business District—Blagg Tire and Service

EAST: “CBD” Central Business District—Foust Funeral Home

WEST: "CBD" Central Business District—multi-tenant retail building

AIRPORT IMPACT:

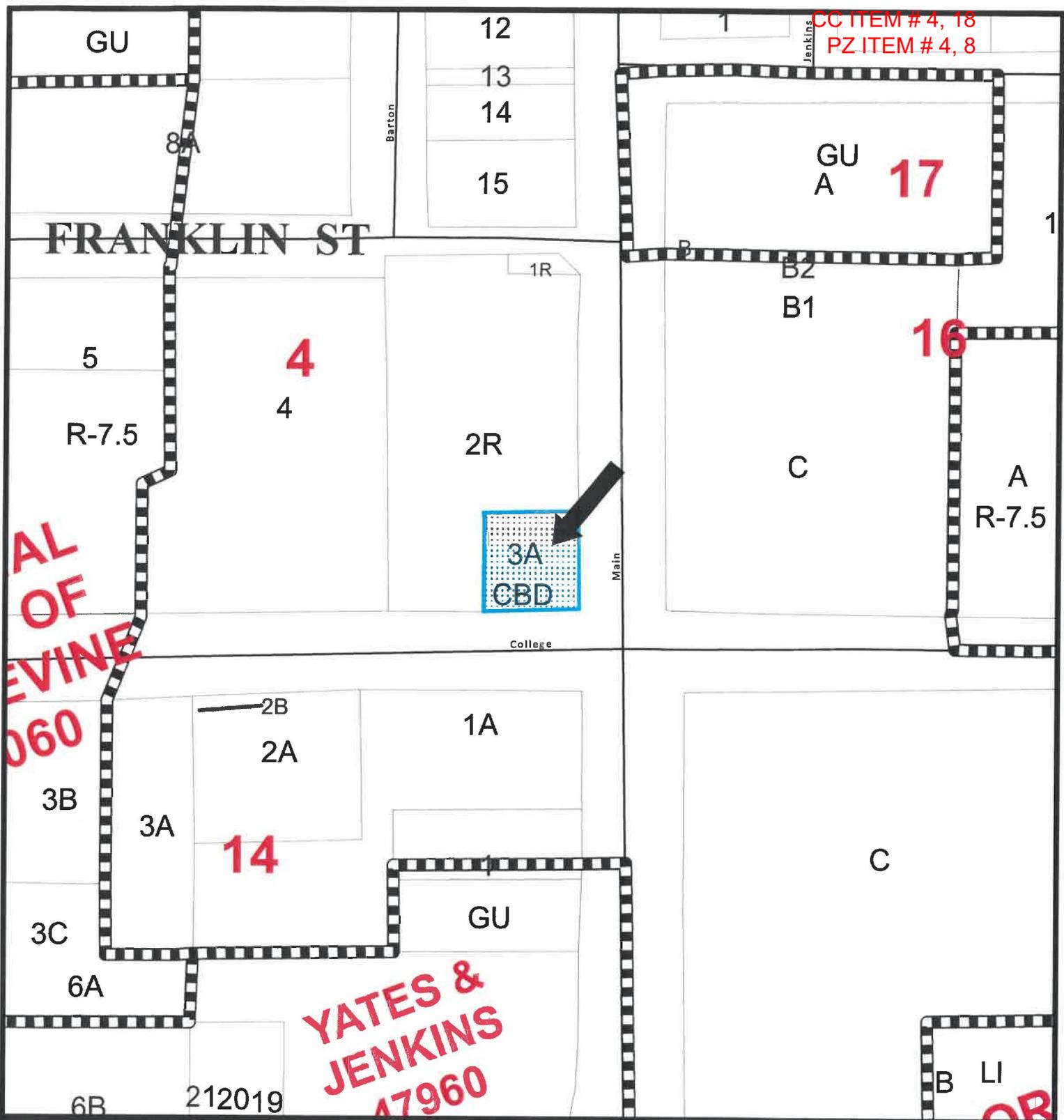
A portion of the subject tract is located within "Zone A" zone of minimal effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. Few activities will be affected by aircraft sounds in Zone A, except for sound sensitive activities such as auditoriums, churches, 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 Central Business District land use. The applicant's proposal is in compliance with the Master Plan.

/rs

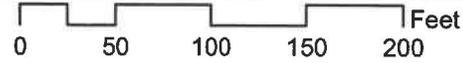
CC ITEM # 4, 18
PZ ITEM # 4, 8



AL OF
GRAPEVINE
060

YATES &
JENKINS
47960

OR



CU20-18 Bull Lion Ranch and Vineyard

Date Prepared: 9/1/2020

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.

CU 20-18



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact
A.C. "Chuck" Torediglione Bull Lion Ranch & Vineyards

Street address of applicant / agent:
178 Sam Lane

City / State / Zip Code of applicant / agent:
Aledo TX 76008

Telephone number of applicant / agent:
817-996-9170

Fax number of applicant/agent

Email address of applicant/agent
[REDACTED]

Mobile phone number of applicant/agent
817-996-9170

PART 2. PROPERTY INFORMATION

Street address of subject property
530 S. MAIN STREET #100

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

Lot **3** Block **4** Addition **Original Town of Grapevine**

Size of subject property

Acres **5.074** Square footage

Present zoning classification: Proposed use of the property:
TEXAS WINERY TASTING & RETAIL SHOP

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

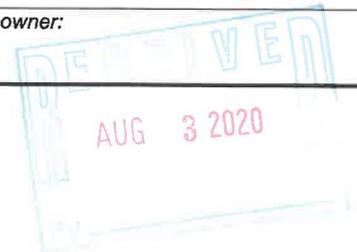
Name of current property owner:
Anthony Bologna

Street address of property owner:
100 Waterford Dr.

City / State / Zip Code of property owner:
Southlake, TX 76092

Telephone number of property owner:
214-507-4899

Fax number of property owner:



- 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

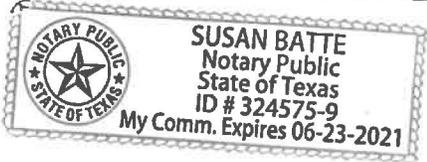
A Charles Tordiglione
Print Applicant's Name: _____

[Signature]
Applicant's Signature: _____

The State of Texas
County Of Tarrant
Before Me Susan Batte (notary) on this day personally appeared Charles Tordiglione (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 31st day of July, A.D. 2020



[Signature]
Notary In And For State Of Texas

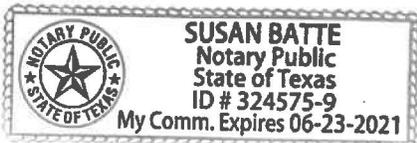
Anthony Bologna
Print Property Owners Name: _____

[Signature]
Property Owner's Signature: _____

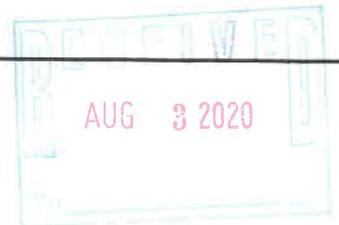
The State Of Texas
County Of Tarrant
Before Me Susan Batte (notary) on this day personally appeared Anthony Bologna (property owner)

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 21st day of August, A.D. 2020



[Signature]
Notary In And For State Of Texas





CITY OF GRAPEVINE CONDITIONAL USE APPLICATION Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent / company / contact

John Elliott Taylor, III - Nomad16920, LLC

Street address of applicant / agent:

2316 1/2 Sudderth Drive

City / State / Zip Code of applicant / agent:

Ruidoso NM 88345

Telephone number of applicant / agent:

(575) 937-4179

Fax number of applicant / agent

Email address of applicant / agent:

Mobile phone number of applicant / agent

(575) 937-4179

PART 2. PROPERTY INFORMATION

Street address of subject property

530 S. Main Street

Legal description of subject property (metes & bounds must be described on 6 1/2" x 11" sheet)

Lot 4 Block 3A Addition City of Grapevine

Size of subject property

0.1240

Acres

1.245

Square footage

Present zoning classification:

(CBD)

Proposed use of the property:

Winery w/retail

Circle yes or no, if applies to this application

Outdoor speakers Yes No

Minimum / maximum district size for conditional use request:

N/A

Zoning ordinance provision requiring a conditional use:

CBD

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

Street address of property owner:

City / State / Zip Code of property owner:

Telephone number of property owner:

Fax number of property owner:

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: _____

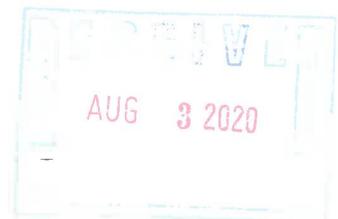
7/31/2020

Signature of Owner _____



Date: _____

8/21/20



CU20-18

BULL LION RANCH & VINEYARDS

AMORE WINES of TEXAS, LLC.

SUBMIT TO: City of Grapevine- Conditional Use Application/Site Plan Application

RE: Letter Describing the Proposed Conditional Use

Attachments: 4 each- 24"x36" blackline prints "Building Elevations North, West and South"

3 each- 24" x 36" blackline prints "Site Plan"

"A" & "B" Form Applications, Survey with lot, block & subdivision and PAGE 8 & 9.

Filing Fee Payment \$500.00

COMMENTS: The subject property will be used as the Bull Lion Ranch Wine Shop-Grapevine, a Texas Winery-Wine Tasting Shop. The shop will fall under the TABC guidelines for Texas Wineries. These guidelines will allow wine consumption and retail wine sales as permitted.

The attached site plan and survey will show all property boundaries and buffers between neighboring properties. The attached elevations will show the existing historical building as is, and include only our proposed signage on the East Elevation.

Our goal is to bring Texas Wine Agriculture to the City of Grapevine. The Bull Lion Ranch & Vineyards is a family owned and operated ranch where we grow grapes on our vineyards, and where we make all wines. Our plans include an indoor wine serving bar, retail wine sales with additional indoor and outdoor seating. Our current business model will enhance the main Street Business District and will not cause harm to residential or commercial neighbors.

Please call if you have any questions or need additional information.

Thank you,

A.C. "Chuck" Tordiglione
Bull Lion Ranch & Vineyards
Chalk Mountain, Texas
www.BullLionRanch.com

President-Cross Timbers Wine & Vineyard Association
www.crosstimberswinetrail.com

Direct 866-526-7186
Cell 817-996-9170



ORDINANCE NO. 2020-045

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU20-18 TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE ONLY) IN CONJUNCTION WITH A WINERY FOR LOT 3A, BLOCK 4, CITY OF GRAPEVINE ADDITION (530 SOUTH MAIN STREET, #100) IN A DISTRICT ZONED "CBD" CENTRAL BUSINESS 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 CU20-18 to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a winery in a district zoned "CBD" Central Business District within the following described property: Lot 3A, Block 4, City of Grapevine Addition (530 South Main Street, #100) 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 15th day of September, 2020.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

City Attorney

ARCHITECT

VLK Architects, Inc.
 20445 State Hwy 249, Suite 350
 Houston, Texas 77070
 Main Phone: 281.671.2300
 www.vlkarchitects.com

BULL LION WINERY
 530 S. MAIN STREET, GRAPEVINE, TX 76051

BULL LION - GRAPEVINE

ISSUED: SEPT. 2, 2020

REVISIONS

Revision No. Revision Date

Director: _____
 Approvers: _____
 Designer: _____
 Proj. Arch. Checker: _____

Drawn By: _____
 Author: _____
 Quality Control: _____

PROJECT NO. _____

SHEET TITLE

SITE PLAN

SHEET NO.

