



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, AUGUST 18, 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 August 18, 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 697 917 144#.

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, August 17, 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, August 18.

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.

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

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

1. Invocation and Pledge of Allegiance: Vice Chairman BJ Wilson

JOINT PUBLIC HEARINGS

2. Conditional Use Permit **CU20-01** and Planned Development Overlay **PD20-02** (Dove Road Country Store) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Crown Architecture & Development LLC requesting a conditional use permit to allow for the possession, storage, retail sales, and off-premise consumption of alcoholic beverages (beer and wine only) and gasoline services in conjunction with a convenience store. The applicant is also requesting a planned development overlay to deviate from, but not be limited to, a reduction in front yard setback requirements and eliminating the south and east landscape buffer adjacent to the Corp of Engineers property. The subject property is located at 1414 North Dove Road and is currently zoned “CN” Neighborhood Commercial District.
3. Conditional Use Permit **CU20-14** (Grapevine Volkswagen) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Principle Auto 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. The subject property is located at 2351 William D. Tate Avenue and is currently zoned “CC” Community Commercial District.
4. Conditional Use Permit **CU20-15** (Marriott Courtyard/Townplace Suites/Hilton Garden Inn) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Grapevine Metro Hotel GP LLC requesting a conditional use permit to amend the previously approved site plan of CU19-16 (Ordinance No. 2019-037) for a master site development plan, specifically to allow additional surface parking for the existing Marriott Courtyard/TownePlace Suites/Hilton Garden Inn hotel complex to allow for additional parking. The subject property is located at 2200 Bass Pro Court and is currently zoned “CC” Community Commercial District.
5. Conditional Use Permit **CU20-16** (Wine Fusion Winery) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Wine Fusion Winery LLC requesting a conditional use permit to amend the previously approved site plan of CU15-18 (Ordinance No. 2015-028) specifically to allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and outdoor dining in conjunction with a restaurant in the Central Business District. The subject property is located at 603 South Main Street #304 and is currently zoned “CBD” Central Business 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 **Resolution No. 2020-015** approving the use of the proposed ad valorem tax rate of 0.282601 per \$100 to calculate property tax revenue for the Fiscal Year 2021 Budget 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.

8. Consider the renewal of an annual contract for fiber internet access and video services from Spectrum Enterprises. Chief Technology Officer recommends approval.
9. Consider the renewal of an annual sole source contract for multimedia services for streaming and archiving of public meetings with Swagit Productions, LLC for City Council and Planning and Zoning Commission meetings. City Secretary recommends approval.
10. Consider the minutes of the August 4, 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

11. Conditional Use Permit **CU20-01** (Dove Road Country Store) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-035**, if applicable, and take any necessary action.
12. Planned Development Overlay **PD20-02** (Dove Road Country Store) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-036**, if applicable, and take any necessary action.
13. Conditional Use Permit **CU20-14** (Grapevine Volkswagen) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-037**, if applicable, and take any necessary action.
14. Conditional Use Permit **CU20-15** (Marriott Courtyard/Townplace Suites/Hilton Garden Inn) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-038**, if applicable, and take any necessary action.
15. Conditional Use Permit **CU20-16** (Wine Fusion Winery) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-039**, if applicable, and take any necessary action.
16. **Final Plat** Lot 1, Block 1, Miller Residence – Consider the recommendation of the Planning and Zoning Commission regarding the application submitted by Mike Garabedian to plat unplatted property into one lot. The subject property is located at 3712 Lakeridge Drive and is currently zoned “R-7.5” Single Family Residential District.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City’s website on August 14, 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, AUGUST 18, 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 August 18, 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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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.

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 470 600 006#.

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 697 917 144#.

2. Invocation and Pledge of Allegiance: Vice Chairman BJ Wilson

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU20-01** and Planned Development Overlay **PD20-02** (Dove Road Country Store) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Crown Architecture & Development LLC requesting a conditional use permit to allow for the possession, storage, retail sales, and off-premise consumption of alcoholic beverages (beer and wine only) and gasoline services in conjunction with a convenience store. The applicant is also requesting a planned development overlay to deviate from, but not be limited to, a reduction in front yard setback requirements and eliminating the south and east landscape buffer adjacent to the Corp of Engineers property. The subject property is located at 1414 North Dove Road and is currently zoned “CN” Neighborhood Commercial District.
4. Conditional Use Permit **CU20-14** (Grapevine Volkswagen) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Principle Auto 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. The subject property is located at 2351 William D. Tate Avenue and is currently zoned “CC” Community Commercial District.
5. Conditional Use Permit **CU20-15** (Marriott Courtyard/Townplace Suites/Hilton Garden Inn) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Grapevine Metro Hotel GP LLC requesting a conditional use permit to amend the previously approved site plan of CU18-26 (Ordinance No. 2016-68) for a master site development plan, specifically to allow additional surface parking for the existing Marriott Courtyard/TownePlace Suites/Hilton Garden Inn hotel complex to allow for additional parking. The subject property is located at 2200 Bass Pro Court and is currently zoned “CC” Community Commercial District.
6. Conditional Use Permit **CU20-16** (Wine Fusion Winery) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Wine Fusion Winery LLC requesting a conditional use permit to amend the previously approved site plan of CU19-18 (Ordinance No. 2015-28) specifically to allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and outdoor dining in conjunction with a restaurant in the Central Business District. The subject property is located at 603 South Main Street #304 and is currently zoned “CBD” Central Business District.

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 470 600 006#.

CITIZEN COMMENTS

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

NEW BUSINESS

8. Conditional Use Permit **CU20-01** (Dove Road Country Store) – Consider the application and make a recommendation to City Council.
9. Planned Development Overlay **PD20-02** (Dove Road Country Store) – Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU20-14** (Grapevine Volkswagen) – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU20-15** (Marriott Courtyard/Townplace Suites/Hilton Garden Inn) – Consider the application and make a recommendation to City Council.
12. Conditional Use Permit **CU20-16** (Wine Fusion Winery) – Consider the application and make a recommendation to City Council.
13. **Final Plat** Lot 1, Block 1, Miller Residence – Make a recommendation to City Council regarding the application submitted by Mike Garabedian to plat unplatted property into one lot. The subject property is located at 3712 Lakeridge Drive and is currently zoned “R-7.5” Single Family Residential District.
14. Consider the minutes of the July 14, 2020 Regular Planning and Zoning Commission meeting.

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

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on August 14, 2020 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary

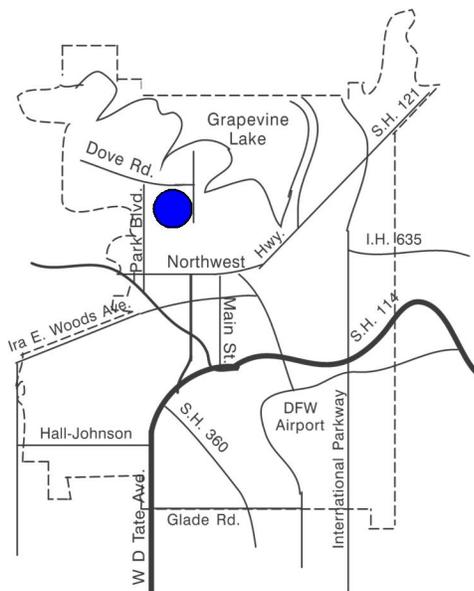


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

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

MEETING DATE: AUGUST 18, 2020

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU20-01 AND PLANNED
DEVELOPMENT OVERLAY PD20-02 DOVE ROAD COUNTRY
STORE



APPLICANT: Richard King

PROPERTY LOCATION AND SIZE:

The subject property is located at 1414 North Dove Road and is platted as Lot 17R, Shamrock Shores Estates. The property contains 26,254 s.f. (0.6 acres) and has approximately 252 feet of frontage along North Dove Road and 116 feet of frontage along Dove Loop Road.

REQUESTED CONDITIONAL USE, PLANNED DEVELOPMENT OVERLAY AND
COMMENTS:

The applicant is 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 is also requesting a planned development overlay to deviate from the front yard setback requirement and elimination of landscaped buffering.

The subject property, located at the southeast corner of North Dove Road and Dove Loop Road has been operating as a convenience store (PDQ) with gasoline sales and off-premise alcohol beverage sales (beer and wine only) since 1977. It is the property owner's intent to demolish the existing 3,450 s.f. convenience store/storage structure,

remove the underground storage tanks and build an entirely new convenience store with gasoline sales and off-premise alcohol beverage sales (beer and wine only).

To more efficiently utilize the site and provide adequate driving lane space and maneuverability around the fueling pumps, the existing structure, currently located in the center of the property, will be demolished and a new 3,340 s.f. structure will be built near the northwest corner of the site. Three fueling pumps will provide fueling options for six vehicles. This new convenience store will require 22 parking spaces and 23 spaces have been provided. Relative to the planned development overlay the applicant is requesting to encroach fifteen feet within the front yard setback along Dove Loop Road providing a ten foot front yard setback. This is necessary given the angular nature of the southern property line in which strict adherence would inhibit the site from being adequately parked. In addition, the applicant proposes eliminating the ten foot landscaping buffer along the eastern and southern property lines adjacent to the Corps of Engineers property in order to provide the necessary paved space for parking and driving lanes. Lastly the applicant proposes one monument sign, ten feet in height, at the northwest corner of the site.

PRESENT ZONING AND USE:

The subject property is currently zoned “CN” Neighborhood Commercial District developed as a convenience store with gasoline sales and off-premise beer and wine sales.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was rezoned from “C-2” Community Business District to “SP” Specific Use Permit for off-premise consumption of alcoholic beverages (beer only) in conjunction with a convenience store in 1977. It was subsequently rezoned in the 1984 City Rezoning to “CN” Neighborhood Commercial District. The Corps property to the south and east were both rezoned from “R-1” Single Family District to “GU” Governmental Use District in the 1984 City Rezoning. The area to the west was rezoned from “C-2” Community Commercial District to “R-5.0” Zero Lot Line District during the 1984 City Rezoning. The property to the north was rezoned from “R-1” Single Family District to “R-7.5” Single Family District during the 1984 City Rezoning. A special use permit was approved (SU98-07) on the property immediately to the west for a neighborhood day care at the July 21, 1998 meeting but was never developed.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: “R-7.5” Single Family District—single family residences

SOUTH: “GU” Governmental Use District—Corps of Engineers land

EAST: “GU” Governmental Use District—Corps of Engineers land

WEST: “R-5.0” Zero Lot Line District—single family residences

AIRPORT IMPACT:

The Subject property is not located in the Zone of Effect as Defined on the “Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs” map.

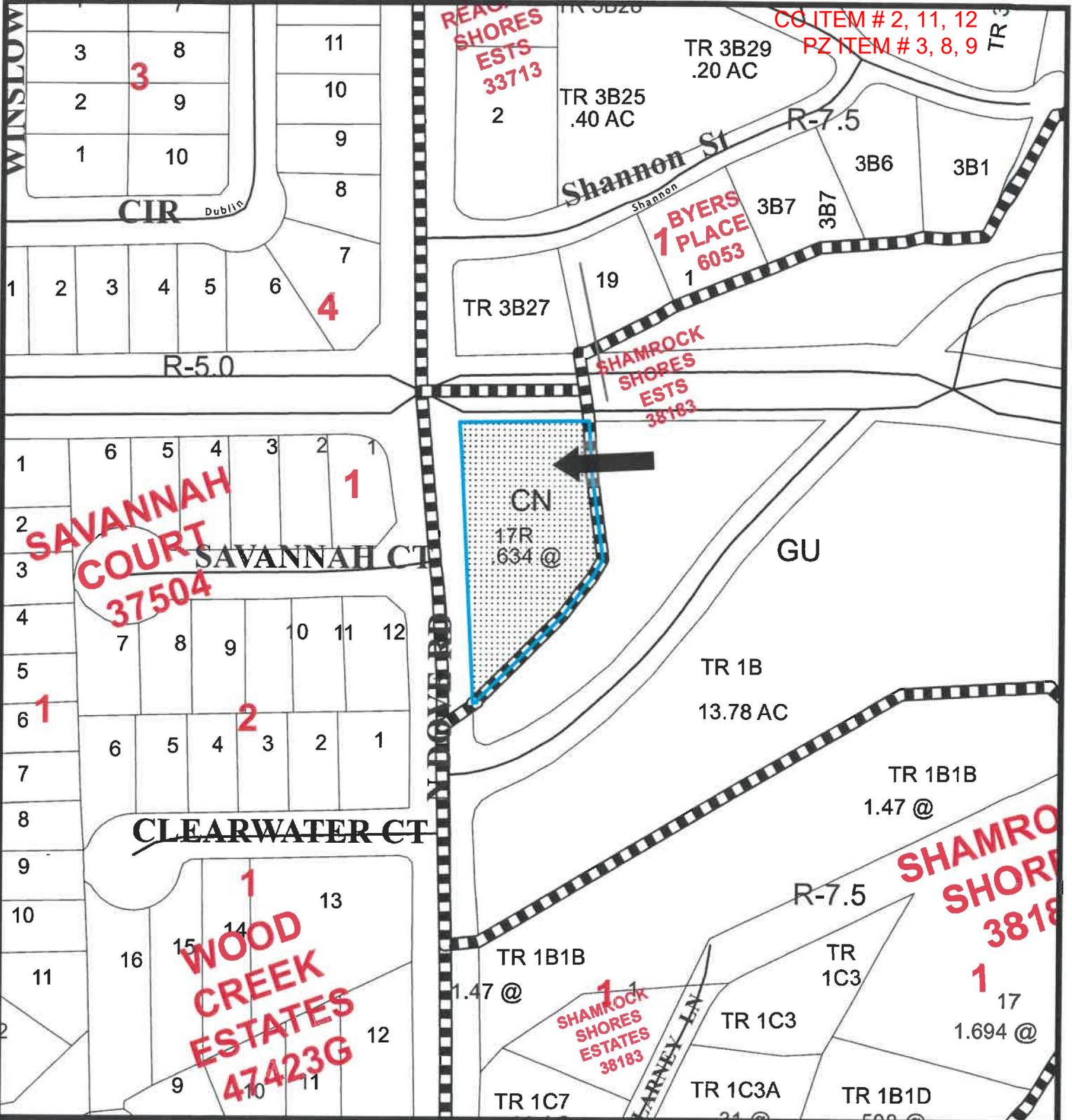
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

Northbound Dove Road is designated as a Type E Collector developed with four lanes, having a seventy-five foot minimum right-of-way. Westbound Dove Loop Road is designated as a Type B Major Arterial developed with four lanes and a center median, having an eighty foot minimum right of way.

/rs



**CU20-01/PD20-02
Dove Road Country Store**



Date Prepared: 8/4/2020

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



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent./company/contact

Richard King / Crown Architecture & Development, LLC

Street address of applicant / agent:

2409 Chadwick Ln

City / State / Zip Code of applicant / agent:

Garland, Texas 75044

Telephone number of applicant / agent:

214-236-9289

Fax number of applicant/agent

Email address of applicant/agent

Mobile phone number of applicant/agent

214-236-9289

PART 2. PROPERTY INFORMATION

Street address of subject property

1414 N Dove Road

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

Lot **17R** Block Addition **Shamrock Shores Estates**

Size of subject property

.6344

Acres

27,636.42

Square footage

Present zoning classification:

CN

Proposed use of the property:

Convenience store with gasoline sales with off-premise beer and wine sales

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:

IRHASA INC; DBA Grapevine Market 2

Street address of property owner:

1414 N Dove Rd

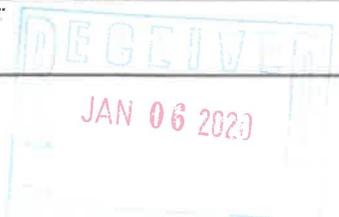
City / State / Zip Code of property owner:

Grapevine, Texas 76051

Telephone number of property owner:

817-235-8289

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.

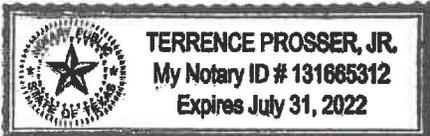
PART 4. SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY

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

The State of Texas
 County Of Dallas
 Before Me Terrence Prosser, Jr. on this day personally appeared Mr. Richard King
 (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 6th day of January, A.D. 2020



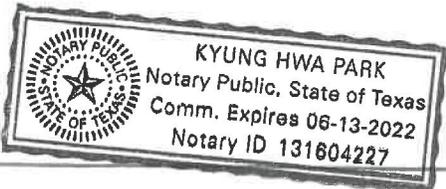
[Signature]
 Notary In And For State Of Texas
[Signature]
 Property Owner's Signature:

ABDUL KARIM PIRANI
 Print Property Owners Name: _____

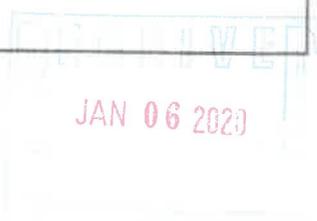
The State Of Texas
 County Of Dallas
 Before Me Kyung H Park on this day personally appeared Abdul Karim Pirani
 (notary) (property owner)

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

(Seal) Given under my hand and seal of office this 6th day of Jan, 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: 1-6-2020

Signature of Owner 

Date: 1-6-2020

JAN 06 2020



CITY OF GRAPEVINE PLANNED DEVELOPMENT OVERLAY APPLICATION

PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact

Richard King / agent; Crown Architecture & Development, LLC / Richard King, AIA

Street address of applicant / agent:

2409 Chadwick Ln.

City / State / Zip Code of applicant / agent:

Garland, Texas 75044

Telephone number of applicant / agent:

214-236-9289

Fax number of applicant / agent:

Email address of applicant / agent

[REDACTED]

Mobile phone number of applicant / agent

214-236-9289

Applicant's interest in subject property:

Architect for client

PART 2. PROPERTY INFORMATION

Street address of subject property

1414 N. Dove Road, Grapevine, Texas

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

Lot **17R** Block Addition **Shamrock Shores Estates**

Size of subject property

.6344

Acres

27,636.42

Square footage

Present zoning classification:

CN

Proposed use of the property:

Convenience Retail Store with gasoline sales and off-premise beer and wine sales

Minimum / maximum district size for request:

Zoning ordinance provision requesting deviation from:

Reduction of 10' landscape setback on east and south property line to 0'

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

IRKASA INC; DBA Grapevine Market 2

Street address of property owner:

1414 North Dove Rd.

City / State / Zip Code of property owner:

Grapevine, Tx 76051

Telephone number of property owner:

817-235-8289

Fax number of property owner:

- Submit a letter describing the proposed Planned Development and note the request on the site plan document.
- Describe any special requirements or conditions that require deviation of the zoning district regulations.
- Describe whether the proposed overlay will, or will not cause substantial harm to the value, use or enjoyment of other property in the neighborhood.
- Describe how the proposed planned development will add to the value, use or enjoyment of other property in the neighborhood.
- The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.
- All planned development overlay 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 planned development overlay 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 planned development overlay and acknowledge that all requirements of this application have been met at the time of submittal.

PART 4. SIGNATURE TO AUTHORIZE PLANNED DEVELOPMENT OVERLAY REQUEST AND PLACE A PLANNED DEVELOPMENT OVERLAY REQUEST SIGN ON THE SUBJECT PROPERTY

Richard King

Print Applicant's Name:

Applicant's Signature:

The State Of

Texas

County Of

Dallas

Before Me

Terrence Prosser, Jr.
(notary)

on this day personally appeared

Mr. Richard King
(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

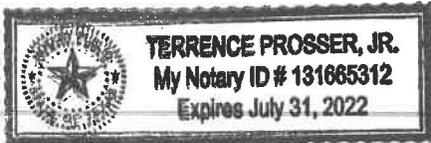
6th

day of

January

A.D.

2020



Notary In And For State Of Texas

Shamim Pirani

Print Property Owners Name:

Property Owner's Signature:

The State Of

Texas

County Of

Dallas

Before Me

Kyung H Park
(notary)

on this day personally appeared

Abdul Karim Pirani
(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

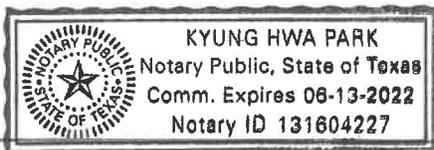
6th

day of

Jan

A.D.

2020



Notary In And For State Of Texas



Corp. Office:
2409 Chadwick Lane
Garland, Texas 75044
214-236-9289

Operating Office:
16901 N. Dallas Parkway #212
Addison, TX 75001
www.crown-a-d.com

CC ITEM # 2, 11, 12
PZ ITEM # 3, 8, 9

CU20-01

January 6, 2020

Mr. Ron Stombaugh
Development Services
City of Grapevine
200 South Main Street
Grapevine, TX 76099

RE: Proposed Planned Development of 1414 N. Dove Road, Grapevine, Texas

Dear Mr. Stombaugh,

On behalf of Irkasa, Inc., d/b/a Grapevine Market 2, we respectfully request your consideration in alternative zoning on the property located at 1414 N. Dove Road in Grapevine, currently operating as the Grapevine Market 2 Convenience Store.

The current property has a convenience store with off-premise wine and beer sales. We are demolishing the buildings, along with the existing fuel canopies, and rebuilding the Dove Road Country Store, which will better conform to the image of Grapevine. The use is still the same for the facility. The rebuild will serve to bring the two buildings under one roof on the northern part of the property.

To the East and South of the property is the existing Grapevine Reservoir tract – green space, which is not zoned for commercial or residential use. Owner requests the 10' landscape setback from the South and East property line be re-zoned from the current standards to a 0' landscape setback to provide for easier, safer access and better vehicle circulation.

Our Planned Development Overlay Application is attached.

Thank you for your consideration.

Richard King
Architect

attachment

JAN 06 2020

CC ITEM # 2, 11, 12
PZ ITEM # 3, 8, 9



Dove Loop

Savannah

Dove

Clearwater

CASE NAME: DOVE ROAD COUNTRY STORE
CASE ADDRESS: 1414 N. DOVE ROAD
CURRENT LEGAL: LOT 17R
SHAMROCK SHORES ESTATES

SECTION	REGULATION	PROPOSED DEVIATION	EXPLANATION
Section 24.G.3 "C-N Neighborhood Commercial District"	Front Yard Setback	15' reduction in the front yard setback along Dove Loop Road	Adjacent to Grapevine Lake property which will remain undeveloped
Section 53.H.2.b "C-N Neighborhood Commercial District"	Landscaping Setback	Eliminate 10' landscape buffer	

ORDINANCE NO. 2020-035

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU20-01 TO ALLOW FOR 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 IN A DISTRICT ZONED "CN" NEIGHBORHOOD 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 CU20-01 to allow for 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 (Dove Road Country Store) in a district zoned "CN" Neighborhood Commercial District within the following described property: Lot 17R, Shamrock Shores Estates (1414 North Dove Road) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of August, 2020.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

City Attorney

ORDINANCE NO. 2020-036

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING PLANNED DEVELOPMENT OVERLAY PD20-02 TO DEVIATE FROM FRONT YARD SETBACK AND LANDSCAPED BUFFERING REQUIREMENTS IN THE "CN" NEIGHBORHOOD COMMERCIAL DISTRICT AND LANDSCAPING 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 PLANNED DEVELOPMENT OVERLAY PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a planned development overlay in accordance with Section 41 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Planned Development Overlay No. PD20-02 to deviate from front yard setback and landscaped buffering requirements in the "CN" Neighborhood Commercial District and Landscaping Regulations within the following described property: Lot 17R, Shamrock Shores Estates (1414 North Dove Road) 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 18th day of August, 2020.

APPROVED:

William D. Tate
Mayor

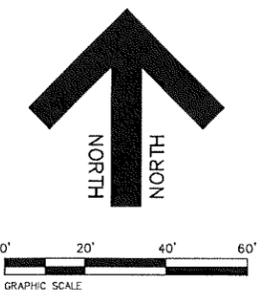
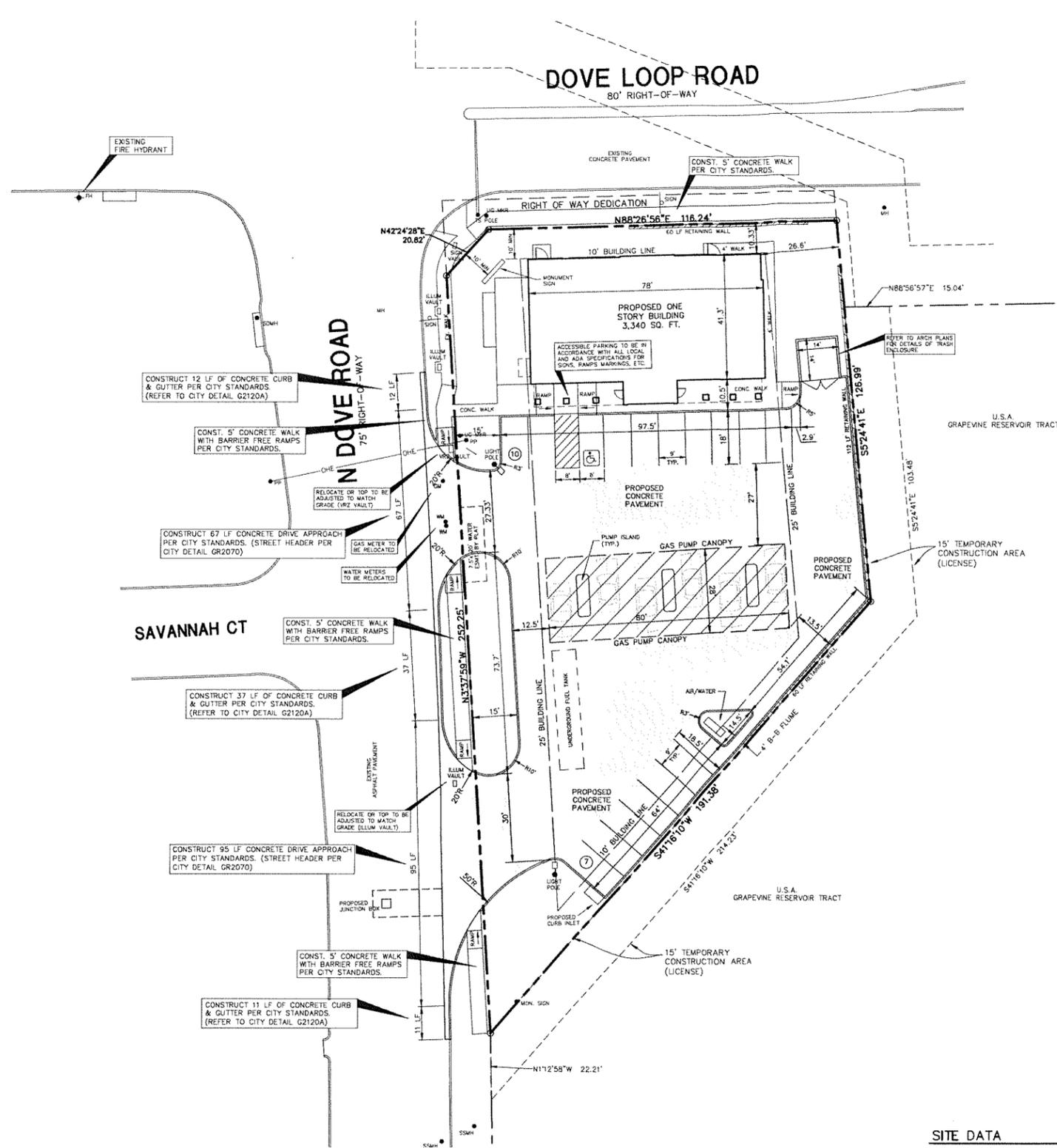
ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

City Attorney

H:\JD\Proj\2019\1238_Crown Architecture - Richard King\1238-5-19 1414 N Dove Road - Grapevine TX\CD\1238-5-19 Civil Plans revised L.dwg, 8/10/2020 11:48:09 AM, DWG to PDF, .pc3



- NOTES:**
- ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
 - ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - SEE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
 - CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM TXDOT FOR ANY AND ALL WORK TO BE DONE IN TXDOT ROW.
 - ALL OUTDOOR LIGHTING, INCLUDING LIGHT POLES AND WALL PACKS, ARE REQUIRED TO BE LED AND FULL CUTOFFS (I. E. SHIELDED). THE LIGHTS UNDER THE CANOPY SHOULD ALSO BE RECESSED.
 - ALL PARKING MUST BE WHITE STRIPES.
 - ANY DISCREPANCIES BETWEEN THE GENERAL NOTES, CITY SPECIFICATIONS OR STANDARD DETAILS SHALL BE WHICHEVER IS MORE RESTRICTIVE AS DETERMINED BY THE CITY INSPECTOR.

- ACCESSIBILITY NOTES:**
- ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
 - ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
 - ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
 - ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.

NOTE: CONDITIONAL USE REQUEST CU20-01 IS A REQUEST 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. PLANNED DEVELOPMENT OVERLAY PD20-02 IS A REQUEST TO DEVIATE FROM THE FRONT YARD SETBACK REQUIREMENT AND ELIMINATION OF LANDSCAPED BUFFERING.

SITE DATA

TOTAL SITE AREA 26,254 SF (0.60 AC)
 BUILDING AREA 3,340 SF
 PARKING REQUIRED: 5 SPACES + 1/200 SF
 3,340/200= 16.7 + 5 SPACES= 22 SPACES
 PARKING PROVIDED: 23 SPACES (INCLUDING 1 HANDICAP)

TOTAL IMPERVIOUS AREA = 20,967 SQ. FT.
 LANDSCAPED AREA (PERVIOUS AREA) = 5,287 SQ. FT.
 TOTAL BUILDING SQUARE FEET/NET SITE AREA = 14.32%
 (BUILDING, PORCH AND COVERED ENTRY = 3,760/26,254
 LANDSCAPED AREA/SITE AREA = 20.14% (20% REQ'D.)
 (5,287/26,254 SQ. FT.)

CASE NAME: DOVE ROAD COUNTRY STORE
 CASE NUMBER: CU20-01/PD20-02
 LOCATION: 1414 N DOVE ROAD
 LOT 17R
 SHAMROCK SHORES ESTATES

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION

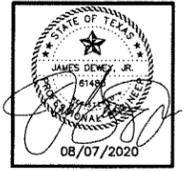
CHAIRMAN _____
 DATE: _____
 SHEET: 1 OF 7

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

DEPARTMENT OF DEVELOPMENT SERVICES

JDJR ENGINEERS & CONSULTANTS, INC.
 TSBP REGISTRATION NUMBER F-6827
 ENGINEERS • SURVEYORS • LAND PLANNERS

2500 Texas Drive Suite 100 Irving, Texas 75062
 Tel 972-252-JDJR (5357) Fax 972-252-8958



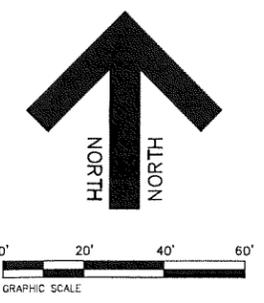
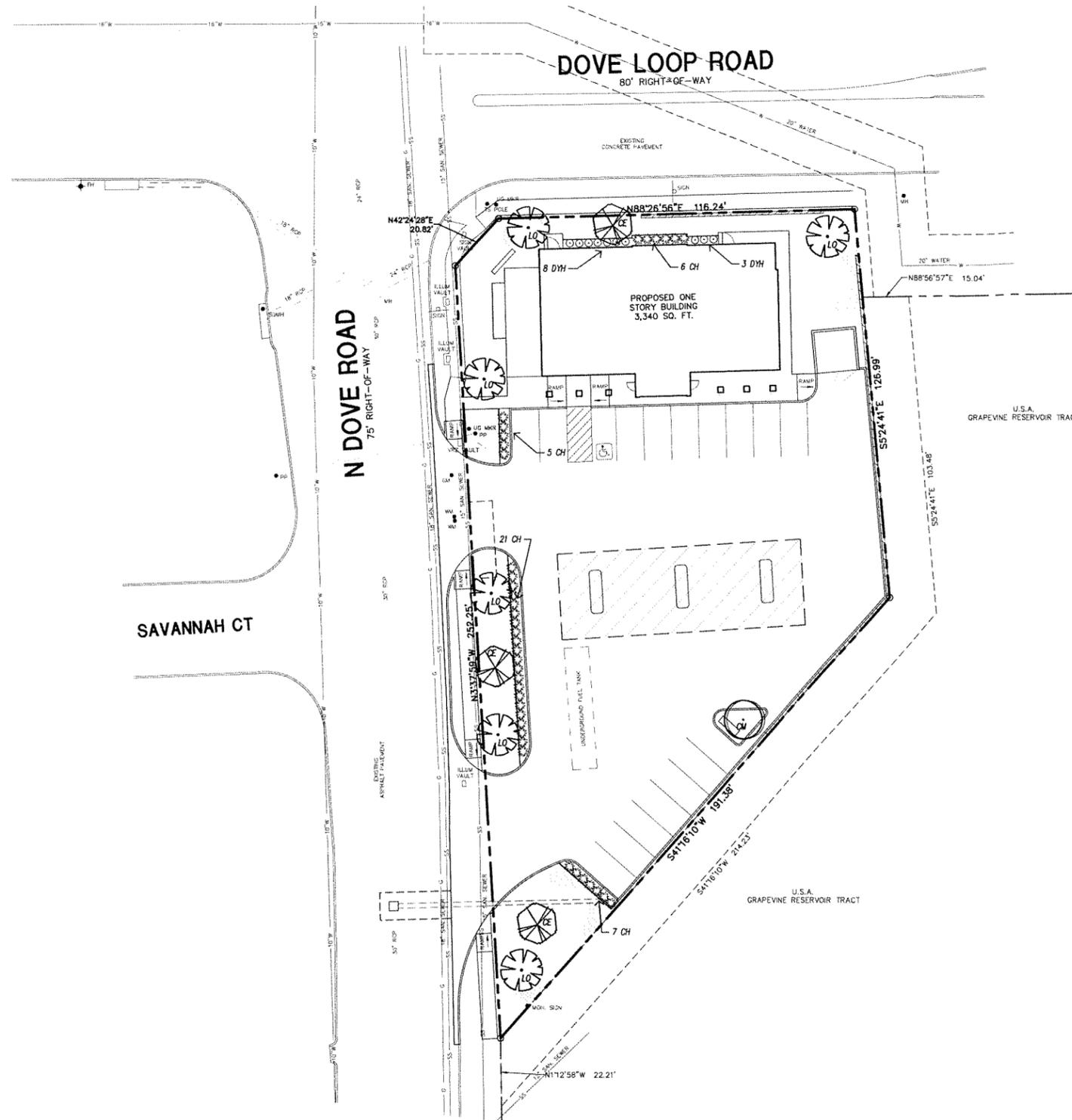
PROJECT: DOVE ROAD COUNTRY STORE
 LOT 17R
 SHAMROCK SHORES ESTATES
 1414 N DOVE ROAD
 GRAPEVINE, TEXAS

REVISIONS:

DATE	REVISION
8/7/20	PER CITY REVIEW

SHEET TITLE
SITE PLAN

DATE: NOVEMBER, 2019
 SCALE: 1" = 20'
 DRAWN BY: ADL
 CHECKED BY: JDJR
 SHEET NO.
C4 OF 9
 JDJR FILE NO. 1238-3-19



LANDSCAPE TABULATION

GROSS SITE AREA: 26,254 SF
 TOTAL LANDSCAPED AREA REQUIRED: 15% = 3,938 SF
 TOTAL LANDSCAPED AREA PROVIDED: 5,087 SF

STREET BUFFER REQUIRED

ALONG N DOVE ROAD: 15 FT
 ALONG DOVE LOOP ROAD: 10 FT
STREET BUFFER PROVIDED:
 ALONG N DOVE ROAD: 15 FT
 ALONG DOVE LOOP ROAD: 10 FT

BUFFER PLANT MATERIALS REQUIRED

N DOVE ROAD:
 1 LARGE CANOPY TREE /50 LF = 277 LF/50 LF= 6 TREES
 PROVIDED: 6 TREES
 DOVE LOOP ROAD:
 131 LF/50 LF= 3 TREES PROVIDED: 3 TREES
 BUFFER SHRUBS PROVIDED

PARKING LOT LANDSCAPING REQUIREMENTS

GROSS PARKING AREA 2,927 SF
 PARKING LOT LANDSCAPED AREA REQUIRED: 10% = 293 SF
 PARKING LOT LANDSCAPED AREA PROVIDED: 1,554 SF
 PARKING LOT TREES REQUIRED: 1 LARGE TREE FOR EACH 400 SF
 293 SF/400 SF= 1 TREE
 PARKING LOT TREES PROVIDED: 5 TREES

PERIMETER LANDSCAPING:

10' REQUIRED
 0' PROVIDED (ADJACENT TO LAKE GRAPEVINE PROPERTY)

- NOTES:**
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR IN ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PER DRAWING AND SPECIFICATIONS BY LANDSCAPE DESIGNER. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE CONTRACTOR AND SHALL NOT BE CONSIDERED ABSOLUTE.
 - ALL BED AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6" ADDING PLANTING SOIL MIXTURE DURING PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 3" ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
 - AFTER SETTLEMENT AND COMPACTION ALL PLANTING BEDS SHALL RECEIVE A 2" (MIN) LAYER OF SHREDED CYPRESS WOOD.
 - PLANTING SOIL MIXTURE FOR BED AREAS SHALL BE 50% EXISTING SOIL, 10% SHARP SAND 40% SOIL CONDITIONER (BACK TO EARTH OR EQUAL).
 - ALL TREES ARE TO BE STAKED AND CLIPPED THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY.
 - ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING RYERSON STEEL EDGING.
 - ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM WITH AN AUTOMATIC CONTROLLER PER CITY CODE.

PLANT SCHEDULE					
COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	REMARKS
LIVE OAK	QUERCUS VIRGINIANA	6	3" CAL.	AS SHOWN	BALLED/BURLAP
GRAPE MYRTLE	LAGERSTROEMIA	1	3" CAL.	AS SHOWN	BALLED/BURLAP
CEDAR ELM	ULMUS CRASSIFOLIA	3	3" CAL.	AS SHOWN	BALLED/BURLAP
CARISSA HOLLY	ILEX CORNUTA	39	3 GAL	36" C-C	CONTAINER
DWF YAUPON HOLLY	ILEX VOMITORIA NANA	11	3 GAL	36" C-C	CONTAINER
BERMUDA TURF	CYNADON DACTYLON	±4,571 S.F.	-	-	HYDROMULCH OR SOLID SOD

LANDSCAPE LEGEND

- PROPOSED LIVE OAK TREE (OR APPROVED EQUAL) HIGH RISE LIVE OAK
- PROPOSED GRAPE MYRTLE TREE (OR APPROVED EQUAL)
- PROPOSED CEDAR ELM (OR APPROVED EQUAL)
- CARISSA HOLLY OR APPROVED EQUAL
- BERMUDA TURF

CASE NAME: DOVE ROAD COUNTRY STORE
 CASE NUMBER: CU20-01/PD20-02
 LOCATION: 1414 N DOVE ROAD
 LOT 17R
 SHAMROCK SHORES ESTATES

 MAYOR SECRETARY

DATE: _____
 PLANNING AND ZONING COMMISSION

 CHAIRMAN

DATE: _____
 SHEET: 2 OF 7

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

DEPARTMENT OF DEVELOPMENT SERVICES

JDJR ENGINEERS & CONSULTANTS, INC.
 TSBP REGISTRATION NUMBER F-8527
 ENGINEERS • SURVEYORS • LAND PLANNERS

2600 Texas Drive Suite 100 Irving, Texas 75062
 Tel. 972-252-1049 (5357) Fax 972-252-8868



PROJECT: DOVE ROAD COUNTRY STORE
 LOT 17R
 SHAMROCK SHORES ESTATES
 1414 N DOVE ROAD
 GRAPEVINE, TEXAS

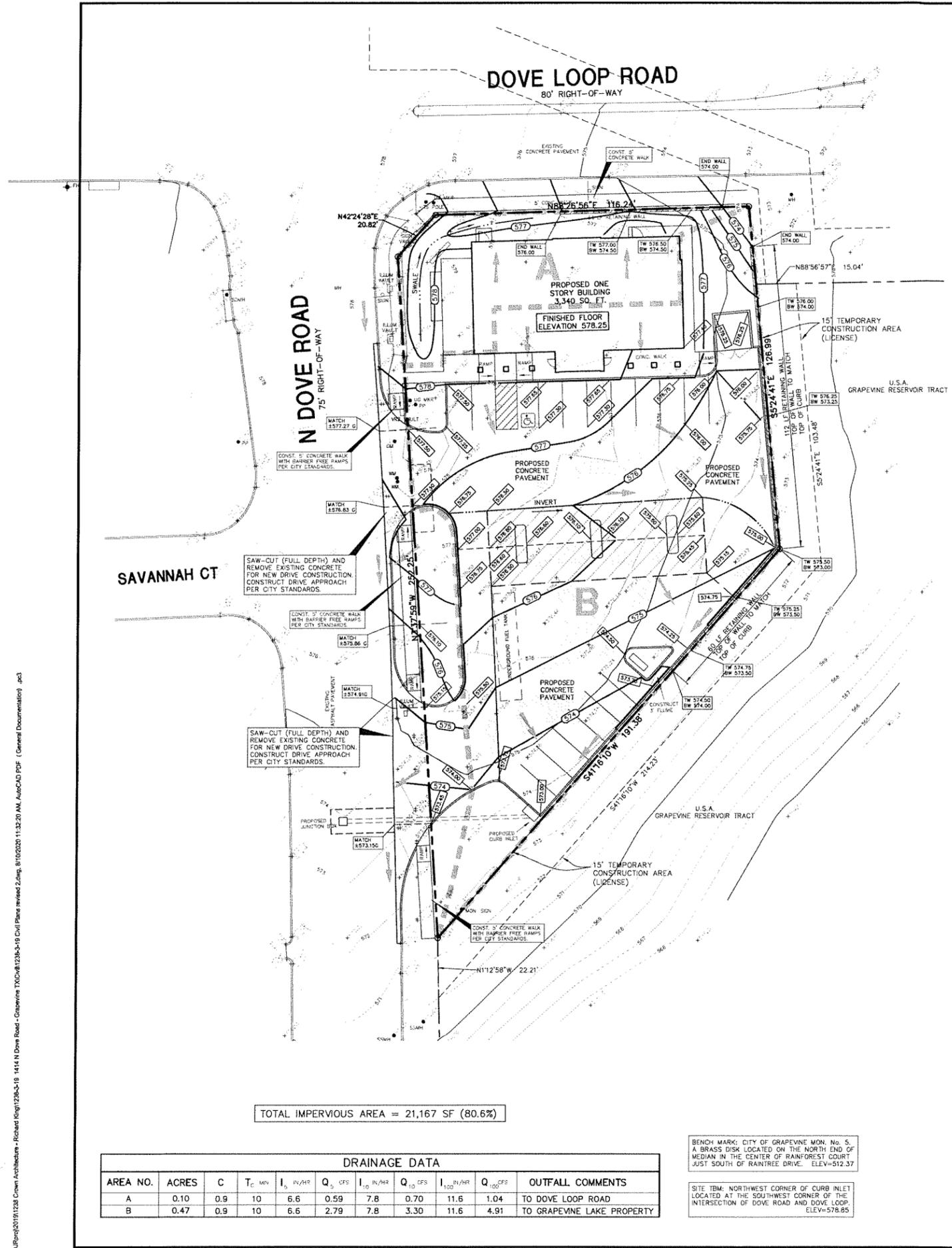
REVISIONS:

DATE	REVISION
8/7/20	PER CITY REVIEW

SHEET TITLE
LANDSCAPE PLAN

DATE: NOVEMBER, 2019
 SCALE: 1" = 20'
 DRAWN BY: ADL
 CHECKED BY: JDJR
 SHEET NO.
L1 OF **1**
 JDJR FILE NO. 1238-3-19

H:\JD\2019\1238-Crown Architecture - Richard King\1238-3-19 1414 N Dove Road - Grapevine TX\DWG\1238-3-19 Civil Plans revised 2.dwg, 8/10/2020 11:32:20 AM, AutoCAD PDF (General Documentation).pc3

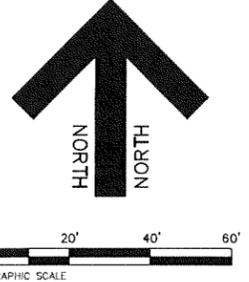
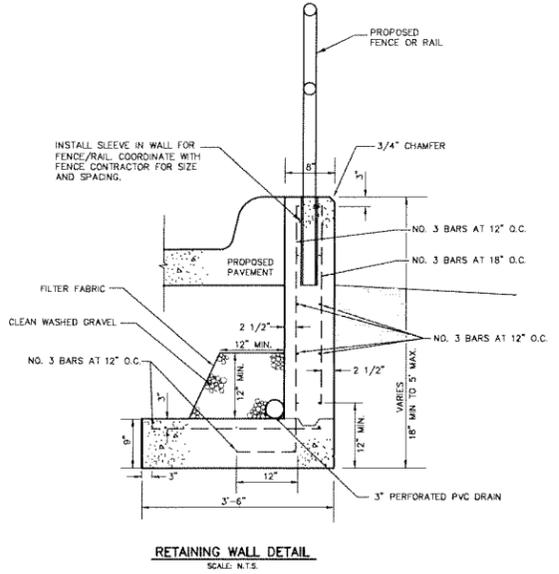


TOTAL IMPERVIOUS AREA = 21,167 SF (80.6%)

DRAINAGE DATA										
AREA NO.	ACRES	C	T _c MIN	I ₀ IN/HR	Q ₀ CFS	I ₁₀ IN/HR	Q ₁₀ CFS	I ₁₀₀ IN/HR	Q ₁₀₀ CFS	OUTFALL COMMENTS
A	0.10	0.9	10	6.6	0.59	7.8	0.70	11.6	1.04	TO DOVE LOOP ROAD
B	0.47	0.9	10	6.6	2.79	7.8	3.30	11.6	4.91	TO GRAPEVINE LAKE PROPERTY

BENCH MARK: CITY OF GRAPEVINE MON. NO. 5, A BRASS DISK LOCATED ON THE NORTH END OF MEDIAN IN THE CENTER OF RAINFOREST COURT JUST SOUTH OF RAIN TREE DRIVE. ELEV=512.37

SITE TBM: NORTHWEST CORNER OF CURB INLET LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF DOVE ROAD AND DOVE LOOP. ELEV=578.85



- GENERAL NOTES:**
1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS, ALL APPLICABLE MUNICIPAL BUILDING CODES AND STANDARDS.
 2. ALL SPOT ELEVATIONS ADJACENT TO CURBS ARE GUTTER ELEVATIONS UNLESS OTHERWISE SHOWN.
 3. ALL WALKWAYS TO HAVE A MAXIMUM OF 1/4" PER FOOT CROSSFALL SLOPE AWAY FROM THE BUILDING.
 4. ALL SITE PAVING TO BE DONE IN ACCORDANCE TO THE RECOMMENDATIONS AS OUTLINED IN THE SOILS REPORT FOR THIS SITE.
 5. ALL SITE GRADING AND SUBGRADE PREPARATION SHALL BE DONE IN ACCORDANCE TO THE RECOMMENDATIONS AS OUTLINED IN THE SOILS REPORT FOR THIS SITE.
 6. ALL OFF-SITE PAVING REQUIRES A SEPARATE PERMIT.
 7. ANY DISCREPANCIES BETWEEN THE GENERAL NOTES, CITY SPECIFICATIONS OR STANDARD DETAILS SHALL BE WHICHEVER IS MORE RESTRICTIVE AS DETERMINED BY THE CITY INSPECTOR.

- EXISTING UTILITIES NOTES:**
1. THE LOCATION OF ALL UNDERGROUND FACILITIES AS INDICATED ON THE PLANS ARE TAKEN FROM PUBLIC RECORDS. JDJR ENGINEERS & CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SUCH RECORDS AND DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN OR ARE LOCATED PRECISELY AS INDICATED.
 2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
 3. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES FOUND.
 4. NOTIFY JDJR ENGINEERS & CONSULTANTS IF ANY UNDERGROUND UTILITIES ARE NOT IN THE LOCATIONS INDICATED ON THESE PLANS (HORIZONTALLY AND VERTICALLY) OR CONFLICT WITH ANY PROPOSED IMPROVEMENTS ASSOCIATED WITH THESE PLANS.

- ACCESSIBILITY NOTES:**
1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
 2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
 3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
 4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.

- LEGEND**
- EXISTING CONTOUR LINE
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION AT GUTTER (TOP OF CURB IS 6" OR 0.5' HIGHER UNLESS SHOWN OTHERWISE)
 - PROPOSED CONTOUR LINE
 - INVERT OR FLOWLINE
 - DRAINAGE DIVIDE LINE
 - PROPOSED 6" CONCRETE PAVEMENT
 - PROPOSED CONCRETE WALK

CASE NAME: DOVE ROAD COUNTRY STORE
CASE NUMBER: CU20-01/PD20-02
LOCATION: 1414 N DOVE ROAD
LOT 17R
SHAMROCK SHORES ESTATES

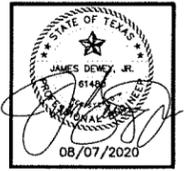
MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE: _____
SHEET: 3 OF 7

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

JDJR ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-6527
ENGINEERS • SURVEYORS • LAND PLANNERS

2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-JDJR (5357) Fax 972-252-8958



PROJECT: DOVE ROAD COUNTRY STORE
LOT 17R
SHAMROCK SHORES ESTATES
1414 N DOVE ROAD
GRAPEVINE, TEXAS

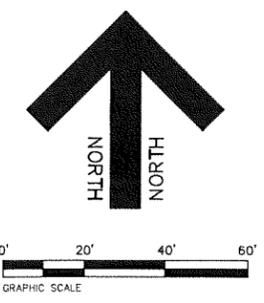
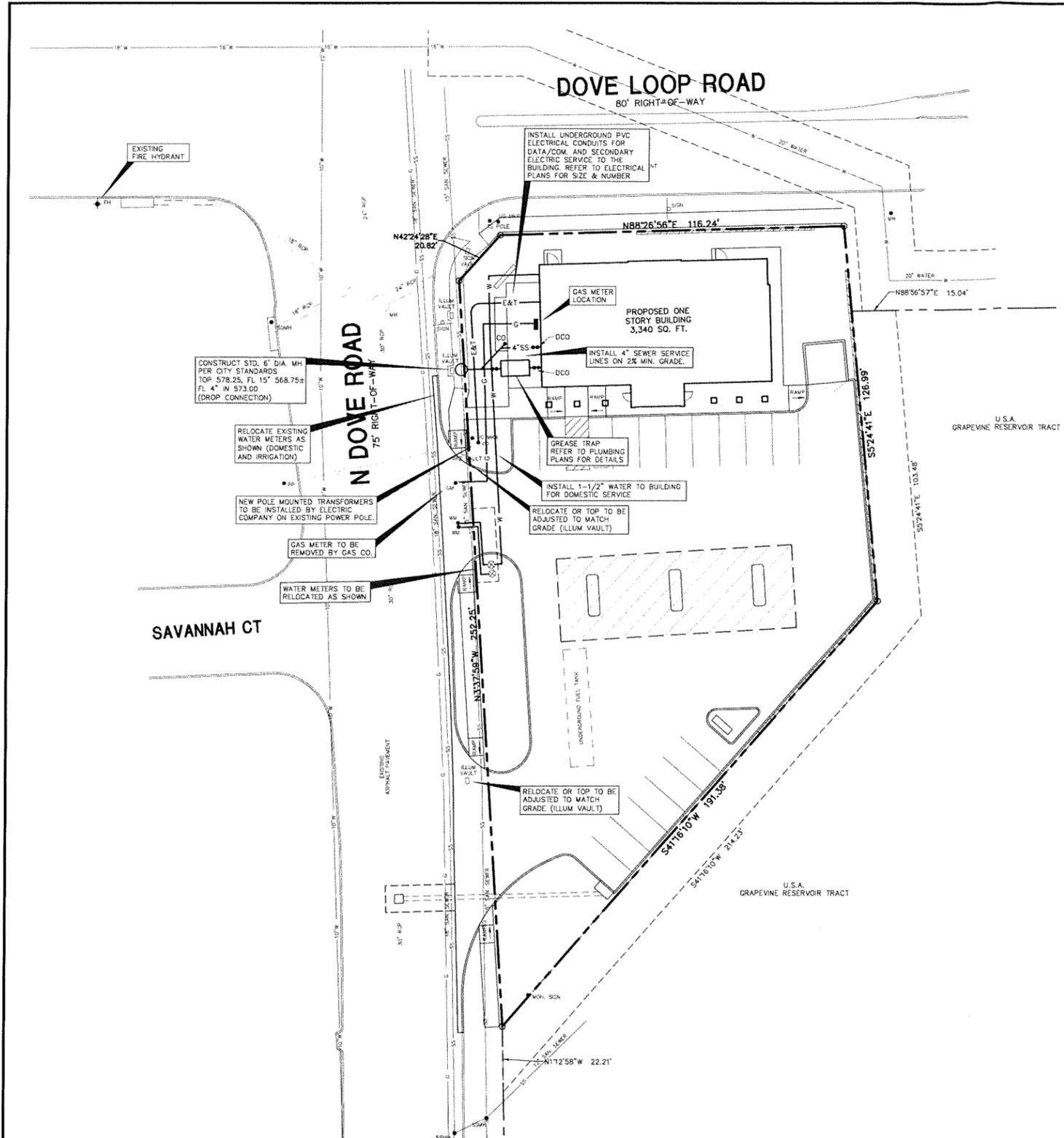
REVISIONS:

DATE	REVISION
8/7/20	PER CITY REVIEW

SHEET TITLE
DRAINAGE PLAN

DATE: NOVEMBER, 2019
SCALE: 1" = 20'
DRAWN BY: ADL
CHECKED BY: JDJR
SHEET NO.
C5 OF **9**
JDJR FILE NO. 1238-3-19

H:\JD\Projects\191238 - Crown Architecture - Richard Long\1238-3-19 - 1414 N Dove Road - Grapevine TX\Civil\1238-3-19 Civil Plans revised 2.dwg, 8/10/2020 11:32:23 AM, AutoCAD PDF (General Documentation).ac3



GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS, ALL APPLICABLE MUNICIPAL BUILDING CODES AND STANDARDS.
2. THE CONTRACTOR SHALL MAKE APPLICATION FOR SERVICES, OBTAIN ALL PERMITS, AND PAY ALL CHARGES, FEES, AND CONNECTION COSTS REQUIRED FOR EACH UTILITY SERVICE. (THESE COSTS AND FEES SHALL NOT BE INCLUDED IN THE BASE BID).
3. SEE PLUMBING AND ELECTRICAL PLANS FOR EXACT LOCATIONS AND DETAILS OF SERVICES INTO BUILDING.
4. CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. PLUMBING CONTRACTOR SHALL MAKE ARRANGEMENTS FOR GAS SERVICE INSTALLATION BY GAS COMPANY.
6. SEE ELECTRICAL PLANS FOR ELECTRIC DEMAND SUMMARY.
7. SEE SITE LIGHTING PLAN FOR DETAILS AND LOCATIONS OF THE SITE ELECTRICAL LINES AND POLE LIGHTS.
8. ANY DISCREPANCIES BETWEEN THE GENERAL NOTES, CITY SPECIFICATIONS OR STANDARD DETAILS SHALL BE WHICHEVER IS MORE RESTRICTIVE AS DETERMINED BY THE CITY INSPECTOR.

EXISTING UTILITIES NOTES:

1. THE LOCATION OF ALL UNDERGROUND FACILITIES AS INDICATED ON THE PLANS ARE TAKEN FROM PUBLIC RECORDS. JDJR ENGINEERS & CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SUCH RECORDS AND DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN OR ARE LOCATED PRECISELY AS INDICATED.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
3. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES FOUND.
4. NOTIFY JDJR ENGINEERS & CONSULTANTS IF ANY UNDERGROUND UTILITIES ARE NOT IN THE LOCATIONS INDICATED ON THESE PLANS (HORIZONTALLY AND VERTICALLY) OR CONFLICT WITH ANY PROPOSED IMPROVEMENTS ASSOCIATED WITH THESE PLANS.
5. ANY EXISTING UTILITY APPURTENANCES (MH, VALVES, METER BOXES, ETC.) TO BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES AS INDICATED ON THESE PLANS. NOTIFY JDJR ENGINEERS & CONSULTANTS, INC. IF THERE IS A PROBLEM MAKING SAID ADJUSTMENTS.

BENCH MARK: CITY OF GRAPEVINE MON No. 5.
A BRASS DISK LOCATED ON THE NORTH END OF
MEDIAN IN THE CENTER OF RAINFOREST COURT
JUST SOUTH OF RAINTREE DRIVE. ELEV=512.37

SITE TBM: NORTHWEST CORNER OF CURB INLET
LOCATED AT THE SOUTHWEST CORNER OF THE
INTERSECTION OF DOVE ROAD AND DOVE LOOP.
ELEV=578.85

CASE NAME: DOVE ROAD COUNTRY STORE
CASE NUMBER: CU20-01/PD20-02
LOCATION: 1414 N DOVE ROAD
LOT 17R
SHAMROCK SHORES ESTATES

____ MAYOR _____ SECRETARY
DATE: _____
PLANNING AND ZONING COMMISSION

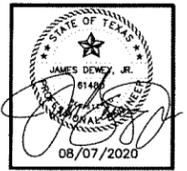
____ CHAIRMAN
DATE: _____
SHEET: 4 OF 7

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

DEPARTMENT OF DEVELOPMENT SERVICES

JDJR ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8527
ENGINEERS • SURVEYORS • LAND PLANNERS

2600 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-0404 (5357) Fax 972-252-8868



PROJECT: DOVE ROAD COUNTRY STORE
LOT 17R
SHAMROCK SHORES ESTATES
1414 N DOVE ROAD
GRAPEVINE, TEXAS

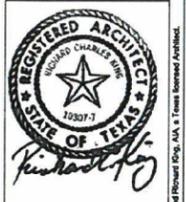
REVISIONS:	
DATE	REVISION
6/7/20	PER CITY REVIEW

SHEET TITLE
UTILITY SERVICES PLAN

DATE: NOVEMBER, 2019
SCALE: 1" = 20'
DRAWN BY: ADL
CHECKED BY: JDJR
SHEET NO.
C9 OF **9**
JDJR FILE NO. 1238-3-19

DRAWN BY: RK
 CHECKED BY: RK

C&D
 CROWN ARCHITECTURE & DEVELOPMENT, PLLC
 2408 CHLOVICK LN GARLAND, TEXAS 75044
 WWW.CROWN.A.D.COM
 RICHARD KING, AIA, T.L. LICENSE 10607, 214-236-9289
 RICHARD@CROWN.A.D.COM



DOVE ROAD COUNTRY STORE
 DOVE ROAD
 GRAPEVINE, TEXAS

DATE	DESCRIPTION	BY
11/8/2019	DESIGN CONCEPT	GO
12-9-19	P&Z BUILDING ELEV-1	RK
8-7-2020	ADD MONUMENT SIGN ELEVATION AND CITY ORDER	RK

SCALE:
 AS NOTED

PROJECT NO.
 135-01

SHEET NO. **5**

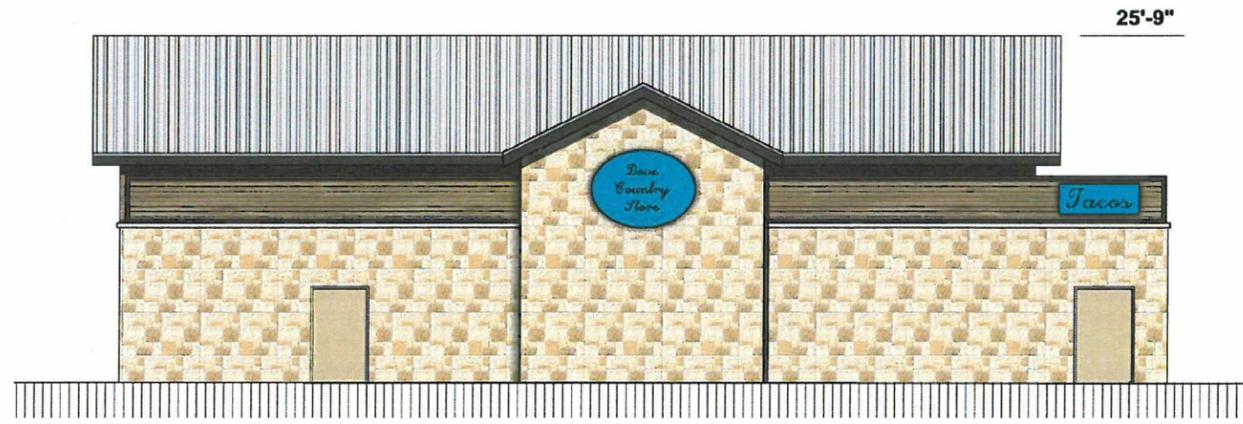
of 7

CASE NAME: DOVE ROAD COUNTRY STORE
 CASE NUMBER: CLAD-01-19120-102
 LOCATION: 1414 W DOVE ROAD, LOT 179, SHAMROCK SHORES ESTATES
 MAYOR: _____ SECRETARY: _____
 DATE: _____
 PLANNING AND ZONING COMMISSION
 CHAIRMAN: _____
 DATE: **5** OF **7**
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
 DEPARTMENT OF DEVELOPMENT SERVICES



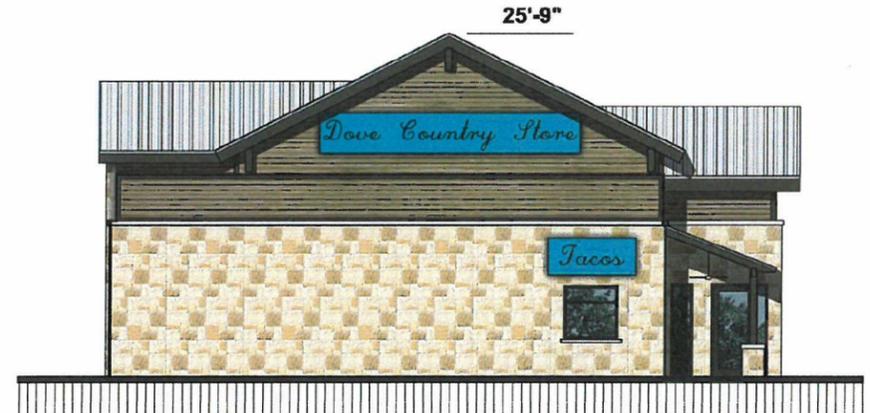
SOUTH ELEVATION (ENTRY) 3 / 16" = 1'

87% STONE
 13% PAINTED CONCRETE BOARD (HARDY BD)



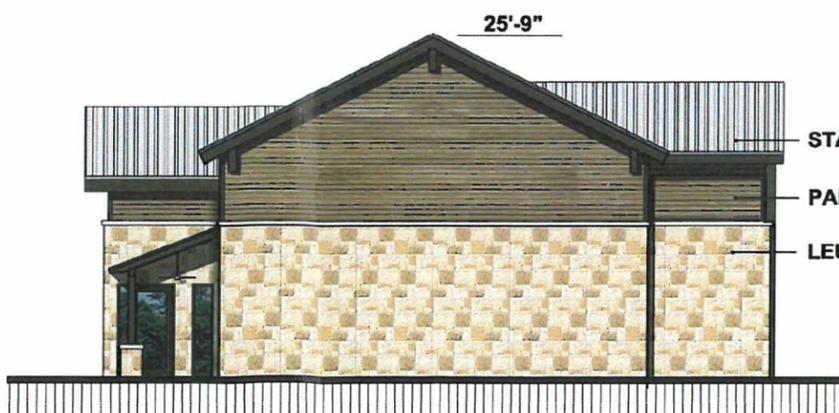
NORTH ELEVATION (DOVE LOOP - BACK SIDE) 3 / 16" = 1'

84% STONE
 16% PAINTED CONCRETE BOARD (HARDY BD)



WEST ELEVATION (DOVE ROAD SIDE) 3 / 16" = 1'

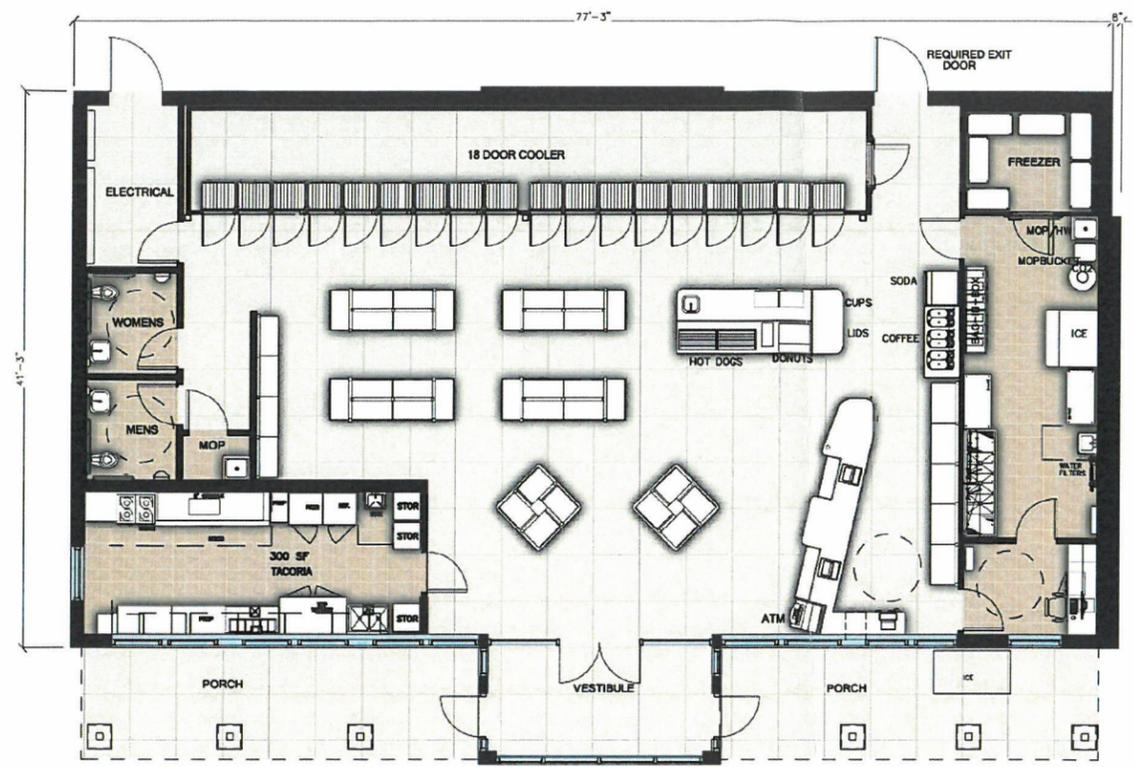
62% STONE
 38% PAINTED CONCRETE BOARD (HARDY BD)



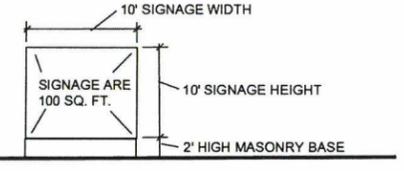
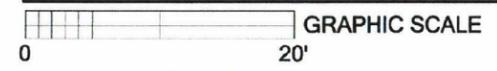
EAST ELEVATION 3 / 16" = 1'

62% STONE
 38% PAINTED CONCRETE BOARD (HARDY BD)

- STANDING SEAM ROOF, BEYOND
- PAINTED HARDY BOARD SIDING
- LEUDERS STONE



FLOOR PLAN 3 / 16" = 1'



MONUMENT SIGN
 NOT TO SCALE

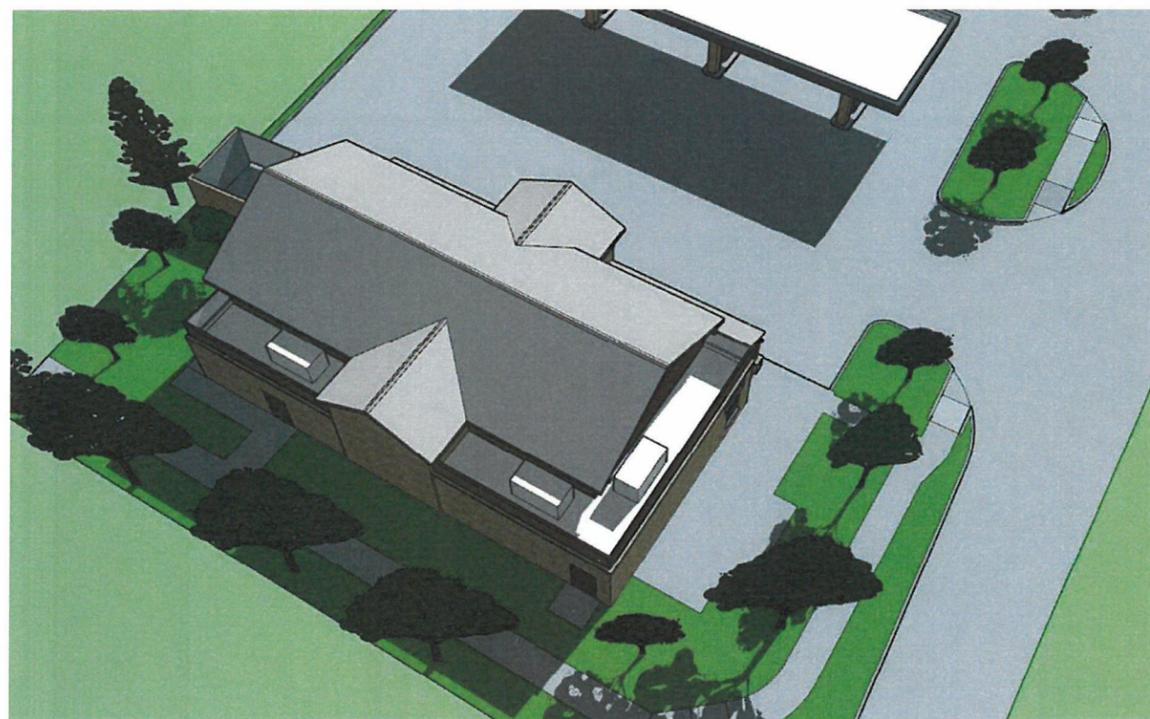
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SOUTHWEST VIEW FROM N. DOVE ROAD



SOUTHEAST VIEW



BIRD'S-EYE VIEW OF BUILDING



SOUTHWEST VIEW FROM N. DOVE ROAD

DRAWN BY: RK
CHECKED BY: RK

C&A&D
CROWN ARCHITECTURE & DEVELOPMENT, PLLC
WWW.CROWN.A&D.COM
2409 CHADWICK LN. GARLAND, TEXAS 75044
RICHARD KING, AIA, TX. LICENSE 10097; 214-206-8289
PLANNING PERMIT # 1-0-001



DOVE ROAD COUNTRY STORE
DOVE ROAD
GRAPEVINE, TEXAS

DATE	DESCRIPTION	BY
11/06/2019	DESIGN CONCEPT	GO
12-9-19	PAZ BUILDING ELEV.-1	RK
8-7-2020	PAZ BUILDING ELEV.-2 AND SUPPLEMENTAL SIGN ELEVATION FOR EXIST. BUILDING	RK

SCALE:
AS NOTED

PROJECT NO.
135-01

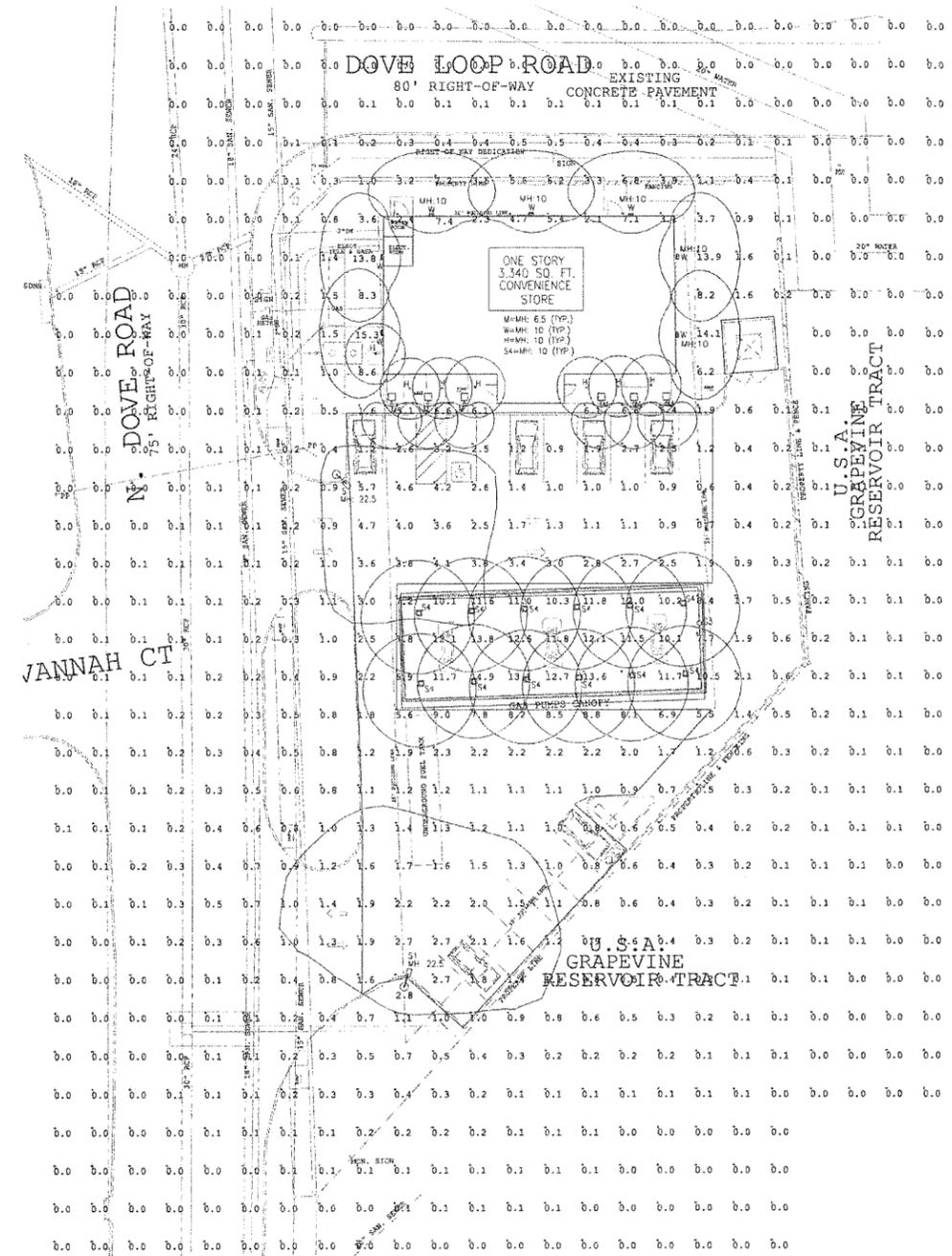
SHEET NO. **6**
of 7

CASE NAME: DOVE ROAD COUNTRY STORE
 CASE NUMBER: 2020-01 (P020)-02
 LOCATION: 1414 N DOVE ROAD
 LOT 178
 SHAMROCK SHORES ESTATES

_____ MAYOR _____ SECRETARY
 DATE: _____
 PLANNING AND ZONING COMMISSION

_____ CHAIRMAN
 DATE: _____
 SHEET: **6** OF **7**
 APPROVAL DOES NOT AUTHORIZE ANY WORK
 IN CONFLICT WITH ANY CODES OR
 ORDINANCES.
 DEPARTMENT OF DEVELOPMENT SERVICES

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01 SITE PLAN LIGHTING PHOTOMETRIC
SCALE: 1/20'

EXTERIOR LUMINARIES SCHEDULE								
SYMBOL	TYPE	QTY	MANUFACTURER/CATALOG NUMBER	TOTAL LUMEN OUTPUT	TOTAL INPUT WATTS	BALLAST FACTOR	LIGHT LOSS FACTOR	USER DEFINED FACTOR
○	H	7	LITHONIA_LED 40/10 LOGAR LSS MVOLT E21	953	10.44	1.000	0.808	1.000
○	M	6	ECLIPSE_AP L 4 VOLTAGE PAINT	2094	19.3	1.000	0.808	1.000
○	S	1	LITHONIA_DSX1 LED P4 40K T4M MVOLT MOUNTING FINSH	14181	125	1.000	0.808	1.000
□	S1	1	LITHONIA_DSX1 LED P4 40K T4M MVOLT MOUNTING FINSH	28362	250	N.A.	0.808	N.A.
—	S3	160	ACOLYTE_ML-67-24-COLOR-POWER	173	4.49	1.000	0.808	1.000
□	S4	12	LITHONIA_ONY LED P1 43K MVOLT FINSH	4477	35.36	1.000	0.808	1.000
□	W	7	LITHONIA_WST LED P2 40K VW MVOLT FINSH	3512	25	1.000	0.808	1.000
○	EX	4	DUAL LITE, EMERGENCY LED SCONCE LMT OUTDOOR-FC	SINGLE	2.78	N.A.	0.556	N.A.

CALCULATION SUMMARY							
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min	ILLUMINANCE (FC)
							ILLUMINANCE (FC)
GRABE_Planar	0	Fc	1.16	15.3	0.0	N.A.	Average = 2.32 Maximum = 7.8 Minimum = 0.6
GAS_PUMP	0	Fc	11.70	14.9	7.7	1.52	Average = 11.70 Maximum = 14.9 Minimum = 7.8
PARKING LOT & DRIVEWAY	0	Fc	2.23	7.8	0.6	3.72	Average = 3.72 Max/Min Ratio = 13.00

NOTE:
ALL POLE MATERIAL, SIZE & LOCATION SHALL COORDINATE WITH CIVIL AND STRUCTURAL ENGINEER.

SITE PLAN GENERAL NOTE
COORDINATE SERVICE REQUIREMENTS WITH ELECTRIC UTILITY PROVIDER. COORDINATE LOCATION OF SERVICE TRANSFORMER, PROVIDE TRANSFORMER PAD, PRIMARY CONDUITS, SECONDARY CONDUITS AND CONDUCTORS AND ANY ADDITIONAL ROUGH-IN AS REQUIRED BY THE ELECTRIC UTILITY PROVIDER. COORDINATE WITH ELECTRIC UTILITY.

ALL LIGHTING SELECTION ABOVE SCHEDULE HAS SELECTED BY AIA OF TEXAS LIGHTING COMPANY, MARK SCHMIDEN SPECIFICATION SALES REPRESENTATIVE. PLEASE CONTACT PERSON FOR ALL VERIFICATION AND LIGHTING CUT-SHEET PRIOR TO INSTALLATIONS. OFFICE 214-656-9000, AND CELL 972-974-7391, E-MAIL: mschmid@atlx.com

CASE NAME: DOVE ROAD COUNTRY STORE
CASE NUMBER: CU20-01/PD20-02
LOCATION: 1414 N DOVE ROAD
LOT 17R
SHAMROCK SHORES ESTATES

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 7 OF 7

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

DEPARTMENT OF DEVELOPMENT SERVICES

DRAWN BY: PNIMA
CHECKED BY: HN

C&D
CROWN ARCHITECTURE & DEVELOPMENT, PLLC
WWW.CROWN-AD.COM
2009 CHURCH ST. GARLAND, TEXAS 75044
RICHARD KING, AIA, TX LICENSE 0007; 214-254-9209
rhking@crowna-ll.com

PNima
TOTAL DESIGN GROUP INC.
SPACE PLANNING,
MEP DESIGN &
AS-BUILT SURVEY

4539 Cape Charles Dr.
Plano, TX 75024
Phone: 972-377-0633
E-mail: hn@pnima.com
E-mail: pnima2010@gmail.com



SITE PLAN LIGHTING
PHOTOMETRIC & PERFORMANCE

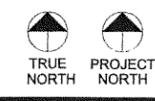
DOVE ROAD COUNTRY STORE
1414 N. DOVE ROAD
GRAPEVINE, TEXAS 76051

DATE	DESCRIPTION	BY
11/8/2019	DESIGN CONCEPT	GD
12-9-19	P&Z BUILDING ELEV-1	HK
04-16-20	100% REVIEW SET	HN
05-10-20	100% PERMIT SET	HN

SCALE: AS NOTED

PROJECT NO. 135-01

SHEET NO. MEP-03



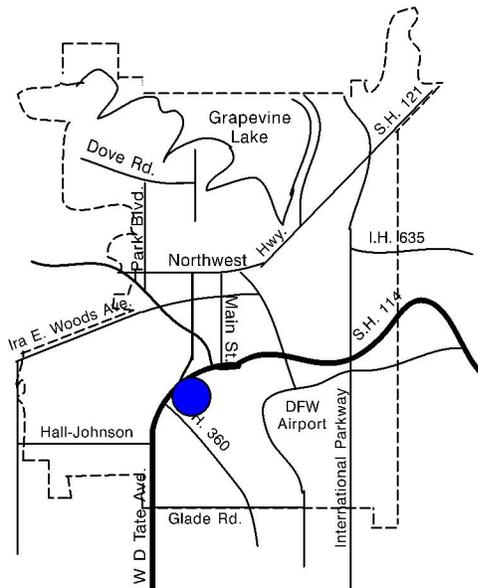
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TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

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

MEETING DATE: AUGUST 18, 2020

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU20-14 GRAPEVINE
VOLKSWAGEN



APPLICANT: Ken Clayton

PROPERTY LOCATION AND SIZE:

The subject property is located at 2351 William D. Tate Avenue and proposed to be platted as Lot 1RA, Block 1, First Baptist Church of Grapevine Addition. The addition contains 9.102 acres and has approximately 675 feet of frontage along William D. Tate Avenue.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is 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.

The applicant proposes to establish a new automobile dealership (Grapevine Volkswagen) along northbound William D. Tate Avenue immediately adjacent to and north of the Classic Chevrolet Business Elite dealership. Two points of entry are proposed. The primary access is along northbound William D. Tate Avenue and an access easement adjacent to the east property line will allow access to Stone Myers Parkway. Required parking for the development is 199 parking spaces and 596 are provided that will be utilized for customer, inventory/display and employee parking. One 40-foot high, 66 square foot pole sign is proposed along northbound William D. Tate Avenue.

PRESENT ZONING AND USE:

The property is currently zoned "CC" Community Commercial District and is undeveloped.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property, the property to the north and to the south were rezoned from "I-1", Light Industrial District to "CC", Community Commercial District during the 1984 Citywide Rezoning. The subject property was previously the site of Conditional Use Request CU00-43 (Ord. 2000-101), approved by City Council on September 19, 2000, allowing the development of a Corvette Museum on the subject site. The development of the Corvette Museum did not materialize. Previously on the subject site, City Council at the April 21, 2009 meeting approved Special Use Request SU09-03 (Ord. 2009-12) and CU09-07 (Ord. 2009-13) to allow for a new church and a 40-foot pole sign which did not develop.

North and east of the subject site the City Council on January 16, 2018 approved Conditional Use Request CU17-28 (Ord. 2018-06) to allow an automobile dealership and a pole sign which was never developed and has expired. Conditional Use Request CU19-41 (Ord. 2020-007) was approved at the January 21, 2020 meeting to allow for a new car dealership and a 40-foot pole sign which is under construction.

The Stone property, located to the east and south, was not zoned when it was a part of unincorporated Tarrant County. When the property was annexed into the City on July 20, 1993, it was automatically zoned "R-20" Single Family District. Zone Change request Z98-19, approved in August 1998, rezoned a portion of the A.C. Stone Tract from "R-20", Single Family District to "PID" Planned Industrial Development District for the development of Frank Parra Dodge. Conditional Use Permit CU99-78 was approved on June 20, 2000 allowing for the development of the Frank Parra Dodge dealership. Zone Change request 99-10 was approved on January 18, 2000, rezoning the remaining Stone property from "R-20", Single Family District to "CC", Community Commercial District, "LI", Light Industrial District and "BP", Business Park District. A conditional use request (CU00-45) for an automotive dealership (Audi) was considered on the site to the south at the November 21, 2000 meeting but was denied. Conditional use request CU01-27 was approved on the site to the south for the Classic Hummer dealership on June 19, 2001. The site was subsequently amended at the February 19, 2003 meeting (CU02-03) and allowed for an expansion of the Hummer dealership building, and the relocation of the Classic Chevrolet used truck operation to the site. A 20-foot pole sign was also approved. At the November 19, 2002 public hearing Council approved a revision (CU02-49) to the Hummer dealership site that included a 5.3 acre addition to the site for a lube and tune center, a vehicle washing area, and an employee parking lot. The Site Plan Review Committee at their December 18, 2002 meeting (CU02-51) approved an increase from 7-feet to 10-feet and from 48 square feet to 85 square feet for a monument sign at the Hummer dealership site. The Site Plan Review Committee at their July 23, 2003 meeting (CU03-25) approved an

increase from 20-feet to 30-feet for a pole sign at the Hummer dealership site. At the meeting on September 16, 2003 Council approved CU03-34 for an automotive reconditioning/detail shop on the subject site. At the September 8, 2004 Site Plan Review Committee meeting Conditional Use Permit CU04-30 approved shade structures over the bulk of the vehicle display area. At the March 12, 2008 Site Plan Review Committee meeting Conditional Use Permit CU08-05 approved an accessory vehicle fueling station on the Hummer site. Conditional Use Request CU08-23 (Ord. 2008-55) approved at the October 21, 2008 joint public hearing included expansion of the site by adding acreage, allow the development of a fleet sales building, increase the square footage of an existing parts and distribution facility and to establish a planned commercial center to allow a pole sign 40-feet in height. At the October 20, 2009 meeting Council approved a one-year extension to the previously approved Conditional Use Permit CU08-23. Conditional Use Request CU10-01 (Ord. 2010-04) approved at the February 16, 2010 joint public hearing allowed the addition of 1,300 square feet to the existing parts distribution facility. At the May 5, 2010 Site Plan Review Committee meeting Conditional Use Permit CU10-07 approved the addition of 157 parking spaces, revised the parking configuration and exterior elevations for the fleet sales building, and relocated a previously approved pole sign. Conditional Use Request CU11-09 (Ord. 2011-22) approved at the May 17, 2011 joint public hearing allowed the addition of 2,866 square feet to the new car/service department facility of the former Hummer dealership. Conditional Use Request CU12-35 (Ord. 2012-51) approved at the September 18, 2012 joint public hearing allowed the addition of 13,856 square feet to the existing parts and distribution warehouse. Conditional Use Request CU13-11 (Ord. 2013-26) approved at the June 18, 2013 joint public hearing allowed the placement of equipment for a compressed natural gas facility and pole sign 40-feet in height. Special Use Request SU13-01 (Ord. 2013-53) approved at the November 19, 2013 meeting allowed a 100-foot monopole and ground equipment. City Council approved an extension to SU13-01 at the November 19, 2015 meeting. Conditional Use Request CU14-22 (Ord. 2014-32) approved at the June 17, 2014 meeting allowed for a parking lot expansion and a pole sign 20-feet in height. To the east of the subject site zone change request Z12-10 (Ord12-38) was approved by City Council of August 21, 1012 meeting to rezone approximately 32.57 acres from "LI" Light Industrial District and 24.62 acres from "BP" Business Park District to "CC" Community Commercial District primarily for the development of a nonprofit institution. Conditional Use Permit CU12-33 (Ord. 12-39) was approved by City Council of August 21, 1012 meeting to establish a nonprofit institution to be utilized as a women's shelter.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "CC", Community Commercial District – under construction for Grapevine Honda
- SOUTH: "CC", Community Commercial District – Classic Chevrolet Business Elite and Grapevine Honda under construction

EAST: "CC", Community Commercial District – Grapevine Honda under construction

WEST: State Highway 121 and "PID", Planned Industrial Development District –Office Warehouse, "CC", Community Commercial District – Retail, Entertainment and Office

AIRPORT IMPACT:

A subject the site 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: multifamily apartments, motels, office buildings, movie theaters, restaurants, and personal and business services. Single family residential and sound sensitive uses such as schools and churches should avoid this zone. The applicant's proposal is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

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

/at

3R
407 @

SOUTH
GRAPEVINE
COMMERCIAL
PARK
39727

CC ITEM # 3, 13
PZ ITEM # 4, 10

PID

William D Tate

TR 12B
6.5 AC

FIRST
BAPTIST
CHURCH OF
GRAPEVINE
ADDN
13843H

2
17.803 @

(STATE HWY 26)
SH 121

R-MF-2

CC

State Myers

TR 6
1 AC

CLASSIC
HUMMER
ADDN
7414H

4R
.731 @

GATEHOUSE IN
GRAPEVINE
15201

1R2A
28.5379 @

3R
2.863 @

1AR1
47.123 @

1R1

0 150 300 450 600 Feet



CU20-14 Grapevine Volkswagen

Date Prepared: 8/4/2020

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

CU 20-14



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact

Ken Clayton, Principle Auto

Street address of applicant / agent:

153 Treeline Park, Suite 200

City / State / Zip Code of applicant / agent:

San Antonio, TX 78209

Telephone number of applicant / agent:

210-886-8484

Fax number of applicant / agent:

Email address of applicant/agent

Mobile phone number of applicant/agent

972-413-5545

PART 2. PROPERTY INFORMATION

Street address of subject property

2351 WILLIAM D TATE AVE

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

Lot **1R** Block **1** Addition **FIRST BAPTIST CHURCH ADDITION**

Size of subject property

9.1 Acres

396,467 Square footage

Present zoning classification:

CC

Proposed use of the property:

AUTOMOTIVE SALES

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:

AUTOMOTIVE SALES IN CC DISTRICT

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

CAMILLA ANN PROPERTIES LLC

Street address of property owner:

153 TREELINE PK SUITE 200

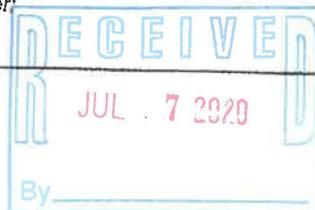
City / State / Zip Code of property owner:

SAN ANTONIO, TX 78209

Telephone number of property owner:

210-886-8484

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

KEN CLAYTON
Print Applicant's Name:

[Signature]
Applicant's Signature:

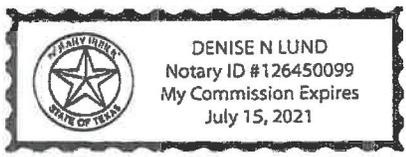
The State of Texas

County Of Bexar

Before Me Denise Lund (notary) on this day personally appeared Kenneth Clayton (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 2 day of July, A.D. 2020.



[Signature]
Notary In And For State Of Texas

ABIGAIL KAMPMANN
Print Property Owners Name:

[Signature]
Property Owner's Signature:

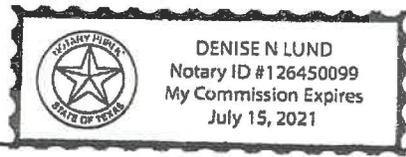
The State Of TEXAS

County Of BEXAR

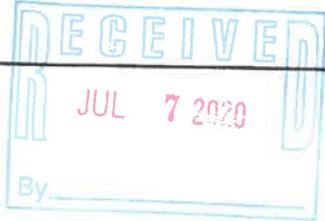
Before Me Denise Lund (notary) on this day personally appeared Abigail Kampmann Co (property owner)

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 2 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 *K. S. T.*

Date: 7/2/2020

Signature of Owner *Robert S. Kayman*

Date: 7/2/2020





CU 20.14
CC ITEM # 3, 13
PZ ITEM # 4, 10

765 CUSTER ROAD, SUITE 100 | PLANO, TEXAS 75075
972.422.0077 | FAX 972.422.0075
TBPE NO. F-2121 | TBPLS NO. F-10043100

July 6, 2020

City of Grapevine – Development Services

200 S. Main Street
Grapevine, Texas 76051

Re: **Conditional Use Permit Application
First Baptist Church of Grapevine Addition
Grapevine, Texas
SEI No.: 19-184**

To whom it may concern:

The purpose of this Conditional Use Permit submittal is to allow for the construction of a Volkswagen dealership at 2351 William D. Tate Avenue. As stated in the Zoning Ordinance, automotive sales use within the CC zoning district require a CUP.

Please don't hesitate to contact me should you have any questions concerning this letter or the proposed use.

Sincerely,
Spiars Engineering, Inc.

Tyler Barnett, E.I.T.



ORDINANCE NO. 2020-037

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU20-14 TO ESTABLISH AN AUTOMOTIVE DEALERSHIP WITH SALES AND SERVICE OF NEW AND USED VEHICLES AND 40-FOOT POLE SIGN 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 CU20-14 to establish an automotive dealership (Grapevine Volkswagen) with sales and service of new and used vehicles and a 40-foot pole sign in a district zoned "CC" Community Commercial District within the following described property: Lot 1RA, Block 1, First Baptist Church of Grapevine Addition (2351 William D. Tate Avenue) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

Section 2. 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 18th day of August, 2020.

APPROVED:

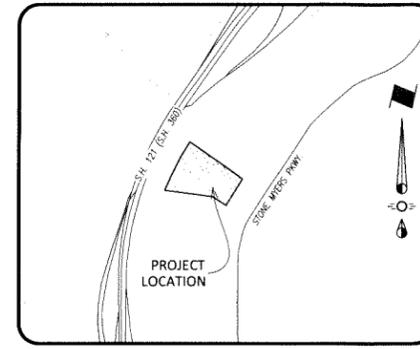
William D. Tate
Mayor

ATTEST:

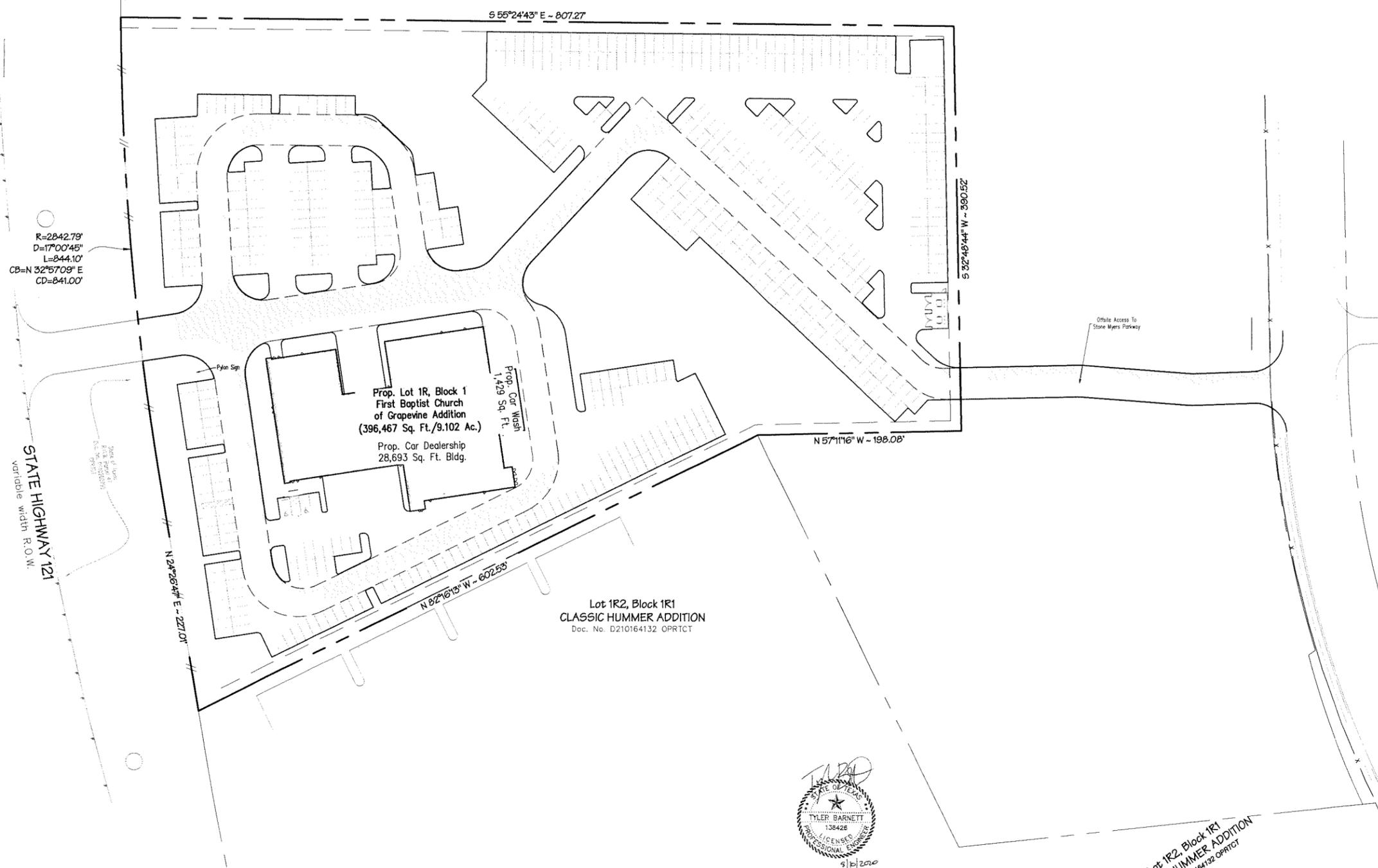
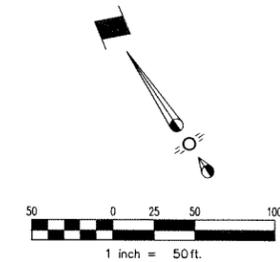
Tara Brooks
City Secretary

APPROVED AS TO FORM:

City Attorney



LOCATION MAP
1" = 1000'



R=2842.79'
D=17°00'45"
L=844.10'
CB=N 32°57'09" E
CD=841.00'

STATE HIGHWAY 121
variable width R.O.W.

N 24°26'44" E - 2271.00'

N 82°16'13" W - 602.53'

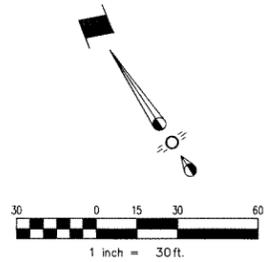
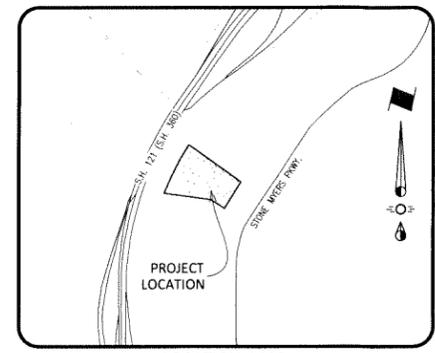
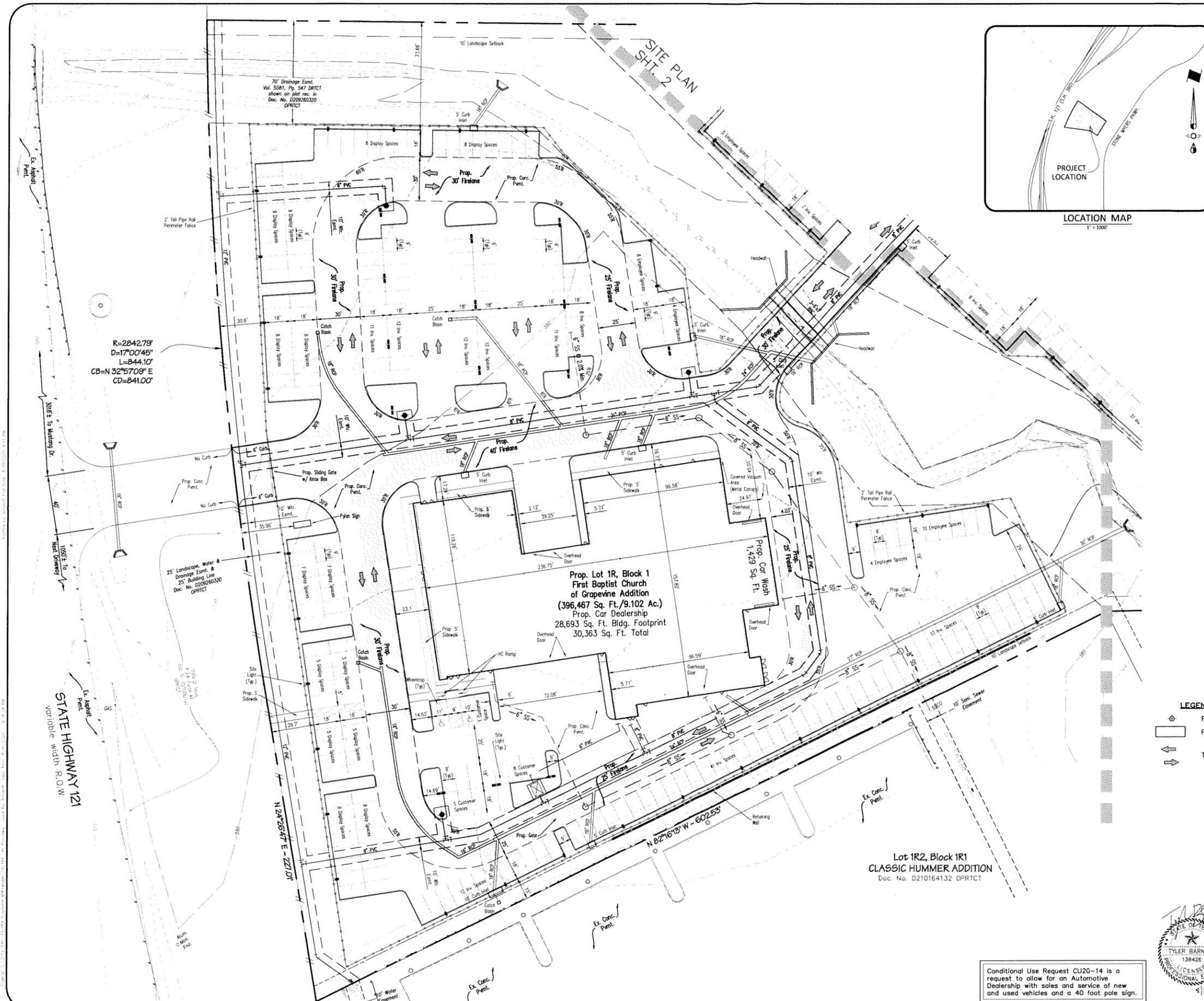


Lot 1R2, Block 1R1
CLASSIC HUMMER ADDITION
Doc. No. D210164132 OPRCT

CASE NAME:	Grapevine Volkswagen
CASE NUMBER:	CU20-14
LOCATION:	2351 William D. Tate Lots 1R, Block 1 First Baptist Church of Grapevine Addition
MAYOR	SECRETARY
DATE:	
PLANNING AND ZONING COMMISSION	
CHAIRMAN	
DATE:	
SHEET:	1 OF 11
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.	
DEPARTMENT OF DEVELOPMENT SERVICES	

OVERALL SITE PLAN
**FIRST BAPTIST CHURCH
OF GRAPEVINE ADDITION**
LOT 1R, BLOCK 1
9.102 Acres
SITUATED IN THE
J. FAY SURVEY - ABSTRACT 530
GRAPEVINE, TARRANT COUNTY, TEXAS

OWNER / APPLICANT Camilla Ann Properties, LLC 153 Treeline PK, Suite 200 San Antonio, Texas 78209 Telephone 210-886-8484 Contact: Ken Clayton	ENGINEER / SURVEYOR Spiars Engineering, Inc. TBPE No. F-2121 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 Contact: Kevin Wier
--	---



Site Data Summary Table

SYNOPSIS	LOT 1R, BLOCK 1	REQUIRED
Zoning	CC Community Commercial	
Land Use	Automotive Dealership	
Lot Area	9,102 Ac. (396,467 Sq. Ft.)	30,000 Sq. Ft.
Building Footprint Area	28,693 Sq. Ft.	
2nd Floor Area	1,670 Sq. Ft.	
Total Building Area	30,363 Sq. Ft.	237,880 Sq. Ft. Max.
Building Height	36'-0", 2-Story	50' Max
Lot Coverage	7.60% of Site	
Floor Area Ratio	0.076:1	
PARKING		
Proposed Parking Ratio:	1 Sp./2,000 sq. ft. of Site Area	
Required Parking:	199 Spaces	
Customer Parking Provided:	16 Spaces (Incl. 2 HC)	
Employee Parking Provided:	31 Spaces	
Inventory Parking Provided:	449 Spaces	
Display Parking Provided:	100 Spaces	
Accessible Parking Required:	2 Spaces	
Accessible Parking Provided:	2 Spaces	
Total Parking Provided:	596 Spaces (Incl. 2 HC)	317,174 Sq. Ft. (80%) Max
Impervious Area	229,031 Sq. Ft.	78,273 Sq. Ft. (20%) Max
PerVIOUS Area	137,314 Sq. Ft.	

- Notes:**
- Handicap Parking Is Provided In Accordance w/ ADA Standards.
 - All The Requirements Of The Grapevine Soil Erosion Control Ordinance Shall Be Met During The Period Of Construction.
 - All On-Site Electrical Conductors Associated With New Construction Shall Be Located Underground.
 - Site Plan Is For Informational Purposes Only. It Is Not A Construction Document.
 - All dimensions are to face of curb.
 - Barbed Wire Fence is Not Permitted.

CASE NAME: Grapevine Volkswagen
CASE NUMBER: CU20-14
LOCATION: 2351 William D. Tate
Lots 1R, Block 1
First Baptist Church
of Grapevine Addition

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 2 OF 11

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

DEPARTMENT OF DEVELOPMENT SERVICES

- LEGEND**
- Fire Hydrant
 - Proposed Fireline
 - Traffic Flow Direction

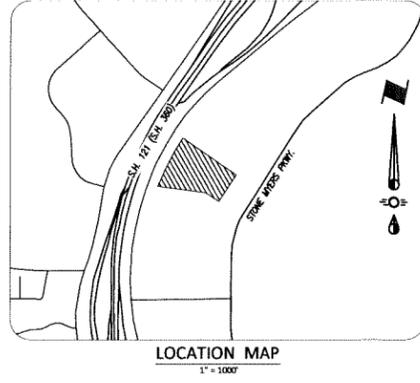
DIMENSIONAL CONTROL SITE PLAN
FIRST BAPTIST CHURCH
OF GRAPEVINE ADDITION
LOT 1R, BLOCK 1
9.102 Acres
SITUATED IN THE
J. FAY SURVEY - ABSTRACT 530
GRAPEVINE, TARRANT COUNTY, TEXAS



OWNER / APPLICANT
Camilla Ann Properties, LLC
153 Treeline Pk, Suite 200
San Antonio, Texas 78209
Telephone 210-886-8484
Contact: Ken Clayton

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

Conditional Use Request CU20-14 is a request to allow for an Automotive Dealership with sales and service of new and used vehicles and a 40 foot pole sign.



PLANT LIST

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

SHRUBS	QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	998	DBH	Dwarf Burford Holly	Ilex cornuta 'Burfordii nana'	5 gal	container, full 20" spread min. 24" o.c.

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

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

LANDSCAPE TABULATIONS

INTERIOR VEHICULAR OPEN SPACE REQUIREMENTS:
 (193,945 s.f., 47 spaces, NC DISPLAY / INVENTORY)
 Requirements: Minimum 10% of gross parking area to be landscape area. (1) tree, 3" cal. per 400 s.f. of required landscape area. Minimum of (1) tree per parking island. (1) 7'x12' island per 12 parking spaces.

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

NON-VEHICULAR OPEN SPACE REQUIREMENTS (396,467 s.f.)
 Requirements: Minimum 15% of gross site area to be non-vehicular open space, 50% of required area must be within the front yard.
 (1) tree, 3" cal. per 3,000 s.f. of required landscape area.

PERIMETER REQUIREMENTS:
 Requirements: (1) tree 3" cal. per 50 ft. along site perimeter.
 SH 121 (1,072,111 s.f.)
 Required: (22) trees, 3" cal. Provided: (22) trees, 3" cal.

North Property Line (807,271 s.f.)
 Required: (16) trees, 3" cal. Provided: (16) trees, 3" cal.

East Property Line (366,521 s.f.)
 Required: (13) trees, 3" cal. Provided: (13) trees, 3" cal.

South Property Line (800,611 s.f.)
 Required: (16) trees, 3" cal. Provided: (16) trees, 3" cal.

CASE NAME: Grapevine Volkswagen
 CASE NUMBER: CU20-14
 LOCATION: 2351 William D. Tate
 Lots 1R, Block 1
 First Baptist Church of Grapevine Addition

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 4 OF 11

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

DEPARTMENT OF DEVELOPMENT SERVICES

LANDSCAPE PLAN
FIRST BAPTIST CHURCH
OF GRAPEVINE ADDITION
 LOT 1R, BLOCK 1

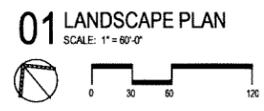
9.102 Acres
 SITUATED IN THE
J. FAY SURVEY - ABSTRACT 530 &
J. CATES SURVEY - ABSTRACT 315
 GRAPEVINE, TARRANT COUNTY, TEXAS

OWNER / APPLICANT
 Camilla Ann Properties, LLC
 153 Treeline PK, Suite 200
 San Antonio, Texas 78209
 Telephone 210-886-8484
 Contact: Ken Clayton

ENGINEER / SURVEYOR
 Spars Engineering, Inc.
 TPE No. F-2121
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 Contact: Kevin Wier

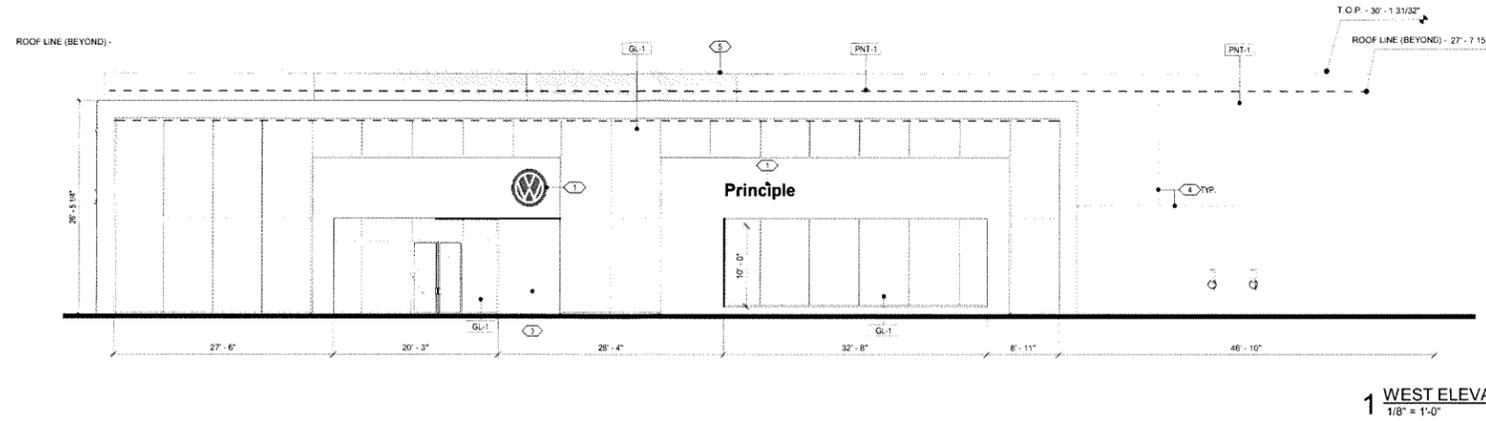
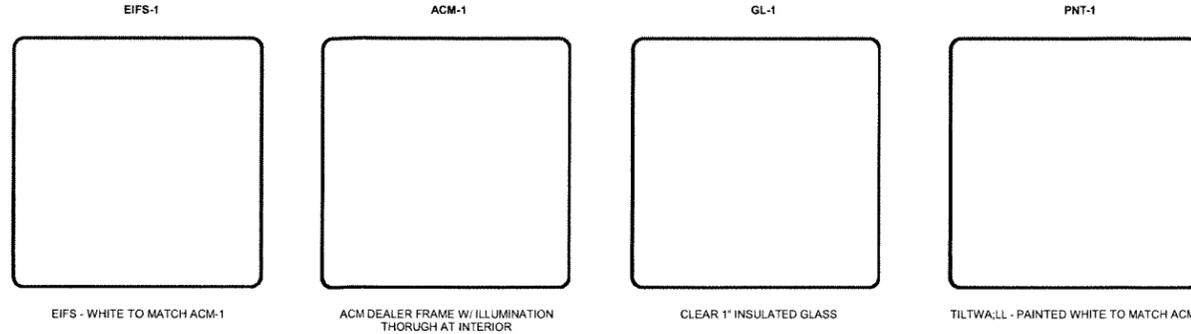
Drawing: P:\Projects\2020\Grapevine\Submittal\100.dwg Date: 8/17/2020 8:21:01 PM
 Revised by: auto Plot Date: 8/17/2020 8:24 PM

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

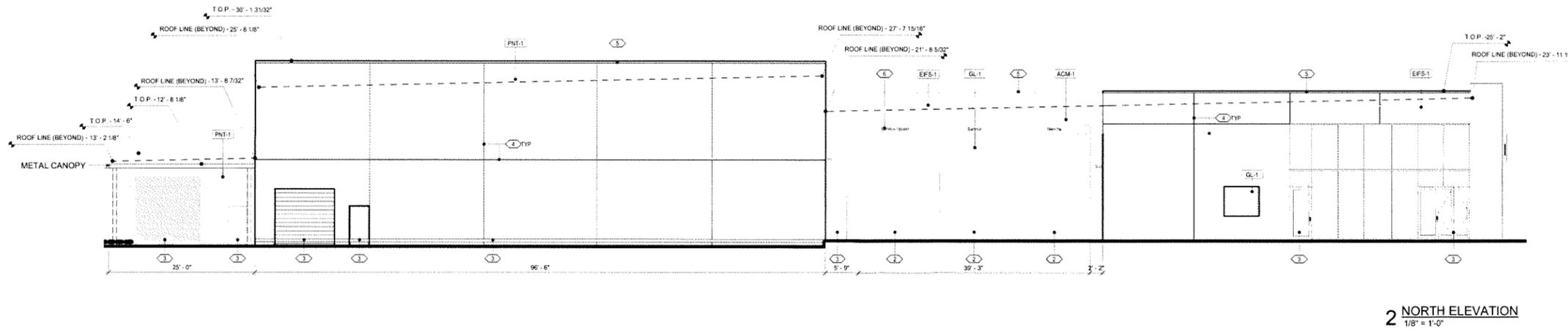


EXTERIOR FINISHES

EXTERIOR MATERIAL ALLOCATION					
FACADE	EIFS-1	ACM-1	GL-1	MASONRY / TILTWALL / PL-1	TOTAL
SOUTH (SF)	1,431 SF	143 SF	1,377 SF	3,296 SF	6,347 SF
SOUTH (%)	23%	2%	22%	53%	100%
NORTH (SF)	1,298 SF	307 SF	1,323 SF	3,456 SF	6,384 SF
NORTH (%)	21%	5%	21%	53%	100%
EAST (SF)	-	-	270 SF	4,837 SF	5,107 SF
EAST (%)	-	-	5%	95%	100%
WEST (SF)	-	1,101 SF	2,110 SF	1,685 SF	4,896 SF
WEST (%)	-	23%	43%	34%	100%
TOTAL SF	2,729 SF	1,551 SF	5,080 SF	13,374 SF	22,734 SF
TOTAL %	12%	7%	22%	59%	100%



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



2 NORTH ELEVATION
1/8" = 1'-0"

CASE NAME: GRAPEVINE VOLKSWAGEN
CASE NUMBER: CU26-14
LOCATION: 2251 WILLIAM D. TATE LOTS 1R, BLOCK 1 FIRST BAPTIST CHURCH OF GRAPEVINE ADDITION

MAYOR: _____ SECRETARY: _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN: _____

DATE: _____

SHEET 6 OF 11

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

DEPARTMENT OF DEVELOPMENT SERVICES

- NOTES:**
1. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 2. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
 3. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECTS TO APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.
 4. WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF 10%.

- PRESENTATION ELEVATION KEYNOTES**
1. DEALER SIGNAGE TO COMPLY WITH THE CITY OF GRAPEVINE ORDINANCE. SIGNAGE TO BE PERMITTED SEPARATELY BY SIGNAGE VENDOR
 2. GLASS O.H. DOOR
 3. DOOR AS SCHEDULED
 4. EIFS REVEAL
 5. PRE-FINISHED METAL GUTTER AND DOWNSPOUT. COLOR TO MATCH ADJACENT WALL
 6. CHAIN LINK FENCE
 006. FIRE LANE - PAVEMENT MARKINGS 6" WIDE RED PAINT WITH THE WORDS "FIRE LANE - TOW AWAY ZONE" IN 4" WHITE LETTER NO MORE THAN 25' INTERVALS
 007. CHAIN LINK FENCE AND SLIDING GATE
 008. NEW FIRE HYDRANT. REF. CIVIL
 009. EXISTING BOLLARD TO BE PAINTED XX-X
 010. DUMPSTER ENCLOSURE. REF. SITE DETAILS AND STRUCT
 011. SITE LIGHTING. REF. ELECTRICAL
 012. PLYCON SIGN PROVIDED BY OWNER. G.C. TO PROVIDE POWER AND HOOK UP. REF. ELECT

OWNER / APPLICANT

CAMILLA ANN PROPERTIES, LTD.
153 TREELINE PARK, SUITE 200
SAN ANTONIO, TX 78209

CONTACT: KEN CLAYTON

ENGINEER

SPARS ENGINEERING
765 CUSTER RD STE. 100
PLANO, TX 75075

CONTACT: KEVIN S. WIER

CITY
GRAPEVINE

COUNTY
TARRANT

SURVEY
J. FAY SURVEY

APSTRACT NO.
530

GOREE ARCHITECTS
4710 BELLAIRE BLVD., SUITE 105
BELLAIRE, TEXAS 77401
713.660.6107
WWW.GOREEARCHITECTS.COM

- CONSULTANTS**
- CIVIL ENGINEER**
SPARS ENGINEERING INC.
765 CUSTER RD STE. 100
PLANO, TX 75075
972.422.0077
- STRUCTURAL ENGINEER**
DALLY + ASSOCIATES INC.
8800 FICHAMOND AVE. STE. 400
HOUSTON, TX 77042
713.337.8881
- MEP ENGINEER**
JJA INC.
6150 N. CENTRAL EXPWY. SUITE M-2100
DALLAS, TX 75206
214.739.8686
- CONSULTANT #4 - DISCIPLINE**
CONSULTANT #4 - NAME
ADDRESS
PHONE NUMBER
WEBSITE
- CONSULTANT #5 - DISCIPLINE**
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE
- CONSULTANT #6 - DISCIPLINE**
CONSULTANT #6 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME
PRINCIPLE VOLKSWAGEN OF GRAPEVINE

PROJECT DESCRIPTION
A NEW FACILITY DESIGN

PROJECT ADDRESS
PROJECT ADDRESS

OWNER INFORMATION
A NEW AUTOMOTIVE FACILITY DESIGN



GOREE PROJECT NUMBER
A1949

STAMP / SIGNATURE

FOR INTERIM REVIEW. NOT INTENDED FOR BIDDING, PERMITTING OR CONSTRUCTION PURPOSES. MICHAEL WANJA #22347

ISSUE DATE
05/19/20

ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

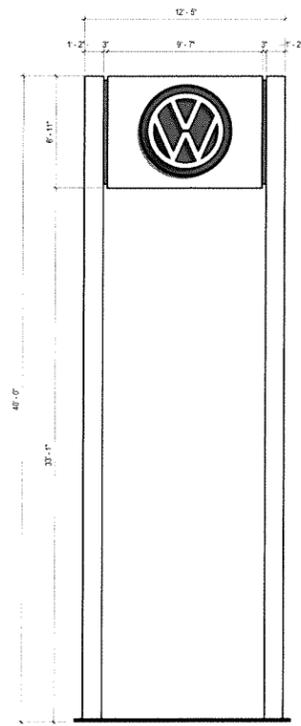
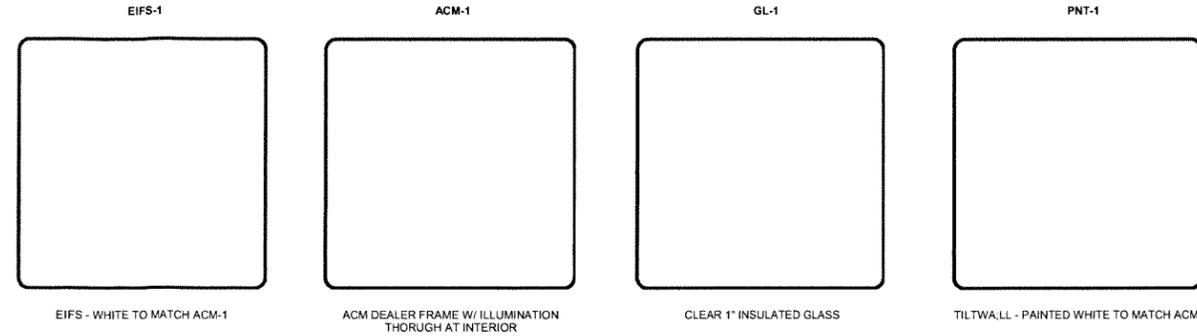
SHEET NAME
BUILDING ELEVATIONS

SHEET NUMBER
D001

COPYRIGHTED DOCUMENT. THIS DRAWING AND THE BASED UPON IT HAS BEEN GENERATED AND PROVIDED AS AN INSTRUMENT OF SERVICE FOR THIS PROJECT. THESE DOCUMENTS ARE THE SOLE PROPERTY OF GOREE ARCHITECTS, INC. ANY USE OF THESE DOCUMENTS, DATA AND/OR DESIGN FOR PURPOSES OTHER THAN THOSE ASSOCIATED WITH THIS PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF GOREE ARCHITECTS, INC. IS PROHIBITED.

EXTERIOR FINISHES

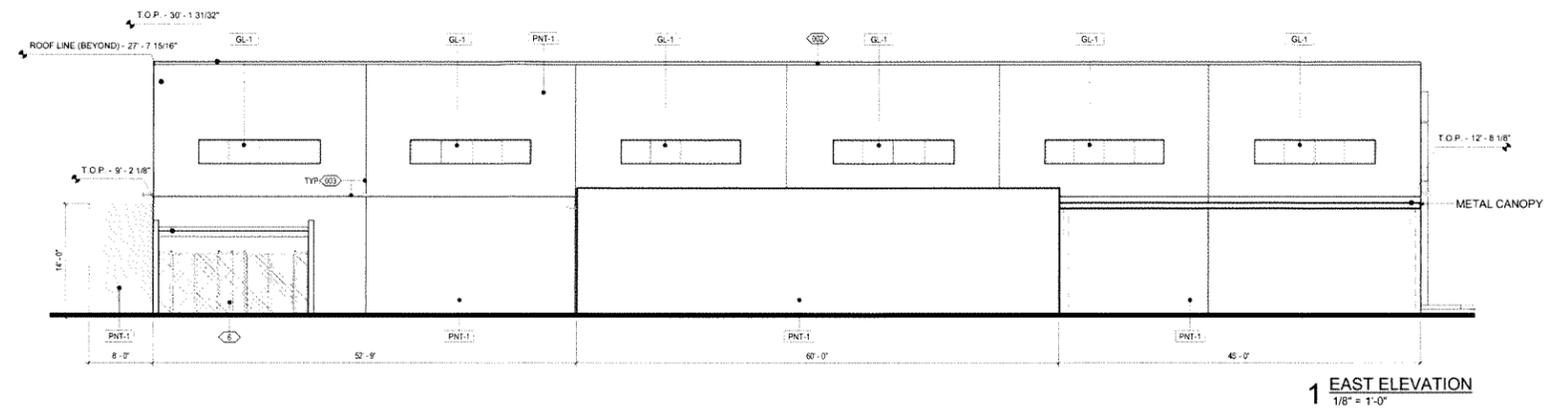
EXTERIOR MATERIAL ALLOCATION					
FACADE	EIFS-1	ACM-1	GL-1	MASONRY / TILTWALL / PL-1	TOTAL
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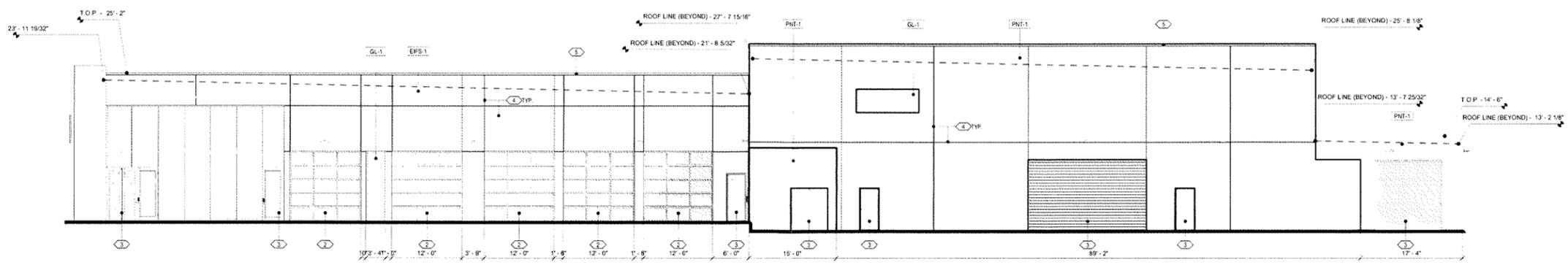
4 40' VW SIGN ELEVATION
1/4" = 1'-0"



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



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



2 SOUTH ELEVATION
1/8" = 1'-0"

CASE NAME: GRAPEVINE VOLKSWAGEN
CASE NUMBER: CU20-14
LOCATION: 2031 WILLIAM D. TATE LOTS 1R, BLOCK 1 FIRST BAPTIST CHURCH OF GRAPEVINE ADDITION

MAYOR: _____ SECRETARY: _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN: _____

DATE: _____

SHEET 7 OF 11

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

DEPARTMENT OF DEVELOPMENT SERVICES

NOTES:

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PRESENTATION ELEVATION KEYNOTES

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006. FIRE LANE - PAVEMENT MARKINGS 6" WIDE RED PAINT WITH THE WORDS "FIRE LANE - TOW AWAY ZONE" IN 4" WHITE LETTER NO MORE THAN 25' INTERVALS.
007. CHAINLINK FENCE AND SLIDING GATE.
008. NEW FIRE HYDRANT, REF. CIVIL.
009. EXISTING BOLLARD TO BE PAINTED XXX.
010. DUMPSTER ENCLOSURE, REF. SITE DETAILS AND STRUCT.
011. SITE LIGHTING, REF. ELECTRICAL.
012. PLYCON SIGN PROVIDED BY OWNER, G.C. TO PROVIDE POWER AND HOOK UP, REF. ELECT.

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CONTACT: KEN CLAYTON

ENGINEER
SPIARS ENGINEERING
765 CUSTER RD STE. 100
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CONTACT: KEVIN S. WIER

CITY
GRAPEVINE

COUNTY
TARRANT

SURVEY
J. FAY SURVEY

APSTRACT NO.
530

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4710 BELLAIRE BLVD., SUITE 105
BELLAIRE, TEXAS 77401
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CONSULTANTS

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765 CUSTER RD STE. 100
PLANO, TX 75075
972-422-0077

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MEP ENGINEER
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DALLAS, TX 75206
214-739-8880

CONSULTANT #4 - DISCIPLINE
CONSULTANT #4 - NAME
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PHONE NUMBER
WEBSITE

CONSULTANT #5 - DISCIPLINE
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #6 - DISCIPLINE
CONSULTANT #6 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME
PRINCIPLE VOLKSWAGEN OF GRAPEVINE

PROJECT DESCRIPTION
A NEW FACILITY DESIGN

PROJECT ADDRESS
PROJECT ADDRESS

OWNER INFORMATION
A NEW AUTOMOTIVE FACILITY DESIGN



GOREE PROJECT NUMBER
A1949

STAMP / SIGNATURE

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MICHAEL WANJA #22347

ISSUE DATE
05/21/20

ISSUE HISTORY

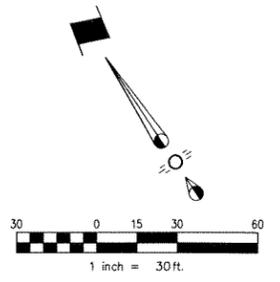
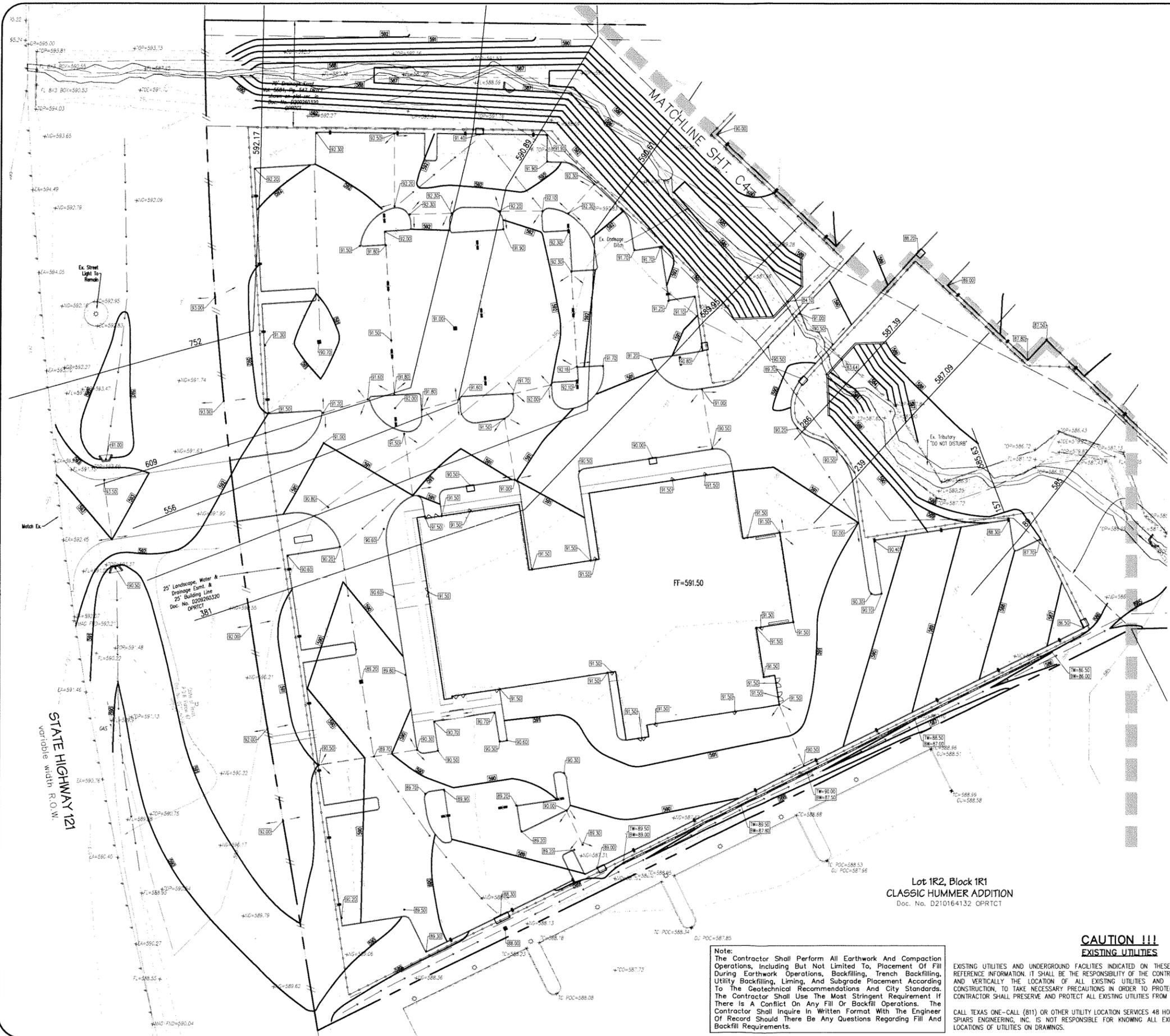
DATE	MARK	DESCRIPTION

KEY PLAN

SHEET NAME
BUILDING ELEVATIONS

SHEET NUMBER
D002

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General Notes

1. All materials and construction shall conform to the City of Grapevine Plans and Specifications, except as noted herein and approved by the City.
2. Contractor shall be responsible for maintaining trench safety requirements in accordance with City Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
3. The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
4. It shall be the responsibility of the contractor to protect all public utilities in the construction of this project. All manholes, clean-outs, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of the paving for this development.
5. Drainage should be maintained away from the foundations, both during and after construction.
6. All earthwork operations shall conform to the recommendations per the Geotechnical Report.
7. Proposed spot elevations located at the curb are finished gutter elevations. Add 0.50 feet to elevation for proposed top of curb.

CASE NAME: Grapevine Volkswagen
CASE NUMBER: CU20-14
LOCATION: 2351 William D. Tate
Lot 1R, Block 1
First Baptist Church
of Grapevine Addition

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 8 OF 11

APPROVAL DOES NOT AUTHORIZE
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ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

Lot 1R2, Block 1R1
CLASSIC HUMMER OPTION
Doc. No. D210164132 OPRCT

**CAUTION !!!
EXISTING UTILITIES**

Note:
The Contractor Shall Perform All Earthwork And Compaction Operations, Including But Not Limited To, Placement Of Fill During Earthwork Operations, Backfilling, Trench Backfilling, Utility Backfilling, Lining, And Subgrade Placement According To The Geotechnical Recommendations And City Standards. The Contractor Shall Use The Most Stringent Requirement If There Is A Conflict On Any Fill Or Backfill Operations. The Contractor Shall Inquire In Written Format With The Engineer Of Record Should There Be Any Questions Regarding Fill And Backfill Requirements.

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

CALL TEXAS ONE-CALL (811) OR OTHER UTILITY LOCATION SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. SPIARS ENGINEERING, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

CITY GPS MONUMENT #5:
FEMA'S MONUMENT RM43. RM43 IS AN 8-FOOT ALUMINUM ROD WITH A CAP SET 0.5 FOOT BELOW THE ACCESS COVER AND STAMPED "CITY OF GRAPEVINE, MON. 5", AND IS LOCATED AT THE ENTRANCE TO CANNON ELEMENTARY SCHOOL, APPROXIMATELY 250 FEET NORTH OF THE INTERSECTION OF WEST COLLEGE STREET AND PEBBLEBROOK DRIVE. ELEVATION=633.01

CITY GPS MONUMENT #7:
12" ALUMINUM ROD WITH CAP SET 0.6' BELOW ACCESS COVER. ACCESS COVER IS STAMPED, "CITY OF GRAPEVINE, NO. 7". MONUMENT IS LOCATED AT THE WEATHER STATION OF THE CORPS OF ENGINEERS AT THE GRAPEVINE LAKE HEADQUARTERS ON FARWAY DRIVE (110 FARWAY DR.). ELEVATION = 585.76



**VOLKSWAGEN OF GRAPEVINE
LOT 1R, BLOCK A
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS**

GRADING PLAN

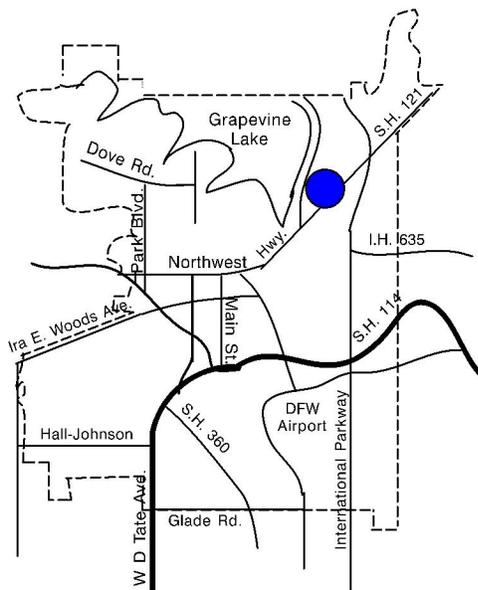
Date	
Revisions	
Scale:	As Shown
Drawn By:	BLM
Checked By:	KSW
Sheet	C3
SEI No.	19-184

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: AUGUST 18, 2020

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT
CONDITIONAL USE APPLICATION CU20-15 MARRIOTT
COURTYARD/TOWNEPLACE SUITES/HILTON GARDEN INN



APPLICANT: Mehul Patel

PROPERTY LOCATION AND SIZE:

The subject property is located at 2200 Bass Pro Court and is proposed to be platted as Lot 1R1, Block 1, Silver Lake Crossings. The entire property within the master site development plan contains approximately 51.74 acres and has 523 feet of frontage along Bass Pro Court and 1,263 feet of frontage along State Highway 26.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is 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.

The subject 52-acre site referred to as Silver Lake Crossings initially received a conditional use permit from the City Council at the April 18, 2017 Council meeting which approved a master site development plan to allow for the development of a 371-unit multi-family complex and a three-story, 55,500 s.f. multi-tenant office building along with the inclusion of a previously approved 300-room Marriott Renaissance and the existing co-branded hotel (Marriott Courtyard and TownePlace Suites) and a 150-room Hilton Garden Inn

expansion. At an October 3, 2018 meeting the Site Plan Review Committee approved a conditional use request (CU18-23) on the subject site, adding a fourth floor to the previously approved office structure, increasing the height from 54 feet to 62.5 feet and increasing the size of the structure from approximately 55,500 square feet to 82,787 square feet.

At the June 18, 2019 Council meeting a number of changes were considered and approved by the Council relative to the master site development plan (CU19-16) for Silver Lake Crossing which included a multi-brand hotel complex with three hotels (Marriott Renaissance, Element, and A.C. Hotel), a parking garage, and 20,425 s.f. of conference center space. Minor elevation changes were made to the previously approved Hilton Garden Inn along with 135 temporary parking spaces on the lot immediately adjacent to the east to provide parking for the hotel that will be displaced during the construction process and while awaiting the completion of the parking garage. Lastly, exterior design modifications were made to the previously approved office building along with a slight reduction in overall building size.

With this request the applicant intends to make the 135 surface parking spaces immediately adjacent to the east that were approved in June, 2019 on a temporary basis, permanent parking to be utilized by the Marriott Courtyard/TownePlace Suites/Hilton Garden Inn hotel complex. When considered in June, 2019 the temporary parking was needed to provide guest parking during the construction of the hotel and while awaiting construction of the parking garage for the multi-brand hotel complex. Due to the impact of the Covid-19 pandemic on the hospitality industry, the applicant has had to delay development of the multi-brand hotels and the accompanying parking garage. In addition, the applicant's lender is requiring the temporary parking be made permanent to insure that adequate parking is available for guests. See the applicant's attached letter.

PRESENT ZONING AND USE:

The property is currently zoned "CC" Community Commercial District with a master site development plan designation and is partially developed with one existing co-branded hotel (Marriott Courtyard, TownePlace Suites and Hilton Garden Inn) and a 371-unit multifamily.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject and surrounding property was zoned "SP" Specific Use Permit Zoning and "I-1" Light Industrial District prior to the 1984 City Rezoning. Portions of the subject property were once part of the Austin Ranch which received approval from Council (Z77-18 and Z81-44) for on-premise consumption of alcoholic beverages. At Council's September 21, 1999 meeting the subject and surrounding property (52.8 acres) was rezoned from "PID" Planned Industrial Development District to "CC" Community Commercial District (Z99-13) for a mixture of uses to include retail, hotel, and restaurant development. At the May 15,

2001 meeting Council approved a conditional use permit (CU01-22) for a restaurant with on-premise alcohol beverages sales and consumption and outside dining however the restaurant was never developed. At Council's August 1, 2009 meeting, a zone change (Z09-04) rezoning 21.2 acres of the subject and surrounding properties from "CC" Community Commercial District to "MXU" Mixed Use District along with three conditional use requests (CU09-21, CU09-22, and CU09-23) to allow for three hotels, a multifamily complex and a stand-alone parking garage was considered and later withdrawn by the applicant. The following month at the September 15, 2009 meeting, Council approved a conditional use request (CU09-32) to allow for a 300 room hotel with increased height and on-premise alcohol beverage sales in conjunction with a restaurant and a pole sign; the hotel was never developed. At the January 17, 2012 meeting, a conditional use request was approved (CU11-34) for a six story, 300 room hotel (Marriott Courtyard and TownePlace Suites) on the subject site. At a December 17, 2013 meeting the Council approved a conditional use permit on the subject property to establish a planned commercial center on the subject site and allow for a 20-foot pylon sign for the TownePlace Suites/Marriott Courtyard hotel complex at the southeast corner of Bass Pro Court and State Highway 26. At the September 17, 2016 meeting, two conditional use permits (CU16-22, CU16-23) and two planned development overlays (PD16-07, PD16-08) were approved on the subject property expanding the size of the planned commercial center and allowing for a new nine story, 300 room Renaissance Hotel with reduced parking and a 150 room expansion (Hilton Garden Inn) to the existing 300 room co-branded hotel (Marriott Courtyard, TownePlace Suites) also with reduced parking along with a shared parking garage on the Renaissance property. Also on the subject property a zone change request (Z16-07), conditional use permit (CU16-24), and planned development overlay (PD16-09) tabled from the September 17, 2016 meeting were all reconsidered at the October 18, 2016 meeting for a 13.58-acre tract to be rezoned from "CC" Community Commercial District to "R-MF" Multi-Family District for a 359-unit multi-family project which was subsequently denied by the Council.

At an April 18, 2017 meeting, the Council considered an approved a conditional use permit (CU17-05) on the subject property which allowed for the creation of a master site development plan to include but not be limited to a multi-story, 371 unit multi-family complex, a three story, 55,500 square foot multi-tenant office building, and the inclusion of two previously approved hotel projects i.e. the 300 room Marriott Renaissance and the addition of the 150 room Hilton Garden Inn to the existing dual branded hotel. The Site Plan Review Committee at their October 3, 2018 meeting approved a conditional use request (CU18-23) on the subject site adding a fourth floor to the previously approved office structure increasing the height from 54 feet to 62.5 feet and increasing the size of the structure from approximately 55,500 s.f. to 82,787 s.f. Along with this request the applicant agreed to not occupy 23,430 s.f. of the building until such time that the adjacent lot to the west is developed in which 79 parking spaces on this adjacent lot will be shared with the office structure given the different peak period parking needs of the office structure relative to the retail orientation of the adjacent lot based on a parking demand study. At a November 7, 2018 meeting the Site Plan Review Committee approved a

conditional use permit (CU18-26) that allowed for minor elevation and footprint changes to the previously approved Hilton Garden Inn and allowed for temporary off-site parking to the north during the construction process.

At a June 18, 2019 meeting a conditional use request (CU19-16) was approved to the master site development plan for Silver Lake Crossing which included a multi-brand hotel complex with three hotels (Marriott Renaissance, Element, and A.C. Hotel), a parking garage, and 20,425 s.f. of conference center space. Minor elevation changes were made to the previously approved Hilton Garden Inn along with 135 temporary parking spaces on the lot immediately adjacent to the east to provide parking for the hotel that will be displaced during the construction process and while awaiting the completion of the parking garage. Exterior design modifications were made to the previously approved office building along with a slight reduction in overall building size.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: “CC” Community Commercial District, “HCO” Hotel and Corporate Office District—undeveloped vacant property, D/FW Hilton Hotel
- SOUTH: “GU” Governmental Use District—D/FW International Airport
- EAST: “CC” Community Commercial District—undeveloped vacant property
- WEST: “GU” Governmental Use District—Corps of Engineers/Grapevine Lake, Cowboy’s golf course

AIRPORT IMPACT:

The subject tract is located within “Zone C” Zone of Greatest Effect, as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. In “Zone C,” industrial and commercial uses that can tolerate a high level of sound exposure are acceptable. With appropriate sound attenuation for the project, the applicant’s proposal is an appropriate use in these noise zones.

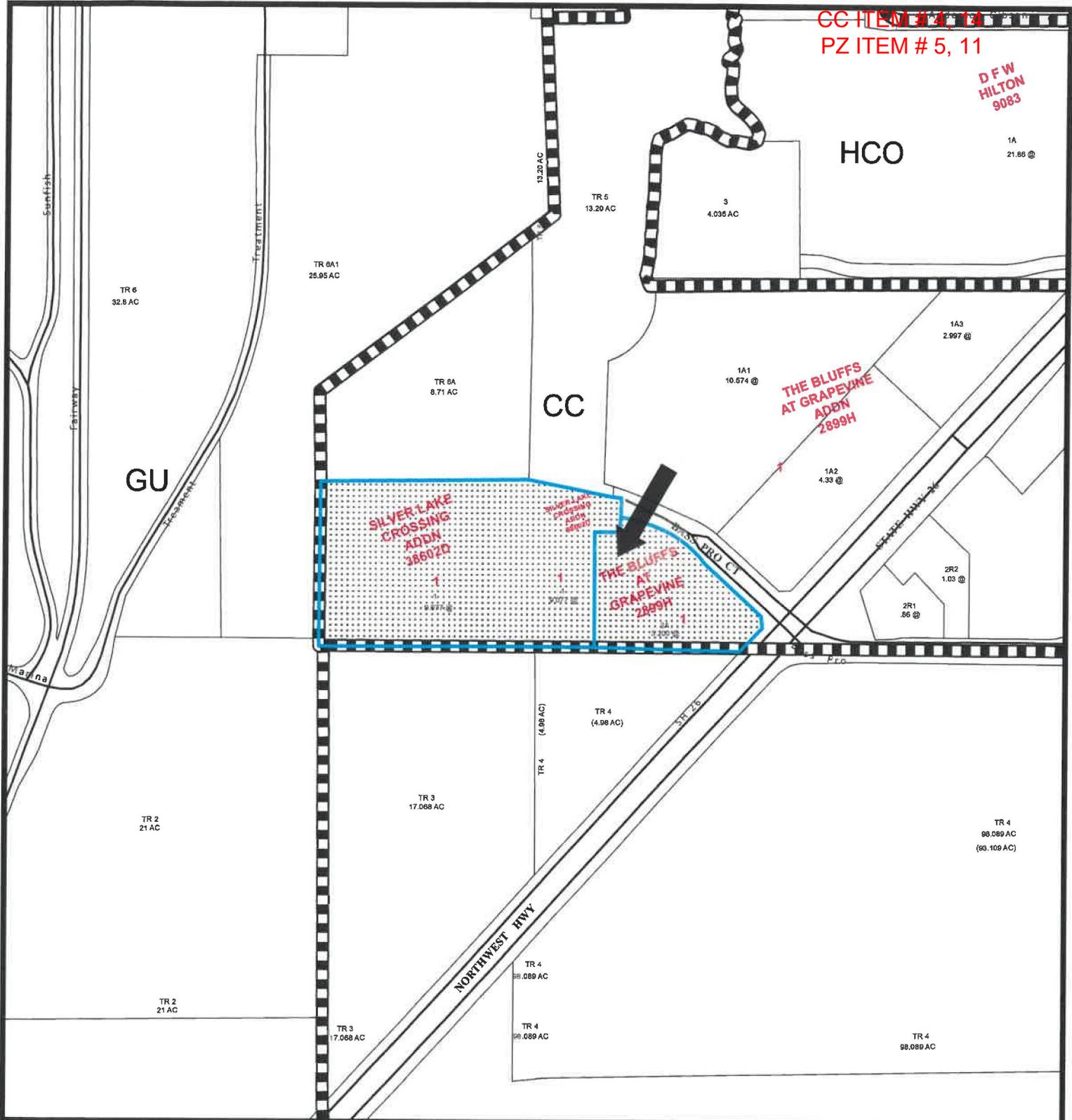
MASTER PLAN APPLICATION:

The Master Plan designates the subject property as a Commercial/Mixed Use Land Use. The applicant’s proposal is in compliance with the Master Plan.

/rs

CC ITEM # 4, 11
PZ ITEM # 5, 11

D F W
HILTON
9083



CU20-15 Marriott Courtyard/Townplace Suites/ Hilton Garden Inn

Date Prepared: 8/4/2020

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

CU20-15



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent: company/contact

Grapevine Metro Hotel GP, LLC

Street address of applicant / agent:

700 State Hwy 121, Suite 175

City / State / Zip Code of applicant / agent:

Lewisville, Tx 75067

Telephone number of applicant / agent:

214-744-4650

Fax number of applicant/agent

214-988-9006

Email address of applicant/agent

Mobile phone number of applicant/agent

N/A

PART 2. PROPERTY INFORMATION

Street address of subject property

Grapevine Metro Hotel GP, LLC

2200 Bass Pro Ct

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

Lot 1 Block 1 Addition Silver Lake Crossings Addition

Size of subject property

12.28 ac (proposed replat)

Acres

534,917 sq.ft. (proposed replat)

Square footage

Present zoning classification:

CC

Proposed use of the property:

Hotel, Convention Center

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:

Section 29: Conditional Use

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

Grapevine Metro Hotel GP, LLC

Street address of property owner:

700 State Hwy 121, Suite 175

City / State / Zip Code of property owner:

Lewisville, Tx 75067

Telephone number of property owner:

214-744-4650

Fax number of property owner:

214-988-9006



- 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

METIHL PATEL
 Print Applicant's Name: _____

 Applicant's Signature:

The State of TEXAS
 County Of DENTON
 Before Me APRIL TRAN on this day personally appeared METIHL PATEL
 (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 2nd day of JULY, A.D. 2020.



 Notary In And For State Of Texas

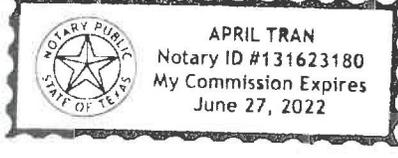
METIHL PATEL
 Print Property Owners Name: _____

 Property Owner's Signature:

The State Of TEXAS
 County Of DENTON
 Before Me APRIL TRAN on this day personally appeared METIHL PATEL
 (notary) (property owner)

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

(Seal) Given under my hand and seal of office this 2nd day of JULY, A.D. 2020.



 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: 7/2/2020

Signature of Owner 

Date: 7/2/2020



GRAPEVINE METRO HOTEL GP, LLC

July 6th, 2020
City of Grapevine
200 South Main
Grapevine, TX 76051

Grapevine Metro Hotel GP, LLC
700 State Highway 121, Suite 175
Lewisville TX 75067

RE: Silverlake Crossings
Hilton Garden Inn
2200 Bass Pro Drive
Grapevine, TX 76051

Dear Mayor Tate and Members of City Council,

Grapevine Metro Hotel GP, LLC wishes to present, for your consideration, the attached request for Conditional Use Permit (CUP) for the Hilton Garden Inn (HGI) parking lot, located at 2200 Bass Pro Ct.

We are making this request to convert the current temporary parking lot (approved with CUP CU19-16) to a permanent parking lot. Our intentions with the temporary lot were to provide parking and access to our hotel guest while the parking garage for the proposed Renaissance Hotel, located across Bass Pro Ct from the HGI, was under construction. However, due to the drastic impacts of the COVID-19 pandemic upon the Hospitality Industry, we have had to pause our plans for the Renaissance Hotel and parking garage for a short term.

Additionally, when we began construction on the HGI, our lender agreed to accept the temporary Parking arrangement. Because of the COVID-19 related impacts noted above, our Lender has mandated that if we want to continue compliance with our loan, we need to convert the temporary parking to permanent parking thereby meeting their requirement that adequate parking is provided for the hotel guests.

We remain optimistic that the impact of the pandemic will be short lived with a rapid economic recovery in terms of the Hospitality industry. However, we believe the economy will not fully recover before the Hilton Garden Inn opens in December and our construction loan will be jeopardized if we do not make this alteration.

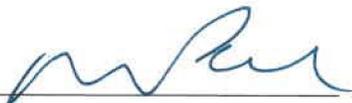
Throughout the construction of this lot, we have made every effort to preserve as many protected species of trees as possible. Included among these trees is a 53-inch diameter Burr Oak as well as several smaller specimens of Burr Oak, Cedar Elm, and American Elm trees. The proposed conversion from temporary to permanent parking lots will not require the removal of any further trees. Additional trees will be added to the lot to meet the City of Grapevine landscaping ordinances.

JUL 6 2020

GRAPEVINE METRO HOTEL GP, LLC

We are asking for the City's support in our request due to the hardships noted above. Our 12-year relationship with the City of Grapevine has helped us make great progress in developing the 52-acre mixed-use Silver Lake project. Despite the challenges that COVID-19 has caused for our community, we are committed to complete our development in the near future.

Sincerely,


Mehul Patel

7/6/2020
Date



ORDINANCE NO. 2020-038

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU20-15 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU19-16 (ORDINANCE NO. 2019-037) FOR A MASTER SITE DEVELOPMENT PLAN, SPECIFICALLY TO ALLOW ADDITIONAL SURFACE PARKING FOR THE EXISTING MARRIOTT COURTYARD, TOWNEPLACE SUITES, HILTON GARDEN IN HOTEL COMPLEX 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 CU20-15 to amend the previously site plan of CU19-16 (Ordinance No. 2019-37) 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 a district zoned "CC" Community Commercial District within the following described property: Lot 1R1, Block 1, Silver Lake Crossings, (2200 Bass Pro Court) and 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 18th day of August, 2020.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

City Attorney

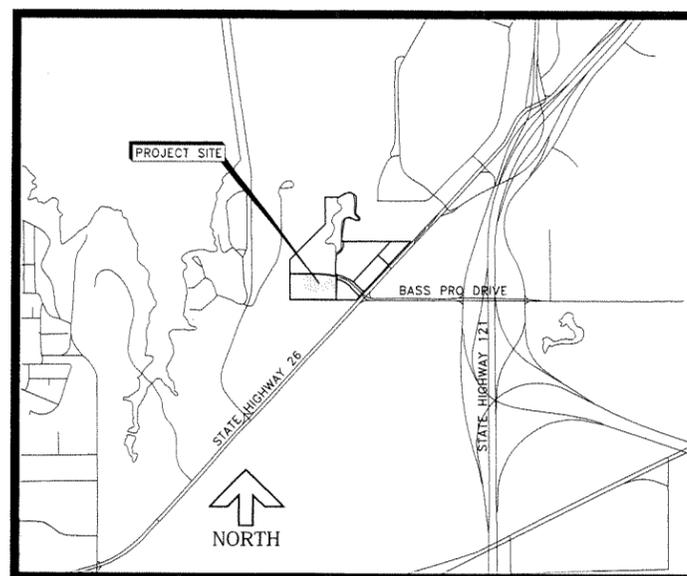
SILVERLAKE CROSSINGS

HILTON GARDEN INN

CUP SITE PLAN SUBMITTAL

GRAPEVINE, TEXAS

AUGUST 6, 2020



VICINITY MAP
NTS

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	MASTER SITE PLAN
3	MASTER SITE DATA
4	HILTON GARDEN INN SITE PLAN
5	LANDSCAPE PLAN
6	PHOTOMETRIC PLAN

DEVELOPER / OWNER:
NEWCREST IMAGE
700 STATE HWY 121, SUITE 175
PHONE: (214) 736-5180
FAX: (214) 498-7404
CONTACT: MEHUL PATEL
EMAIL: mehul.patel@newcrestimage.com

CIVIL ENGINEER / SURVEYOR:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Engineering/Architecture/Surveying
500 W. 7th St. Ste. 300 Fort Worth, Texas 76102
Phone (817)335-3000 Fax (817)335-1025
CONTACT: KEVIN N. CARLSON, P.E.



NOT FOR CONSTRUCTION

CASE NAME: SILVERLAKE CROSSINGS
CASE NUMBER: CU20-15
LOCATION: 2203 BASS PRO COURT,
BLOCK 1, LOT 1A SILVERLAKE
CROSSINGS

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

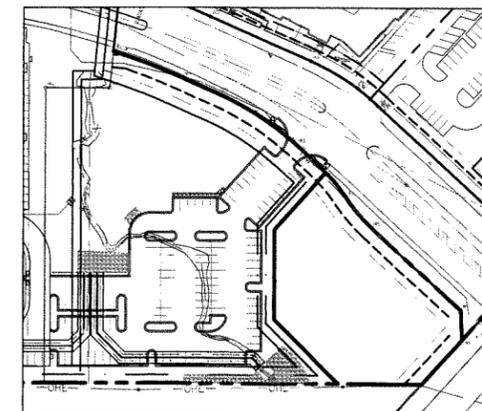
SHEET: 1 OF 6

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

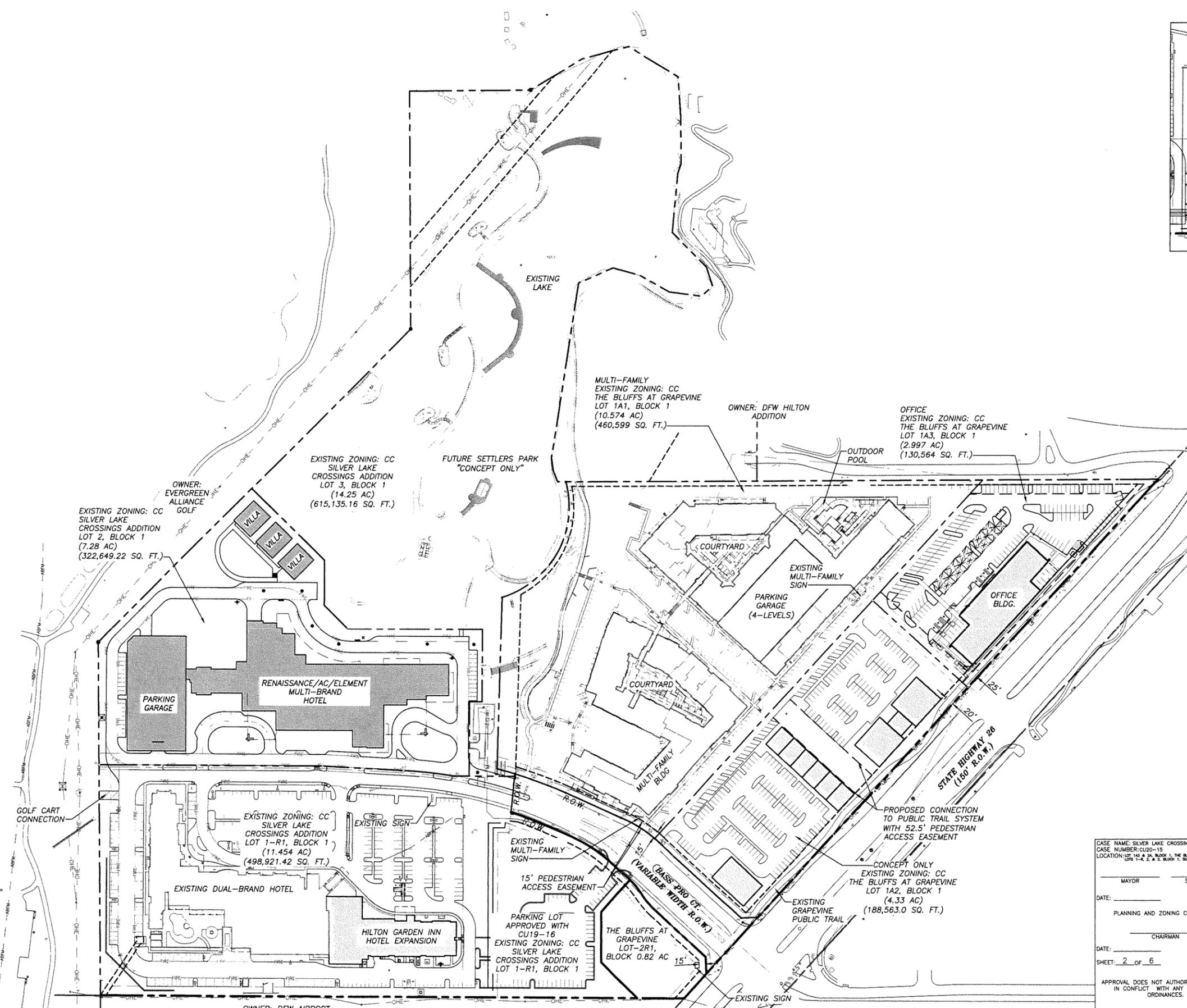
DEPARTMENT OF DEVELOPMENT SERVICES

CASE NUMBER:
CU20-XX

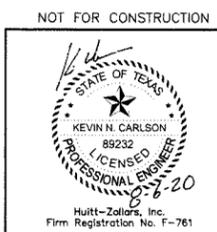
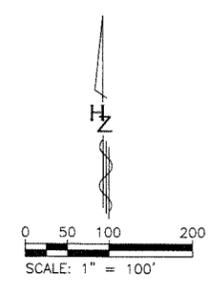
SHEET 1 OF 6



THE BLUFFS AT GRAPEVINE LOT 2-R, BLOCK 1
TEMPORARY SITE PLAN PENDING PARKING GARAGE
CONSTRUCTION
SCALE: 1" = 100'



- NOTES:
1. ALL DOWNSTREAM DRAINAGE ISSUES MUST BE RESOLVED PRIOR TO ANY OF THE PROPERTIES BEING DEVELOPED.
 2. CONDITIONAL USE REQUEST CU20-15 IS A REQUEST 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/TOWNSHIP SUITES/HILTON GARDEN INN HOTEL COMPLEX.



REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	CUP SUBMITTAL	07/06/20	

CUP SUBMITTAL
SILVERLAKE CROSSINGS
GRAPEVINE, TEXAS

MASTER SITE PLAN



CASE NAME: SILVER LAKE CROSSINGS
CASE NUMBER: CU20-15
LOCATION: LOTS 1A1 & 2A, BLOCK 1, THE BLUFFS AT GRAPEVINE, LOTS 1-R1, 2 & 3, BLOCK 1, SILVER LAKE CROSSINGS

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE: _____
SHEET: 2 OF 6

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

DEPARTMENT OF DEVELOPMENT SERVICES

DESIGNED:	SCALE	DATE	SHEET
DRAWN:	AS SHOWN	07/06/2020	2 OF 6
CHECKED:			

REVISION 08/07/2020 10:45AM H:\PROJ\031113-19 - HILTON GARDEN INN VOS CAD & BIM\AUTOCAD\111319_DWG\CUP\JUNE 2020-150 HOTEL CUP UPRNVE\111319 MASTER SITE PLAN.DWG

R03113-19 SILVER LAKE CROSSINGS - CUP SUBMITTAL

MULTI-BRAND HOTEL

SILVER LAKE CROSSINGS MULTI-BRAND HOTEL		
SILVER LAKE CROSSINGS ADDITION LOT 2, BLOCK 1		
PROPOSED LAND USE: HOTEL		
EXISTING ZONING: COMMUNITY COMMERCIAL (CC)		
PROPOSED ZONING: COMMERCIAL CENTER W/ PD OVERLAY		
SITE DATA		
LOT AREA	SF	AC
	322,649.22	7.407
MAIN HOTEL BUILDING HEIGHT (FT)	112'-0"	50'-0"
PARKING GARAGE BUILDING HEIGHT (FT)	60'-0"	50'-0"
	PROVIDED	REQUIRED
TOTAL OPEN SPACE (SF)	98,809.01	96,794.77
(30% Min. Required)	30.6%	30.0%
TOTAL IMPERVIOUS AREA (SF)	223,840.21	258,119.38
(Not to Exceed 80%)	69.4%	80.0%
PARKING GARAGE FIRST FLOOR FOOTPRINT	30,400.00	-
BUILDING FIRST FLOOR FOOTPRINT	67,130.00	-
TOTAL FIRST FLOOR FOOTPRINT	97,530.00	193,589.53
(Not to Exceed 60%)	30.2%	60.0%
TOTAL BUILDING AREA (SF)	444,143	N/A
FLOOR AREA RATIO (BUILDING/LOT SIZE)	0.302 : 1	-
TOTAL PARKING GARAGE AREA (SF)	182,400	N/A
NUMBER OF GUESTROOMS	556	-
GUESTROOMS (SF) MIN.	380	380
MEETING/CONFERENCE (SF)	20,425	10,000
RESTAURANT AREA (SF)	3,545	1
(Full Service Kitchen Required)		
RESTAURANT SEATS	185	-
SWIMMING POOL (SF)	1,000	1,000
BUILDING SETBACKS		
FRONT YARD (FT)	25	25
SIDE YARD - EACH SIDE (FT)	20	20
REAR YARD (FT)	25	25
PARKING		
GUESTROOM SPACES	556	834
(SPACE / RM)	(1/RM)	(1.5/RM)
CONFERENCE SPACE (SF)	-	-
(NO ADDITIONAL REQ'D)		
RESTAURANT SEATING SPACES	62	62
(SPACE / SEATS)	(1 SPACE / 3 SEATS)	(1 SPACE / 3 SEATS)
PARKING TOTAL REQUIRED FOR ON-SITE HOTEL	618*	896
ADDITIONAL SPACES REQUIRED FROM LOT 1-R, BLOCK 1 SILVER LAKE CROSSINGS ADDITION	160	160
TOTAL PARKING REQUIRED	768	1046
SURFACE PARKING (# OF SPACES)	41	-
PARKING GARAGE (# OF SPACES)	727	-
TOTAL PARKING PROVIDED	768	-

* PARKING REQUIRED AT 1 SPACE PER GUESTROOM REDUCTION

HOTEL EXPANSION

SILVER LAKE CROSSINGS - HILTON GARDEN INN 150 RM EXPANSION				
SILVER LAKE CROSSINGS ADDITION LOT 1-R, BLOCK 1				
PROPOSED LAND USE: HOTEL				
EXISTING ZONING: PLANNED COMMERCIAL CENTER (PCC)				
PROPOSED ZONING: PCC W/ PD OVERLAY*				
SITE DATA				
LOT AREA	SF	AC		
	414,077.08	9.506		
	PROVIDED	REQUIRED		
EXISTING COURTYARD MARRIOTT / TOWNEPLACE SUITES HOTEL				
BUILDING HEIGHT (FT)	69'-6"	50'-0"		
HILTON GARDEN INN				
BUILDING HEIGHT (FT)	76'-3"	50'-0"		
	EXISTING COURTYARD MARRIOTT / TOWNEPLACE SUITES HOTEL PROVIDED	HILTON GARDEN INN 150 RM EXPANSION PROVIDED	TOTAL	REQUIRED
TOTAL OPEN SPACE (SF)	-	-	126,447.38	124,223.12
(30% Min. Required)	-	-	30.5%	30% min
TOTAL IMPERVIOUS AREA (SF)	-	-	287,629.70	331,261.66
(Not to Exceed 80%)	-	-	69.5%	80% max
FIRST FLOOR FOOTPRINT	59,916	26,239	86,155	248,446.25
(Not to Exceed 60%)	14.5%	6.3%	20.8%	60%
FLOOR AREA RATIO (BUILDING/LOT SIZE)	0.145 : 1	0.063 : 1	0.208 : 1	-
TOTAL BUILDING AREA (SF)	225,511	108,479	333,990	-
NUMBER OF GUESTROOMS	300	150	450	300
GUESTROOMS (SF) MIN.	380	380	-	380
MEETING/CONFERENCE (SF)	10,000	4,105	14,105	10,000
RESTAURANT AREA (SF)	2,506	2,451	4,957	1
RESTAURANT SEATS	100	25	125	-
SWIMMING POOL (SF)	1,000	-	1,000	1,000
BUILDING SETBACKS				
FRONT YARD	25'	25'	-	25'
SIDE YARD (2)	20'	20'	-	20'
REAR YARD	25'	25'	-	25'
PARKING				
GUESTROOM SPACES	300	150	450	678
(SPACE / RM)	(1/RM)	(1/RM)	(1/RM)	(1.5/RM)
CONFERENCE SPACE (SF)	-	-	-	-
(NO ADDITIONAL REQ'D)				
RESTAURANT SEATING SPACES	34	8	42	42
(SPACE / SEATS)	(1 SPACE / 3 SEATS)	(1 SPACE / 3 SEATS)	-	(1 SPACE / 3 SEATS)
TOTAL PARKING			492**	720
TOTAL ON-SITE PARKING			479	-
LOT 2, BLOCK 1 SILVER LAKE CROSSING II ADDITION, ADDITIONAL PARKING REQUIRED IN GARAGE			13	-

* INTENDED TO AMEND PREVIOUSLY APPROVED PCC FOR 150 ROOM HOTEL EXPANSION
** PARKING REQUIRED AT 1 SPACE PER GUESTROOM REDUCTION

OFFICE BUILDING

SILVER LAKE CROSSINGS OFFICES		
THE BLUFFS AT GRAPEVINE LOT 1A3, BLOCK 1		
PROPOSED LAND USE: OFFICE		
EXISTING ZONING: COMMUNITY COMMERCIAL		
MASTER SITE DEVELOPMENT		
SITE DATA		
LOT AREA	SF	AC
	130,564.00	2.997
	PROVIDED	REQUIRED
BUILDING HEIGHT (FT)	72'-6"	50'-0"
	PROVIDED	REQUIRED
TOTAL OPEN SPACE (SF)	30,645.90	39,169.20
(30% Min. Required)	23.5%	30.0%
TOTAL IMPERVIOUS AREA (SF)	99,918.10	104,451.20
(Not to Exceed 80%)	76.5%	80.0%
FIRST FLOOR FOOTPRINT	21,128	78,338.40
(Not to Exceed 60%)	16.2%	60%
FLOOR AREA RATIO (BUILDING/LOT SIZE)	0.162 : 1	-
TOTAL GROSS BUILDING AREA (SF)	82,450	-
TOTAL NET BUILDING AREA (SF)	70,239	-
BUILDING SETBACKS		
FRONT YARD (FT)	25	25
SIDE YARD (2) (FT)	20	20
REAR YARD (FT)	30	30
PARKING		
SURFACE PARKING	181	239**
		(1 SPACE / 300 SF NET) PLUS 5
TOTAL PARKING	181	-
LOT 1A2, BLOCK 1 THE BLUFFS AT GRAPEVINE ADDITION OFF-SITE PARKING (FUTURE)	58	-
* INTENDED TO AMEND PREVIOUSLY APPROVED PCC FOR SILVER LAKE CROSSINGS OFFICES		
** PARKING REQUIRED AT 6 SPACES, PLUS 1 SPACE PER 300 SF NET BUILDING AREA		
*** PARKING FOR THE NEW STRUCTURE WILL REQUIRE 239 SPACES; THE APPLICANT WILL PROVIDE 181 PARKING SPACES ON SITE WITH THE STIPULATION THAT 17,439 SF OF OFFICE STRUCTURE WILL REMAIN UNOCCUPIED UNTIL SUCH TIME THAT THE ADJACENT LOT WEST (LOT 1A2, BLOCK 1) IS DEVELOPED. THE APPLICANT PROPOSES THAT 58 SPACES ON THIS ADJACENT LOT WILL BE SHARED WITH THE OFFICE STRUCTURE.		

OVERALL SITE DEVELOPMENT

SILVER LAKE CROSSINGS PLANNED COMMERCIAL CENTER						
OVERALL SITE DATA						
	LOT AREA					
	SF	AC				
EXISTING COURTYARD MARRIOTT & TOWNEPLACE SUITES HOTEL						
HILTON GARDEN INN HOTEL EXPANSION						
SILVER LAKE CROSSINGS ADDITION LOT 1-R, BLOCK 1	414,077.08	9.506				
MULTI-BRAND HOTEL						
SILVER LAKE CROSSINGS II ADDITION LOT 1, BLOCK 1	322,649.22	7.407				
SILVER LAKE CROSSINGS OFFICES						
THE BLUFFS AT GRAPEVINE LOT 1A3, BLOCK 1	130,564.00	2.997				
EXISTING SILVER LAKE CROSSINGS MULTI-FAMILY DEVELOPMENT						
THE BLUFFS AT GRAPEVINE LOT 1A1, BLOCK 1	460,599.19	10.57				
	EXISTING COURTYARD MARRIOTT / TOWNEPLACE SUITES HOTEL PROVIDED	HILTON GARDEN INN 150 RM EXPANSION PROVIDED	MULTI-BRAND HOTEL PROVIDED	SILVER LAKE CROSSINGS OFFICES PROVIDED	EXISTING SILVER LAKE CROSSINGS MULTI-FAMILY DEVELOPMENT PROVIDED	ON-SITE TOTAL
BUILDING HEIGHT (FT)	69'-6"	76'-3"	112'-0" (MAIN HOTEL) 60'-0" (PARKING GARAGE)	72'-6"	70'-0" (4 STORIES) 55'-0" (3 STORIES)	-
TOTAL OPEN SPACE (SF)	-	-	126,447.38	98,809.01	30,645.90	437,368.29
TOTAL IMPERVIOUS AREA (SF)	-	-	287,629.70	223,840.21	99,918.10	890,531.20
TOTAL FIRST FLOOR FOOTPRINT	59,916	26,239	97,530.00	21,128	160,231	183,685
FLOOR AREA RATIO (BUILDING/LOT SIZE)	0.208 : 1	-	0.302 : 1	0.162 : 1	0.348 : 1	1.020 : 1
TOTAL BUILDING AREA (SF)	225,511	108,479	444,143 (MAIN HOTEL) 182,400 (PARKING GARAGE)	70,239	472,164	876,393
NUMBER OF GUESTROOMS	300	150	550	-	-	1,000
NUMBER OF RESTAURANT SEATS	34	8	185	-	-	227
GUESTROOMS (SF) MIN.	380	380	380	-	-	-
MEETING/CONFERENCE (SF)	10,000	4,105	20,425	-	-	34,530
RESTAURANT AREA (SF)	2,506	2,451	3,545	-	-	8,502
SWIMMING POOL (SF)	1,000	-	1,000	-	-	2,000
NUMBER OF DWELLING UNITS	-	-	-	-	371	-
TOTAL PARKING PROVIDED		479	764	181	597	2,021
PARKING PROVIDED:						
HOTELS - 1 SPACE PER GUEST ROOM & 1 SPACE FOR EVERY 3 RESTAURANT SEATS						
OFFICE - 1 SPACE PER 300 SQ. FT. OF NET SQ. FT.						
MULTI-FAMILY - 1.6 SPACES PER DWELLING UNIT						

NOT FOR CONSTRUCTION



REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	CUP SUBMITTAL	07/06/20	

CUP SUBMITTAL
SILVERLAKE CROSSINGS
GRAPEVINE, TEXAS

MASTER SITE DATA

HUITT-ZOLLARS
Huitt-Zollars, Inc. Engineering / Architecture
500 W. 7th St. Ste. 300 Fort Worth, Texas 76102
Phone (817)335-3000 Fax (817)335-1025

CASE NAME: SILVER LAKE CROSSINGS
CASE NUMBER: CUP20-15
LOCATION: LOTS 1A3 & 2A, BLOCK 1, THE BLUFFS AT GRAPEVINE, LOTS 1-R, 2, & 3, BLOCK 1, SILVER LAKE CROSSINGS

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

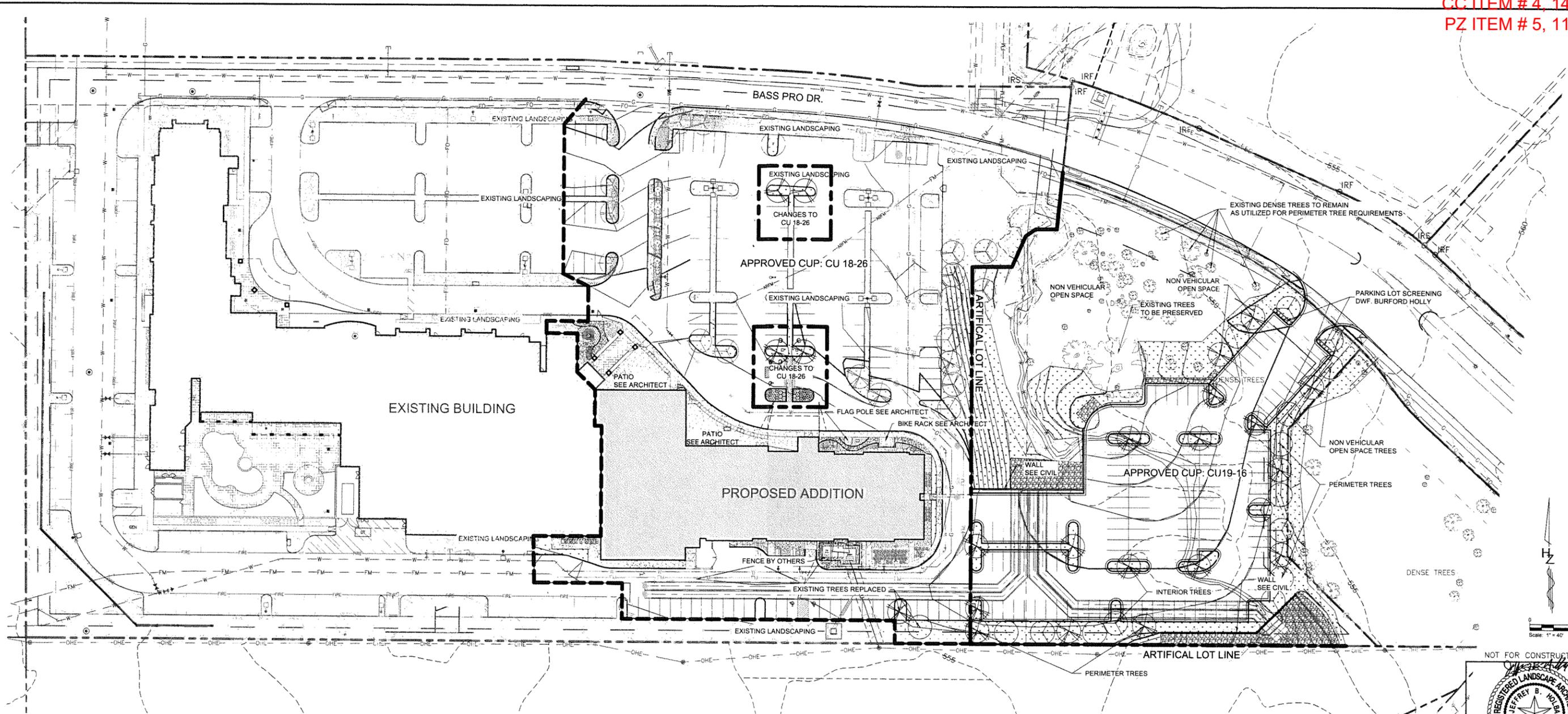
DATE: _____

SHEET: 3 OF 6

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

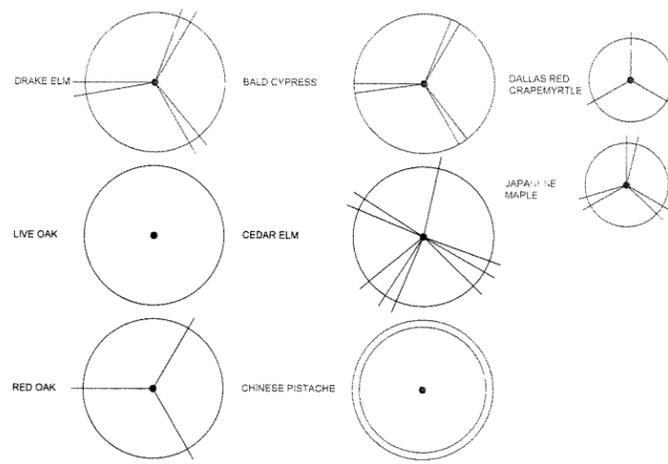
DEPARTMENT OF DEVELOPMENT SERVICES

DESIGNED:	SCALE	DATE	SHEET
DRAWN:	AS SHOWN	07/06/2020	3 OF 6
CHECKED:			



DWG: 05/06/2020 1:41 PM \\HZN\WORK\DESIGN\PROJECTS\R03111319 - HILTON GARDEN INN\GARDEN INN\GARDEN\111319_LANDSCAPE\111319_PLANTING.DWG

PLANT LEGEND



- ⊙ DWF CRAPEMYRTLE WHITE
 - ⊙ DWF CRAPEMYRTLE RED
 - ⊙ MAIDEN GRASS
 - ⊙ HAMELN GRASS
 - ⊙ JAPANESE SILVER GRASS
 - ⊙ GULF MUHLY GRASS
 - ⊙ AUTUMN SAGE
 - ⊙ DWARF WAX MYRTLE
 - ⊙ DWARF BURFORD HOLLY
 - ⊙ EDWARD GOUCHER ABELIA
 - ⊙ RED YUCCA
 - ⊙ SOFTLEAF YUCCA
 - ⊙ TEXAS SILVERLEAF
 - ⊙ GARDENIA
 - ⊙ ASPIDISTRA
 - ⊙ CARISSA HOLLY
 - ⊙ DWARF NANDINA
- ⊙ BLUE RUG JUNIPER
 - ⊙ MEXICAN FEATHERGRASS
 - ⊙ LANTANA NEW GOLD
 - ⊙ LANTANA LUSCIOUS GRAPE
 - ⊙ DAYLILY
 - ⊙ WOOD FERN
 - ⊙ GIANT LIRIOPE
 - ⊙ BERMUDA TURF
 - ⊙ BOULDERS
 - ⊙ COBBLESTONES TO MATCH EXISTING
 - ⊙ 4" STEEL EDGE
 - ⊙ 6" STEEL EDGE

LANDSCAPE REQUIREMENTS

PERIMETER LANDSCAPING: PARKING/VEHICULAR USE AREAS MUST BE SCREENED FROM ABUTTING PROPERTIES AND/OR PUBLIC RIGHTS OF WAY

15' ABUTMENT EASEMENT AT R.O.W.
10' ABUTMENT EASEMENT @ PL FROM ADJACENT PROPERTIES

(1) TREE FOR EVERY 50 LF
REQUIRED: 20 TREES: 7 BASS PRO DR.
7 ADJACENT SOUTHERN PROPERTY
6 ADJACENT EASTERN PROPERTY

PROVIDED: 20 TREES: 2 PROPOSED BASS PRO DR. **UTILIZING 5 EXISTING TREES FROM DENSE STAND OF TREES**
7 PROPOSED ADJACENT SOUTHERN PROPERTY LINE
6 PROPOSED EASTERN PROPERTY LINE

NON-VEHICULAR OPEN SPACE:
16% OF TOTAL SITE AREA DEVOTED TO FEATURE LANDSCAPING, 50% TO BE PROVIDED IN FRONT YARD

REQUIRED: 16,872 SF
PROVIDED: 48,143 SF

TREE REQUIREMENTS FOR NON-VEHICULAR OPEN SPACE
1 TREE PER 3000 SF OF NON-VEHICULAR OPEN SPACE

REQUIRED: 6 TREES
PROVIDED: 6 TREES

INTERIOR LANDSCAPING:
LANDSCAPE 10% OF THE GROSS PARKING AREA INCLUDING DRIVES, PARKING AND SIDEWALKS

REQUIRED: 4,192 SF
PROVIDED: 4,798 SF

(1) TREE FOR EVERY 1400 SF OF INTERIOR LANDSCAPE AREA
REQUIRED: 11 TREES
PROVIDED: 12 TREES

REQUIRED/PROVIDED: PLANTER ISLANDS EVERY 12 SPACES AND AT THE TERMINUS OF ALL ROWS. ISLANDS MUST CONTAIN (1) TREE, & BE 9'X18' MINIMUM SIZE



REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	CUP SUBMITTAL	07/06/20	

CUP SUBMITTAL
SILVERLAKE CROSSINGS
GRAPEVINE, TEXAS

LANDSCAPE PLAN

HUITT-ZOLLARS
Huitt-Zollars, Inc. Engineering / Architecture
500 W. 7th St. Ste. 300 Fort Worth, Texas 76102
Phone (817)335-3000 Fax (817)335-1025

DESIGNED:	SCALE	DATE	SHEET
DRAWN:	AS SHOWN	07/06/2020	5 OF 6
CHECKED:			

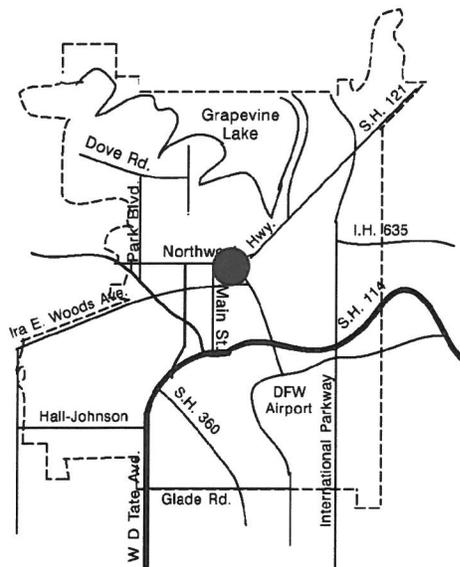
R03111319 SILVER LAKE CROSSINGS - CUP SUBMITTAL

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: AUGUST 18, 2020

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU20-16 WINE FUSION
WINERY



APPLICANT: Nicholas Kaufman

PROPERTY LOCATION AND SIZE:

The subject property is located at 603 South Main Street, Suite 304 and platted as Lot C, Block 15, Original Town of Grapevine. The property contains approximately 2.187 acres and has approximately 300 feet of frontage along South Main Street and approximately 323 feet of frontage along East College Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is 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.

At the June 16, 2015 meeting, Council approved CU15-18 (Ord. 2105-28) to establish a 2,029 square foot winery for on- and off-premise consumption of wine only within suite 304 of the Westwood Centre Development. On June 5, 2019 the Site Plan Review Committee approved a revised seating layout to accommodate 22 patrons; 16 seats indoors and six outdoor seats adjacent to South Main Street.

With this request, the applicant proposes to change the use from a winery to a restaurant

with on-premise consumption of wine, beer and mixed beverages and revise the floor plan to accommodate 62 patrons; 56 seats indoors and six outdoor seats. Required parking for a winery is calculated based on floor space allocation of production, public assembly and tasting areas. Restaurant required parking is based on occupancy load plus the quantity of outdoor seats. Required parking for the winery and the restaurant each equal 25 spaces; 82 spaces are provided on-site for all tenants in addition to five parallel spaces along South Main Street and nine parallel spaces along East College Street. The applicant will maintain a minimum of four feet between the curb and tables and chairs.

PRESENT ZONING AND USE:

The property is zoned "CBD" Central Business District. The suite is occupied by Wine Fusion Winery.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was rezoned in the 1984 City Rezoning from "SP" Specific Use Permit District to "CBD" Central Business District. The subject property is also located within a Historic Overlay District (HL93-01). The properties to the west and south of the auto repair were rezoned from "LI" Light Industrial District to "CBD" Central Business District in the 1984 City Rezoning. The area to the south with the existing mini-warehouse development was rezoned to "LI" Light Industrial District in 1990 (Z09-09). The restaurant south of the subject site was approved in April 1993 (CU92-25) for alcohol sales. The funeral home property to the north and the auto repair business to the west retained the "CBD" Central Business District during the 1984 City Rezoning.

At the April 15, 2008 meeting City Council approved Conditional Use Request CU08-09 (Ord. 08-20) on the subject site to establish a wine tasting room for on- and off-premise consumption (wine only) in conjunction with a coffee shop. On March 24, 2009 Council approved an extension to the wine tasting room to expire on April 15, 2010. At the January 19, 2010 meeting City Council approved Conditional Use Request CU09-46 (Ord. 2010-01) on the subject site to establish a yogurt restaurant. At the June 16, 2015 meeting City Council approved Conditional Use Request CU15-18 (Ord. 2015-028) to allow for a winery. At the March 21, 2017 meeting City Council approved Conditional Use Request CU17-03 (Ord. 2017-018) to establish a restaurant in the "CBD" Central Business District. At the July 17, 2019 meeting City Council approved Conditional Use Request CU18-17 (Ord. 2018-062) to expand the previously approved restaurant into an adjacent lease space and occupy a total of 2,070 square feet. The Site Plan Review Committee at the June 5, 2019 meeting approved outdoor dining on the subject site for Wine Fusion Winery. City Council at the June 18, 2019 meeting approved Conditional Use Request CU19-19 (Ord. 2019-039) for outside dining for Mason & Dixie Restaurant.

West of the subject located within a suite on the lower floor of the City's Convention and Visitors Bureau, the City Council at the February 17, 2015 meeting approved Conditional

Use Request CU15-01 (Ord. 2015-10) to allow a winery and wine tasting room.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH:** "CBD" Central Business District and "R-7.5" Single Family District — funeral home, single family residence
- SOUTH:** "CBD" Central Business District and "LI" Light Industrial District — restaurant, warehouse and mini-storage
- EAST:** "CBD" Central Business District and "LI" Light Industrial District — professional offices and mini-storage
- WEST:** "GU" Governmental Use District—City's Convention and Visitors Bureau, winery and wine tasting room, art gallery and "CBD" Central Business District—retail business and auto repair

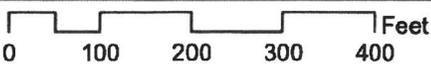
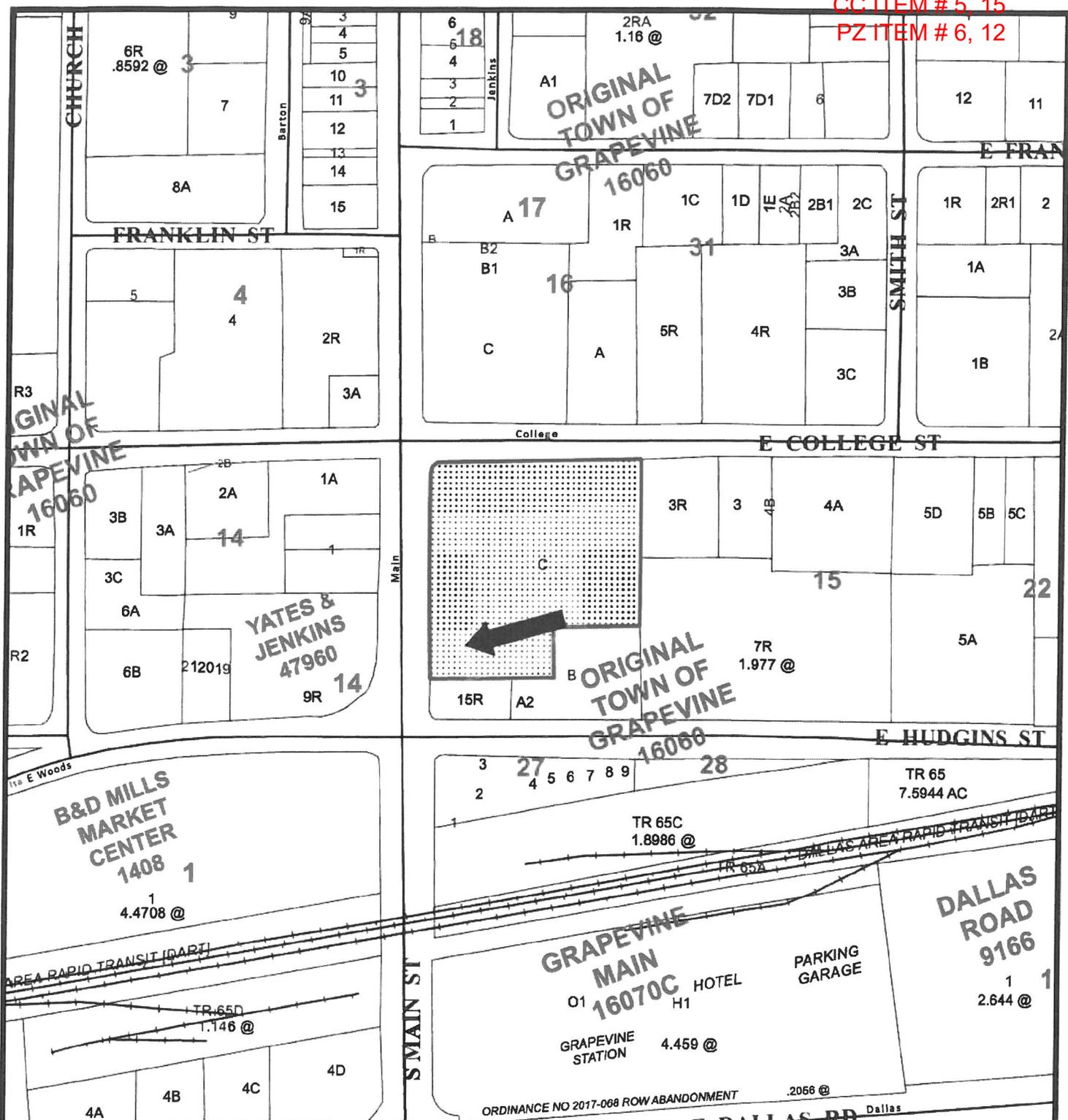
AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

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

/at



CU20-16 Wine Fusion Winery

Date Prepared: 8/4/2020

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

CU20-16



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact

Nicholas Kaufman / Wine Fusion Winery LLC

Street address of applicant / agent:

603 S. Main Street, Suite 304

City / State / Zip Code of applicant / agent:

Grapevine, TX 76051

Telephone number of applicant / agent:

214-587-2897

Fax number of applicant/agent

Email address of applicant/agent

Mobile phone number of applicant/agent

214-587-2897

PART 2. PROPERTY INFORMATION

Street address of subject property

603 S. Main Street, Suite 304

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

Lot C Block 15 Addition City of Grapevine

Size of subject property

2.18

Acres

2000

Square footage

Present zoning classification:

CBD

Proposed use of the property:

Mixed Use Beverage & 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:

Grape Office, LLC

Street address of property owner:

5608 Parkcrest Dr. STE 325

City / State / Zip Code of property owner:

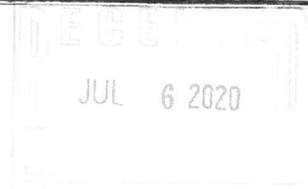
Austin, TX 78731

Telephone number of property owner:

512-373-3954

Fax number of property owner:

512-494-5400



CU 20.16

- 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

Nicholas Kaufman
Print Applicant's Name:

Nicholas Kaufman
Applicant's Signature:

The State of Texas

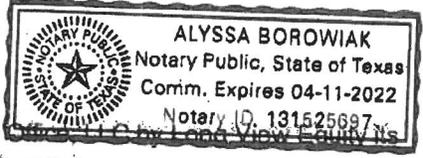
County Of Tarrant

Before Me Alyssa Borowiak
(notary)

on this day personally appeared Nicholas Kaufman
(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 2nd day of July A.D. 2020.



Alyssa Borowiak
Notary In And For State Of Texas

Grapevine, LLC by Long View Equity, L.P.
sole Manager
Jeff Eversmann, Treasurer

Print Property Owners Name:

Jeff Eversmann
Property Owner's Signature:

The State Of Texas

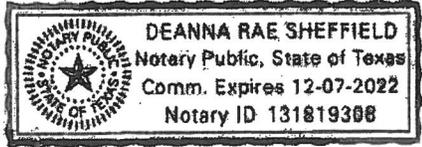
County Of Travis

Before Me Deanna Sheffield
(notary)

on this day personally appeared Jeff Eversmann
(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 1st day of July A.D. 2020.



Deanna Rae Sheffield
Notary In And For State Of Texas



CU20-16

To the City of Grapevine:

Wine Fusion Winery respectfully requests approval to Amend its existing CUP to allow for a Restaurant and Mixed-Use Beverage permit. Wine Fusion has operated over the last 5 years in the same location under a G Permit Winery establishment where we are permitted to sell wine on premise and off premise, in addition to food.

Wine Fusion was mandated to close during the initial shut down beginning May 16, 2020. While we were closed for 67 days, we used all our savings to reinvest in the Grapevine location while keeping our staff employed and did all the work ourselves. Instead of selling and pouring wine, our team worked together to paint all walls, polish floors, hang murals, mirrors, and artwork. Our staff takes personal pride in the refinishing of the tables and bar top which they completed themselves. We even created a 16-foot cork column in the space which is unique. The interior design was all changed as well. We are excited to share the improvements with our customers and the City of Grapevine as we have created a more upscale tasting and dining experience.

During the shutdown we were permitted to sell wine To-Go, however, our sales diminished by 95% which is not sustainable, or easy to recover from. Therefore, in addition to the remodel investment we hired a 5-star local chef to consult Wine Fusion in improving the food items we offered over the last 5 years to upscale appetizers, salads, and entrees. This new and improved food menu assisted us during the first 30 days of reopening to regain sales. The new concept also created more jobs in the City of Grapevine as we hired 8 new employees with the reopening including kitchen staff and servers.

The benefit of having a G Permit previously allowed our business to sell wine off-site. With the change in ordinance during COVID-19, all establishments with an alcohol permit through the TABC are now permitted to sell off-site. While the G Permit once benefit us, it now is a hindrance as neighboring restaurants can sell alcohol To-Go including beer, wine, and spirits where Wine Fusion is limited to only wine. In addition, having the ability to operate as a restaurant will protect our position now and in the future to be able to stay open in the case of a government mandated shut down as well as offer substantial meals To-Go for our customers to enjoy at home.

We must continue to grow and evolve with the changes in time to remain competitive and a viable business in the future. We are the definition of a small business. This is still our only location and we work in our tasting room daily and greet and meet customers as well as help our neighboring businesses. We have over 300 Wine Club Members that travel from all over the metroplex and as far as Oklahoma to patron our business and Grapevine Main Street monthly. We want to be a long-term business here but need to change our permit to allow us to continue to compete. We have enjoyed being a part of the community for the last 5 years and plan to be a long-term contributor to this city, neighbors, and customers. Please allow us to change our permit so that we may remain a long-term Main Street business here in Grapevine.

Sincerely,

Nicholas Kaufman and Danielle Kaufman
Owners of Wine Fusion Winery, LLC
603 S. Main Street, Suite 304
Grapevine, TX 76051

JUL 6 2020

ORDINANCE NO. 2020-039

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU20-16 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU15-18 (ORDINANCE NO. 2015-28), TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) AND OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT 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 CU20-16 to amend the site plan approved by CU15-18 (Ordinance No. 2015-028) for a winery, specifically to allow the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and outside dining in conjunction with a restaurant, (Wine Fusion Winery) in a district zoned "CDB" Central Business District within the following described property: Lot C, Block 15, Original Town of Grapevine (603 South Main Street #304) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of August, 2020.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

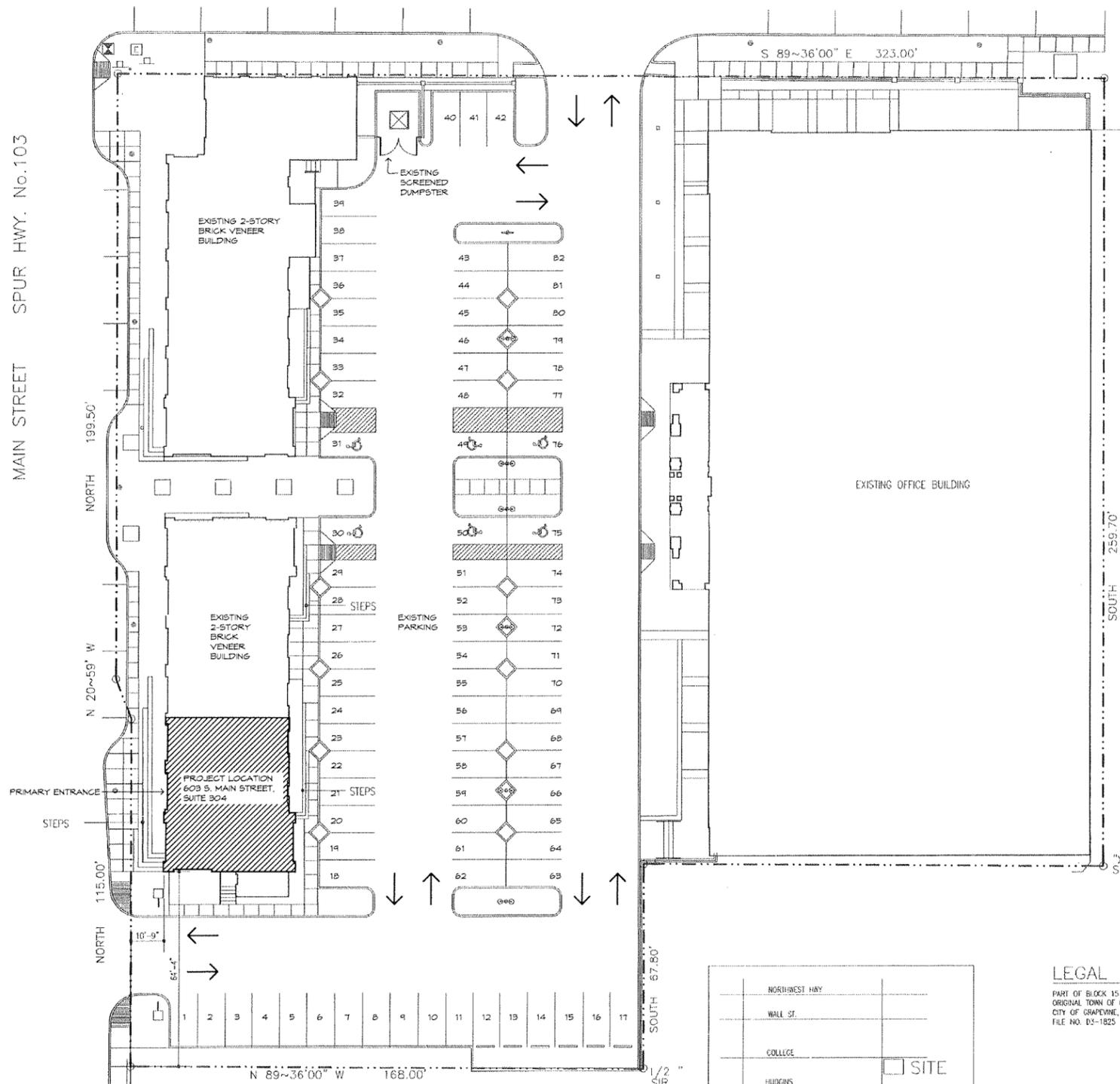
APPROVED AS TO FORM:

City Attorney

AUG 12 2020

MAIN STREET SPUR HWY. No.103

COLLEGE STREET



SITE DATA
 ZONING: CBD
 LOT AREA: 94,906 +/- SQ. FT. OR 2.1181 +/- ACRES
 BUILDING AREA: 8,918 +/- SQ. FT.

LANDSCAPE DATA
 LOT AREA: 94,906 +/- SQ. FT.
 TOTAL LANDSCAPE: 4,512 +/- SQ. FT.
 % OF LANDSCAPE: 4.8%

OCCUPANT LOAD
 KITCHEN: 3
 OFFICE: 2
 RESTAURANT: 63
 TOTAL OCCUPANT LOAD: 68

ADJACENT ZONING: SOUTH OF THE EXISTING PARKING LOT 'CBD' CENTRAL BUSINESS DISTRICT, SOUTH AND EAST (APPROXIMATELY THE SOUTH 105 FEET OF THE EAST PROPERTY LINE) 'LI' LIGHT INDUSTRIAL DISTRICT AND 'CBD' CENTRAL BUSINESS DISTRICT (APPROXIMATELY THE NORTH 154 FEET OF THE EAST PROPERTY LINE).

PARKING ANALYSIS

GROSS SQUARE FOOTAGE:	2,024 S.F.	
OCCUPANCY ANALYSIS		
KITCHEN:	440 S.F.	3 1,200 S.F., GROSS
OFFICE:	110 S.F.	2 1,100 S.F., GROSS
RESTAURANT:	440 S.F.	63 1:15 S.F., NET
TOTAL OCCUPANT LOAD	68	
OUTDOOR DINING	6 SEATS	6 PER PLAN
TOTAL OCCUPANTS FOR PARKING CALCULATION	68	
PARKING REQUIRED:	25	
PARKING ON SITE PROVIDED:	62	
ADDITIONAL PUBLIC PARKING WITHIN 500' OF BUILDING SITE:		
E. HUDGINS ST. LOT:	64	
N. HUDGINS ST. LOT (AFTER 5PM AND SAT/SUN):	54	
OTHER LEASED USES ON BUILDING SITE:		
OFFICE:	17,158 S.F.	
RESTAURANT (MENBERGER'S DELI):	1,212 S.F.	
RETAIL (ORANGE FISH):	1,306 S.F.	
RETAIL (CROWNED BY GRACE):	1,290 S.F.	
RETAIL (MAIN ST. JEWELRY):	843 S.F.	
RESTAURANT (MASON & DIXIE):	2,070 S.F.	

- CONDITIONAL USE REQUEST CU20-16 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU19-18 SPRG, CU15-18 (ORD. 2015-28) TO ALLOW FOR A WINERY WITH THE POSSESSION, STORAGE, RETAIL SALES AND ON-AND OFF PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE ONLY) AND OUTSIDE DINING. SPECIFICALLY TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) AND OUTDOOR DINING IN CONJUNCTION WITH A RESTAURANT.
- THE ENTIRE SITE IS THE PREMISE.
- A MINIMUM OF FOUR (4) FEET CLEARANCE BETWEEN THE CURB AND THE TABLES AND CHAIRS SHALL BE MAINTAINED BY THE OWNER/OPERATOR AT ALL TIMES.
- MAINTAIN EXIT DISCHARGE RELIABILITY BY PREVENTING TABLES AND CHAIRS FROM OBSTRUCTING EXIT DISCHARGE.

CASE NAME: WINE FUSION WINERY
 CASE NUMBER: CU20-16
 LOCATION: 603 SOUTH MAIN STREET, SUITE 304

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

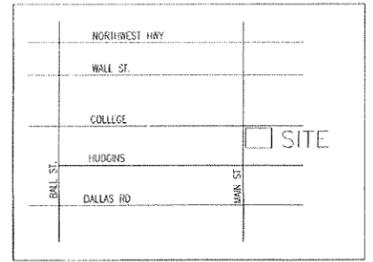
SHEET: 1 OF 2

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

DEPARTMENT OF DEVELOPMENT SERVICES

LEGAL DESCRIPTION:

PART OF BLOCK 15
 ORIGINAL TOWN OF GRAPEVINE
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 FILE NO. 05-1825



SITE PLAN / PARKING PLAN
 SCALE: 1" = 20'-0"

NOTE: SITE PLAN BASED RECORD SET, PROVIDED BY PROPERTY OWNER, PREPARED BY TURNER BOAZ STOCKER ARCHITECTURE, DATED 06.14.2001



COREY REINAKER AIA
 6 1 4 2 6 4

WINE FUSION WINERY
 GRAPEVINE, TEXAS
 2 0 2 0 . 0 8 . 0 9

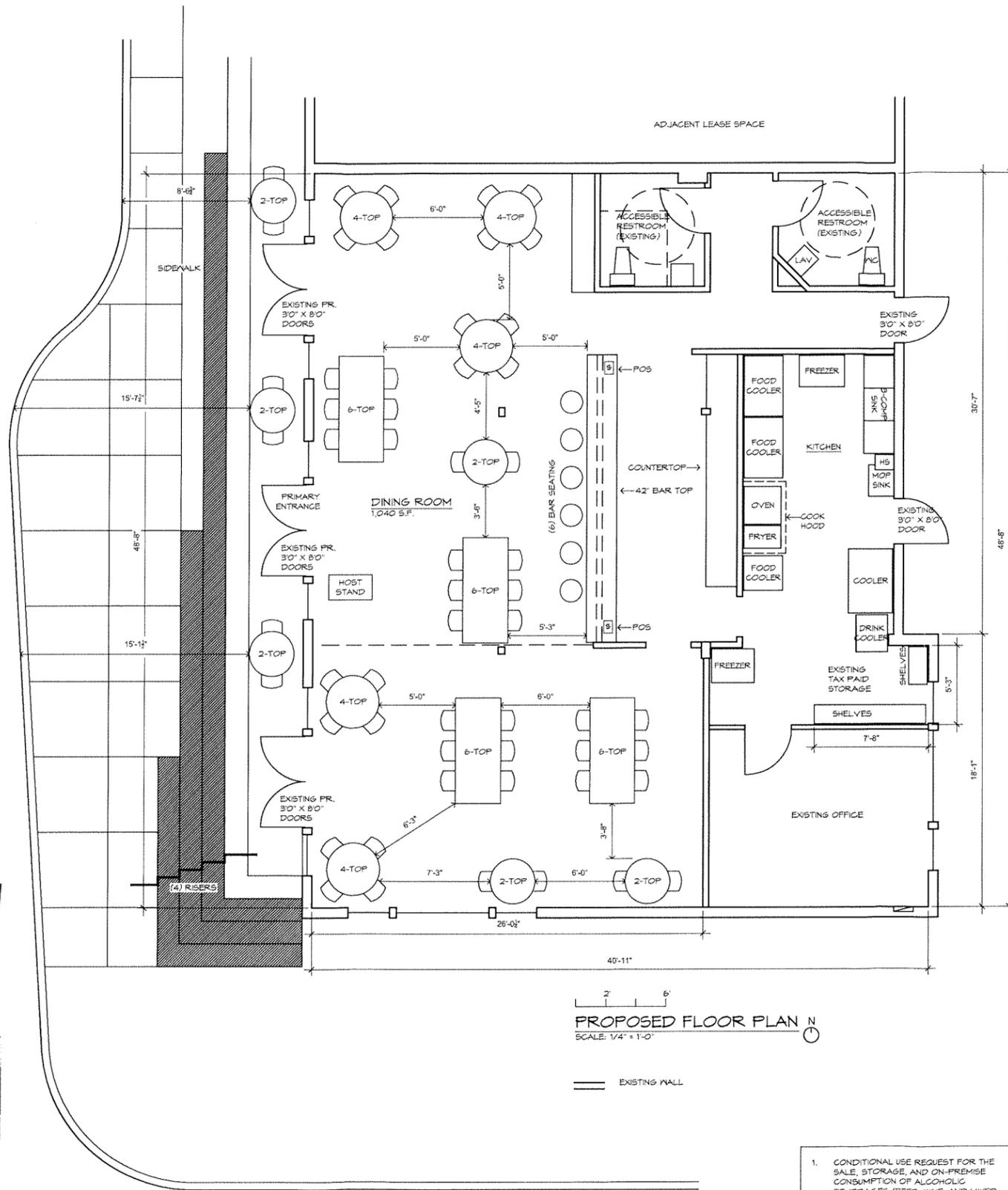
A1.0

FILE: C:\Projects\CMR\2019 Wine Fusion\2019-plan1.dwg
 SCALE: 1/4" = 1'-0"
 DATE/TIME: 8/9/2020 7:49 PM
 USER: corey



PROPOSED OUTDOOR DINING FURNITURE

MAIN STREET



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

1. CONDITIONAL USE REQUEST FOR THE SALE, STORAGE, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES)
2. THE ENTIRE SITE IS THE PREMISE

- CONDITIONAL USE REQUEST CU20-16 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU19-18 SFR, CU19-15 (ORD. 2015-28) TO ALLOW FOR A WINERY WITH THE POSSESSION, STORAGE, RETAIL SALES AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE ONLY) AND OUTSIDE DINING, SPECIFICALLY TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) AND OUTDOOR DINING IN CONJUNCTION WITH A RESTAURANT.
- THE ENTIRE SITE IS THE PREMISE.
- A MINIMUM OF FOUR (4) FEET CLEARANCE BETWEEN THE CURB AND THE TABLES AND CHAIRS SHALL BE MAINTAINED BY THE OWNER/OPERATOR AT ALL TIMES.
- MAINTAIN EXIT DISCHARGE RELIABILITY BY PREVENTING TABLES AND CHAIRS FROM OBSTRUCTING EXIT DISCHARGE.

CASE NAME: WINE FUSION WINERY
 CASE NUMBER: CU20-16
 LOCATION: 603 SOUTH MAIN STREET, SUITE 304

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION
 CHAIRMAN _____
 DATE: _____
 SHEET: 2 OF 2
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
 DEPARTMENT OF DEVELOPMENT SERVICES



COREY REINKNER AIA
 814.284.0831

WINE FUSION WINERY
 GRAPEVINE, TEXAS
 2020.08.09

A2.0

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 18, 2020

SUBJECT: RESOLUTION APPROVING THE PROPOSED PROPERTY TAX RATE FOR USE IN DEVELOPING FISCAL YEAR 2021 BUDGET

RECOMMENDATION: Staff recommends that the City Council votes to approve the use of the proposed ad valorem tax rate of 0.282601 per \$100 to calculate property tax revenue for the Fiscal Year 2021 Budget.

FUNDING SOURCE: N/A

BACKGROUND: This resolution is provided pursuant to Section 26.04 of the Texas Property Tax Code which requires the No New Revenue Tax Rate, the Voter Approval Tax Rate and the calculations used to determine each rate be submitted to the City Council. In addition, a record vote of the Council must be taken approving the City's proposed ad valorem tax rate used in calculating the ad valorem tax revenue in the Fiscal Year 2021 Budget.

Following is a schedule reflecting the rates:

No New Revenue 0.282694 per \$100
Voter Approval 0.285904 per \$100
Proposed Rate 0.282601 per \$100

The worksheet reflecting the calculation of the No New Revenue and Voter Approval Rates is included as an attachment.

If approved, this action will lower the tax rate from 0.284271 per \$100 of valuation to 0.282601, which represents a 0.59% reduction to the tax rate.

Staff recommends approval.

RESOLUTION NO. 2020-015

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE PROPOSED TAX RATES FOR TAX YEAR 2020 ON PROPERTY WITHIN THE CITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, On August 4, 2020, the City Council approved the Certified Tax Rolls and Certified Estimates provided by the Tarrant, Dallas and Denton County Appraisal Districts; and

WHEREAS, The City's appointed Tax Assessor Collector is the Tax Assessor Collector of the Grapevine-Colleyville Independent School District; and

WHEREAS, The City's appointed Tax Assessor Collector has calculated the 2020 No New Revenue Tax Rate and 2020 Voter Approval Tax Rate in accordance with Senate Bill 2 provisions using certified values; and

WHEREAS, The City has calculated the 2020 Proposed Tax Rate using certified values required to obtain Fiscal Year 2021 budgeted revenues; and

WHEREAS, The City's 2020 Proposed Tax Rate of 0.282601 per \$100 is less than the 2020 No New Revenue Rate of 0.282694 per \$100 and less than the 2020 Voter Approval Tax Rate of 0.285904 per \$100; and

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

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

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

Section 1. That all matters stated in the preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the 2020 Proposed Tax Rate of 0.282601 per \$100 is hereby approved for use in calculating budgeted revenue for fiscal year 2021.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of August, 2020.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

City Attorney

2020 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Date: 08/04/2020 09:33 AM

CC ITEM # 7

City of Grapevine

817-481-1242

Taxing Unit Name

Phone (area code and number)

200 Main St, Grapevine, TX 76051, , TX,

www.grapevinetexas.gov

Taxing Unit Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller For 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do use this form but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

STEP 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Rate Activity	Amount/Rate
1.	2019 total taxable value. Enter the amount of 2019 taxable value on the 2019 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 17).[1]	\$9,792,664,492
2.	2019 tax ceilings. Counties, cities and junior college districts. Enter 2019 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2019 or a prior year for homeowners age 65 or older or disabled, use this step.[2]	\$0
3.	Preliminary 2019 adjusted taxable value. Subtract Line 2 from Line 1.	\$9,792,664,492
4.	2019 total adopted tax rate.	\$.284271
5.	2019 taxable value lost because court appeals of ARB decisions reduced 2019 appraised value.	
	A. Original 2019 ARB values:	\$1,667,679,451
	B. 2019 values resulting from final court decisions:	\$1,523,521,506
	C. 2019 value loss. Subtract B from A.[3]	\$144,157,945

Line	No-New-Revenue Rate Activity	Amount/Rate
6.	2019 taxable value subject to an appeal under Chapter 42, as of July 25.	CC ITEM # 7
	A. 2019 ARB certified value:	0
	B. 2019 disputed value:	0
	C. 2019 undisputed value Subtract B from A.[4]	0
7.	2019 Chapter 42-related adjusted values. Add Line 5 and 6	144,157,945
8.	2019 taxable value, adjusted for court-ordered reductions. Add Line 3 and Line 7	\$9,936,822,437
9.	2019 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2019. Enter the 2019 value of property in deannexed territory.[5]	\$0
10.	2019 taxable value lost because property first qualified for an exemption in 2020. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2020 does not create a new exemption or reduce taxable value.	
	A. Absolute exemptions. Use 2019 market value:	\$934,029
	B. Partial exemptions. 2020 exemption amount or 2020 percentage exemption times 2019 value:	\$65,669,318
	C. Value loss. Add A and B.[6]	\$66,603,347
11.	2019 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2020. Use only properties that qualified in 2020 for the first time; do not use properties that qualified in 2019.	
	A. 2019 market value:	\$0
	B. 2020 productivity or special appraised value:	\$0
	C. Value loss. Subtract B from A.[7]	\$0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$66,603,347
13.	Adjusted 2019 taxable value. Subtract Line 12 from Line 8	\$9,870,219,090
14.	Adjusted 2019 total levy. Multiply Line 4 by Line 13 and divide by \$100	\$28,058,170
15.	Taxes refunded for years preceding tax year 2019. Enter the amount of taxes refunded by the district for tax years preceding tax year 2019. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2019. This line applies only to tax years preceding tax year 2019.[8]	\$315,328
16.	Taxes in tax increment financing (TIF) for tax year 2019 Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2020 captured appraised value in Line 18D, enter 0.[9]	\$2,290,923
17.	Adjusted 2019 levy with refunds and TIF adjustment. Add Lines 14, and 15, subtract Line 16.[10]	\$26,082,575
18.	Total 2020 taxable value on the 2020 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.[11]	
	A. Certified values:	\$9,411,012,077
	B. Counties: Include railroad rolling stock values certified by the Comptroller's office.	\$0
	C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property	\$0
	D. Tax increment financing: Deduct the 2020 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the	\$792,840,532

Line	No-New-Revenue Rate Activity	Amount/Rate
	2020 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below.[12]	CC ITEM # 7
	E. Total 2020 value Add A and B, then subtract C and D	\$8,618,171,545
19.	Total value of properties under protest or not included on certified appraisal roll.[13]	
	A. 2020 taxable value of properties under protest The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest.[14]	\$462,022,885
	B. 2020 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll.[15]	\$225,877,343
	C. Total value under protest or not certified. Add A and B.	\$687,900,228
20.	2020 tax ceilings. Counties, cities and junior colleges enter 2020 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2019 or a prior year for homeowners age 65 or older or disabled, use this step.[16]	\$0
21.	2020 total taxable value. Add Lines 18E and 19C. Subtract Line 20C.[17]	\$9,306,071,773
22.	Total 2020 taxable value of properties in territory annexed after Jan. 1, 2019. Include both real and personal property. Enter the 2020 value of property in territory annexed.[18]	\$0
23.	Total 2020 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2019. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2019 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2020.[19]	\$79,660,310
24.	Total adjustments to the 2020 taxable value. Add Lines 22 and 23.	\$79,660,310
25.	Adjusted 2020 taxable value. Subtract Line 24 from Line 21.	\$9,226,411,463
26.	2020 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100.[20]	\$.282694 /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2020 county NNR tax rate.[21]	

[1]Tex. Tax Code Section

[2]Tex. Tax Code Section

[3]Tex. Tax Code Section

[4]Tex. Tax Code Section

[5]Tex. Tax Code Section

[6]Tex. Tax Code Section

[7]Tex. Tax Code Section

[8]Tex. Tax Code Section

[9]Tex. Tax Code Section

[10]Tex. Tax Code Section

[11]Tex. Tax Code Section

[12]Tex. Tax Code Section

[13]Tex. Tax Code Section

[14]Tex. Tax Code Section

[15]Tex. Tax Code Section

[16]Tex. Tax Code Section

[17]Tex. Tax Code Section

[18]Tex. Tax Code Section

[19]Tex. Tax Code Section

[20]Tex. Tax Code Section

[21]Tex. Tax Code Section

STEP 2: Voter-Approval Tax Rate

CC ITEM # 7

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. Maintenance and Operations (M&O) Tax Rate: The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.

2. Debt Rate: The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter Approval Tax Rate Activity	Amount/Rate
28.	2019 M&O tax rate. Enter the 2019 M&O tax rate.	\$.141579
29.	2019 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	9,936,822,437
30.	Total 2019 M&O levy. Multiply Line 28 by Line 29 and divide by 100.	14,068,453
31.	Adjusted 2019 levy for calculating NNR M&O rate.	
	A. 2019 sales tax specifically to reduce property taxes. For cities, counties and hospital districts, enter the amount of additional sales tax collected and spent on M&O expenses in 2019, if any. Other taxing units, enter 0. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent.	0
	B. M&O taxes refunded for years preceding tax year 2019. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2019. This line applies only to tax years preceding tax year 2019.	157,033
	C. 2019 taxes in TIF: Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2020 captured appraised value in Line 18D, enter 0.	1,140,977
	D. 2019 transferred function: If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in E below. The taxing unit receiving the function will add this amount in E below. Other taxing units enter 0.	0
	E. 2019 M&O levy adjustments. Add A and B, then subtract C. For taxing unit with D, subtract if discontinuing function and add if receiving function	-983,944
	F. Add Line 30 to 31E.	13,084,509
32.	Adjusted 2020 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	9,226,411,463
33.	2020 NNR M&O rate (unadjusted) Divide Line 31F by Line 32 and multiply by \$100.	0.141816
34.	Rate adjustment for state criminal justice mandate.[23]	
	A. 2020 state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.	0
	B. 2019 state criminal justice mandate Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies	0

Line	Voter Approval Tax Rate Activity	Amount/Rate
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.000000
	D. Enter the rate calculated in C. If not applicable, enter 0.	0.000000
35.	Rate adjustment for indigent health care expenditures[24]	
	A. 2020 indigent health care expenditures Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state assistance received for the same purpose	0
	B. 2019 indigent health care expenditures Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2018 and ending on June 30, 2019, less any state assistance received for the same purpose	0
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.000000
	D. Enter the rate calculated in C. If not applicable, enter 0.	0.000000
36.	Rate adjustment for county indigent defense compensation.[25]	
	A. 2020 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state grants received by the county for the same purpose	0
	B. 2019 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2018 and ending on June 30, 2019, less any state grants received by the county for the same purpose	0
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.000000
	D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100.	0.000000
	E. Enter the lessor of C and D. If not applicable, enter 0.	0.000000
37.	Rate adjustment for county hospital expenditures.	
	A. 2020 eligible county hospital expenditures Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2019 and ending on June 30, 2020	0
	B. 2019 eligible county hospital expenditures Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2018 and ending on June 30, 2019	0
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.000000
	D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100	0.000000
	E. Enter the lessor of C and D, if applicable. If not applicable, enter 0.	0.000000
38.	Adjusted 2020 NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E.	0.141816
39.	2020 voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit If the taxing unit qualifies as a special taxing unit, multiply Line 38 by 1.08 -or- Other Taxing Unit If the taxing unit does not qualify as a special taxing unit, multiply Line 38 by 1.035. -or- Taxing unit affected by disaster declaration If the taxing unit is located in an area declared as disaster area, the governing body may direct the person calculating the voter-approval rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval rate in this manner until the earlier of 1) the second year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, and 2) the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply Line 38 by 1.08. [27]	0.146779

Line	Voter Approval Tax Rate Activity	Amount/Rate
40.	Total 2020 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year, and (4) are not classified in the taxing unit's budget as M&O expenses.	
	A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. Enter debt amount	18,601,768
	B. Subtract unencumbered fund amount used to reduce total debt.	0
	C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none)	0
	D. Subtract amount paid from other resources	5,007,267
	E. Adjusted debt Subtract B, C and D from A	13,594,501
41.	Certified 2019 excess debt collections Enter the amount certified by the collector.	0
42.	Adjusted 2020 debt Subtract Line 41 from Line 40E	13,594,501
43.	2020 anticipated collection rate.	
	A. Enter the 2020 anticipated collection rate certified by the collector	105.00
	B. Enter the 2019 actual collection rate	107.00
	C. Enter the 2018 actual collection rate	105.00
	D. Enter the 2017 actual collection rate	108.00
	E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%.	105.00
44.	2020 debt adjusted for collections. Divide Line 42 by Line 43E.	12,947,144
45.	2020 total taxable value. Enter the amount on Line 21 of the No-New-Revenue Tax Rate Worksheet.	9,306,071,773
46.	2020 debt rate Divide Line 44 by Line 45 and multiply by \$100.	0.139125
47.	2020 voter-approval tax rate. Add Line 39 and 46.	0.285904
48.	COUNTIES ONLY. Add together the voter-approval tax rate for each type of tax the county levies. The total is the 2020 county voter-approval tax rate.	
STEP 3 NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes		

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
49.	Taxable sales. For taxing units that adopted the sales tax in November 2019 or May 2020, enter the Comptroller's estimate of taxable sales for the previous four quarters [32]. Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2019, skip this line.	0
50.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue.[33] Taxing units that adopted the sales tax in November 2019 or in May 2020. Multiply the amount on Line 49 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95 [34] -or- Taxing units that adopted the sales tax before November 2019. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	0

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	2020 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	9,306,071,773
52.	Sales tax adjustment rate. Divide Line 50 by Line 51 and multiply by \$100.	0.000000
53.	2020 NNR tax rate, unadjusted for sales tax [35]. Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$.282694
54.	2020 NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2019 or in May 2020. Subtract Line 52 from Line 53. Skip to Line 55 if you adopted the additional sales tax before November 2019.	\$.282694
55.	2020 voter-approval tax rate, unadjusted for sales tax. [36] Enter the rate from Line 47 or Line 48 as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i>	0.285904
56.	2020 voter-approval tax rate, adjusted for sales tax. Subtract Line 52 from Line 55.	0.285904

[37]Tex. Tax Code Section [38]Tex. Tax Code Section

STEP 4: Additional Rollback Protection for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O Funds to pay for a facility, device or method for the control of air, water or land pollution.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Activity	Amount/Rate
57.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ [37]. The taxing unit shall provide its tax assessor-collector with a copy of the letter.[38]	\$0
58.	2020 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$9,306,071,773
59.	Additional rate for pollution control. Divide Line 57 by Line 58 and multiply by \$100.	0.000000
60.	2020 voter-approval tax rate, adjusted for pollution control. Add Line 59 to one of the following lines (as applicable): Line 47, Line 48 (counties) or Line 56 (taxing units with the additional sales tax).	0.285904

[37]Tex. Tax Code Section

[38]Tex. Tax Code Section

STEP 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

CC ITEM # 7

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate before the unused increment rate for the prior three years [39]. In a year where a special taxing unit adopts a rate above the voter-approval tax rate by applying any portion of the unused increment rate, the unused increment rate for that year would be zero.

For each tax year before 2020, the difference between the adopted tax rate and voter-approval rate is considered zero, therefore the unused increment rate for 2020 is zero.[40]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [41]

Line	Activity	Amount/Rate
61.	2019 unused increment rate. Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	0.000000
62.	2018 unused increment rate. Subtract the 2018 actual tax rate and the 2018 unused increment rate from the 2018 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	0.000000
63.	2017 unused increment rate. Subtract the 2017 actual tax rate and the 2017 unused increment rate from the 2017 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	0.000000
64.	2020 unused increment rate. Add Lines 61, 62 and 63.	0.000000
65.	2020 voter-approval tax rate, adjusted for unused increment rate. Add Line 64 to one of the following lines (as applicable): Line 47, Line 48 (counties), Line 56 (taxing units with the additional sales tax) or Line 60 (taxing units with pollution control).	

STEP 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.[42]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [43]

Line	Activity	Amount/Rate
66.	Adjusted 2020 NNR M&O tax rate. Enter the rate from Line 38 of the <i>Voter-Approval Tax Rate Worksheet</i>	0.000000
67.	2020 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i>	0
68.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 67 and multiply by \$100.	0.000000
69.	2020 debt rate Enter the rate from Line 46 of the <i>Voter- Approval Tax Rate Worksheet</i>	0.000000
70.	De minimis rate Add Lines 66, 68 and 69.	0.000000

STEP 7: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate	0.282694
Voter-Approval Tax Rate	0.285904
De minimis rate	0.000000

STEP 8: Taxing Unit Representative Name and Signature

print here Colette Ballinger
Printed Name of Taxing Unit Representative

sign here 
Taxing Unit Representative

August 4, 2020
Date

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 18, 2020

SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT WITH SPECTRUM FOR FIBER INTERNET ACCESS AND VIDEO SERVICES

RECOMMENDATION: City Council to consider the renewal of an annual contract for fiber internet access and video services from Spectrum Enterprises.

FUNDING SOURCE: Funds are available in the Crime Control District Fund 117 for an estimated amount of \$30,169.

BACKGROUND: This purchase request is to renew video and internet services from Spectrum Enterprise for the City. This internet circuit is a secondary internet account that provides a failover or redundant circuit in case the primary internet circuit fails as it is critical for the continued operation of City services in an emergency. In addition, this contract provides video services to the Public Safety Building.

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).

Staff recommends approval.

AP/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 18, 2020

SUBJECT: APPROVAL TO RENEW AN ANNUAL SOLE SOURCE CONTRACT FOR MULTIMEDIA SERVICES FOR STREAMING AND ARCHIVING PUBLIC MEETINGS

RECOMMENDATION: City Council to consider the renewal of an annual sole source contract for multimedia services for streaming and archiving of public meetings with Swagit Productions, LLC for City Council and Planning and Zoning Commission meetings.

FUNDING SOURCE: Funds are available in the General Fund Professional Services budget for an amount not to exceed \$16,200.

BACKGROUND: Swagit Productions, LLC manages the cameras and live streaming of the meetings of the City Council, Planning and Zoning Commission, and Historic Preservation Commission. These meeting videos are archived and available on the City's website. Swagit Productions, LLC also records the audio of the Board of Zoning Adjustment and Building Board of Appeals meetings.

This procurement was 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 optional, one-year renewals. If approved, this will be the fourth renewal option.

Staff recommends approval.

TB/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 4th day of August, 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

Item 1. Executive Session

An Executive Session was not held.

REGULAR MEETING

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

Item 2. Invocation and Pledge of Allegiance

Council Member Sharron Rogers delivered the invocation and led the Pledge of Allegiance.

Item 3. Citizen Comments

Beginning at 5:00 p.m. on August 3, 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.

NEW BUSINESS

Item 4. Consider **Resolution No. 2020-013** accepting the Certified Tax Rolls having a total appraised value of \$15,359,590,492, less exemptions of \$5,948,578,415 for a net taxable value of \$9,411,012,077 and take any necessary action.

Chief Financial Officer Greg Jordan presented this item and answered questions from Council.

Motion was made to approve Resolution No. 2020-013 accepting the Certified Tax Rolls having a total appraised value of \$15,359,590,492, less exemptions of \$5,948,578,415 for a net taxable value of \$9,411,012,077.

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

RESOLUTION NO. 2020-013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE TAX ROLLS FOR TAX YEAR 2020 ON PROPERTY WITHIN THE CITY; AND PROVIDING AN EFFECTIVE DATE

Item 5. Consider **Resolution No. 2020-014** authorizing Texas Coalition for Affordable Power Professional Services Agreement and Gexa Energy's Commercial Electric Service Agreement to provide the City with electric power beginning in 2023 and take any necessary action.

Public Works Director Bryan Beck presented this item and answered questions from Council. The Texas Coalition for Affordable Power recommends procuring energy on a month-to-month basis to save costs on energy purchases.

Motion was made to approve Resolution No. 2020-014 authorizing the Texas Coalition for Affordable Power Professional Services Agreement and Gexa Energy's Commercial Electric Service Agreement.

Motion: O'Dell
 Second: Coy

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

RESOLUTION NO. 2020-014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ADOPTING THE TEXAS COALITION FOR AFFORDABLE POWER, INC. PROFESSIONAL SERVICES AGREEMENT AND GEXA ENERGY’S COMMERCIAL ELECTRIC SERVICE AGREEMENT FOR POWER TO BE PROVIDED ON AND AFTER JANUARY 1, 2023; AND PROVIDING AN EFFECTIVE DATE

Item 6. Consider a contract for the Risk and Resilience Assessment and to update of the Emergency Response Plan with Gresham Smith, Inc. and Ordinance No. 2020-034 to appropriate funds.

Manager of Engineering John Robertson presented this item and answered questions from Council. The American Water Infrastructure Act of 2018 requires that all drinking water systems serving more than 3,300 people develop a Risk and Resilience Assessment of their water system and an Emergency Response plan by June 30, 2021.

Motion was made to approve the contract for the Risk and Resilience Assessment and to update the Emergency Response Plan.

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

ORDINANCE NO. 2020-034

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$400,000.00 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. There were not any requests to remove an item from the consent agenda.

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

Item 7. Consider the mid-year appointment of Traci Hutton as a regular member to the Planning and Zoning Commission.

Council Member Chris Coy recommended appointing Traci Hutton as a regular member to the Planning and Zoning Commission to fill a vacancy on the Commission. Ms. Hutton currently serves as an alternate member. This term will expire in 2021.

Motion was made to approve the consent agenda as presented.

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

Item 8. Consider the renewal of annual contracts for tree maintenance services with Arbor Masters Tree Service as the primary vendor and Smith Lawn and Tree as the secondary vendor.

Parks and Recreation Director Kevin Mitchell recommended approval of the renewal of the annual contracts for tree maintenance services for an estimated amount of \$400,000.

Motion was made to approve the consent agenda as presented.

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

Item 9. City Council to consider approval for the purchase of micro-surfacing services from Intermountain Slurry Seal, Inc.

Public Works Director Beck recommended approval of the purchase of micro-surfacing services for Main Street, Camelot Drive, Warwick Way, Newcastle Drive, Sheffield Drive, Manchester Lane, Kelsey Court and Roberts Road for an amount not exceed \$165,000.

Motion was made to approve the consent agenda as presented.

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

Item 10. Consider the minutes of the July 21, 2020 Regular City Council meeting and the July 28, 2020 Special City Council meeting.

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

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Slechta

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

Nays: None

Approved: 7-0

ADJOURNMENT

Motion was made to adjourn the meeting at 7:41 p.m.

Motion: Rogers

Second: Coy

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 18th day of August, 2020.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 18, 2020

SUBJECT: FINAL PLAT APPLICATION
LOT 1, BLOCK 1, MILLER RESIDENCE

PLAT APPLICATION FILING DATE..... August 11, 2020

APPLICANT Mike Garabedian

REASON FOR APPLICATION..... To plat unplatted property into one (1) lot

PROPERTY LOCATION 3712 Lakeridge Dr

ACREAGE..... 0.7774

ZONING R-7.5

NUMBER OF LOTS 1

PREVIOUS PLATTING No

CONCEPT PLAN No

SITE PLAN..... No

OPEN SPACE REQUIREMENT..... No

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED No

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOT 1, BLOCK 1, MILLER RESIDENCE**

I. GENERAL:

- The applicant, Mike Garabedian is platting the 0.7774 acre tract of unplatted land into one residential lot. The property is located 3712 Lakeridge Drive.

II. STREET SYSTEM:

- The development has access to Lakeridge Drive.
- Abutting roads: on the City Thoroughfare Plan:
 not on the City Thoroughfare Plan:

Periphery Street Fees are due as follows:

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

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

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

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

- The existing sanitary sewer collection system bordering the subject site is adequate to serve the development.
- The existing sanitary sewer collection system bordering the subject site is not adequate to serve the development.

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for: Lot 1, Block 1, Miller Residence
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for:
 - Single Family Residential (\$ 2,414/ Lot)
 - Multifamily (\$ 1,134/ Unit)
 - Hotel (\$ 43,632/ Acre)
 - Corporate Office (\$ 20,523/ Acre)
 - Government (\$ 4,414/ Acre)
 - Commercial / Industrial (\$ 5,739 / Acre)
- Open Space Fees are not required for: Lot 1, Block 1, Miller Residence
- Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for:
 - R-5.0, R-TH, Zero Lot District (\$ 1,416.00 / Lot)
 - R-7.5, Single Family District (\$ 1,146.00 / Lot)
 - R-12.5, Single Family District (\$ 1,071.00 / Lot)
 - R-20.0, Single Family District (\$ 807.00 / Lot)

- Public Hearing Only
- Variances were required on the following items:
 - Front building line
 - Allowing a setback of 3 feet for the rear property line for an accessory building
 - Lot width & depth
 - Max. Impervious Area
 - Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.
- The following items associated with this plat are not in accordance with the current subdivision standards:
 - 50' ROW dedication not met: Developer is proposing to dedicate variable width private access easements throughout the development. The access easements will be owned and maintained by a Home Owners Association (HOA).
 - Length of cul-de-sac street exceeds the 600-foot limit:
 - Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

- A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the following manner:
- The right-of-way provides for future widening of public streets that will serve the development of this site.
 - The onsite utility easements provide for a utility network to serve the development of this site.

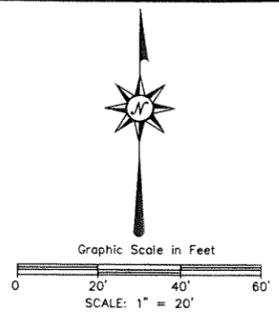
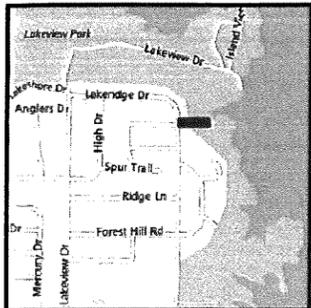
- The onsite drainage easements provide for a drainage network to serve the development of this site.
- The onsite access easements provide cross access capabilities to this site and surrounding property.
- The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

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

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

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lot 1, Block 1, Miller Residence."



NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown hereon are based on a west line of Tract No. A-57, called North 04' 18" West, described in the deed to the United States of America, recorded in Volume 2867, Page 22 P.R.T.C.T.
- According to the Flood Insurance Rate Map No. 48439C0105K, published by the Federal Emergency Management Agency, dated September 25, 2009, the east portion of the surveyed property shown hereon, at or below an elevation 564.0', lies within the special flood hazard area designated as Zone "AE", inundated by the 100-year flood. A portion also lies within the special flood hazard area designated as shaded Zone "X", defined as areas between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths of less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood; further, local permitting agencies may require actual topographic support data for final determination of flood limits regarding construction permits.
- On the issue date of this survey the surveyed property shown hereon is zoned R-7.5 (Residential - Single Family, Lot > 7500 Sq. Ft.) according to the City of Grapevine zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.
- FLOWAGE EASEMENT NOTE:** Elevation 572 is the boundary of the flowage easement as outlined by the U. S. Army Corps of Engineers. Any encroachments into this easement must obtain written approval from the Reservoir Manager at the following address:
Grapevine Lake Project Office
U. S. Army Corps of Engineers
Route 1, Box 10
Grapevine, TX 76051
- PERPETUAL FLOWAGE EASEMENT NOTE:** Perpetual flowage easement estates, such as those the government holds over property owned by others in the Grapevine Lake area, grant to the government full, complete, and perpetual right, power, privilege, and easements to occasionally overflow, flood, and submerge land in connection with the operation and maintenance of the lake. Flowage easement lands are defined as those land below the land contour of 572.00 feet mean sea level. No fill shall be placed below the contour of 572.00 feet. All lot grading operations must be coordinated with the Corps of Engineers' Grapevine Lake office. No habitable structure shall be constructed below the land contour of 572.00 feet.

SURVEYOR CERTIFICATE

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

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647
Date: August 11, 2020

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid-Cities Blvd Ste 102
North Richland Hills, TX 76182

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Signature _____ Notary Stamp: _____



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL. VOLUME
PG. PAGE
DOC. NO. DOCUMENT NUMBER
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
C.M. CONTROLLING MONUMENT
R.O.W. RIGHT-OF-WAY

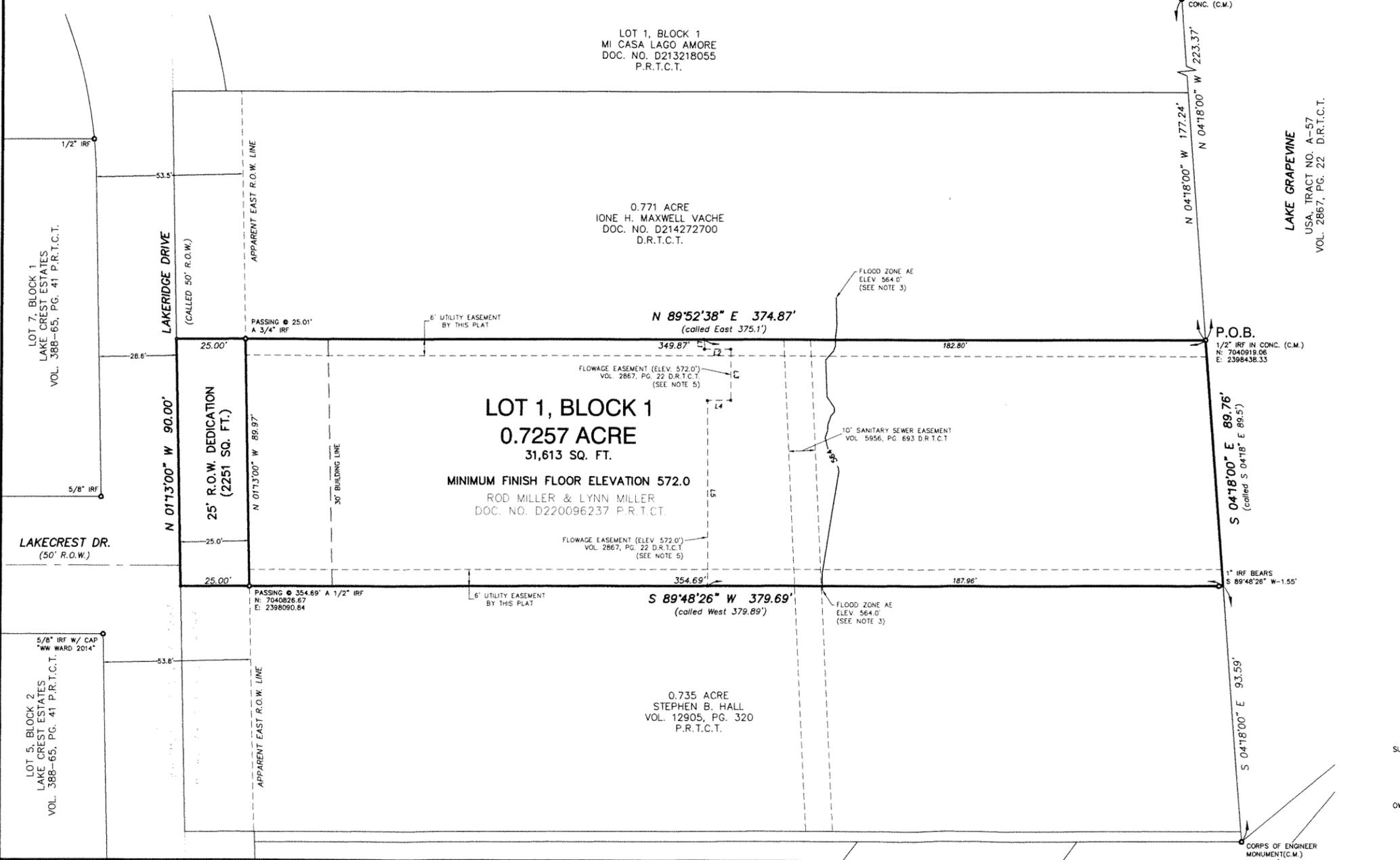
LEGEND
NOT TO SCALE
● BOUNDARY CORNER

FLOWAGE EASEMENT-LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°29'49" E	3.51'
L2	N 89°52'06" E	9.52'
L3	S 00°13'02" E	18.62'
L4	S 89°26'01" W	8.44'
L5	S 00°16'56" E	67.55'

AREA TABLE

TOTAL PLATTED AREA	0.7774 ACRE	33863 SQ. FT.
NET PLATTED AREA	0.7257 ACRE	31613 SQ. FT.
RIGHT-OF-WAY DEDICATION	0.0516 ACRE	2250 SQ. FT.
EASEMENT DEDICATION	0.4233 ACRE	18439 SQ. FT.



OWNER'S DEDICATION
THE STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Rod Miller and Lynn Miller, are the owners of all that certain 0.7774 of an acre of land, by virtue of the deed recorded in D220096237 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the J. M. Baker Survey, A-168, City of Grapevine, Tarrant County, Texas and more particularly described by the metes and bounds as follows: (All bearings shown hereon are based on a west line of Tract No. A-57 (Lake Grapevine), called North 04' 18" West, described in the deed to the United States of America, recorded in Volume 2867, Page 22 in the D.R.T.C.T.)

Beginning at a 1/2" iron rod in concrete found for the northeast corner of the herein described tract, common to the southeast corner of a 0.771 acre tract described in the deed to Ione H. Maxwell Vache, recorded in Document Number D214272700 D.R.T.C.T. and in the west line of said Tract No. A-57, from which a from which a Corps of Engineer Monument found for a point for corner of said Tract No. A-57 bears North 04' 18" 00" West - 223.37', and from which a 1/2" iron pipe in concrete found for the northeast corner of Lot 1, Block 1, Mi Casa Lago Amore, recorded in Document Number D213218055 in the Plat Records of Tarrant County, Texas (P.R.T.C.T.) bears North 04' 18" 00" West - 177.24';

THENCE South 04' 18" 00" East - 89.76' (called South 04' 00' 18" East - 89.5') along the west line of said Tract No. A-57, to the southeast corner of the herein described tract, common to the northeast corner of a 0.735 acre tract described in the deed to Stephen B. Hall, recorded in Volume 12905, Page 320 D.R.T.C.T., from which a found 1" iron rod bears South 89° 48' 26" West - 1.55', and from which a Corps of Engineer Monument found for a point for corner of said Tract No. A-57 bears South 04' 18" 00" East - 93.59';

THENCE South 89° 48' 26" West (called West) along the common line of the herein described tract and said Hall tract, passing at a distance of 354.69' a 1/2" iron rod found in the apparent east right-of-way line of Lakeridge Drive (called 50' Right-of-Way), and continuing for a total distance of 379.69' (called 379.89') to the southwest corner of the herein described tract, common to the northwest corner of said Hall tract;

THENCE North 01' 13' 00" West - 90.00' to the northwest corner of the herein described tract, common to the southwest corner of the said Vache tract;

THENCE North 89° 52' 38" East (called East) along the common line of the herein described tract and said Vache tract, passing at a distance of 25.00' a 3/4" iron rod found in the apparent east right-of-way line of said Lakeridge Drive, and continuing for a total distance of 374.87' (called 375.1') to the POINT OF BEGINNING and containing 0.7774 of an acre of land.

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

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

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

Witness my hand this the _____ day of _____, 2020.

Rod Miller - Owner _____ Lynn Miller - Owner _____

NOTARY CERTIFICATE
THE STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Rod Miller and Lynn Miller, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Signature _____ Notary Stamp: _____

AVIATION RELEASE
THE STATE OF TEXAS §
COUNTY OF TARRANT §

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

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

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

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

EXECUTED at _____ Texas, this _____ day of _____, 2020.

Rod Miller - Owner _____ Lynn Miller - Owner _____

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me _____ on this day personally appeared Rod Miller and Lynn Miller, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, A.D. 20*****

Notary Signature _____ Notary Stamp: _____

GRAPED

AUG 12 2020

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me _____ on this day personally appeared Rod Miller and Lynn Miller, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, A.D. 20*****

Notary Signature _____ Notary Stamp: _____

A FINAL PLAT OF
LOT 1, BLOCK 1
MILLER RESIDENCE

AN ADDITION TO THE CITY OF GRAPEVINE WHICH IS 0.7774 OF AN ACRE OF LAND IN THE J. M. BAKER SURVEY, A - 168 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

ZONING: R-7.5
DATE: AUGUST 2020

SURVEYOR: Spry Surveyors, LLC
8241 Mid-Cities Blvd, Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000
Project No. 106-001-31

OWNER: Rod Miller
Lynn Miller
3712 Lakeridge Drive
Grapevine, TX 76051

THIS PLAT FILED ON _____ INSTRUMENT # _____

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 14th 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 final 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 18TH DAY OF AUGUST 2020.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN