

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON APPROVING A GRANT TO THE PLOT TWIST, LLC FOR IMPROVEMENTS LOCATED AT 227 WEST OAK FROM THE DOWNTOWN REINVESTMENT GRANT PROGRAM FOR UTILITY UPGRADES, CODE IMPROVEMENTS, AND A NEW SIGN IN AN AMOUNT NOT TO EXCEED \$35,000.00 FROM TIRZ FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE. THE TAX INCREMENT REINVESTMENT ZONE NUMBER ONE BOARD RECOMMENDS APPROVAL (7-0).

WHEREAS, on April 3, 2007, the City Council approved the Downtown Reinvestment Grant Program (the "Program") by Ordinance No. 2007-072; and

WHEREAS, on September 10, 2018, August 18, 2020, and December 14, 2021, the City Council approved changes to the Program by Ordinance No. 21-2626; and

WHEREAS, The Plot Twist, LLC, tenant of the property located at 227 West Oak St., Denton, Texas 76201 (the "Property"), applied for a \$47,105.00 grant in accordance with the Program; and

WHEREAS, the Tax Increment Financing Reinvestment Zone Number One Board and the Downtown Economic Development Committee reviewed the application in accordance with the Program and recommend a grant in the full amount requested by the applicant; and

WHEREAS, pursuant to the Program, the maximum Grant amount for the improvements to the Property is \$35,000.00; and

WHEREAS, it is in the public interest and benefits the Downtown TIRZ to award the Downtown Reinvestment Grant, thereby stimulating economic development and promoting desired redevelopment in the downtown area of the City of Denton; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations in the preamble of this ordinance are found to be true and incorporated herein by reference as if fully set forth in the body of this ordinance.

SECTION 2. The City Council of the City of Denton hereby approves an agreement between the City and The Plot Twist, LLC in the form attached hereto authorizing a grant in an amount not to exceed \$35,000.00 payable from tax increment funds under the Program.

SECTION 3. The City Manager, or their designee, is hereby authorized to execute the Agreement and to carry out the duties and responsibilities of the City, including the expenditure of funds as provided in the Agreement.

SECTION 4. This Ordinance shall become effective immediately upon its passage and approval.

The motion to approve this Ordinance was made by _____ and seconded by _____; the Ordinance was passed and approved by the following vote [__ - __]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Paul Meltzer, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, District 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2025.

GERARD HUDSPETH, MAYOR

ATTEST:
LAUREN THODEN, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY:  _____
Scott Bray
Deputy City Attorney

DOWNTOWN REINVESTMENT GRANT AGREEMENT

This Downtown Reinvestment Grant Agreement (the “Agreement”) is entered into by and between the City of Denton, Texas (the “City”), duly acting herein by and through its City Manager, and The Plot Twist, LLC, a Texas limited liability company with principal place of business at 227 W. Oak St., Suite 101, Denton, TX 76201 (“Owner”).

WHEREAS, the City Council of Denton, Texas (the “City Council”) has, by Ordinance No. 2007-072, elected to offer downtown reinvestment grant incentives and has adopted guidelines and criteria governing downtown reinvestment grant incentive agreements known as the Downtown Reinvestment Grant Program Policy (the “Program”), a copy of which is on file in the City of Denton Economic Development Office and which is incorporated herein by reference; and

WHEREAS, the Program constitutes appropriate “guidelines and criteria” governing downtown reinvestment grant incentive agreements to be entered into by the City;

WHEREAS, the Owner will be the owner or have a leasehold interest, as of the Effective Date (as hereinafter defined), of certain real property more particularly described in Exhibit “A” attached hereto and incorporated herein by reference and made a part of this Agreement for all purposes (the “Premises”); and

WHEREAS, on the 1st day of December 2024, Owner submitted an application for a reinvestment grant with various attachments to the City concerning the contemplated use of the Premises (the “Application”), which is attached hereto and incorporated herein by reference as Exhibit “B”; and

WHEREAS, the City Council of the City of Denton finds that the contemplated use of the Premises, the Improvements (as hereinafter defined) to the Premises as set forth in this Agreement, and the other terms hereof are consistent with encouraging development in accordance with the purposes and are in compliance with the Program and similar guidelines and criteria adopted by the City and all applicable law;

NOW, THEREFORE, the City and Owner for and in consideration of the premises contained herein do hereby contract, covenant, and agree as follows:

I.

TERMS AND CONDITIONS OF REIMBURSEMENT GRANT

A. In consideration of and subject to the Owner meeting all the terms and conditions of reimbursement set forth herein, the City will pay to the Owner the following reimbursement grant:

1. A reimbursement grant in an amount not to exceed \$35,000 (the "Grant") attributable to new Improvements, as hereinafter defined, being constructed on the Premises.
2. The Grant will be distributed to Owner as a lump sum reimbursement upon completion of the Project, the receipt of adequate documentation of expenditure of the Grant amount on costs necessary and related to the Improvements as described in Exhibit "B" attached hereto, and approval of the completed Improvements by the City.

B. A condition of receiving the Grant is that, by December 1, 2025, Owner will complete utility upgrades, code improvements, and add a new sign as described in Exhibit "B" (collectively, the "Improvements") on the Premises.

C. A condition of the Reimbursement is that the Improvements be completed and used substantially in accordance with the description of the project set forth in Exhibit "B" and comply with the requirements of the Program, which are incorporated herein by reference.

D. Owner agrees to comply with all the terms and conditions set forth in this Agreement.

E. The parties expressly understand and agree that City's payment of the Grant is contingent upon City's receipt and appropriation of adequate funds to pay the Grant. If adequate funds are not available to make the payment under this Agreement, City may, at its option, either reduce the amount of the Grant or terminate the Agreement.

F. It is expressly understood that this Agreement in no way obligates the City to provide more funds than the Grant amount.

II. CONDITION OF REIMBURSEMENT

A. Prior to payment of any portion of the Grant, all ad valorem real property taxes with respect to the Premises and all other property in the City owned by the Owner shall be current.

B. Prior to the payment of any portion of the Grant, Owner shall have constructed the Improvements as specified in Exhibit "B."

C. If alterations to the paint, sign renovations, utility upgrades, façade and building renovations, or interior/code improvements portion of the Improvements are made for any reason within one (1) year from final payment of the Grant, Owner is required to reimburse the City in the full amount of the Grant.

D. Prior to the award of the Grant, Owner shall own or have a leasehold interest in the Premises.

III. RECORDS AND EVALUATION OF PROJECT

A. The Owner shall provide access and authorize inspection of the Premises by City employees and allow sufficient inspection of financial information related to construction of the Improvements to ensure that the Improvements are made, and performance thresholds are met according to the specifications and conditions of this Agreement. Such inspections shall be done in a way that will not interfere with Owner's business operations.

IV. GENERAL PROVISIONS

A. The City has adopted guidelines and criteria for the Program that allow it to enter into this Agreement containing the terms set forth herein.

B. The City has determined that procedures followed by the City to enter into this Agreement and the obligations of the parties to this Agreement conform to the requirements of the Code and the Program.

C. In the event of any conflict between the City zoning ordinances, or other City ordinances or regulations, and this Agreement, such ordinances or regulations shall control.

D. Owner represents and warrants that Owner is authorized to make the Improvements to the Premises.

E. Pursuant to Section 2264.051 of the Texas Government Code, Owner certifies that it and its branches, divisions, or departments do not and will not knowingly employ an undocumented worker.

V. NOTICE

All notices called for or required by this Agreement shall be addressed to the following, or such other party or address as either party designated in writing, by certified mail postage prepare, by hand delivery or via facsimile:

OWNER:

Dawn Connor
227 W. Oak St.
Suite 101
Denton, Texas 76201

CITY:

Sara Hensley, City Manager
City of Denton
215 East McKinney
Denton, Texas 76201
Fax No. 940.349.8596

VI.
CITY COUNCIL AUTHORIZATION

This Agreement was authorized by the City Council by passage of Ordinance No. _____ authorizing the City Manager to execute this Agreement on behalf of the City.

VII.
SEVERABILITY

In the event any section, subsection, paragraph, sentence, phrase or word is held invalid, illegal or unconstitutional, the balance of this Agreement shall stand, shall be enforceable and shall be read as if the parties intended at all times to delete said invalid section, subsection, paragraph, sentence, phrase, or word. In the event that (i) the term of the Grant with respect to any property is longer than allowed by law, or (ii) the Grant applies to a broader classification of property than is allowed by law, then the Grant shall be valid with respect to the classification of property abated hereunder, and the portion of the term, that is allowed by law.

VIII.
OWNER STANDING

Owner, as a party to this Agreement, shall be deemed a proper and necessary party in any litigation questioning or challenging the validity of this Agreement or any of the underlying ordinances, resolutions, or City Council actions authorizing same and Owner shall be entitled to intervene in said litigation.

IX.
APPLICABLE LAW

This Agreement shall be construed under the laws of the State of Texas and is fully performable in Denton County, Texas. Venue for any action under this Agreement shall be in Denton County, Texas.

X.
ENTIRE AGREEMENT

This instrument with the attached exhibits contains the entire agreement between the parties with respect to the transaction contemplated in this Agreement.

XI.
BINDING

This Agreement shall be binding on the parties and the respective successors, assigns, heirs, and legal representatives.

XII.

COUNTERPARTS

This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

XIII.

SECTION AND OTHER HEADINGS

Section or other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

XIV.

NO JOINT VENTURE

Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties, and any implication to the contrary is hereby disavowed.

XV.

AMENDMENT

This Agreement may be modified in writing by the parties hereto to include other provisions which could have originally been included in this Agreement or to delete provisions that were not originally necessary to this Agreement.

XVI.

FORCE MAJEURE

If, because of flood, fire, explosions, civil disturbances, strikes, war, acts of God, or other causes beyond the control of either Party, either Party is not able to perform any or all of its obligations under this Agreement, then the respective Party's obligations hereunder shall be suspended during such period but for no longer than such period of time when the party is unable to perform.

XVII.

INDEMNIFICATION

OWNER SHALL INDEMNIFY, SAVE AND HOLD HARMLESS THE CITY, ITS ELECTED OFFICIALS, OFFICERS, AGENTS, ATTORNEYS AND EMPLOYEES (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST ANY CLAIM, DEMAND, ACTION OR CAUSE OF ACTION WHICH DIRECTLY OR INDIRECTLY ARISES FROM CITY'S GRANT AND OWNER'S PERFORMANCE OF ITS OBLIGATIONS HEREUNDER AND ANY CONTESTS OR CHALLENGES TO THE

LEGAL AUTHORITY OF THE CITY OR OWNER TO ENTER INTO THIS AGREEMENT AND ANY AND ALL LIABILITIES, LOSSES, COSTS OR EXPENSES (INCLUDING ATTORNEY'S FEES AND DISBURSEMENTS) THAT ANY INDEMNITEES SUFFER OR INCURS AS A RESULT OF ANY OF THE FOREGOING; PROVIDED, HOWEVER, THAT OWNER SHALL HAVE NO OBLIGATION UNDER THIS PARAGRAPH TO THE CITY WITH RESPECT TO ANY OF THE FOREGOING ARISING OUT OF THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF THE CITY OR THE BREACH BY THE CITY OF THIS AGREEMENT.

This Agreement is executed and effective on this, the ____ day of _____, 2025, (the "Effective Date") by duly authorized officials of the City and Owner.

CITY OF DENTON

SARA HENSLEY, CITY MANAGER

ATTEST:
LAUREN THODEN, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

Signed by:
BY: Scott Bray
59757F95914E488...

**OWNER:
THE PLOT TWIST, LLC**

Signed by:
By: Dawn Conner
066E3B6430B2444...
DAWN CONNER, MANAGING MEMBER

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

A0971A WM NEILL, TR 79, .04 ACRES

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE WILLIAM NEIL SURVEY, ABSTRACT NUMBER 971, CITY OF DENTON, DENTON COUNTY, TEXAS, AND BEING ALL OF A FIRST AND SECOND TRACT AS DESCRIBED IN A DEED TO LEE ROBINSON, RECORDED IN VOLUME 2218, PAGE 587, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A BRICK BUILDING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WEST OAK STREET HAVING A 80.00 FOOT RIGHT-OF-WAY, AND THE WEST RIGHT-OF-WAY LINE OF CEDAR STREET HAVING A 60.00 FOOT RIGHT-OF-WAY;

THENCE NORTH 89 DEGREES 25 MINUTES 00 SECONDS WEST, WITH THE SOUTH LINE OF WEST OAK STREET, A DISTANCE OF 129.82 TO AN "X" SET IN CONCRETE AT THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID "X" BEING THE NORTHEAST CORNER OF SAID SECOND TRACT, WHICH IS THE NORTHWEST CORNER OF A TRACT DESCRIBED IN A DEED TO LEE ROBINSON, RECORDED IN VOLUME 1265, PAGE 608, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH, WITH THE EAST LINE OF SAID SECOND TRACT AND THE WEST LINE OF SAID LEE ROBINSON TRACT A DISTANCE OF 100.00 FEET TO AN "X" SET IN CONCRETE AT THE SOUTHEAST CORNER OF SAID SECOND TRACT WHICH IS THE SOUTHWEST CORNER OF SAID LEE ROBINSON TRACT, SAID "X" ALSO BEING ON THE NORTH LINE OF A TRACT DESCRIBED IN A DEED TO VENABLES & DAUGHERTY, RECORDED IN VOLUME 1248, PAGE 845, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 25 MINUTES 00 SECONDS WEST, WITH THE SOUTH LINE OF SAID SECOND TRACT AND THE NORTH LINE OF SAID VENABLES & DAUGHERTY TRACT, PASSING AT 22.73 FEET THE NORTHWEST CORNER OF SAID VENABLES & DAUGHERTY TRACT WHICH IS THE SOUTHEAST CORNER OF SAID FIRST TRACT, CONTINUING FOR A TOTAL DISTANCE OF 42.85 FEET TO A PK NAIL SET AT THE SOUTHWEST CORNER OF SAID FIRST TRACT, SAID NAIL BEING ON A EAST LINE OF A TRACT DESCRIBED IN A DEED TO GENERAL TELEPHONE COMPANY OF THE SOUTH WEST, RECORDED IN VOLUME 579, PAGE 561 DEED RECORDS, DENTON COUNTY, TEXAS;

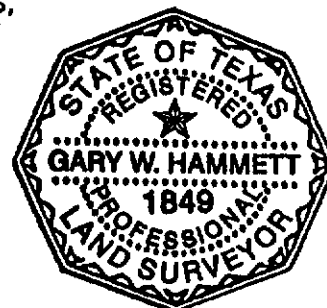
THENCE NORTH, WITH THE WEST LINE OF SAID FIRST TRACT AND A EAST LINE OF SAID GENERAL TELEPHONE TRACT, A DISTANCE OF 100.00 FEET TO AN "X" SET IN CONCRETE ON THE SOUTH RIGHT OF WAY LINE OF WEST OAK STREET, SAID "X" BEING AT THE NORTHWEST CORNER OF SAID FIRST TRACT;

THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS EAST, WITH THE NORTH LINE OF SAID FIRST TRACT AND THE SOUTH LINE OF WEST OAK STREET, A DISTANCE OF 42.85 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 0.0984 ACRE OF LAND.

SURVEYOR'S CERTIFICATE

I, GARY W. HAMMETT, DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND THIS 1ST DAY OF NOVEMBER, 1995, OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO (VISIBLE) ENCROACHMENTS, PROTRUSIONS, OVERLAPPING OF IMPROVEMENTS, OR EASEMENTS, EXCEPT AS SHOWN HEREON.


GARY W. HAMMETT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 1849



THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF THE 100 YR. OR 500 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 480194 0005, DATED AUGUST 4, 1987.

EXHIBIT B
APPLICATION AND IMPROVEMENTS

Downtown Reinvestment Grant Program Application

Please return completed the application with necessary attachments and signatures to the Economic Development Department office at 401 N. Elm St., Denton, Texas. If you have any application questions, please contact the Economic Development Department at 940-349-7776.

Applicant Name	Dawn Conner	Date	12/1/2024
Business Name	The Plot Twist, LLC		
Mailing Address	505 Pennsylvania Dr. Denton 76205		
Contact Phone	817-341-9721	Email Address	theplottwistbookbar@gmail.com
Building Owner (if different from applicant)	Bill & Anna Ennis		
Historical/Current Building Name			
Project Site/Address	227 W. Oak St. Suite 101, Denton, TX 76201		

Type of Work: (check all that apply)

- ☐ Paint Only
- ☒ Signage
- ☒ Utility Upgrades
- ☐ Facade & Building Renovation
- ☐ Awnings
- ☐ Impact Fees
- ☒ Interior/Code Improvements
- ☐ Fire Suppression System

Details of planned improvements relating to grant request (attach additional information if necessary).

please see attached

How will this project benefit Downtown?

please see attached

Legal Description of the property:

please see attached

Project Categories	Estimated Costs	Grant Requested
Facade/Building Rehab		
Awnings		
Signs	\$5,000.00	\$5,000.00 \$2,500
Impact Fees		
Utility Upgrades	\$17,655.00	\$7,652.00 \$17,655.00
Interior/Code Improvements	\$26,950.00	\$12,150.00 \$26,950.00
Fire Suppression System		
Totals	\$49,605.00	\$24,802.00 \$47,105.00

TOTAL COST OF PROPOSED PROJECT

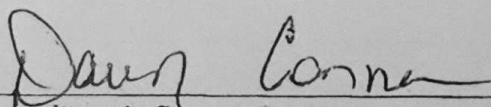
\$ ~~49,605.00~~ \$47,105.00

TOTAL GRANT REQUEST

(May not exceed 50% of TOTAL COST up to \$50,000)

\$ ~~24,802.00~~ \$47,105.00

Attach all required color samples of paint, awning/canopy, sign design, etc., as well as photographs of building's exterior facade, roof and foundation.


Applicant's Signature

12-16-24
Date

DOWNTOWN REINVESTMENT GRANT AGREEMENT FORM

Please complete and return with the Downtown Reinvestment Grant Application to the Economic Development office, 401 N. Elm St., Denton, Texas. If you have any questions, please contact the Economic Development Department at 940- 349-7776.

I have met with a representative from the Economic Development Department, and I have read and fully understand the Downtown Reinvestment Grant procedures established by the Denton City Council. I intend to use this grant program for the aforementioned renovation projects to advance the efforts of revitalization and historic preservation of Denton's historic downtown. *I have not received, nor will I receive insurance monies for this revitalization project.*

I understand that if I am awarded a Downtown Reinvestment Grant by the City of Denton, any deviation from the approved project may result in the partial or total withdrawal of the grant. (If I am awarded a reinvestment grant for facade, awning or sign work and the facade, sign or awning is altered for any reason within **one (1) year** from construction, I may be required to reimburse the City of Denton immediately for the full amount of the grant.)

The Plot Twist, LLC

Business/Organization Name

Dawn Conner

Dawn Conner

12-16-24

Applicant's Signature

Ann Ennis

Printed Name

Ann Ennis

Date

12-16-24

Building Owner's Signature (if different from applicant)

Printed Name

Date

This section is to be completed by Economic Development staff.

Date considered by DEDC

Recommendation

Staff Signature

Date considered by TIRZ #1 Board

Recommendation

Staff Signature

Date considered by City Council

Approval

Staff Signature

The Plot Twist, LLC

227 W. Oak St. Suite 101

Denton, TX 76201

Details of planned improvements:

Inside, we've already added built-in bookcases, spanning 30' long and 9' tall. Our next goal is to add a cocktail and mocktail bar, which will require electrical work, plumbing, bar equipment, and the construction of counters. We're creating a cozy lounge environment that welcomes customers to sit, enjoy a beverage from the bar, discuss books with friends and a place for bookish events such as author signings and readings.

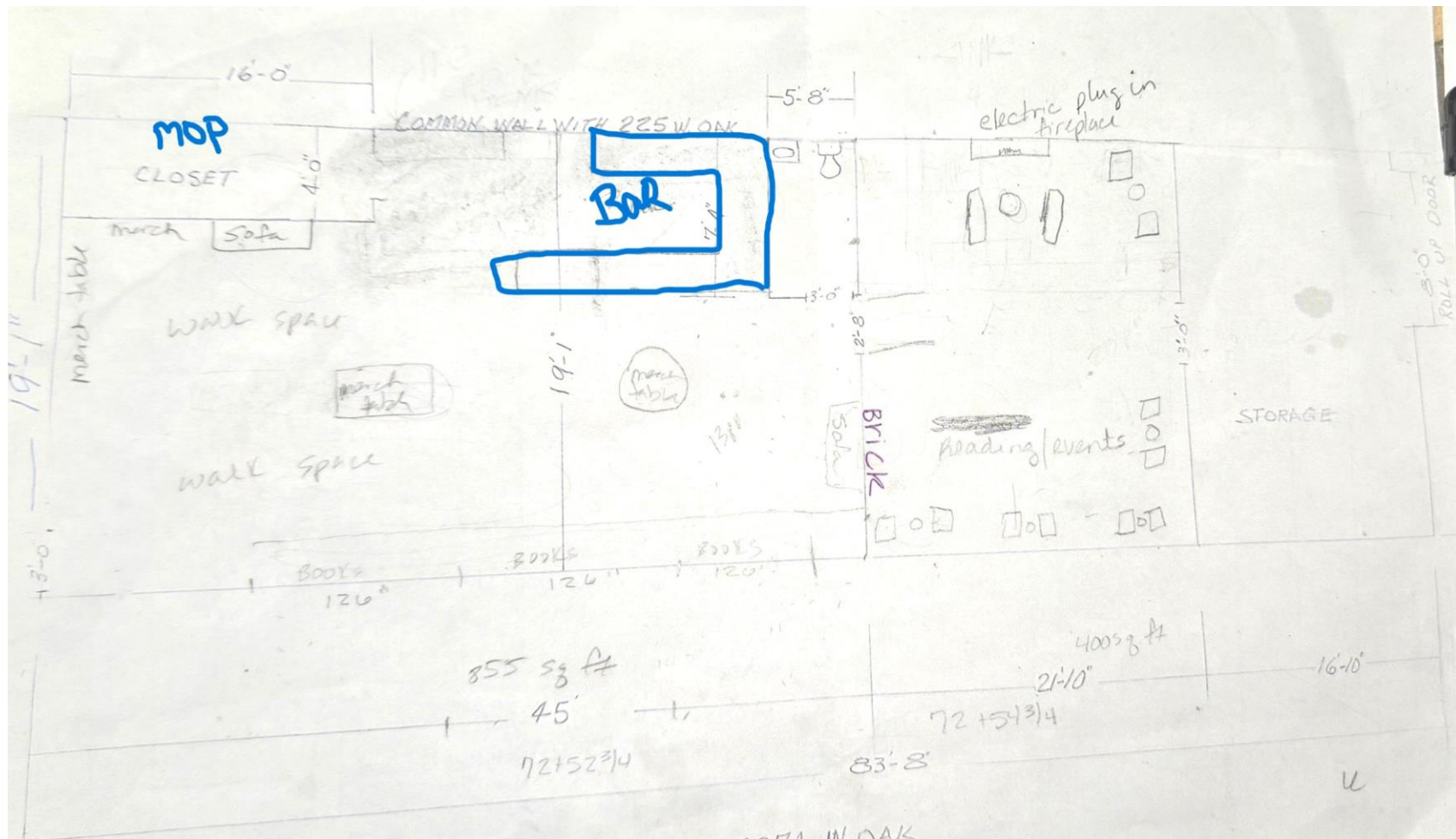
How will this project benefit Downtown:

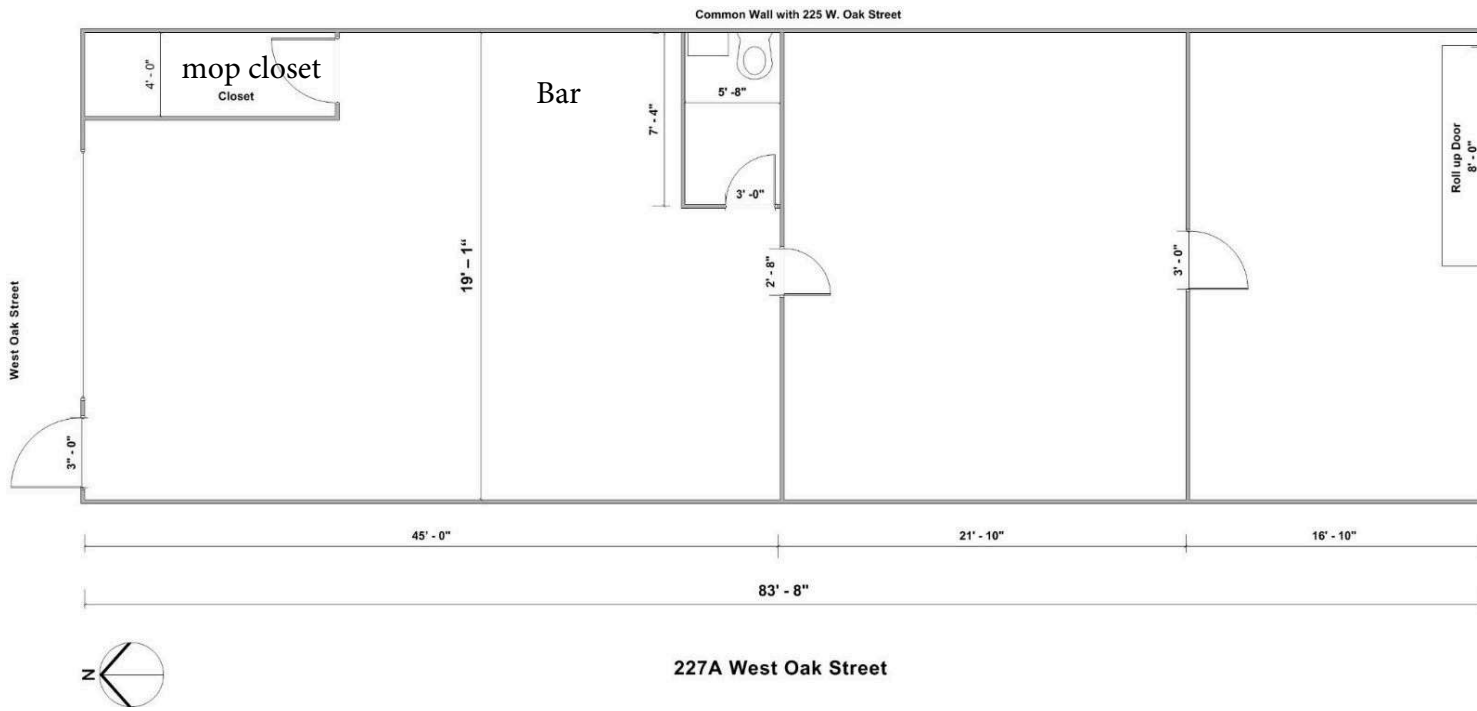
We have received an overwhelming amount of positive feedback from community members who are excited about the opening of a new romance bookstore & bar downtown. In addition to offering a fresh selection of books and book-themed merchandise, we will actively engage in community events, host our own gatherings, and contribute to bringing more visitors to Downtown Denton. Romance novels, the best-selling book genre, generate more than \$1 billion in annual sales. With a variety of sub-genres, it is a cherished genre that has a dedicated and passionate fanbase.

With the addition of our cocktail bar and lounge, we aim to provide Denton with a new, stylish, and welcoming space for romance book enthusiasts.

Legal Description of Property:

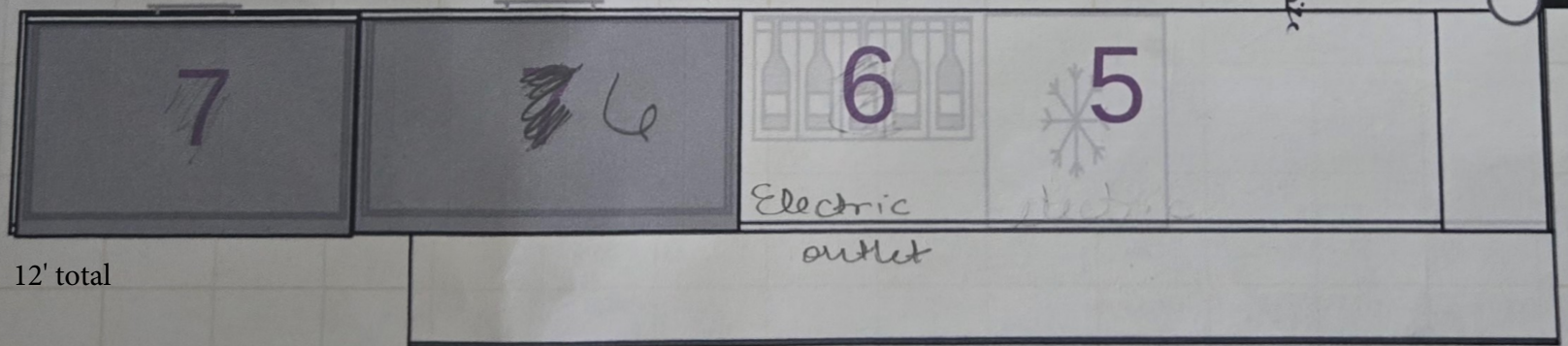
A0971A WM NEILL, TR 79, .04 ACRES





Brick wall

1. wire fridge
2. counter storage
3. overhead cabinets
4. sinks (4 comp. + hand)
5. ice maker
6. 2 door fridge
7. Trash



The Plot Twist - Bar Space Plan

227 W. Oak St. Suite, 101, Denton Texas

The Plot Twist – Permit #2411-0442 Responses

Bldg. Insp – Hayden Scarnato

Named Plumber: IC Plumbing 1800 E. Beltline Rd, Carrollton, TX 75006 (214) 223-5399

B101) Please see the attached diagram.

B102) Please see the attached diagram.

B103) This has been discussed with the plumber and a plan is in place to meet requirements.

B104) True TBB-2G-HC-LD 58 7/8" Black Glass Door Back Bar Refrigerator with LED Lighting – see specs in attached.

<https://www.therestaurantstore.com/items/395253>

Health Dept. – Kevin Cummings

A 4-part sink, hand sink and mop sink will be included, new plans reflect locations.

See specs in the attached.

Fire – Kevin Hewell

F101) From my understanding, the occupancy code will not be changing.

F102) Noted.

Industrial Pretreatment – Cole Carpenter

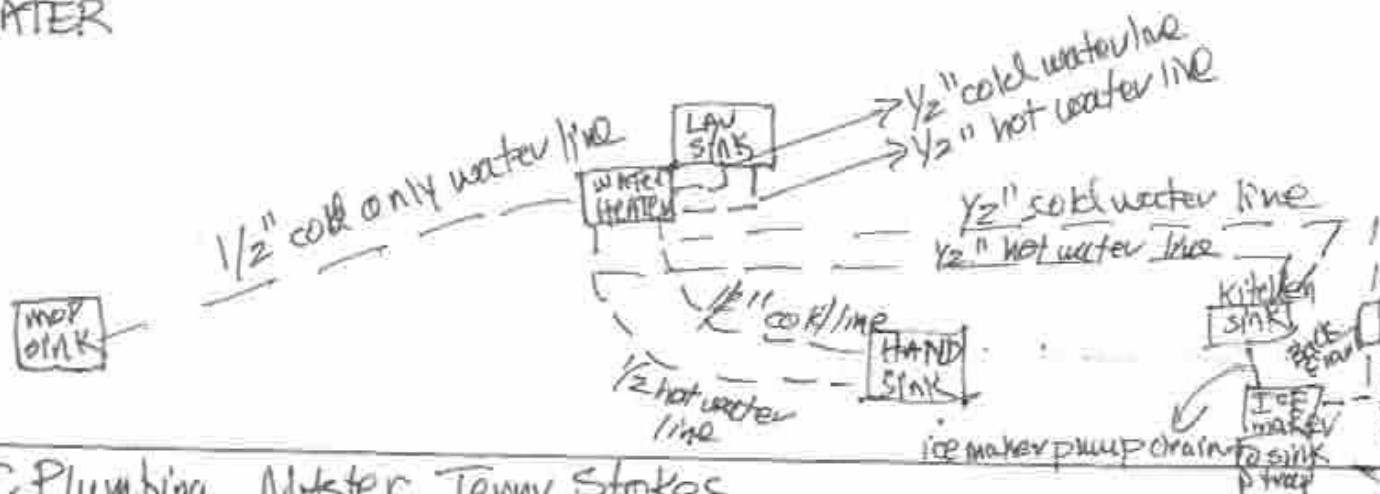
PT101) Survey was submitted December 3, 2024, and Cole has acknowledged receipt.

Electrical – Daniel Howington

Named Electrician - Bunger Electric (940) 367-8133

Need to revise the previous plan to show that new outlets need to be run for the fridge, ice maker and wine cooler.

WATER



IC Plumbing Master Terry Stokes

1800E Beltline Rd Carrollton, TX 75006

214-223-5599

amazon fresh



Holiday digestion relief

Shop Fresh ›

◀ Back to results



Roll over image to zoom in



Product Energy Guide

EcoSmart ECO 18 Electric Tankless Water Heater, 18 KW at 240 Volts with Patented Self Modulating Technology , 17 x 14 x 3.5, White

Visit the EcoSmart Store
4.2 5,299 | Search this page
300+ bought in past month

Price: \$359.97 Two-Day
FREE Returns

Or \$26.18 mo (18 mo). Select from 1 plan

Thank you for being a Business Prime Member. Get a **\$125 Amazon Gift Card instantly** upon approval for the Amazon Business Prime Card. Terms apply. [Learn more](#)



Buying multiple items? Go to multi-select

Style: ECO 18



Pattern Name: **Water Heater**

Water Heater

Water Heater + Breaker

Water Heater + Water Systems

Brand EcoSmart
Product 14"W x 17"H
Dimensions
Special Feature LED Display
Color White
Wattage 18000 watts



Power Source
ac_dc



Material
Metal



Item Weight
14 Pounds



Style
ECO 18

About this item

- The product is highly durable
- The product is easy to use
- Manufactured in China

\$359.97

Two-Day

FREE Returns

FREE delivery **Thursday, December 12.** Order within 9 hrs 43 mins

Arrives before Christmas

Deliver to The - Denton 76205

In Stock

Qty: 1

Add to Cart

Buy Now

Secure transaction

Ships from and sold by Amazon.com.

Return policy: Returnable until Jan 31, 2025

Support: Product support included

This item has been tested to certify it can ship safely in its original box or bag to avoid unnecessary packaging. Since 2015, we have reduced the weight of outbound packaging per shipment by 41% on average, that's over 2 million tons of packaging material.

If you still require Amazon packaging for this item, choose "Ship in Amazon packaging" at checkout.

☐ Add a gift receipt for easy returns


Add to List

Other sellers on Amazon

New & Used (21) from \$203.93

- Amperage (amps): 75. Activation flow: 0. 3 GPM. Flow Rate @ 35 F Rise (gallons/min): 3. 51 gal (US)/min
 - The product works and is compatible with 2 X 40 AMP (DP) breakers and 2 X 8 AWG wire
 - Lifetime warranty for residential use
 - Save up to 60% on your water heating costs with the most advanced, self modulating technology available
- ▼ Show more

Top reviews for business

 ochosi46

The unit is so easy to install

Reviewed in the United States on October 28, 2017

Verified Purchase

This is the second Ecosmart hot water unit I've installed. The first in our townhome was a smaller unit with a 60 amp breaker. It preformed perfectly for 2 bath's and a kitchen. In our present home

[Read full review](#)

1


2

3

See all

Offers also available from certified small and diverse sellers. [Details](#)

[Report an issue with this product or seller](#)



Shopping for a Hyundai just got easier

Shop for Hyundai vehicles near you through Amazon Autos. Amazon Autos is a newly launched marketplace for car buying on Amazon.com. [Shop now](#)

Pair with related brands

Based on brands customers bought together



This item: EcoSmart ECO 18 Electric Tankless Water Heater, 18 KW at 240 Volts with Patented...

4.2 5,299

\$359⁹⁷

+



Sponsored

HYDRO MASTER Tankless Water Heater Service Valve Kit with Pressure Relief Valve 3/4-Inch I...

4.6 2,911

-16% \$59⁹⁸

List: ~~\$70.99~~

+



Sponsored

3/4 Inch IPS Isolator Tankless Water Heater Service Valve Kit with Pressure Relief Valve, Clea...

4.6 323

-10% \$51⁹⁹

List: ~~\$57.99~~

Total price: **\$471.94**

[Add all 3 to Cart](#)

These items are shipped from and sold by different sellers. [Show details](#)

Based on your recent views

Sponsored ⓘ

Scotsman
UNDERCOUNTER UNITS

CU0715 - 70 lb Self-Contained Ice Machine

Self-Contained Under Counter Cuber with Storage

Features and Benefits

Reliability:

- ▣ 3 Year parts and labor warranty.
- ▣ Assembled in the USA.
- ▣ Corrosion resistant exterior.

Ease of Use:

- ▣ Slide back door allows easy access to ice in the bin.
- ▣ Intuitive control panel allows for quick and easy operation.
- ▣ Ice scoop included.

Compact Design:

- ▣ Only 15" wide, the ice maker can be placed in the tightest locations.
- ▣ Optional floor mount kit allows for installation under 34" ADA counter tops.

High Production:

- ▣ Produces up to 80 lb (36 kg) per day and stores 36 lb (16 kg), meeting the ice demands for many different applications.

Quality Ice:

- ▣ Unique evaporator produces crystal clear cubes.

Environmentally Friendly:

- ▣ Meets US federal energy efficiency requirements.
- ▣ Meets US Safe Drinking Act low lead requirements.
- ▣ Non-ozone depleting R-134A refrigerant.



24 Hour Volume Production

Air Cooled

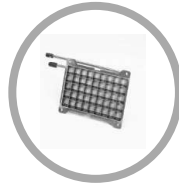
70°F/21°C 50°F/10°C	Air Water	90°F/32°C 70°F/21°C
80/36 lb/kg		58/26 lb/kg



Ergonomic slide back door allows easy access to ice in the bin



ADA compliant with optional floor mount kit



Clear Cube Evaporator Technology



Unit specific QR code for quick access to service manuals, cleaning guides and warranty history



Cube Ice



Large, slow-melting ice form, ideal for beverages.

Cube Dimensions
7/8" x 7/8" x 7/8"
(2.22 x 2.22 x 2.22 cm)



Certification



Warranty

- 3 years parts and labor on all components.
- Warranty valid in North, South & Central America for commercial installations.
- Contact factory for warranty in other regions.
- Residential Applications: 1 year parts and labor

CU0715 - 70 lb Self-Contained Ice Machine

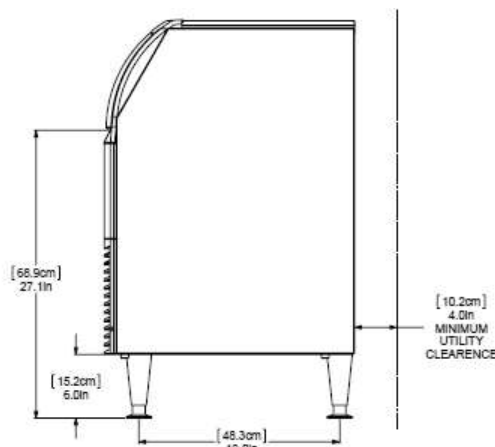
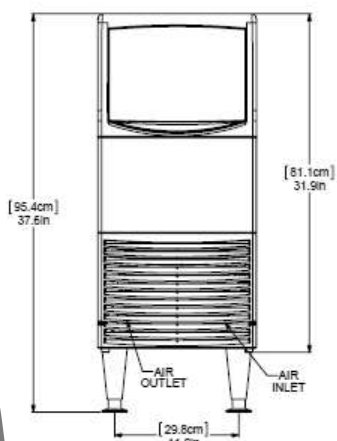
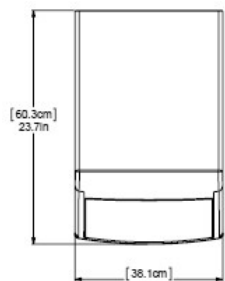
Scotsman

▣ 101 Corporate Woods Parkway, Vernon Hills, IL 60061 ▣

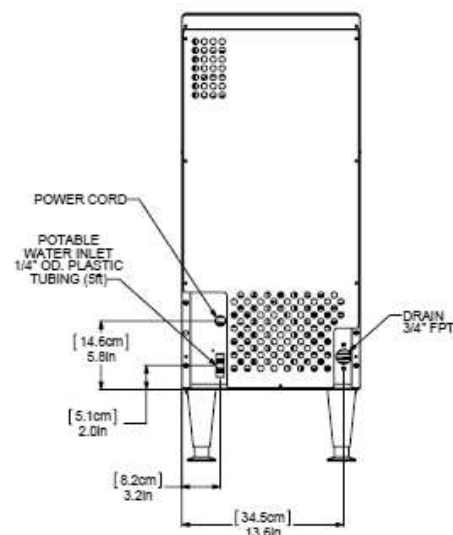
▣ 1-800-SCOTSMAN ▣ Fax: 847-913-9844 ▣ www.scotsman-ice.com ▣ customer.relations@scotsman-ice.com ▣

CU0715 - 70 lb Self-Contained Ice Machine

Self-Contained Under Counter Cuber with Storage



Recommended Minimum Clearance:
Side: 1/8"
Top: 1/4"
Back: 4"



Specifications

Model Number	Condenser Unit	Storage Capacity lb/kg	Basic Electrical Volts/Hz/Phase	Max. Fuse Size or HACR Circuit Breaker (amps)	Circuit Wires	Min. Circuit Ampacity	Energy Consumption kWh/100 lb (45.4 kg) 90°F(32°C)/70°F(21°C)	Potable Water Usage Gallons/100 lb (liters/45.4 kg) 90°F(32°C)/70°F(21°C)
CU0715MA-1	Air	36/16	115/60/1	15	2	Cord	11.00	30/114
*CU0715MA-32	Air	36/16	220/60/1	15	2	Cord	11.00	30/114
CU0715MA-6	Air	36/16	220-240/50/1	15	2	Cord	11.00	30/114

*Configured for InMetro requirements



All Models

Dimensions (W x D x H):

Unit: 15" X 24" X 38"
(38.1 x 61.0 x 96.5 cm)

Includes 6" (15.24 cm) adjustable legs

Shipping Carton: 17" x 27" x 38"
(43.2 x 68.6 x 96.5 cm)

Shipping Weight: 96 lb / 44 kg

BTUs per hour: 2,300

Refrigerant: R-134A



Accessories

Model Number	Description
KUFM15	For ADA applications. Floor mount kit lowers overall height to 31.9"

Scotsman recommends all ice machines have water filtration. See Scotsman water filter specification sheet for details.



Operating Requirements

	Minimum	Maximum
Air Temperatures	50°F (10°C)	100°F (38°C)
Water Temperatures	40°F (4.4°C)	100°F (38°C)
Water Pressures	15 PSIG (1.4 bar)	80 PSIG (5.5 bar)
Electrical Voltage	-5%	+10%

Specifications and design are subject to change without notice.



[Back to results](#)



Roll over image to zoom in

Krowne HS-1317 Single Compartment Drop-in Hand Sink with Center Deck-Mount Gooseneck Faucet and Ceramic Valve for Commercial Restaurant Kitchen | 13"W x 17-1/2"D x 6-3/8H Overall, Stainless Steel, NSF

Visit the Krowne Store
5.0 5 | [Search this page](#)

Typical price: ~~\$240.35~~ Details
Business Price **\$234.95** (\$2.45 / oz)
FREE Returns
You Save: \$5.40 (2%)

Or **\$23.61** mo (12 mo). Select from 1 plan

Thank you for being a Business Prime Member. Get a **\$125 Amazon Gift Card instantly** upon approval for the Amazon Business Prime Card. Terms apply. [Learn more](#)

Brand	Krowne
Color	Silver
Material	Metal
Product Dimensions	12"D x 10"W x 5.5"H
Style	Industrial

About this item

- COMMERCIAL-GRADE HAND SINK FOR HYGIENIC PRACTICES:** Constructed from durable stainless steel and NSF certified, this hand sink is designed to meet stringent hygiene standards in commercial restaurant kitchens. Its robust build ensures longevity and reliability, making it an essential component for maintaining cleanliness and food safety.
- SPACIOUS SINGLE COMPARTMENT DESIGN:** Features a generously sized sink compartment measuring 11" wide x 13-1/2" front-to-back x 6-3/8" deep, providing ample space for effective handwashing and hygiene maintenance. The ergonomic design accommodates various handwashing needs, supporting efficient workflow in busy kitchen environments.
- DECK-MOUNT GOOSENECK FAUCET WITH CERAMIC VALVE:** Includes a 4" on-center deck mount faucet with a 4-1/2" double bend spout, designed for ease of use and optimal water flow control. The faucet is low lead compliant and equipped with a ceramic valve for enhanced durability and reliability, ensuring long-term performance in demanding commercial settings.
- EFFECTIVE DRAINAGE SYSTEM:** Incorporates a 1-1/2" drain to facilitate efficient water disposal, preventing water buildup and promoting cleanliness. The well-engineered drainage system contributes to maintaining a sanitary environment, essential for meeting health and safety regulations in food service establishments.
- SIMPLE INSTALLATION AND VERSATILE USAGE:** Designed for easy drop-in installation with overall dimensions of 13"W x 17-1/2"D x 6-

\$234.95 (\$2.45 / oz)

FREE Returns
FREE delivery **Saturday, December 14.** Order within 9 hrs 30 mins
Arrives before Christmas
Deliver to The - Denton 76205

In Stock

Qty:

[Request quote for 43+](#)

[Add to Cart](#)

[Buy Now](#)

 Secure transaction

Sold by RestaurantSupply and Fulfilled by Amazon.
Seller Credentials:
889 certification, Classified Small Business - SBA Standard

Return policy:
Returnable until Jan 31, 2025

This item has been tested to certify it can ship safely in its original box or bag to avoid unnecessary packaging. Since 2015, we have reduced the weight of outbound packaging per shipment by 41% on average, that's over 2 million tons of packaging material.

If you still require Amazon packaging for this item, choose "Ship in Amazon packaging" at checkout.

Add a Protection Plan:

- ☐ 3 Year B2B Home Improvement Protection Plan for \$37.99
- ☐ 4 Year B2B Home Improvement Protection Plan for \$49.99
- ☐ Add a gift receipt for easy returns

[Add to List](#)

Industrial & Scientific › Food Service Equipment & Supplies › Restaurant Appliances & Equipment › Commercial Sinks

Sponsored

Last purchased Nov 20, 2024
[View order](#)

Concession sinks 3 compartment and handwash sink

Brand: Generic

4.6 3 | [Search this page](#)

Price: \$157.90 Two-Day
FREE Returns

Or \$15.87 /mo (12 mo). Select from 1 plan

Buy more, save more

3 units
-2% \$464.13
\$154.71/unit

Brand Generic
Color ['silver']
Material Stainless Steel
Size Medium size
Style Industrial

About this item

- 3 Large hotel steam pans: 22 gauge stainless steel meet NSF standards
- 1 Small hotel steam pan 22 gauge 18/8 stainless steel; meets NSF standards
- 4 Beveled bar drains for faster draining; required by most health departments*
- 4 Basket strainers
- Installation instructions included
- User-friendly: The edges and round corners of the catering food pans are reinforced to add strength and protect where the pan takes the most abuse for long-term use. Integrated design, no welding or gaps. Crimping round edges protect your hands from scratches, ensure secure and comfortable grips and are deformation resistant.
- Premium-quality material: Made of the durable, abrasion-proof, and rust resistant 22 Gauge stainless steel, withstand heavy commercial use. With non-stick polished mirror design, the hotel pans look professional and high-grade.

› See more product details

[Report an issue with this product or seller](#)

Consider a similar item



WASH
RINSE
SANITIZE
HAND WASH ONLY

ASSURED SIGNS Wash Rinse Sanitize Sink Labels - 2.75" x 9" - Also Includes Hand Wash Only Sign - Ideal Handwashing Signs for 3 Compartment Sink - Perfect Label Stickers for Restaurant, Commercial Kitchen, Food Truck, Bussing Station, Wash Station (713)

\$7.83

 Climate Pledge Friendly



Roll over image to zoom in



\$157.90

Two-Day
FREE Returns

FREE delivery **Thursday, December 12**. Order within 7 hrs 55 mins

Arrives before Christmas

Deliver to The - Denton 76205

Only 11 left in stock - order soon.

Quantity: 1

Buying in bulk?

Add to Cart

Buy Now

 Secure transaction

Sold by Discounted2Sell and Fulfilled by Amazon.

Seller Credentials:
889 certification

Return policy:
Returnable until Jan 31, 2025

This item has been tested to certify it can ship safely in its original box or bag to avoid unnecessary packaging. Since 2015, we have reduced the weight of outbound packaging per shipment by 41% on average, that's over 2 million tons of packaging material.

If you still require Amazon packaging for this item, choose "Ship in Amazon packaging" at checkout.

Add a Protection Plan:

- ☐ 3 Year B2B Home Improvement Protection Plan for \$28.99
- ☐ 4 Year B2B Home Improvement Protection Plan for \$38.99
- ☐ Add a gift receipt for easy returns

Add to List

Frequently bought together



+



Total price: \$191.47

Add both to Cart

One of these items ships sooner than the other.
[Show details](#)

This item: Concession sinks 3 compartment and handwash sink
\$157⁹⁰

OWOFAN Kitchen Faucet with Pull Down Sprayer Brushed Nickel Stainless Steel Single Handle P...
\$33⁵⁷

Sponsored

Sponsored



FRONT ELEVATION -

ONE (1) SET - D/F

CITY AND LANDLORD APPROVAL
REQUIRED BEFORE PRODUCTION

SCALE 1/4"=1'

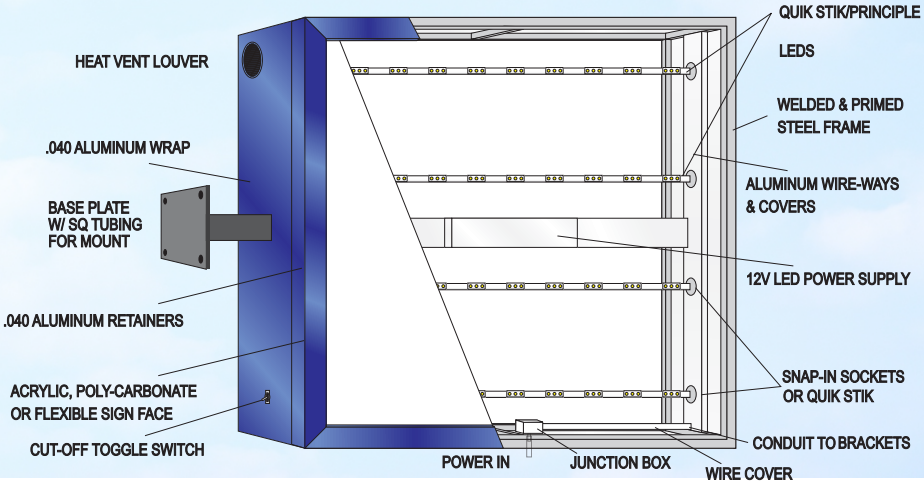


Sq Tube with PLATE
for Wall Install
With LAG BOLTS

SCOPE OF WORK:
FABRICATE & INSTALL (1) ONE CABINET
SIGN INTERNALLY ILLUMINATED

ILLUMINATED CABINET	
PRIMED & WELDED STEEL FRAME	GREY
.050 ALUMINUM SKIN/RETAINERS	BLACK
3/16" ACRYLIC FACES	WHITE
CLASS 2 LEDS & POWER SUPPLY	WHITE
3M VINYL - TRANSLUCENT	DIGITAL PRINT
MOUNTING BRACKET w/ PLATE	BLACK

- PLEASE CHECK THE FOLLOWING:
- * SPELLING
 - * CONTENT
 - * MEASUREMENTS
 - * COLORS
 - * PLACEMENT



CONCEPT DRAWING NOT FOR PRODUCTION



430 MID CITIES BLVD. HURST, TX 76054
817-576-4435 — www.elitesignsoftexas.com

LANDLORD APPROVAL

THE UNDERSIGNED CONSENTS TO THE INSTALLATIONS AND MAINTENANCE OF THIS SIGN ON MY PROPERTY IN ACCORDANCE WITH THE AGREEMENT BETWEEN ELITE SIGNS. AND MY TENANT(S) AND ANY EXTENSION, RENEWALS, OR MODIFICATIONS THEREOF.

X _____
(Property Owner/Authorized Agent Signature) Date

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CLIENT: The Plot Twist Date 12/05/24
ADDRESS: 5

ARTIST: hg Rev 1: 12/06/24
SALESMAN: TIM Rev 2: 12/10/24
EMAIL: kasey@elitesignsoftexas.com P1

Electrical Notes
1. Power must be provided by customer (owner) and must be connected to wiring. Access to back panel is required for installation. Please refer to local code.
2. Primary electrical of 120V.
3. J-box installed within 4 feet of sign.
Otherwise, customer is responsible for the power connected to the sign.



FRONT ELEVATION -

ONE (1) SET - D/F

CITY AND LANDLORD APPROVAL
REQUIRED BEFORE PRODUCTION

SCALE 1/4"=1'

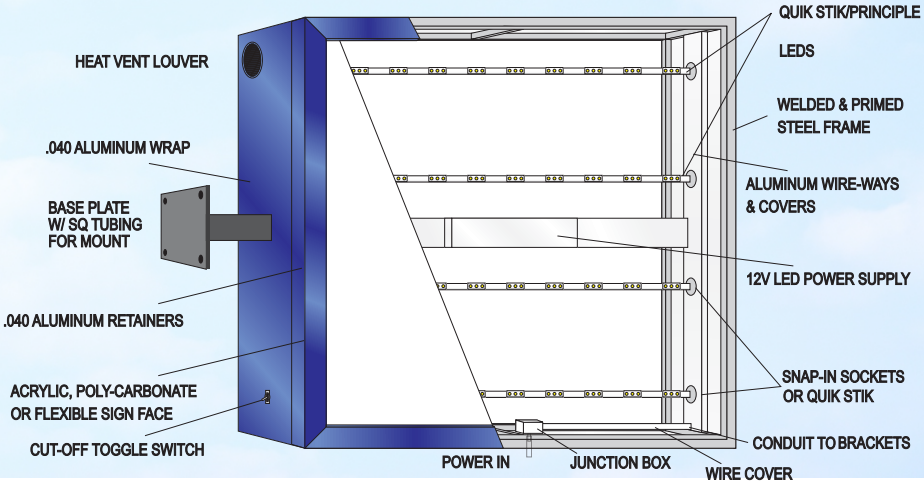


Sq Tube with PLATE
for Wall Install
With LAG BOLTS

- PLEASE CHECK THE FOLLOWING:
- * SPELLING
 - * CONTENT
 - * MEASUREMENTS
 - * COLORS
 - * PLACEMENT

SCOPE OF WORK:
FABRICATE & INSTALL (1) ONE CABINET
SIGN INTERNALLY ILLUMINATED

ILLUMINATED CABINET	
PRIMED & WELDED STEEL FRAME	GREY
.050 ALUMINUM SKIN/RETAINERS	BLACK
3/16" ACRYLIC FACES	WHITE
CLASS 2 LEDS & POWER SUPPLY	WHITE
3M VINYL - TRANSLUCENT	DIGITAL PRINT
MOUNTING BRACKET w/ PLATE	BLACK



CONCEPT DRAWING NOT FOR PRODUCTION



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817-576-4435 — www.elitesignsoftexas.com

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CLIENT: The Plot Twist Date 12/05/24

ADDRESS: 5

ARTIST: hg
SALESMAN: TIM
EMAIL: kasey@elitesignsoftexas.com P2

Rev 1: 12/06/24
Rev 2: 12/10/24

Electrical Notes
1. Power must be provided by customer (owner) and must be installed in a safe manner.
2. J-box installed within 4 feet of sign.
Otherwise, customer is responsible for the power connected to the sign.

SURVEY REQUIRED

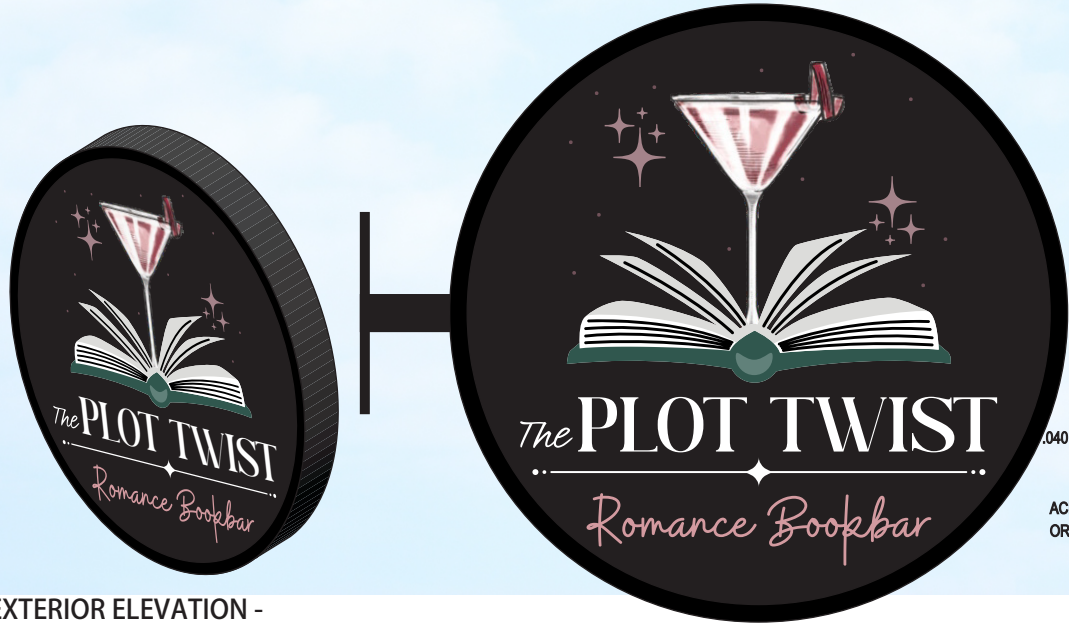
SCOPE OF WORK:
FABRICATE & INSTALL (1) ONE CABINET
SIGN INTERNALLY ILLUMINATED

ILLUMINATED CABINET	
PRIMED & WELDED STEEL FRAME	GREY
.050 ALUMINUM SKIN/RETAINERS	BLACK
3/16" ACRYLIC FACES	WHITE
CLASS 2 LEDS & POWER SUPPLY	WHITE
3M VINYL - TRANSLUCENT	DIGITAL PRINT
MOUNTING BRACKET	BLACK



Sq Tube with PLATE
for Wall Install
With LAG BOLTS

- PLEASE CHECK THE FOLLOWING:
- * SPELLING
 - * CONTENT
 - * MEASUREMENTS
 - * COLORS
 - * PLACEMENT

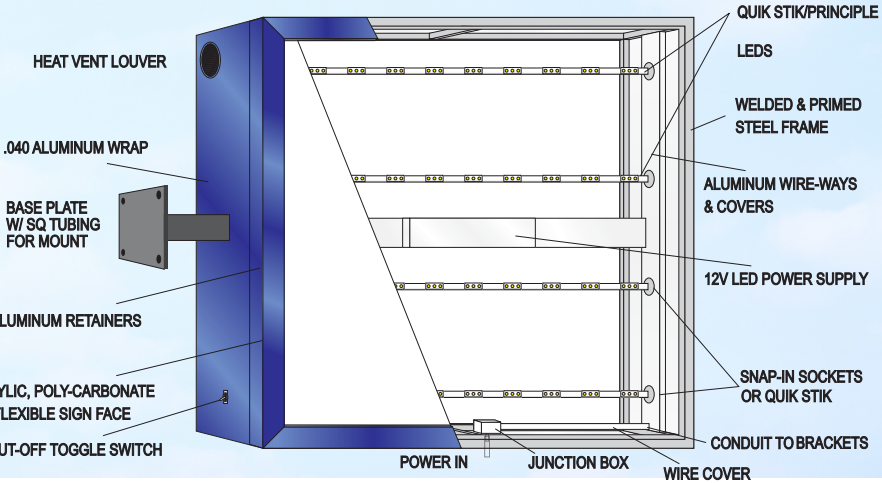


EXTERIOR ELEVATION -

ONE (1) SET - D/F

CITY AND LANDLORD APPROVAL
REQUIRED BEFORE PRODUCTION

SCALE 1/4"=1'



CONCEPT DRAWING NOT FOR PRODUCTION



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817-576-4435 — www.elitesignsoftexas.com

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CLIENT: The Plot Twist Date 12/05/24
ADDRESS: 5
ARTIST: hg Rev 1: 12/06/24
SALESMAN: TIM Rev 2: 12/10/24
EMAIL: kasey@elitesignsoftexas.com P3

Electrical Notes
1. Please make the provided by customer correct and complete as needed.
2. Access to back panel is required for installation. Please make the necessary space.
3. Primary electrical of 120V.
4. J-box installed within 4 feet of sign.
Otherwise, customer is responsible for the power connected to the sign.

The Plot Twist - Downtown Reinvestment Grant

Plumbing Infrastructure	
Vendor	Cost
Amazon - hot water heater	\$359.97
Webstaurant - water fliter	\$211.20
IC Plumbing	\$6,079.00
Bar Sinks	\$386.30
Bar Hand Sink	52.63
Bar Faucet & materials	212.28
Mop closet Sink	\$216.49
Bathroom Vanity	\$600.00
Bathroom Faucet	101.81
Electrical Infrastructure	
Vendor	Cost
Bunger Electric	\$2,454.83
Bunger Electric	\$297.69
Bunger Electric	\$182.22
Humphyre & Associates	\$1,162.61
Bunger Electric	\$1,838.55
HVAC Infrastructure	
Vendor	Cost
Spectrum	\$2,440.00
Interior Upgrades	
Vendor	Cost
Bar Countertops	\$4,192.00
Exterior Signage	
Vendor	Cost
Signarama	\$726.61