A1.00

LEGAL DESCRIPTION

BEING a portion of Lot 3, Block 4, ORIGINAL TOWN OF GRAPEVINE, Tarrant County, Texas, according to the Plat recorded in Volume 309, Page 75, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

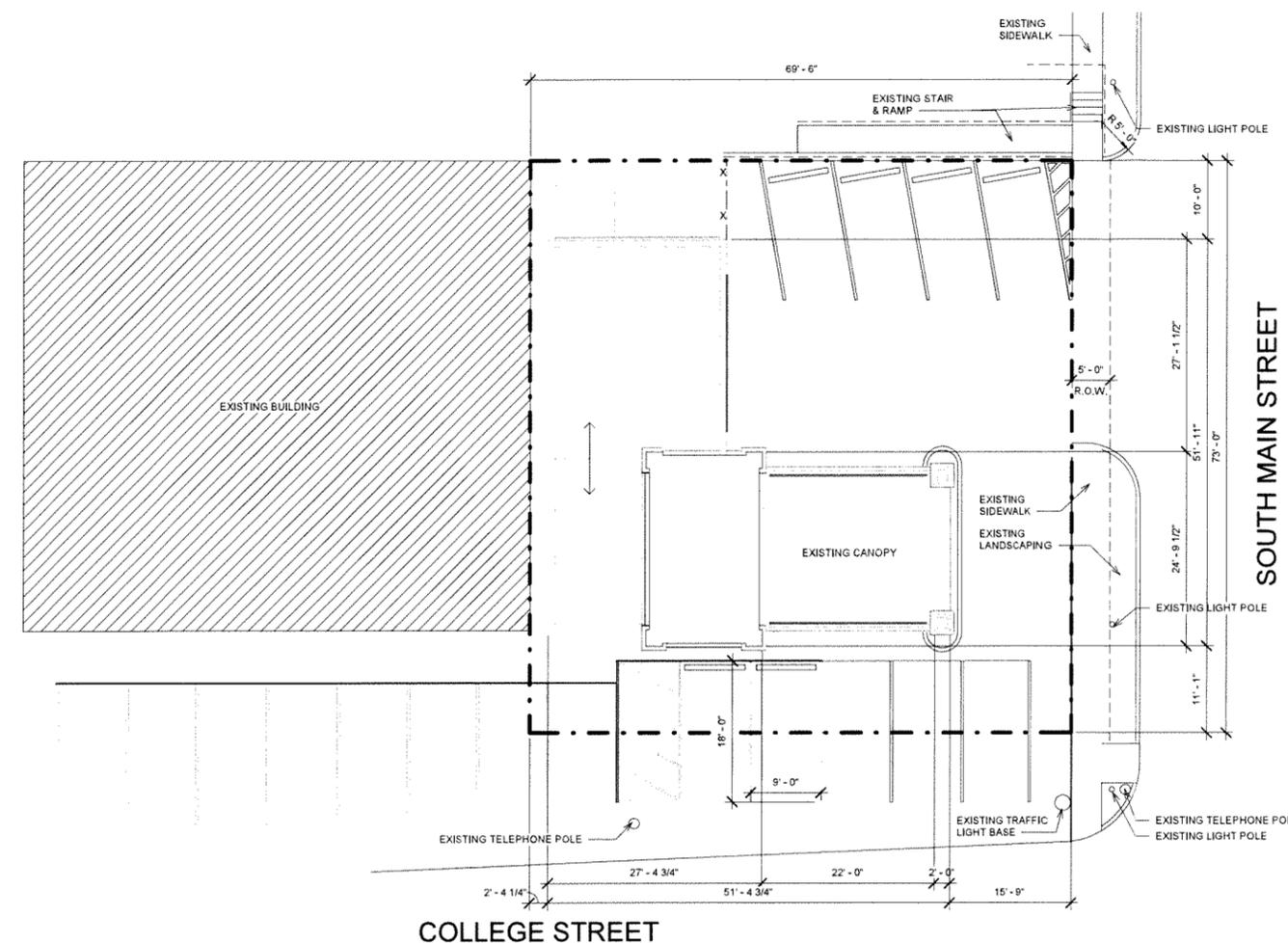
Notes:
 The lot is not affected by the following (10)-Loosemen, Vol. 1463, Pg. 640, & P.C.T., According to the Federal Emergency Management Agency Flood Hazard Risk Map, Government Paper No. 464392D10, dated September 25, 2006, the property does not lie within a 100-Year Flood Hazard Area.

Scale: 1" = 20' Title: PR Job No.: 180604-ALAB
 Date: 11/16/2015

LEGEND OF ABBREVIATIONS AND SYMBOLS

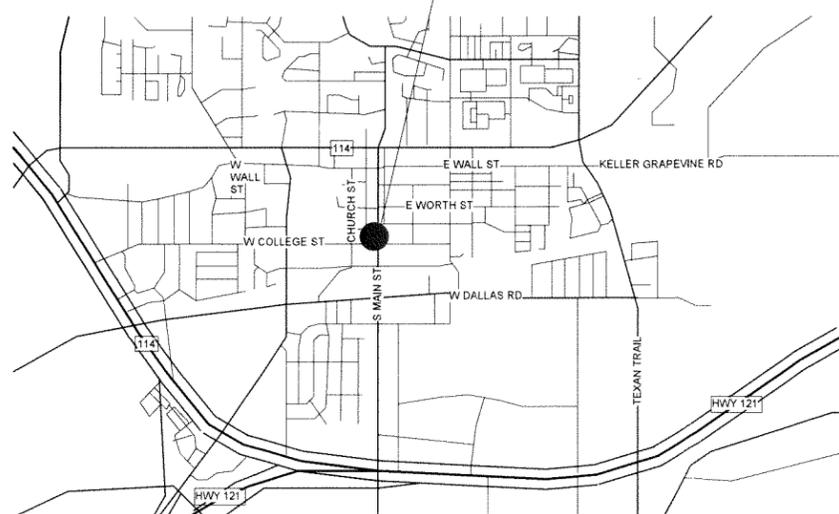
B.L.	Building Line	IR.F.	Iron Pipe Fence	P.A.E.	Public Access Easement	W.F.	Wood Fence
C.F.	Center Point	IR.M.F.	Iron Mail Fence	P.O.E.	Public Open Space Easement	C.L.F.	Chain Link Fence
D.E.	Drainage Easement	S.S.	Iron Soil Set	R.C.V.	Right of Way	IR.F.	Iron Fence
D.E.	Drainage Easement (15'-6")	O.W.C.	Overhead Cable	R.H.	Retaining Wall	W.F.	Wire Fence
M.E.	Motor Vehicle Easement (15'-6")	R.D.	Road Data	J.E.	Utility Easement	IR.P.	Iron Pipe
E.	Electric Transmission	D.B.	Debris Bank	G.M.	Gas Main	P.P.	Electric Pole

241 GARDEN PARK COURT, ARLINGTON, TX 76010 PH: (817)864-2440 FAX: (817)481-5676



SITE PLAN
 SCALE: 1" = 10'-0"

530 S MAIN ST
 GRAPEVINE, TX 76051



CASE NAME: Bull-Lion Ranch Vineyard
 CASE NUMBER: CU20-18
 LOCATION: 530 South Main Street, Suite 100

MAYOR: _____ SECRETARY: _____
 DATE: _____
 PLANNING AND ZONING COMMISSION

CHAIRMAN: _____
 DATE: _____
 SHEET _____ OF _____

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

ARCHITECT
VLK Architects, Inc.
 20445 State Hwy 249, Suite 350
 Houston, Texas 77070
 Main Phone: 281.671.2300
 www.vlkarchitects.com

BULL LION WINERY
 530 S. MAIN STREET, GRAPEVINE, TX 76051

SITE SUBMITTAL -
 FOR REVIEW
 ONLY

NOT FOR REGULATORY
 APPROVAL, PERMITTING
 OR CONSTRUCTION.
 LEESA VARDEMAN
 TEXAS LICENSE #12185

ISSUED: SEPT. 2 2020

REVISIONS	
Revision No.	Revision Date

Director	Drawn By
LGV	NDS
Designer	Quality Control
NDS	
Proj. Arch.	

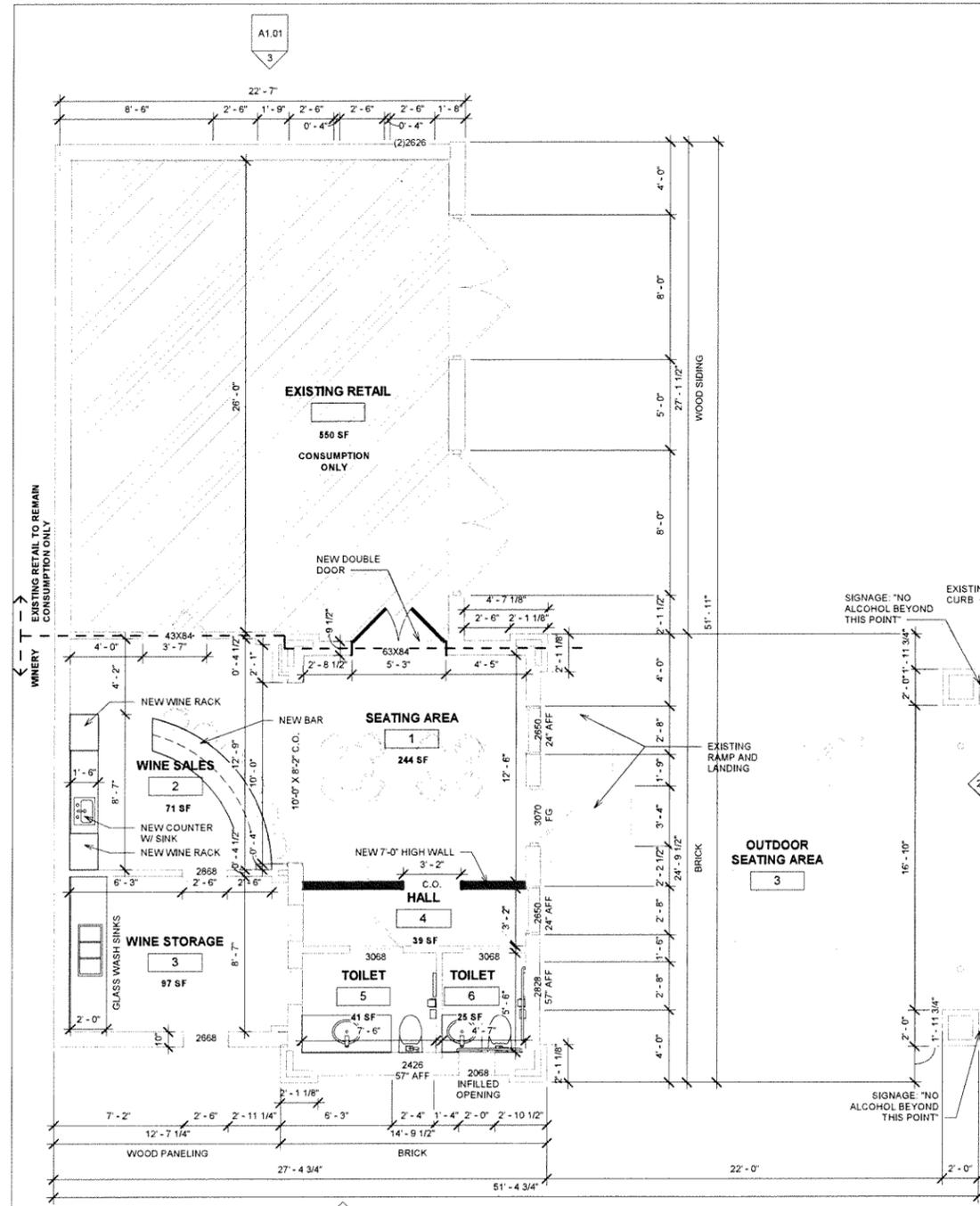
PROJECT NO.

SHEET TITLE

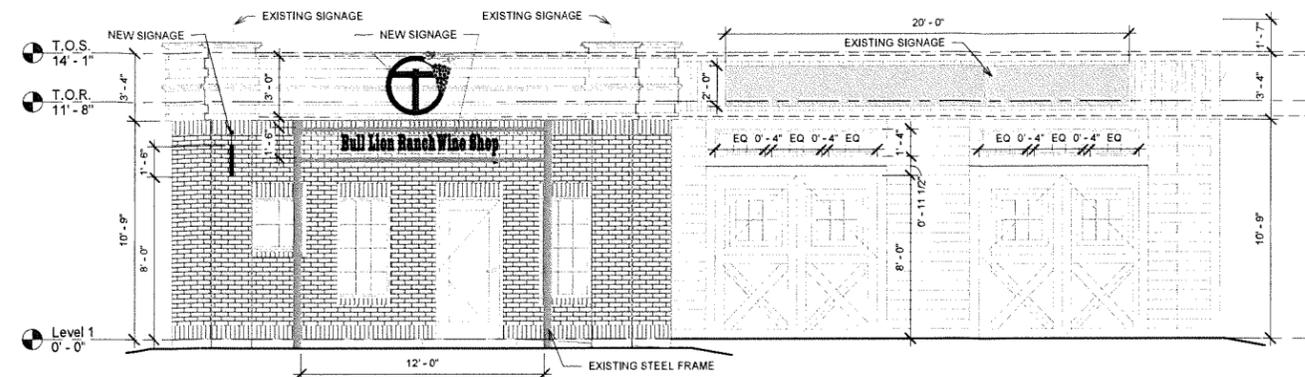
FLOOR PLAN, ELEVATIONS

SHEET NO.

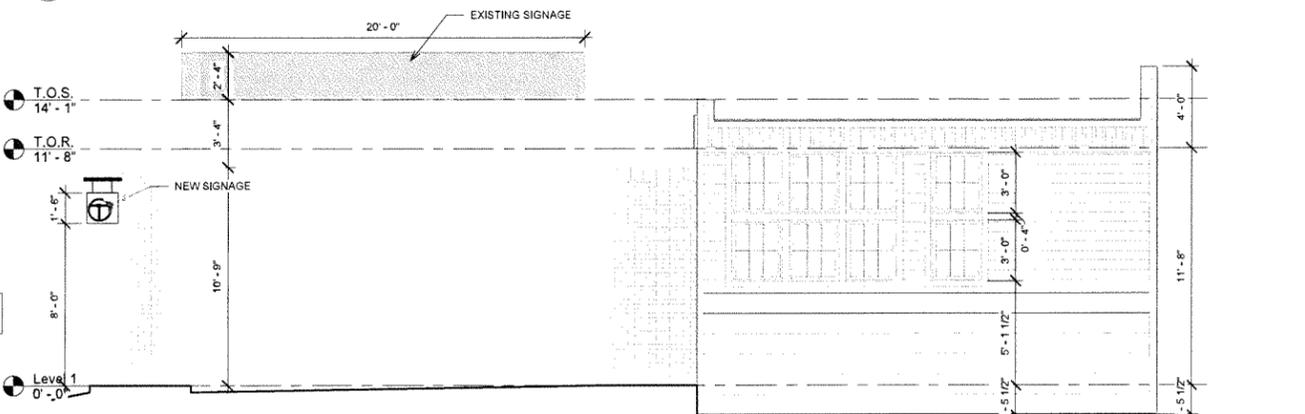
A1.01



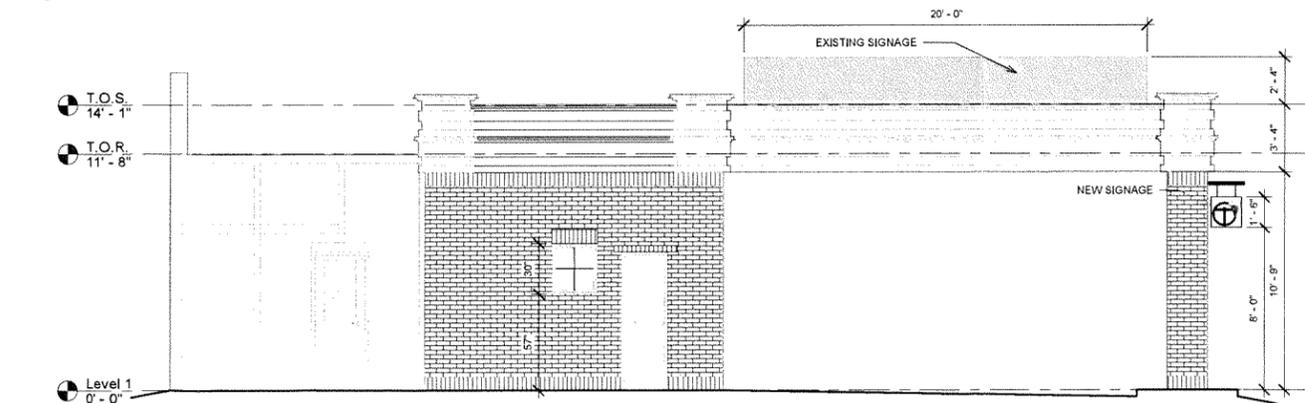
1 FLOOR PLAN - LEVEL 1
 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION - EXISTING
 SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION - EXISTING
 SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION - EXISTING
 SCALE: 1/4" = 1'-0"



5 SIGNAGE
 SCALE: 6" = 1'-0"

CASE NAME: Bull-Lion Ranch Vineyard
 CASE NUMBER: CU20-18
 LOCATION: 530 South Main Street, Suite 100

MAYOR _____ SECRETARY _____
 DATE _____
 PLANNING AND ZONING COMMISSION
 CHAIRMAN _____
 DATE _____
 SHEET _____ OF _____

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

PARKING CALCULATIONS:
 WINERY:
 PRODUCTION AREA: 0
 PUBLIC ASSEMBLY: 244 SF / 50 = 5 SPACES
 VISITORS PER HOUR: 6 / 2 = 3 SPACES
 OUTDOOR SEATING: 16 SEATS / 3 = 5 SPACES
 WINERY PARKING: 14 SPACES

RETAIL LEASE SPACE: 550 SF (includes racks) / 200 = 2.75 + 5 = 8 SPACES
 RETAIL LEASE SPACE PARKING: 8 SPACES

TOTAL PARKING: 22
 BUILDING AREA: 1,256 SF
 LOT SIZE: 0.1165 ACRES / 5,074 SF

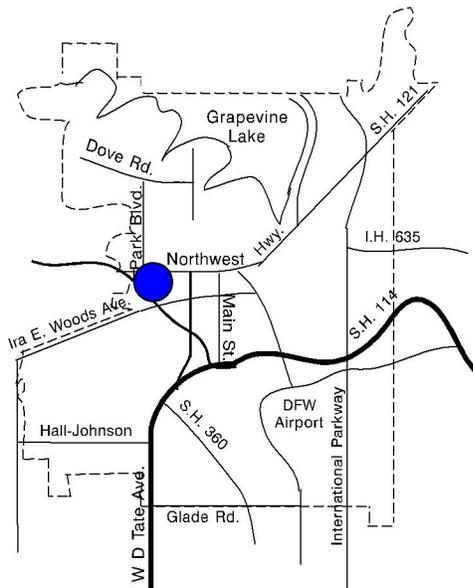
Conditional use request CU20-18 is a request to allow on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a winery.

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

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
SOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: SEPTEMBER 15, 2020

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU20-19 WISE GUYS
PIZZERIA



APPLICANT: Kevin McNamara

PROPERTY LOCATION AND SIZE:

The subject property is located at 322 South Park Boulevard and is platted as Lot 5, Block 1, Park and Wall Addition. The addition contains 2.25 acres and has approximately 329 feet of frontage along South Park Boulevard and approximately 267 feet of frontage along West Wall Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU15-49 (Ord. 2016-06) for a planned commercial center, specifically to revise the floor plan and allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing restaurant.

With this request the owner of Wise Guys Pizzeria proposes to move two indoor dining booths from the main dining floor to the east wall and to change from a Wine and Beer Retail's Permit (BG Permit) to a Mixed Beverage Permit (MB Permit), to allow for on-premise consumption of beer, wine and mixed beverages. No other changes to the previously approved conditional use permit are proposed.

The applicant has established Wise Guys Pizzeria on the subject site as a casual dining restaurant which features pizza, pasta and premium draft beer. The applicant total seating accommodates 131 patrons including an outdoor covered patio area on the west side of the building that accommodates 46 restaurant patrons. Two outdoor speakers exist on the patio. The required parking for the existing uses within the shopping center and the restaurant is 357 parking spaces—367 parking spaces have been provided.

PRESENT ZONING AND USE:

The property is currently zoned “CC” Community Commercial District with a Planned Commercial Center designation and is currently developed with the 60,243 square foot Tom Thumb grocery store, two twenty foot pole signs, one monument sign, one 40 foot pole sign, a 2,550 square foot dry cleaner, a 2,061 square foot gasoline convenience store and two multi-tenant centers totaling 32,358 square feet.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was rezoned in the 1984 City Rezoning from “R-1”, Single Family to “PO”, Professional Office. In 1988, the City Council approved for the Park and Wall Addition a Zone Change Request (Z87-02) to “CC” Community Commercial. A portion of Lot 3, just east of the Living Word Lutheran Church was deed restricted to “PO” Professional Office District with that zone change. A Conditional Use Permit (CU88-06) was approved for a Planned Commercial Center, a 40 foot pole sign to be located at the corner of Park Boulevard, State Highway 114 and Wall Street, and to allow Tom Thumb (Lot 4) off-premise alcoholic beverage sales. A Conditional Use Permit (CU90-10) was approved with amendments to Lot 4 to allow Tom Thumb to add 3,480 square feet to the entry vestibule and amend the area for beer and wine storage, add temporary promotional display areas for beer and wine, relocated both store entries and the handicapped parking spaces to provide several cart storage areas in the parking islands and revised the exterior building facades. Conditional Use Permit (CU90-14) was approved to allow on Lot 1 the Chevron gasoline and convenience store with off-premise consumption of alcoholic beverages. Conditional Use Permit (CU91-20) was approved to allow the enlargement of the vestibule area by 496 square feet. Conditional Use Permit (CU94-09) was approved to allow on Lot 5 a 21,118 square foot retail site addition to the west of Tom Thumb. Conditional Use Permit (CU94-34) was approved to allow on-premise consumption of alcoholic beverages in conjunction with a restaurant on Lot 5 (322 Park Boulevard South). Conditional Use Permit (CU95-09) was approved to allow on Lot 3 an 11,238 square foot strip office center. Conditional Use Permit (CU96-11) was approved to allow outdoor storage of wood in conjunction with a restaurant on Lot 5 (322 Park Boulevard South). Conditional Use Permit (CU97-20) was approved to allow on Lot 2 a 3,600 square foot building for personal service and retail development. Conditional Use Permit (CU98-11) was approved to revise the retail building on Lot 2. Conditional Use Permit CU98-46 (Ord.99-26) was approved at the February 16, 1999 meeting to allow for the addition of a

12,984 square foot retail space on Lot 6R which was never built. Conditional Use Permit CU99-70 (Ord. 2000-15) was approved at the February 15, 2000 meeting to allow for outside dining and alcoholic beverage consumption on a proposed outdoor dining area which was never constructed. Conditional Use Permit CU06-16 was approved at the June 20, 2006 meeting to allow for new office buildings on Lot 6R which were never constructed. Conditional Use Permit CU11-35 (Ord. 2012-03) was approved at the January 17, 2012 City Council meeting for office condominiums on Lot 6R. Conditional Use Permit CU14-39 (Ord. 2014-65) was approved the City Council at the October 21, 2014 meeting to allow for on-premise consumption of alcoholic beverages (beer and wine only) outdoor speakers and outside dining in conjunction with a restaurant (Wise Guy's Pizzeria). Conditional Use Permit CU15-49 (Ord.2016-06) was approved by the City Council at the January 16, 2016 meeting to allow on and off-premise consumption of alcohol beverages (beer only) and on-premise consumption of beer and wine only in conjunction with a restaurant (Wise Guy's Pizzeria).

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "PO" Professional Office District, "CC" Community Commercial District, "R-7.5" Single Family District, and "R-20" Single Family District – Lutheran Church, Medical Offices, Brookside Addition, Manor Addition, the Frontier Building and Chevron

SOUTH: "CC" Community Commercial – Baylor Surgery Center

EAST: "PO" Professional Office District and "R-7.5" Single Family District – Grapevine Offices and single family residential

WEST: "HC" Highway Commercial District – Prosperity. Bank, O'Reilly Auto Parts

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 proposed addition is appropriate in this noise zone.

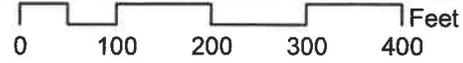
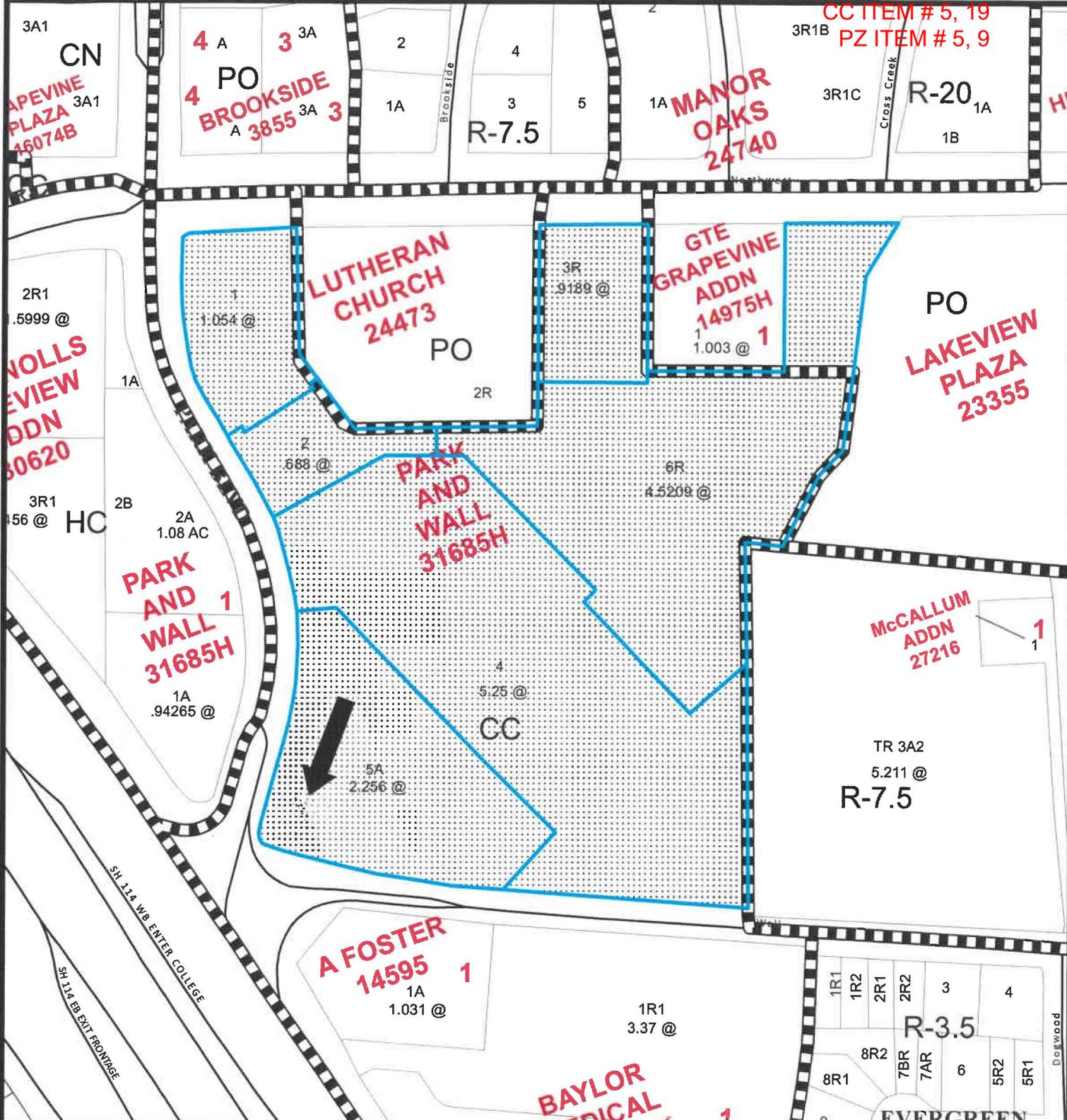
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates South Park Boulevard as a Type C, Minor Arterial with a minimum 80-foot of right-of-way developed as 4 lanes with a turning lane.
/at

CC ITEM # 5, 19
PZ ITEM # 5, 9



CU20-19 Wise Guys Pizzeria

Date Prepared: 9/1/2020

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.

CU20-19



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent / company / contact
Kevin McNamara Wise Guys Pizzeria

Street address of applicant / agent:
322 S. Park Blvd

City / State / Zip Code of applicant / agent:
Grapevine TX 76051

Telephone number of applicant / agent:
972-971-5835

Fax number of applicant / agent:

Mobile phone number of applicant / agent:
972-971-5835

PART 2. PROPERTY INFORMATION

Street address of subject property:
322 S Park Blvd

Legal description of subject property (metes & bounds must be described on a 1/2" x 11" sheet)
5 Lot 1 Block Addition Park West Plaza

Size of subject property:
Acres Square footage

Present zoning classification: Proposed use of the property:

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:
Change from BG to MB tobacco licence maximum of 40% Gross Sales

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
Park West TT owner LLC, a Delaware Limited Liability Company

Street address of property owner:
40 Skokie Blvd suite 610

City / State / Zip Code of property owner:
Northbrook, IL 60062

Telephone number of property owner:
888-894-5414

Fax number of property owner:

AUG 3 2020

CU20-19

- Attach a final plat, or replat, of the approved subdivision by city council showing property boundary lines, dimensions, easements, roadways, rail lines, and public rights-of way crossing and adjacent to the tract (1 blue-line copy)
- If a master development plan is required, attach a statement showing the proposed use substantially conforms to the master development plan.
- Submit a site plan showing all information required by Section 47.E., Site Plan review requirements (see attached requirements).
- Provide all required information demonstrating compliance with all conditions imposed on any conditional use, site plan zoning, or conditional use zoning.
- All site plans must conform to the approved concept plan. Any changes to a site plan, approved with a conditional use or a conditional use, can only be approved by city council through the public hearing process.

PART 4. SIGNATURE TO AUTHORIZE FILING OF A FINAL SITE PLAN

Kevin McNamara

Kevin McNamara

Print Applicant's Name:

Applicant's Signature:

The State Of Texas

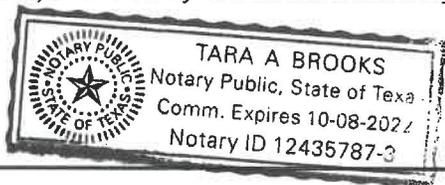
County Of Tarrant

Before Me Tara A Brooks
(notary)

on this day personally appeared Kevin McNamara
(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 3rd day of August, A.D. 2020.



Tara Brooks
Notary In And For State Of Texas

Print Property Owners Name:

Property Owner's Signature

The State Of _____

County Of _____

Before Me _____
(notary)

on this day personally appeared _____
(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 _____ day of _____, A.D. _____.

Notary In And For State Of Texas

AUG 3 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

Print Applicant's Name: _____ Applicant's Signature: _____

The State of _____

County Of _____

Before Me _____ on this day personally appeared _____
(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 _____ day of _____, A.D. _____

Notary In And For State Of Texas

Park West TT Owner LLC, a Delaware limited liability company
By: Pine Tree Commercial Realty, LLC, an Illinois limited liability company, as Agent

Print Property Owners Name: _____ Property Owner's Signature: AW, EUP + General Counsel

The State Of Illinois

County Of Lack

Before Me William Frey Pridmore on this day personally appeared Bruce L. Boasale, EUP + General
(notary) (property owner)

Counsel of Pine Tree Commercial Realty, LLC, Agent for ParkWest TT Owner LLC
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 6th day of August, A.D. 2020



Notary In And For State Of Illinois

ACKNOWLEDGEMENT

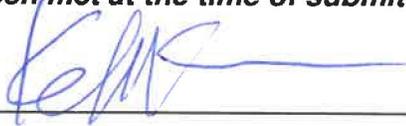
All Conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

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: 7/29/2020

Signature of Owner 

Date: 7/29/2020

AUG 3 2020

To whom it may concern,

I appreciate the opportunity of coming before you to request a modification in our conditional use permit at Wise Guys Pizzeria. Wise Guys is located at the Park West Plaza at lot 5 block 1. Currently we have a BG license through the TABC and are seeking to apply for a MB (Mixed Beverage) license. There was one minor change to the floor seating chart that we had updated by an architect which you will see on the plans presented. The occupancy, the service area, hours of operations and elevations of patio space remain the same.

We respectfully ask your vote to allow us to proceed with the TABC license process. This would allow our guests to enjoy a mixed beverage and give us a needed revenue stream.

Thank you.



Kevin McNamara

Wise Guys Pizzeria

AUG 3 2020

ORDINANCE NO. 2020-046

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU20-19 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2016-06, AS AMENDED, TO REVISE THE FLOOR PLAN AND ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) IN CONJUNCTION WITH AN EXISTING RESTAURANT FOR LOT 5, BLOCK 1, PARK AND WALL ADDITION (322 SOUTH PARK BOULEVARD) 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 CU20-19 amending the site plan approved by Ordinance No. 2016-06 for a planned commercial center for the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer and wine only), and allow off-premise consumption of alcoholic beverages (beer only), specifically to revise the floor plan and allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant (Wise Guys Pizzeria) in a district zoned "CC" Community Commercial District within the following described property: Lot 5, Block 1, Park and Wall Addition (322 South Park Boulevard) 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 15th day of September, 2020.

APPROVED:

William D. Tate
Mayor

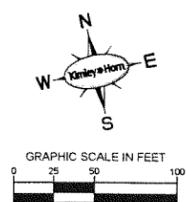
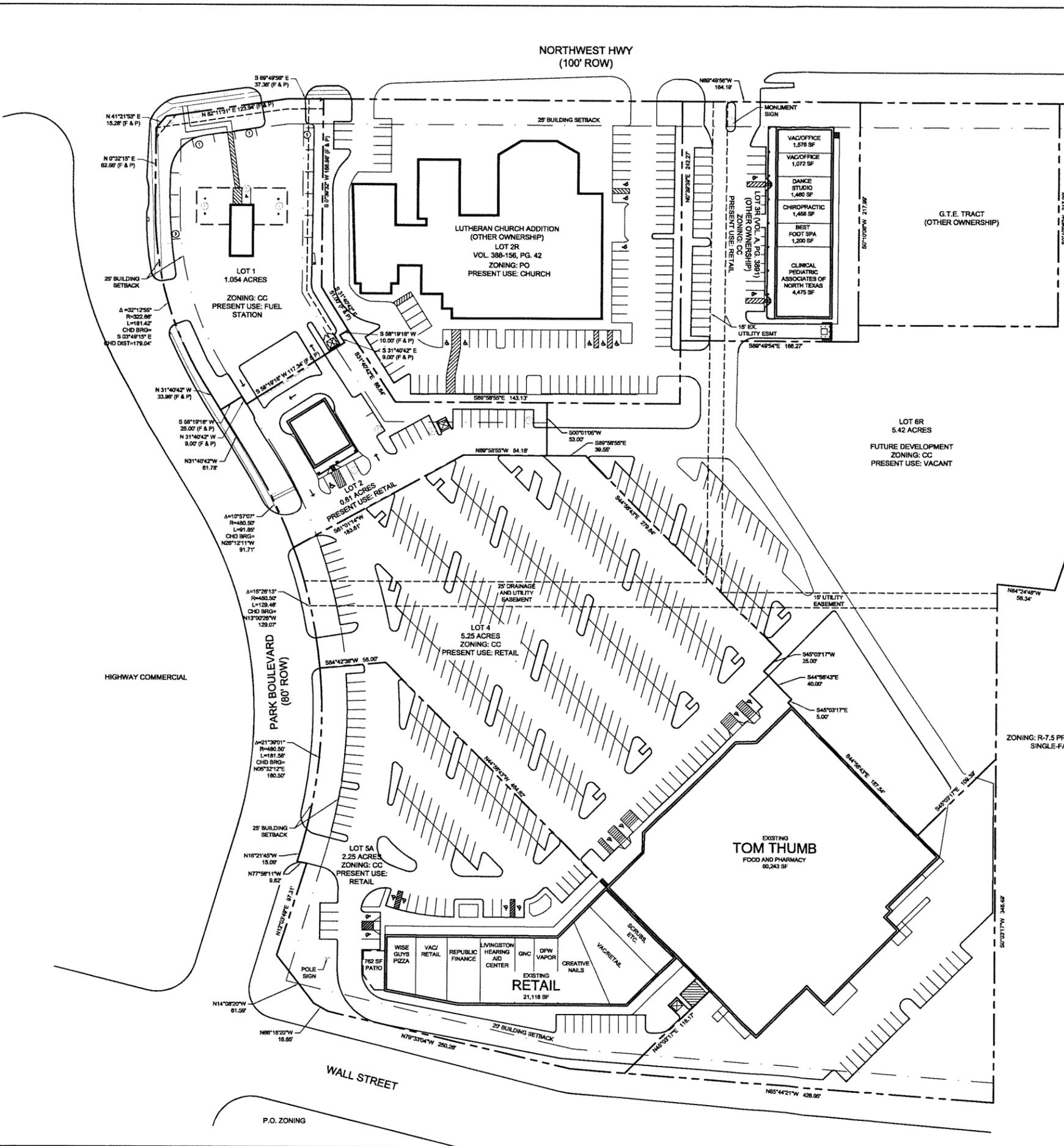
ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

City Attorney

Plotted by: JTH Date: September 08, 2020 04:49:16pm File Path: K:\VPL_CAD\03-31-2005-Aberlons Copeland\CAD\Plan-Sheets\1 OF 6 MASTER SITE PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and incorporation of any part of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- GENERAL NOTES**
- PRESENT ZONING IS CC. NO CHANGE IN LAND USE PROPOSED.
 - EXISTING LAND USE VACANT LAND / PROPOSED USE RETAIL / OFFICE / RESTAURANT.
 - THE FLOOR AREA RATIO SHALL NOT EXCEED 0.60 WITHIN THE CC AREA.
 - A MINIMUM OF 2.81% OF THE TOTAL LOT AREA WILL BE DEVOTED TO NON-VEHICULAR OPEN SPACE.
 - USES FOR PERMANENT FREESTANDING RETAIL BUILDINGS WILL ONLY BE THOSE AS APPROVED BY THE CITY OF GRAPEVINE.
 - HAY BALES STAKED ALONG PERIMETER TO BE USED FOR EROSION CONTROL.
 - REFER TO GRADING AND UTILITY PLAN SHOWING ALL PUBLIC SERVICES LOCATIONS (WATER, SEWER, ETC.) AND PROPOSED GRADING AND DRAINAGE.
 - LOW INTENSITY COMMERCIAL LAND USE DESIGNATION.
 - ALL DRIVEWAYS SHALL COMPLY WITH DESIGN AND PLACEMENT STANDARDS OF CITY OF GRAPEVINE.
 - PARKING AREAS WILL BE ILLUMINATED WITH LOW GLARE FIXTURES MOUNTED ON 30' POLES (TYPICAL).
 - DUMPSTERS TO BE SCREENED IN ACCORDANCE WITH SECTION 50.B.3.
 - ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE GRAPEVINE PUBLIC WORKS DEPARTMENT.
 - BUILDING HEIGHTS FOR PHASE ONE DEVELOPMENT 18-22'-0" APP.
 - ALL REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET.
 - PARKING FOR DISABLED PERSONS SHALL BE DESIGNED IN ACCORDANCE WITH CHAPTER 23, SECTION 23-64 THROUGH 23-66 OF THE CODE OF ORDINANCE.
 - ALL REFUSE STORAGE AREAS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 50.B.3.
 - OUTDOOR SIGNS ARE NOT TO EXCEED 23% OF EXTERIOR WALL IN ACCORDANCE WITH SECTION 60.H.4.
 - 100% OF THE EXTERIOR BUILDING LOCATED ON LOT 2 SHALL BE MASONRY MATERIALS.
 - ALL REQUIRED OFF-STREET PARKING SHALL BE IN ACCORDANCE WITH SECTION 56 OFF STREET PARKING REQUIREMENTS.
 - ALL REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING CONSTRUCTION.

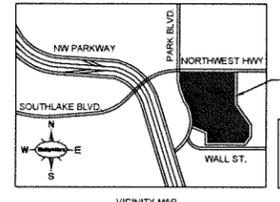
PARKING REQUIREMENTS:
 Eight surplus parking spaces from Lot 6R to be used for required parking on Lot 3R.
 Ten surplus parking spaces from Lot 4 to be used for required parking on Lot 5.
 Lots 3R, 4 & 5-4 parking spaces for each 1,000 GLA plus 10 parking spaces for each 1,000 S.F. of indoor dining

TABULATIONS	REQUIRED	LOT 1 EXISTING	LOT 2 EXISTING	LOT 3R EXISTING	LOT 4 EXISTING	LOT 5A EXISTING	LOT 6R FUTURE DEV
MINIMUM LOT SIZE	30,000 SQ. FT.	45,342 SQ. FT.	29,055 SQ. FT.	40,029 SQ. FT.	228,690 SQ. FT.	98,255 SQ. FT.	196,930 SQ. FT.
BUILDING HEIGHTS	50 FEET	18'-0"	18'-0"	18'-0"	22'-0"	22'-0"	22'-0"
MAXIMUM IMPERVIOUS AREA	80%	78.1%	68.8%	78.4%	84.6%	81.5%	NA
MINIMUM OPEN SPACE	20%	21.9%	31.2%	21.6%	15.4%	18.5%	NA
LOT WIDTH	100 FEET	151'-2"	162'-2"	164'-2"	289'-11"	634'-7"	173'-0"
LOT DEPTH	120 FEET	281'-0"	290'-0"	242'-3"	828'-10"	434'-11"	217'-5"
FRONT YARD	25 FEET	25'	25'	25'	NA	NA	NA
SIDE YARD	25 FEET	EAST - 20'	EAST - 20'	EAST - 15'	EAST - 20'	EAST - 20'	NA
REAR YARD	25 FEET	WEST - 25'	WEST - 25'	WEST - 20'	WEST - 20'	WEST - 20'	NA
PARKING (REQ./PROP.)	25 SPACES	1119 SPACES	1819 SPACES	4436 SPACES	24000 SPACES	117107 SPACES	000

Eight surplus parking spaces from Lot 6R to be used for required parking on Lot 3R.
 Ten surplus parking spaces from Lot 4 to be used for required parking on Lot 5.
 Lots 3R, 4 & 5-4 parking spaces for each 1,000 GLA plus 10 parking spaces for each 1,000 S.F. of indoor dining.

LOT NUMBER	TENANT	LEASE SIZE (SQ. FT.)
3R	VACANT/OFFICE	1,576
	VACANT/OFFICE	1,072
	DANCE STUDIO	1,460
	CHIROPRACTIC	1,458
	BEST FOOT SPA	1,200
	CLINICAL PEDIATRIC ASSOCIATES OF NORTH TEXAS	4,472
5A	WISE GUYS PIZZA	3,020
	VACANT/RETAIL	1,287
	REPUBLIC FINANCE	1,280
	LIVINGSTON HEARING AID CENTER	1,750
	GNC	1,484
	DPW VAPOR	1,050
	CREATIVE NAILS	1,750
	VACANT/RETAIL	4,626
	SCRUBS, ETC.	4,180

- NOTES:**
- Conditional use request CU20-19 is a request to amend the previously approved site plan of CU15-49 (Ord. 2016-06) for a planned commercial center with the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer and wine only) off-premise consumption of alcoholic beverages (beer only) outside speakers and outside dining, specifically to revise the existing floor plan and allow on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant.
 - The entire site is the premise.



MASTER SITE PLAN PURPOSE:
 TO PROVIDE EGRESS AND INGRESS ACCESS BETWEEN LOT 1 AND 2.

**MASTER SITE PLAN
 PARKWEST SHOPPING CENTER
 PARK AND WALL ADDITION**

2041 W. NORTHWEST HIGHWAY
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 CITY PROJECT NO. CU20-30

OWNER: PARK WEST TT OWNER
 LLC
 C/O PINE TREE COMMERCIAL REALTY, LLC
 40 SIKDIE BLVD., SUITE 910
 NORTHBROOK, IL 60062
 TEL 847-574-3320
 DATE PREPARED: 9/8/2020

OWNER: GRAPEVINE FOOD MART, LP
 4205 LYNDON B JOHNSON Pkwy
 FARMERS BRANCH, TX 75244
 TEL: 214-292-8353

ENGINEER/APPLICANT:
 KIMLEY-HORN & ASSOCIATES
 6160 WARREN PARKWAY, SUITE 210
 FRISCO, TEXAS 75034
 TEL: 972-335-3690
 FAX: 972-335-3779
 CONTACT: NEDA HOSSEINY, P.E.
 PREPARED BY: NEDA HOSSEINY

CASE NAME: WISE GUYS PIZZA
 CASE NUMBER: CU20-19
 LOCATION: 322 SOUTH PARK BOULEVARD

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION
 CHAIRMAN _____

DATE: 9/8/2020
 SHEET 1 OF 6

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

DATE _____

REVISIONS _____

No _____

Kimley-Horn
 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
 PHONE: 972-335-3690
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F 928

9/8/2020

MASTER SITE PLAN

SCALE AS SHOWN
 DESIGNED BY JTH
 DRAWN BY JTH
 CHECKED BY NMH

WISE GUYS PIZZA
 CITY OF GRAPEVINE, TEXAS

DATE 9/8/2020
 PROJECT NO. CU20-19
 SHEET NUMBER 1 OF 6

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 15, 2020

SUBJECT: ADOPT AD VALOREM TAX RATE AND ORDINANCE

RECOMMENDATION: City Council to consider an ordinance adopting an ad valorem tax rate \$0.282601 per \$100 valuation for tax year 2020 and fiscal year 2021.

FUNDING SOURCE:

BACKGROUND: The ad valorem tax shall be apportioned as follows:

- General Fund, a tax rate of \$0.143476 per \$100 value
- Debt Service, a tax rate of \$0.139125 per \$100 value

The FY 2021 budget was developed using the following values for tax rate calculation purposes:

- * Total appraised & assessed value \$15,359,590,492
- * Adjusted 2020 total taxable value \$9,306,071,773
- * New construction value of \$79,660,310

The FY 2021 budget includes the General Fund and Debt Service apportions of the taxes as noted above.

The proposed tax rate of \$0.282601 per \$100 value is \$.001670 less than the previous year tax rate.

The no new revenue tax rate is \$0.282694 per \$100 value, which is \$0.000093 above the proposed rate.

The voter approval tax rate is \$0.285904 per \$100 value, which is \$0.000303 above the proposed rate.

Staff recommends approval.

ORDINANCE NO. 2020-042

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, SETTING THE ANNUAL TAX RATE FOR TAX YEAR 2020 LEVYING TAXES TO BE ASSESSED ON ALL TAXABLE PROPERTY WITHIN THE LIMITS OF THE CITY OF GRAPEVINE, TEXAS; PROVIDING PENALTIES AND INTEREST FOR THE DELINQUENT TAXES; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, THE City Council of Grapevine, Texas has approved an operating budget for the fiscal year 2020 - 2021 (FY 2021), in compliance with appropriate state laws and the Charter of the City of Grapevine; and,

WHEREAS, a public hearing was held on the FY 2021 budget and all interested parties were given an opportunity to be heard for or against any item contained therein; and,

WHEREAS, public hearings were not required regarding the 2020 proposed ad valorem tax rate since the City's proposed tax rate is less than both the No New Revenue Rate and the Voter Approval rate; and,

WHEREAS, an ad valorem tax rate of \$0.282601 per \$100 valuation has been considered for tax year 2020.

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

Section 1. That a tax rate is hereby levied upon all taxable property in the City of Grapevine, Texas for tax year 2020 at a rate of twenty-eight twenty-six and one hundreds cents (\$0.282601) per one hundred dollars (\$100.00) valuation. THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 3.28 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$1.90.

Section 2. That there shall be and there is hereby levied the following taxes on each one hundred dollars (\$100.00) valuation on all taxable property within the City of Grapevine, Texas, to be assessed and collected by the Tax Assessor/Collector and collected for tax year 2020, and said taxes are to be assessed and collected for the purposes and in the amounts hereinafter stipulated, to-wit:

- A. For the General Fund, a tax rate of \$0.143476 per \$100 is levied.
- B. For Debt Service, a tax rate of \$0.139125 per \$100 is levied.

Section 3. That taxes levied by this ordinance shall be due and payable on the first day of October, 2020 and shall become delinquent on the first day of February, 2021, if unpaid. Upon taxes becoming delinquent, interest and penalty will be added as required in Section 33.01 of the Texas Property Tax Code, and shall commence on the first day of February, 2021. The City of Grapevine is hereby authorized to adopt any and all legal remedies provided by the Texas Property Tax Code for the purpose of collecting delinquent taxes.

Section 4. That the fact that the fiscal year begins on October 1, 2020 requires that this ordinance be effective upon its passage and adopted to preserve the public peace, property, health, and safety, and shall be in full force and effect from and after its passage and adoption, and an emergency is hereby declared.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, on this the 15th day of September, 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: SEPTEMBER 15, 2020

SUBJECT: APPROVAL OF SOLID WASTE AND RECYCLING RATE ADJUSTMENT

RECOMMENDATION: City Council consider adopting an ordinance amending Chapter 25, Utilities and Services, Article III. Solid Waste Disposal, Section 25-97, Service Rates — Schedules to reflect adjustments to the commercial and residential solid waste and recycling collection rates, and take any necessary action.

FUNDING SOURCE: Funds are generated by user fees for this service.

BACKGROUND: City Council granted Republic Services (dba Allied Waste Services of Fort Worth, LLC.) and its predecessor companies a franchise agreement (Ordinance No. 95-35) to provide solid waste and recycling services for both residential and commercial customers in Grapevine on May 2, 1995. The agreement with Republic has been renewed and currently extends through November 1, 2022.

Section 12 - Item 1 of the Franchise Agreement provides for the establishment of residential and commercial rates on an annual basis prior to October 1. Republic has requested a rate adjustment effective October 1, 2020.

Section 11 - Rates and Charges, Republic can request "Any other cost increases including state, federal and local fees, taxes or other additional disposal regulatory charges imposed on disposal since the last rate modification, and any expenditures required of Company solely because of federal, state or local law, rule, regulation, ordinance, order, permit or permit condition becoming effective since the last rate modification may be considered by City on a case-by-case basis."

The rate adjustment calculation is a component of the agreement for both commercial and residential collection. The base rate is divided into operational, disposal and recycle commodity components. The operational component represents 70% and the disposal or recycle commodity component represents 30% of the base rate. The operational component is adjusted based on 70% of the Consumer Price Index for the most recent 12-month period, March 2019 - February 2020. The disposal component is adjusted by the average increase in disposal cost of five local landfill facilities. The recycle commodity component is adjusted by the average decrease in commodity revenue for the 12-month period June 2019 to May 2020.

Republic has requested a rate adjustment effective October 1, 2020. The total combined rate increase request is for a 4.21 % increase resulting in a \$0.64 monthly increase for residential service from \$15.19 to \$15.83.

Staff recommends approval of the increase.

BB/ds

ORDINANCE NO. 2020-043

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE GRAPEVINE CODE OF ORDINANCES, CHAPTER 25 UTILITIES AND SERVICES, ARTICLE III SOLID WASTE DISPOSAL, SECTION 25-97 SERVICE RATES--SCHEDULES; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on June 1, 1995, by passage of Ordinance No. 95-35 the City of Grapevine, Texas granted Laidlaw Waste Systems, Inc. a franchise agreement to provide for solid waste services for both residential and commercial customers for a ten (10) year period; and

WHEREAS, Laidlaw Waste Systems, Inc. was renamed Trinity Waste Services, Inc.; and

WHEREAS, Trinity Waste Services, Inc. was renamed, Allied Waste Services Inc.; and

WHEREAS, Allied Waste Services Inc. was renamed, Allied Waste Services of Fort Worth, LLC.; and

WHEREAS, Allied Waste Services of Fort Worth, LLC. is a subsidiary of Republic Services; and

WHEREAS, on September 18, 2001, by passage of Ordinance No. 2001-67 the City of Grapevine, Texas granted Laidlaw Waste Systems, Inc. an extension of the franchise agreement to provide for solid waste services for both residential and commercial customers for one (1) additional five (5) year period, commencing on June 1, 2005; and

WHEREAS, on July 20, 2010, by passage of Ordinance No. 2010-30 the City of Grapevine, Texas granted Republic Services an extension of the franchise agreement to provide for solid waste services for both residential and commercial customers for one (1) additional five (5) year period, commencing on August 1, 2010; and

WHEREAS, on September 18, 2012, by passage of Ordinance No. 2012-44 the City of Grapevine, Texas extended the term of the franchise five (5) years commencing on November 1, 2012; and granted Republic Services an automatic renewal of the franchise agreement for one (1) additional five (5) year period, commencing on November 1, 2017; and

WHEREAS, Section 12, Item 1 of the franchise agreement provides for the establishment of residential and commercial rates on an annual basis prior to October 1 of each year; and

WHEREAS, Section 11, of the franchise agreement provides for the request of other cost increases; and

WHEREAS, Republic Services has requested a rate adjustment to be effective on October 1, 2019; and

WHEREAS, the City Council finds it necessary to increase the rates for collecting and removing garbage, recycling, refuse and trash and other solid waste by amending Chapter 25 Utilities and Services, Article III, Solid Waste Disposal, Section 25-97 of the Code of Ordinances of the City of Grapevine, Texas; 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 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 the above premises are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Section 2. That Chapter 25 Utilities and Services, Article III, Solid Waste Disposal, is hereby amended by amending Section 25-97 in its entirety to read as follows:

“Sec. 25-97. Service rates--Schedules.

(a) Any houses, buildings or premises used for residential purposes, shall have their garbage and trash removed at a monthly charge where such collection and removal is not required in excess of twice each week, have their recyclable materials removed once per week, have their brush and yard waste removed once per week, and have their bulky wastes removed once every other week with such rates established annually by ordinance.

Monthly Charge

Single-family residential	\$15.83
Single-family residence without city water service	15.83
Duplex	31.66

Multifamily, per unit (without dumpster) 15.83"

- (b) Collecting and removing of garbage, refuse and trash from houses, buildings and premises used for commercial and business purposes (apartment complexes with three or more units and mobile home parks are defined as commercial units) shall be determined by the number of times each week that collection and removal of garbage, refuse and trash is required, plus the amount of garbage, refuse and trash collected and removed. The rates are established annually by ordinance.

(1) *Trash Container rates:*

a. Two-yard loose containers:

1 Dump per week	\$77.66
2 Dumps per week	130.91
3 Dumps per week	175.33
4 Dumps per week	246.56
5 Dumps per week	320.10
6 Dumps per week	370.24
Extra pickup.....	26.55

b. Two-yard compactor containers:

1 Dump per week	\$93.20
2 Dumps per week	157.09
3 Dumps per week	210.40
4 Dumps per week	295.86
5 Dumps per week	384.13
6 Dumps per week	444.31
Extra pickup.....	31.68

c. Three-yard loose containers:

1 Dump per week	\$88.31
2 Dumps per week	145.79
3 Dumps per week	209.17
4 Dumps per week	278.24
5 Dumps per week	349.36
6 Dumps per week	396.42
Extra pickup.....	30.36

d. Three-yard compactor containers:

1 Dump per week	\$105.96
2 Dumps per week	174.93
3 Dumps per week	251.01

4 Dumps per week	333.89
5 Dumps per week	419.23
6 Dumps per week	475.70
Extra pickup.....	36.03

e. Four-yard loose containers:

1 Dump per week	\$112.06
2 Dumps per week	180.08
3 Dumps per week	252.17
4 Dumps per week	321.06
5 Dumps per week	391.82
6 Dumps per week	428.73
Extra pickup.....	34.17

f. Four-yard compactor containers:

1 Dump per week	\$134.46
2 Dumps per week	216.09
3 Dumps per week	302.60
4 Dumps per week	385.27
5 Dumps per week	470.18
6 Dumps per week	514.47
Extra pickup.....	45.71

g. Six-yard loose containers:

1 Dump per week	\$133.32
2 Dumps per week	224.84
3 Dumps per week	315.82
4 Dumps per week	406.15
5 Dumps per week	509.30
6 Dumps per week	589.67
7 Dumps per week	687.92
Extra pickup.....	37.95

h. Six-yard compactor containers:

1 Dump per week	\$159.98
2 Dumps per week	269.79
3 Dumps per week	378.99
4 Dumps per week	487.38
5 Dumps per week	611.17
6 Dumps per week	707.60
7 Dumps per week	825.50
Extra pickup.....	54.39

i. Eight-yard loose containers:

1 Dump per week	\$166.13
2 Dumps per week	280.57
3 Dumps per week	401.54
4 Dumps per week	513.28
5 Dumps per week	626.66
6 Dumps per week	714.08
7 Dumps per week	833.11
Extra pickup.....	41.73

j. Roll-Cart Containers (Main Street):

2 Dumps per week	\$31.21
Extra Roll-Carts	6.36

(2) *Recycle Container rates:*

a. Cardboard only front-load eight-yard containers:

1 Dump per week (not to exceed)	\$51.07
---------------------------------------	---------

b. Roll-Cart (95 gallon) Recycle containers:

1 Dump per week (not to exceed)	\$21.38
Extra Roll-Carts	6.36

c. Six-yard front-load recycle containers:

1 Dump per week	\$92.73
2 Dumps per week	159.74
3 Dumps per week	224.37
4 Dumps per week	288.55
Extra pickup	31.53

d. Eight-yard front-load recycle containers:

1 Dump per week	\$107.03
2 Dumps per week	184.33
3 Dumps per week	263.80
4 Dumps per week	337.20
Extra pickup	36.38

e. Twenty-yard open top loose recycle containers:

Total per load	\$289.58
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f. Twenty-yard compacted recycle containers:

Total per load \$332.18

g. Thirty-yard open top loose recycle containers:

Total per load \$326.28

h. Thirty-yard compacted recycle containers:

Total per load \$390.18

(3) *Organic Food Waste rates:*

a. Three-yard containers:

1 Dump per week \$122.29

(4) *Caster rates:*

per month \$7.97

(5) *Lock rates:*

per lift \$1.40

(6) *Enclosure Gate rates:*

per lift \$1.40

(7) *Commercial hand-load, two (2) dumps per week:* Thirty-two dollars and fifty-four cents (\$32.54) per month for a maximum for four (4) thirty-gallon containers. If more than four (4) thirty-gallon containers are necessary for service, then customer will use commercial garbage container(s).

(8) *Open top construction and compactor containers:*

a. Delivery fee..... \$119.18

b. Daily rental fee..... \$5.06

c. Haul \$216.18

d. Trash Disposal:

Loose..... \$7.95 / cubic yard

Compacted 11.22 / cubic yard

e. Deposit \$347.97

f. Billing for commercial containers will be performed by the contractor. The City will establish such rates annually by ordinance.

(c) Collecting and removing of recyclables from multifamily (apartment) complexes will be performed [by] contractor at least once each week. Every apartment complex will be assessed a per unit monthly fee with such rates established annually by ordinance.

Monthly apartment recycling fee \$1.36

(d) Rates for any service required other than the above described services will be determined by the City.

(e) The minimum service to be rendered shall be once each week. Should any place of business not be specifically designated by name, such error or omission will not relieve the owner, occupant, tenant or lessee of the binding effect of this article, but the same charge shall be made as that entered against a business of a like or similar nature.

(f) Mobile home parks may request curbside service for each individual housing unit for the collection of garbage, trash, yard waste and recyclables only. Such garbage, trash, yard waste and recyclables must be generated by tenant. The fee for such service will be the normal residential rate established annually by ordinance per the number of units in the park. The mobile home park must maintain commercial service for its office, management and other operations and for the collection of all brush and bulky waste as further defined by Article III, section 25-90, Grapevine Code of Ordinances.”

Section 3. If any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstances is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

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 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 passage, and it is accordingly so ordained.

Section 5. That the effective date of this rate adjustment will be October 1, 2020.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of September, 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: SEPTEMBER 15, 2020

SUBJECT: APPROVAL TO RENEW HEALTH PLAN ADMINISTRATIVE SERVICES AGREEMENT

RECOMMENDATION: City Council to consider approval to renew an annual contract for Third-Party Administrative Services with UMR for the City's self-funded health plan.

FUNDING SOURCE: Funds are available in the General Fund 100, Health Insurance Premium in the estimated amount of \$359,000.

BACKGROUND: The purpose of this contract is to establish annual pricing for third-party administration (TPA) for the City's self-funded health plan. The TPA processes and pays medical claims on behalf of the City and provides access to network discounts. They also provide utilization, case, disease and maternity management services to members.

UMR's network includes 843,000 physicians and they process about 18,000 claims annually for the City's health plan. UMR has agreed to a 0.39% renewal rate increase on all administrative and network access fees for the next plan year. This is a one-year contract. UMR has provided these services to the City in the past with successful results.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: SEPTEMBER 15, 2020

SUBJECT: APPROVAL OF OWNER-FURNISHED PURCHASE OF A SELF-CONTAINED BREATHING APPARATUS BOTTLE FILL STATION FOR THE FIRE DEPARTMENT

RECOMMENDATION: City Council to consider approval for the purchase of an owner-furnished, self-contained breathing apparatus bottle fill station from August, Ind. for the Fire Department.

FUNDING SOURCE: Funds are available in the Fire Station 3 Project Fund 177 for an estimated amount of \$40,050.

BACKGROUND: This purchase is part of the overall project budget from the November 7, 2017 Bond Election. This is an owner furnished Self Contained Breathing Apparatus bottle fill station. Having this bottle fill station on the south end of the City allows for companies to stay closer to their primary districts and the citizens they support when needing to service air bottles.

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 August, Ind. 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.

SP/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 15, 2020

SUBJECT: APPROVAL FOR THE RENEWAL OF AN ANNUAL SOLE SOURCE CONTRACT FOR DEFIBRILLATOR TECHNICAL SUPPORT SERVICES

RECOMMENDATION: City Council to consider the renewal for an annual sole source contract for defibrillator technical support services with Stryker Sales Corporation, Inc. for the Fire Department.

FUNDING SOURCE: Funds are available in the General Fund 100, Miscellaneous Equipment Maintenance for an estimated amount of \$21,960.

BACKGROUND: The maintenance agreement allows for on-site visual/physical technician inspection and covers any needed repairs throughout the year. It will also cover batteries and discounts on parts and accessories for 33 defibrillators located throughout the City.

Stryker Sales Corporation is the documented sole source, support services provider for the LifePak Cardiac Monitor/Defibrillators, Automatic External Defibrillators (AED) devices that are kept in City buildings.

This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A). The contract was for an initial one-year period with three, one-year renewal options. If approved, this will be for the second available renewal.

Staff recommends approval.

JS/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 15, 2020

SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR VOIP TELEPHONE SERVICES

RECOMMENDATION: City Council to consider the renewal of an annual contract for SIPS telephone services for the City VOIP system from Frontier Communications.

FUNDING SOURCE: Funds are available in the General Fund 100 Utilities for an annual estimated amount of \$18,516.

BACKGROUND: This purchase is to renew the Frontier SIPS (Session Initiation Protocol) telephone lines. SIPS lines provide the main telephone service that allows the Mitel VOIP (voice over IP) telephone system to take incoming and make outgoing telephone calls to City offices.

This procurement will be made as a sole source purchase in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (7) (A). If approved, this will be for the third renewal available.

Staff recommends approval.

AP/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: SEPTEMBER 15, 2020

SUBJECT: APPROVAL FOR AN ANNUAL CONTRACT FOR THE POLICE DEPARTMENT WITH AXON ENTERPRISES, INC. FOR LAW ENFORCEMENT SUPPLIES, SERVICES, AND BODY CAMERAS.

RECOMMENDATION: City Council to consider the approval of an annual contract for the Police Department with Axon Enterprises, Inc. for law enforcement supplies, services, and Body Cameras.

FUNDING SOURCE: Funds are available in the Miscellaneous Equipment Maintenance/Crime Control Prevention District Fund 117 for an annual amount of \$200,000.

BACKGROUND: This contract will consolidate separate existing Axon Enterprises, Inc. contracts with the Police Department, including the body-worn camera and digital evidence management contract and the fleet (in-car) camera contract, into one contract. The new contract also provides video review software that will better assist the department in performing officer video reviews. The software selects particular videos for each officer for supervisory review. The system then logs the review and comments inserted by the supervisor.

Additionally, this annual contract includes the replacement of Taser (less-lethal) devices, associated hardware, and maintenance from Axon Enterprises, Inc. The current devices utilized by the Police Department are at end-of-life and will no longer be supported. This replacement will provide officers with up-to-date devices.

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

Bids were taken by the Cooperative and a contract was awarded to Axon Enterprises, Inc. The Police Department and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would best meet the needs of the City. The contract is for an initial one-year period with four, one-year renewals available.

Staff recommends approval.

MB/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: SEPTEMBER 15, 2020

SUBJECT: APPROVAL FOR THE PURCHASE OF BACKLIT STREET NAME SIGNS

RECOMMENDATION: City Council to consider approval for the purchase of backlit street name signs from Consolidated Traffic Controls, Inc. for the Public Works Department.

FUNDING SOURCE: Funds are available in the Quality of Life Fund 121 for backlit street signs for a total amount not to exceed \$25,442.

BACKGROUND: This purchase is for eleven backlit street name signs that the City is to supply for the Dallas Road/Cottonbelt Trail project per the contract.

This purchase will be made in accordance with an existing interlocal agreement with Houston-Galveston Area Council (H -GAC) 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 Consolidated Traffic Controls, Inc. The Public Works and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

FB/LW

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 1st day of September, 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 Hibbs	Assistant City Manager
Matthew C.G. Boyle	Assistant City Attorney
Tara Brooks	City Secretary

Call to Order

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

Item 1. Invocation and Pledge of Allegiance

Council Member Leon Leal delivered the invocation and led the Pledge of Allegiance.

Item 2. Citizen Comments

Beginning at 5:00 p.m. on August 31, 2020, citizens were able to submit a citizen appearance request form through the City's website.

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.

PUBLIC HEARINGS AND RELATED ITEMS

Item 3. City Council to conduct a public hearing relative to the Fiscal Year 2020-2021 annual operating budget and take any necessary action.

Mayor Tate opened the public hearing.

Chief Financial Officer Greg Jordan presented this item in conjunction with Item No. 4 and answered questions from Council.

The City Council will consider adoption of the proposed Fiscal Year 2020-2021 tax rate of \$0.282601 per \$100 on Tuesday, September 15, 2020 at 7:30 p.m. in the Council Chambers in City Hall at 200 South Main Street, Grapevine, Texas.

No one spoke during the public hearing and there was no correspondence to report.

Motion was made to close the public hearing.

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

Item 4. Consider **Ordinance No. 2020-040** adopting the Fiscal Year 2020-2021 City of Grapevine Annual Operating Budget and take any necessary action.

Chief Financial Officer Jordan presented this item during the presentation of Item 3.

Motion was made to approve Ordinance No. 2020-040 adopting the Fiscal Year 2020-2021 City of Grapevine Annual Operating Budget.

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

ORDINANCE NO. 2020-040

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ADOPTING THE BUDGET FOR THE CITY OF GRAPEVINE, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; PROVIDING FOR INTRA- AND INTERDEPARTMENTAL FUND TRANSFERS; PROVIDING FOR INVESTMENT OF CERTAIN FUNDS; DECLARING AN EMERGENCY; AND PROVIDING AN EFFECTIVE DATE

NEW BUSINESS

Item 5. Consider a contract for the installation of the Golf Course water line extension with Excel Trenching, Ordinance No. 2020-041 to appropriate funds, and take any necessary action.

Public Works Director Bryan Beck presented this item to Council and requested approval of the installation of a water line extension in an estimated amount of \$1,070,000 and an ordinance appropriating funds. The installation of water line will provide redundancy in the City's water line, as well as providing service to the renovated Golf Course facilities.

Public Works Director Beck answered questions from Council.

Motion was made to the contract for the installation of the Golf Course water line extension with Excel Trenching and Ordinance No. 2020-041 appropriating funds.

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

ORDINANCE NO. 2020-041

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$1,070,000 IN THE UTILITY ENTERPRISE CAPITAL FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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 O'Dell requested Item No. 9 be removed from consent. This item was considered after the remaining consent agenda items.

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

Item 6. Consider the renewal of an annual contract for Laserfiche support with MCCI, LLC.

Chief Financial Officer Jordan recommended approval of the renewal of an annual contract for Laserfiche support in an amount not to exceed \$165,000.

Motion was made to approve the consent agenda as presented.

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

Item 7. Consider **Resolution No. 2020-016** authorizing the City Investment Policy pursuant to the provisions of the Public Funds Investment Act, Chapter 2256, Texas Government Code.

Chief Financial Officer Jordan recommended approval of the resolution approving the City Investment Policy.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2020-016

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE CITY'S INVESTMENT POLICY; AND PROVIDING AN EFFECTIVE DATE

Item 8. Consider the renewal of an annual contract for Employee Assistance Program (EAP) services with Deer Oaks.

Chief Financial Officer Jordan recommended approval of the renewal of the annual contract for Employee Assistance Program services for an estimated amount of \$20,100.

Motion was made to approve the consent agenda as presented.

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

Item 10. Consider the renewal of a service contract for the Public Safety Building Data Center system and network support and administration from LEAF TCS.

Chief Technology Officer Tessa Allberg recommended approval of the renewal of the annual contract for system and network administration services for an estimated amount of \$180,000.

Motion was made to approve the consent agenda as presented.

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

Item 11. Consider the renewal of an annual sole source contract for managed data storage services with One Safe Place Media Corporation.

Chief Technology Officer Allberg recommended approval of the renewal of the contract for managed storage services for an amount not to exceed \$22,056.

Motion was made to approve the consent agenda as presented.

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

Item 12. Consider the renewal of an annual contract for Police uniform cleaning services with Grapevine Cleaners.

Police Chief Mike Hamlin recommended approval of the annual contract for uniform cleaning services for an estimated annual amount of \$30,000.

Motion was made to approve the consent agenda as presented.

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

Item 13. Consider the purchase of electrical services from Schneider Electric for the Animal Services Facility.

Police Chief Hamlin recommended approval of the purchase of electrical services for the installation of security doors at the Animal Services Facility for an estimated amount of \$54,000.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider the renewal of an annual contract for water and wastewater analysis services from the Trinity River Authority of Texas.

Public Works Director Beck recommended approval of the renewal of the annual contract for water and wastewater lab testing services for an amount not to exceed \$25,000.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider the renewal of annual contracts for water and wastewater chemicals with Brenntag Southwest, Chameleon Industries, DPC Industries and Fort Bend Services.

Public Works Director Beck recommended approval of the annual contracts for the purchase of water and wastewater chemicals for an estimated annual amount of \$195,000.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider the minutes of the August 18, 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: Slechta
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 9. Consider the award of RFP 498-2020 authorizing a Medical and Rx Stop Loss Insurance policy with Swiss Re.

Chief Financial Officer Jordan recommended approval of the award of RFP 498-2020 for Medical and RX Stop Loss insurance policy in an estimated amount of \$830,000, and answered questions from Council.

Motion was made to approve the award of RFP 498-2020 authorizing a Medical and Rx Stop Loss Insurance Policy with Swiss Re.

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

ADJOURNMENT

Motion was made to adjourn the meeting at 7:38 p.m.

Motion: Slechta
Second: O'Dell
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 15th day of September, 2020.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

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 21st day of July 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 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 7:00 p.m.

BRIEFING SESSION

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

Item 1. Oath of Office

Oath of office was given to new and returning Planning and Zoning Commissioners, Larry Oliver, Jimmy Fechter, Traci Hutton and David Hallberg.

Item 2. Election of Officers

The Commission considered the Election of Officers for the Planning and Zoning Commission.

Monica Hotelling moved to elect Larry Oliver as Chairman by acclamation. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None
Abstain: Oliver

Monica Hotelling moved to elect B J Wilson as Vice-Chairman by acclamation. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None
Abstain: Wilson

Item 3.

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

PD20-01 1708 DUNN STREET
CU20-05 GRAPEVINE GOLF CLUB HOUSE
Z20-01/CU20-12 EL SUPER EXPRESS

Chairman Oliver closed the Briefing Session at 7:09 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 4-7 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 7:45 p.m.

Item 8. Citizen Comments

There was no one wishing to speak during citizen comments.

Item 9. Planned Development Overlay PD20-01 – 1708 Dunn Street

First for the Commission to consider and make recommendation to City Council was planned development overlay application PD20-01 submitted by Ronny Nordling for property located at 1708 Dunn Street and proposed to be platted as Lots 1-8, Block A, Pecan Ridge Addition. The applicant was requesting a planned development overlay on the subject property to deviate from a reduction in front yard setback, reduction in right-of-way width and reduced lot depth for one lot in the proposed subdivision.

In the Commission's deliberation session, B J Wilson moved to accept the applicant's request to withdraw planned development overlay application PD20-01. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None

Item 10. Preliminary Plat Application – Lots 1-8 , Block 1, Pecan Ridge Addition

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lots 1-8, Block 1, Pecan Ridge Addition. The applicant was preliminary platting 2.0185 acres divide the property into eight residential lots.

In the Commission's deliberation session, B J Wilson moved to accept the applicant's request to withdraw the Statement of Findings and Preliminary Plat Application of Lots 1-8, Block 1, Pecan Ridge Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None

Item 11. – Conditional Use Application CU20-05 – Grapevine Golf Course Clubhouse

Next for the Commission to consider and make recommendation to City Council was conditional use application CU20-05 submitted by City of Grapevine for property located at 3800 Fairway Drive and legally described as Tracts 1, 1A, 3, 4, 4A, 4A1, and 4B, Abstract 179, Stephens Burnley Survey. The applicant was requesting a conditional use permit to permit to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) outside dining and outdoor speakers in conjunction with a golf course clubhouse.

In the Commission's deliberation session, Traci Hutton moved to approve conditional use application CU20-05. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None

Items 12 & 13. Zone Change Application Z20-01 and Conditional Use Application CU20-12 - EI Super Express

Next for the Commission to consider and make recommendation to City Council was zone change application Z20-01 and conditional use application CU20-12 submitted by Rafael Mora Deniz for property located at 2151 Ira E Woods Avenue and proposed to be platted as Lot 4R, Block 1, DFW Business Park. The applicant was requesting to rezone 1.116 acres from "LI" Light Industrial District to "CC" Community Commercial District for a convenience store. The applicant was also requesting a conditional use permit to amend the previously approved site plan of CU95-34 (Ord.1996-09) to allow the possession, retail sale, storage and off-premise consumption of alcoholic beverages (beer and wine only), specifically to allow outside dining in conjunction with a convenience store.

In the Commission's deliberation session, Monica Hotelling moved to approve zone change application Z20-01. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None

Traci Hutton moved to approve conditional use application CU20-12. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None

Item 14. Consider the minutes of the May 19, 2020 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of the May 19, 2020, Planning and Zoning Public Hearing.

Monica Hotelling moved to approve the May 19, 2020 public hearing minutes as written. David Hallberg 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, Beth Tiggelaar moved to adjourn the meeting at 7:50 p.m. Jimmy Fechter 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 15TH DAY OF SEPTEMBER 2020.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN

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 18th day of August 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
Beth Tiggelaar	Member
Dennis Luers	Member
Traci Hutton	Member
David Hallberg	Alternate

constituting a quorum with Jimmy Fechter 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 7:00 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:

CU20-01/PD20-02	DOVE ROAD COUNTRY STORE
CU20-14	GRAPEVINE VOLKSWAGEN
CU20-15	MARRIOTT COURTYARD/TOWNPLACE SUITES/HILTON GARDEN INN

CU20-16

WINE FUSION

Chairman Oliver closed the Briefing Session at 7:28 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-6 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 9:15 p.m.

Item 7. Citizen Comments

There was no one wishing to speak during citizen comments.

Item 8 & 9. Conditional Use Application CU20-01/Planned Development Overlay Application PD20-02 – Dove Road Country Store

First for the Commission to consider and make recommendation to City Council was conditional use application CU20-01, submitted by Richard King for property located at 1414 North Dove Road and platted as Lot 17R, Shamrock Shores Estates. The application was requesting a conditional use permit to allow the possession, storage, retail sales, and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a convenience store with gasoline sales. The applicant was also requesting a planned development overlay to deviate from the front yard setback requirement and elimination of landscaped buffering.

In the Commission's deliberation session, Monica Hotelling moved to approve conditional use application CU20-01. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Tiggelaar, Luers, Hutton and Hallberg
Nays: None

In the Commission's deliberation session, Monica Hotelling moved to approve planned development overlay application PD20-02. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Tiggelaar, Luers, Hutton and Hallberg
Nays: None

Item 10. Conditional Use Application CU20-14 – Grapevine Volkswagen

Next for the Commission to consider and make recommendation to City Council was conditional use application CU20-14, submitted by Principle Auto for property located at 2351 William D Tate Avenue and platted as Lot 1RA. Block 1, First Baptist Church of Grapevine Addition. The application was requesting a conditional use permit to establish an automobile dealership with sales and service of new and used vehicles and a 40 foot pole sign.

In the Commission’s deliberation session, Dennis Luers moved to approve conditional use application CU20-14. Traci Hutton seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Tiggelaar, Luers, Hutton and Hallberg
Nays: None

Item 11. – Conditional Use Application CU20-15 – Marriott Courtyard/Towneplace Suites/Hilton Garden Inn

Next for the Commission to consider and make recommendation to City Council was conditional use application CU20-15 submitted by Grapevine Metro Hotel GP LLC for property located at 2200 Bass Pro Court and platted as Lot 1R1, Block 1, Silver Lake Crossings. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU19-16 (Ord. 19-37) for a master site development plan specifically to allow additional surface parking for the existing Marriott Courtyard/TownePlace Suites/Hilton Garden Inn hotel complex.

In the Commission’s deliberation session, discussion was held regarding changing the parking lot from a temporary parking lot to a permanent parking lot and if the applicant will still build the parking garage along with the Renaissance Hotel. Traci Hutton moved to approve conditional use application CU20-15 with the condition that 13 additional spaces are provided with landscape and concrete surface according to Code. This shall be approved by the Site Plan Review Committee. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Tiggelaar, Luers, Hutton and Hallberg
Nays: None

Items 12. Conditional Use Application CU20-16 – Wine Fusion Winery

Next for the Commission to consider and make recommendation to City Council was conditional use application CU20-16 submitted by Wine Fusion Winery for property located at 603 South Main Street #304 and platted as Lot C, Block 15, Original Town of Grapevine. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU15-18 (Ord. 2015-28) for a winery, specifically to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and outdoor dining in conjunction with a restaurant.

In the Commission's deliberation session, discussion was held regarding the hours of operation of the restaurant and parking issues. Dennis Luers moved to approve conditional use application CU20-16 with the condition that the hours of operation may be Monday thru Friday 3pm-12am and Saturday and Sunday 10am-12am. Traci Hutton seconded the motion, which prevailed by the following vote:

Ayes: Wilson, Hotelling, Tiggelaar, Luers, Hutton and Hallberg
Nays: Oliver

Item 13. Final Plat Application – Lot 1, Block 1, Miller Residence

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1, Block 1, Miller Residence. The applicant was final platting 0.7774 acres for a residential lot.

In the Commission's deliberation session, B J Wilson moved to approved Statement of Findings and Final Plat Application of Lot 1, Block 1, Miller Residence. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Tiggelaar, Luers, Hutton and Hallberg
Nays: None

Item 14. Consider the minutes of the June 14, 2020 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of the July 14, 2020, Planning and Zoning Public Hearing.

Monica Hotelling moved to table the minutes due to the date being incorrect on the minutes. Should have read July 21, 2020. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Tiggelaar, Luers, Hutton and Hallberg
Nays: None

Adjournment

With no further business to discuss, B J Wilson moved to adjourn the meeting at 9:54 p.m. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Tiggelaar, Luers, Hutton and Hallberg
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 15TH DAY OF SEPTEMBER 2020.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN