



CITY OF GRAPEVINE

Zone Change Application and Concept Plan Checklist – **Non-Residential**

ZONE CHANGE APPLICATION AND CONCEPT PLAN REQUIREMENTS:

1. Application Materials
 - a. Completed Development Application with acknowledgements and notarized property owner and applicant signatures;
 - b. Completed Zone Change and Concept Plan Checklist;
 - c. Copy of Pre-Application Conference meeting notes;
 - d. Filing Fee - \$500.00 for first acre + \$25.00 for each additional acre or portion thereof;
 - e. Survey and metes and bounds description of the property on an 8 ½"x11" sized sheet;
 - f. Five (5) blackline copies of the Concept Plan, no less than 24"x36" in size. Plan sheet(s) should be folded in fourths lengthwise, and then in half to make the sheet 8 ½"x11"
 - g. Two (2) blackline copies of the Zoning Exhibit, no less than 24"x36" in size. Plan sheet(s) should be folded in fourths lengthwise, and then in half to make the sheet 8 ½"x11"; and
 - h. Completed verification with the City of Grapevine Public Works Department with signature regarding platting information.

**APPLICATIONS MUST BE COMPLETE AND MEET ALL CITY OF GRAPEVINE
ORDINANCE REQUIREMENTS BEFORE A ZONE CHANGE REQUEST CAN BE SET
FOR PUBLIC HEARING.**

Questions can be directed to Planning Services staff at (817) 410-3155 or
planning@grapevinetexas.gov.

Delivery Address:
Planning Services
200 S. Main Street
Grapevine, TX 76051

Correspondence Address:
Planning Services
P.O. Box 95104
Grapevine, TX 76099



**ZONE CHANGE AND CONCEPT PLAN
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Subject Property Information

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

Gross area of parcel (to nearest tenth of
acre)

Street frontage & distance to nearest cross street

Describe the Proposed Use

Proposed Zoning

Existing Zoning

Future Land Use Designation

Property Owner Information, Authorization and Acknowledgements

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

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

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

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

Owner Name _____

Company _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Email _____

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person



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for responding to all requests for information and for resolving all issues of concern relative to this request.

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

Property Owner's Signature _____ Date _____

STATE OF: _____

COUNTY OF: _____

BEFORE ME, a Notary Public, on this day personally appeared _____
(*printed property owner's name*) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, 20_____

NOTARY PUBLIC in and for the State of Texas



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

Engineer Purchaser Tenant Preparer Other (specify) _____

Name _____

Company _____

Address _____

City _____ State _____ Zip Code _____

Phone _____

Email _____

Applicant's Signature _____ Date _____

STATE OF: _____

COUNTY OF: _____

BEFORE ME, a Notary Public, on this day personally appeared _____
(printed property owner's name) the above signed, who, under oath, stated the following: "I hereby
certify that I am the applicant for the purposes of this application; that all information submitted herein
is true and correct."

SUBSCRIBED AND SWORN TO before me, this the _____ day of
_____, 20_____

NOTARY PUBLIC in and for the State of Texas



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PLATTING VERIFICATION:

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

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

Address of subject property _____

Legal description of subject property

Public Works Department

Date



ZONE CHANGE AND CONCEPT PLAN APPLICATION AND CHECKLISTS – Non-Residential

ZONING EXHIBIT CHECKLIST:

The following is a partial listing of requirements for zoning petitions as found in Grapevine's development regulations and policies. A completed checklist must be submitted with each application. Applicants must indicate compliance with standards by checking the box adjacent to the standard. Failure to comply with standards could result in rejection of the application and/or delay of zoning approval.

Section 1 - Zoning Exhibit Format & General Standards

(check if provided; indicate NA if not applicable)

Zoning exhibits shall comply with the following plan format and general standards:

- Sheet size shall be 24" x 36", black and white drawing on bond paper in landscape view. No blue-line color copies will be accepted.
- Zoning exhibit is clear and legible. Use a variety of line types and line weights. Do not screen information. Indicate zoning exhibit boundary/limits with heavy/bold line weight. Do not use grey-scale shading.
- Permissible scale for zoning exhibit is engineer scales 1" = 10', 20', 30', 40', or 50'. A 1" = 60' or 100' scale may be used with prior approval. Architectural scales are not acceptable.
- Title block shall be in the lower, right-hand corner of the zoning exhibit. The title block shall contain: zoning case number; plan type; project name (subdivision name, lot and block designations); gross acreage; city, county and state name; survey and abstract name; and date of preparation.
- Provide 1 1/2" x 5" blank area above title block for city approval stamps.
- Label company name, preparer name, address, and phone number of zoning exhibit preparer (e.g., surveyor, engineer, etc.) in the vicinity of the title block.
- Legal description of the property shall be indicated on the zoning exhibit – The legal description shall go to the centerline of rights-of-way except for specific use permit (SUP) requests. The legal description for the SUP shall apply to the lot unless the use is located in a multi-tenant building or will occupy a portion of the property where a metes and bounds description is required for the lease space.
- Label company name, contact name, address, and phone number of current property owner in the vicinity of the title block.
- Orient zoning exhibit so that north is to the top or left-hand side of sheet.
- Provide north arrow, graphic scale, and written scale in close proximity to each other.
- Provide a vicinity map in the same orientation of zoning exhibit showing subject property, north arrow, scale (or labeled "not to scale"), and adjacent thoroughfares within a one-mile radius of site.
- Point of beginning tied to abstract corner if not previously platted or subdivision corner if platted. Indicate on graphic and/or in legal description.
- For property boundary lines, provide distances (to nearest hundredth of feet) and bearings (to nearest second).
- For property boundary curves, provide curve lengths, curve radii, and chord lengths (to nearest hundredth of feet), and internal angle and chord bearing (to nearest second).
- State purpose of request (e.g., "The purpose of this zone change request is _____.")



ZONE CHANGE AND CONCEPT PLAN APPLICATION AND CHECKLISTS – Non-Residential

Section 2 - Site Information *(check if provided; indicate NA if not applicable)*

For the proposed site, provide the following:

- Show metes and bounds legal description narrative.
- Zoning exhibit depicts proposed location and width of planned and existing major and secondary thoroughfares located within the subject property.
- Do not show or label existing or proposed improvements including buildings, utilities, landscape areas, parking areas, etc.
- Show topography at 5-foot contours or less.
- Do not show, label, or dimension (width) required landscape edge.
- Show the subdivision boundary in heavy lines. Label line and curve data to match legal description.
- Show current and proposed property boundaries/lot lines. Label line and curve data. Provide ties and/or intermediate distances as appropriate.
- Label existing/proposed lot and block designations.
- Label lot area for each lot in acres and square feet.
- Show and label existing easements. Provide recording information.
- Show and label floodway and drainage easements including access and maintenance easements. Provide recording information.
- Label street names (as approved by City of Grapevine).

Section 3 - Adjacent Property Information *(check if provided; indicate NA if not applicable)*

For properties within 200 feet of the property to be rezoned:

- For platted properties, show lot lines and label zoning, subdivision name, lot and block designation, and plat recording information for each lot. For unplatted properties, show parcel lines and label zoning, record owner, and deed record information for each parcel.
- Do not show or label existing or proposed improvements including buildings, utilities, landscape areas, and parking areas.
- Show all easements and provide recording information.
- Show and dimension planned and existing major and secondary thoroughfares.
- Show and dimension platted streets.
- Label street names.
- Show and label city limit lines, county limit lines, and/or survey (abstract) lines.

Section 4 - Legal Description *(check if provided; indicate NA if not applicable)*

Provide legal description of the land including the following:

- Name of record owner and corresponding deed reference.
- Name of survey, abstract, county, and state.



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- Metes and bounds legal description for subdivision boundary as required under Zoning Exhibit Requirements.
- Total area of the zoning exhibit in acres and square feet.

Section 5 - Other *(check if provided; indicate NA if not applicable)*

- Closure sheet showing the difference between the beginning coordinate and the ending coordinate in the legal description. The closure sheet should include the coordinate geometry (COGO) data for all of the calls as well as any error of closure. Provide the error of closure to no more than six decimal places. Typical error should be between 1:10,000 or 1:15,000 feet.



ZONE CHANGE AND CONCEPT PLAN APPLICATION AND CHECKLISTS – Non-Residential

CONCEPT PLAN CHECKLIST:

The following is a partial listing of requirements for concept plan applications as found in Grapevine's development regulations and policies. A completed checklist must be submitted with each application. Applicants must indicate compliance with standards by checking the box adjacent to the standard. Failure to comply with standards could result in rejection of the application and/or delay of concept plan approval.

Section 1 - Plan Format & General Standards *(check if provided; indicate NA if not applicable)*

Plan graphics shall comply with the following plan format and general standards:

- Sheet size shall be 24" x 36", black and white drawing on bond paper in landscape view. No blue-line or color copies will be accepted.
- Plan is clear and legible. Use a variety of line types and line weights. Do not use grey-scale shading; use stipple shading instead. Offsite information and onsite existing conditions may be screened for clarity.
- Permissible scale for plan is engineer scales 1" = 10', 20', 30', 40', or 50'. A 1" = 60' or 100' scale may be used with prior approval. Architectural scales are not acceptable.
- Title block shall be in the lower, right-hand corner of the plan. The title block shall contain: plan type; project name (subdivision name, lot and block designations); gross acreage; city, county and state name; survey and abstract name; and date of preparation.
- Provide 1 1/2" x 5" blank area above title block for city approval stamps.
- Label company name, preparer name, address, and phone number of plan preparer (e.g., surveyor, engineer, architect, landscape architect, etc.) in the vicinity of the title block.
- Label company name, contact name, address, and phone number of current property owner in the vicinity of the title block.
- Orient plan so that north is to the top or left-hand side of sheet.
- Provide north arrow, graphic scale, and written scale in close proximity to each other.
- Provide a vicinity map in the same orientation of plan showing subject property, north arrow, scale (or labeled "not to scale"), and adjacent thoroughfares within a one-mile radius of site.
- State purpose of request (e.g., "The purpose of this concept plan is _____.")

Section 2 - Site Information *(check if provided; indicate NA if not applicable)*

For the proposed site, provide the following:

- Show current and proposed property boundaries/lot lines. Label approximated boundary distances.



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- If development is to be phased on site, show phases and sequencing of development.
- Lots comply with minimum lot frontage, lot width, lot depth, and lot area standards.
- Label proposed lot and block designations.
- Label approximate lot area for each lot in acres and square feet.
- Dimension property boundaries to nearest intersecting streets or driveways.
- Show and label existing topography at 5-foot contours referenced to sea-level datum.
- Show and label floodplains, drainage ways, and creeks.
- Show and label tree masses (canopies).
- Show and label approximate shape and placement of buildings.
- For each building, label proposed use and building height (# of stories).
- Show and label vehicle circulation lanes, private drives, fire lanes, and driveways. Label as existing or proposed. Shade fire lanes with a ten percent stipple pattern.
- Show a minimum of two points of access (one is direct street access and one is to a median opening).
- Show cross-access circulation lanes are provided between lots.
- Show and label 100-year FIRM floodplain.
- Show area for a refuse and recycling container enclosure per lot. Provide interior dimensions and label enclosure screening height and material(s).
- Show, label, and dimension trash compactors. Label compactor screening height and material(s).

Section 3 - R.O.W., Street Design, and Access Information Continued

(check if provided; indicate NA if not applicable)

- Show public, semi-private, and private streets. Show and dimension approximate R.O.W. and/or easement widths. Label as existing or proposed.
- Show and dimension median openings. Label as existing or proposed. Dimension approximate distances between median openings and distances to nearest offsite median openings
- Show and dimension left turn lanes and deceleration lanes with associated storage and transition areas. Label as existing or proposed.
- Show driveways. Label as existing or proposed. Dimension driveway throat widths and approximate distances between driveways and intersecting streets.
- Show and label existing topography at 5-foot contours referenced to sea-level datum.
- Show on-street parking. Label as existing or proposed.

Section 4 - Adjacent Property Information *(check if provided; indicate NA if not applicable)*

For properties contiguous to the site and for properties across R.O.W. contiguous to the site, provide the following:



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- Show, label, and dimension the portion of previously approved concept plans, preliminary site plans, and site plans within 50 feet of the site boundary and within 50 feet of R.O.W. contiguous to the site boundary.
- For platted properties, show lot lines and label subdivision name, lot and block designation, and plat record information for each lot.
- For unplatted properties, show parcel lines and label record owner and deed record information for each parcel.
- Label zoning and land use per City of Grapevine's permitted uses for each lot and parcel.
- Show and label existing topography at 5-foot contours referenced to sea-level datum.

Section 5 - Other *(check if provided; indicate NA if not applicable)*

Indicate compliance with the following ordinances and guidelines:

- Historic Preservation Guidelines
- Transit District Overlay (TDO)
- Multifamily District Design Guidelines



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ZONE CHANGE APPLICATION PROCEDURAL TIMETABLE:

Application Deadline	Zone Change Review Submittal
Days 1 -14	Planning Staff Review
Day 15	Technical Review Committee: Planning Services Building Services Public Works Parks Fire Department Geographic Information Systems (GIS)
Day 23	Return revisions to Planning Services
Day 25	Notice to newspaper
Day 32	Letters to adjacent property owners and sign(s) posted on property
Day 39	Packets submitted for distribution to City Council and Planning and Zoning Commission
Day 42	City Council and Planning and Zoning Commission joint public hearing

PLANNING AND ZONING COMMISSION RECOMMENDATIONS TO CITY COUNCIL RESULT IN THE FOLLOWING ACTION:

APPROVAL – Requires a Council majority vote

DENIAL - Requires a ¾ vote approval by Council

CONTINUATION – Set to a date certain; further research and information required