

AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR JOINT CITY COUNCIL
and
PLANNING and ZONING COMMISSION MEETING*
TUESDAY, MAY 19, 2015
GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

5:30 p.m.	Dinner - City Council Conference Room
6:00 p.m.	Call to Order - City Council Chambers
6:00 p.m.	Canvass the Election and Oath of Office – City Council Chambers
6:00 p.m.	Executive Session - City Council Conference Room
7:00 p.m.	Workshop – City Council Chambers
7:30 p.m.	Joint Public Hearings - City Council Chambers*
7:30 p.m.	Regular Meeting - City Council Chambers

CALL TO ORDER: 6:00 p.m. - City Council Chambers

CANVASS ELECTION

1. Canvass the results of the May 9, 2015 City Officer Election for Mayor, Council Place 1 and Council Place 2; consider a **resolution** declaring the results and take any necessary action.

OATH OF OFFICE

2. City Secretary to administer the Oath of Office to elected Mayor William D. Tate, City Council Place 1 C. Shane Wilbanks, and City Council Place 2 Sharron Spencer.

EXECUTIVE SESSION:

3. City Council to recess to the City Council Conference Room to conduct a closed session relative to:
 - A. Seek advice of the City Attorney regarding contemplated litigation (Villalpando) pursuant to Section 551.071, Texas Government Code.
 - B. Consultation with the City Attorney regarding Interlocal Agreement regarding commuter rail pursuant to Section 551.071, Texas Government Code.

- C. Pending or contemplated litigation relative to CBS Billboard v. Grapevine and Grapevine Board of Zoning Adjustment, Cause No. 141-254547-11 pursuant to Section 551.071, Texas Government Code.
- D. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

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

WORKSHOP: 7:00 p.m. – Council Chambers

- 4. Gateway Landscape Master Plan

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

INVOCATION AND PLEDGE OF ALLEGIANCE: Commissioner Beth Tiggelaar

JOINT PUBLIC HEARINGS

- 5. Zoning Application **Z15-02** and Conditional Use Permit **CU15-11** (N2 BBQ) – City Council and Planning and Zoning Commission to conduct a public hearing relative to applications submitted by Nicholas English to rezone approximately 11,000 square feet from “LI” Light Industrial District to “CBD” Central Business District. The applicant is requesting a conditional use permit to allow the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (beer and wine only), outdoor dining and outdoor speakers in conjunction with a restaurant. The subject property is located at 204 West Dallas Road. **The applicant has requested to table the public hearing to the June 16, 2015 Joint City Council and Planning and Zoning Commission meeting.**
- 6. Conditional Use Permit **CU15-13** (White Line Storage) – City Council and Planning and Zoning Commission to conduct a public hearing relative to application submitted by DeOtte, Inc. for a conditional use permit for a two phase 116,450 square feet enclosed storage warehouse and a 35-foot pole sign. The subject property is zoned “CC” Community Commercial District and is located at 2850 State Highway 121. **The applicant has requested to table the public hearing to the June 16, 2015 Joint City Council and Planning and Zoning Commission meeting.**

7. Conditional Use Permit **CU15-14** (1st Choice Self Storage) and a **Final Plat** of Lot 2R, Block 1, Hillsleigh Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to application submitted by 1st Choice Storage for a conditional use permit to amend the previously approved site plan of CU08-04 (Ordinance No. 2008-11) for a planned commercial center with a mini-storage warehouse facility and caretaker residence, specifically for the addition of three buildings totaling 32,510 square feet and outdoor covered parking. The applicant is also requesting to replat Lot 2, Block 1, Hillsleigh Addition and 2.805 acres of unplatted land. The subject property is zoned “CC” Community Commercial District and is located at 2713 Ira E. Woods Avenue.
8. Conditional Use Permit **CU15-16** (SuVino Winery) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by SuVino Winery for a conditional use permit to allow for wine production and storage. The subject property is zoned “LI” Light Industrial District and is located at 1201 Minters Chapel Road #501.

END OF JOINT PUBLIC HEARINGS

Planning and Zoning Commission to recess to 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

9. Any person who is not scheduled on the agenda may address the City Council under Citizen Comments by completing a Citizen Appearance Request form with the City Secretary. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action during Citizen Comments.

PRESENTATIONS

10. Mayor Tate to present a proclamation declaring May as Motorcycle Safety and Awareness Month.
11. Chief Financial Officer to present the Monthly Financial Update.

NEW BUSINESS

12. Consider a **resolution** outlining the Board and Commission appointment process and take any necessary action.

13. Consider an engineering services contract with Burgess & Niple, Inc. for the 2015 Inflow and Infiltration Project, authorize staff to execute said contract, 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.

14. Consider a **resolution** authorizing the purchase of Microsoft Office ProPlus enterprise licenses and software maintenance from SHI Government Solutions, Inc. through a contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program. City Manager recommends approval.
15. Consider award of Nash Farm Farmhouse painting to Ware Painting. Convention and Visitors Bureau Executive Director recommends approval.
16. Consider renewal of an additional one year contract for outside audit services with Pattillo, Brown & Hill, LLP. Chief Financial Officer recommends approval.
17. Consider awarding a contract to Furgo Consultants Inc. for Construction Materials Engineering and Testing Services for the Grapevine Public Safety Facility. Public Works Director recommends approval.
18. Consider a **resolution** authorizing the purchase of backlit street signs from Consolidated Traffic Controls, Inc. through an Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC). Public Works Director recommends approval.
19. Consider renewal of an annual contract with ThyssenKrupp Elevator Corporation for elevator maintenance services through an established Cooperative Agreement with the National Joint Powers Alliance (NJPA). Public Works Director recommends approval.
20. Consider the minutes of the May 5, 2015 City Council meeting as published. 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

21. Conditional Use Permit **CU15-14** (1st Choice Self Storage) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
22. **Final Plat** of Lot 2R, Block 1, Hillsleigh Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
23. Conditional Use Permit **CU15-16** (SuVino Winery) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.

ADJOURNMENT

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary's Office at 817.410.3182 at least 24 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on May 15, 2015 by 5:00 p.m.



Tara Brooks, City Secretary



AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING & ZONING COMMISSION MEETING
TUESDAY, MAY 19, 2015
GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

7:00 p.m. Briefing Session – Planning and Zoning Commission Conference Room
7:30 p.m. Joint Public Hearings – City Council Chambers
7:30 p.m. Regular Session – Planning and Zoning Commission Conference Room

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

BRIEFING SESSION:

1. City Attorney Matthew Boyle to discuss cellular tower submittals.
2. 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 PUBLIC HEARINGS: 7:30 p.m. - City Council Chambers

INVOCATION AND PLEDGE OF ALLEGIANCE: Commissioner Beth Tiggelaar

3. Zoning Application **Z15-02** and Conditional Use Permit **CU15-11** (N2 BBQ) – City Council and Planning and Zoning Commission to conduct a public hearing relative to applications submitted by Nicholas English to rezone approximately 11,000 square feet from “LI” Light Industrial District to “CBD” Central Business District. The applicant is requesting a conditional use permit to allow the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (beer and wine only), outdoor dining and outdoor speakers in conjunction with a restaurant. The subject property is located at 204 West Dallas Road. **The applicant has requested to table the public hearing to the June 16, 2015 Joint City Council and Planning and Zoning Commission meeting.**
4. Conditional Use Permit **CU15-13** (White Line Storage) – City Council and Planning and Zoning Commission to conduct a public hearing relative to application submitted by DeOtte, Inc. for a conditional use permit for a two phase 116,450 square feet enclosed storage warehouse and a 35-foot pole sign. The subject property is zoned “CC” Community Commercial District and is located at 2850 State Highway 121. **The applicant has requested to table the public hearing to the June 16, 2015 Joint City Council and Planning and Zoning Commission meeting.**

5. Conditional Use Permit **CU15-14** (1st Choice Self Storage) and a **Final Plat** of Lot 2R, Block 1, Hillsleigh Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to application submitted by 1st Choice Storage for a conditional use permit to amend the previously approved site plan of CU08-04 (Ordinance No. 2008-11) for a planned commercial center with a mini-storage warehouse facility and caretaker residence, specifically for the addition of three buildings totaling 32,510 square feet and outdoor covered parking and being a replat of Lot 2, Block 1, Hillsleigh Addition and 2.805 acres of unplatted land. The subject property is zoned “CC” Community Commercial District and is located at 2713 Ira E. Woods Avenue.
6. Conditional Use Permit **CU15-16** (SuVino Winery) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by SuVino Winery for a conditional use permit to allow for wine production and storage. The subject property is zoned “LI” Light Industrial District and is located at 1201 Minters Chapel Road #501.

END OF JOINT PUBLIC HEARINGS

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

REGULAR SESSION: 7:30 p.m. (Immediately following Joint Public Hearings) - Planning & Zoning Commission Conference Room

NEW BUSINESS

7. Conditional Use Permit **CU15-14** (1st Choice Self Storage) – Consider the application and make a recommendation to the City Council.
8. **Final Plat** of Lot 2R, Block 1, Hillsleigh Addition – Consider the application and make a recommendation to the City Council.
9. Conditional Use Permit **CU15-16** (SuVino Winery) – Consider the application and make a recommendation to the City Council.
10. Consider the minutes of the March 31, 2015 Workshop tabled at the last meeting and the April 21, 2015 Planning and Zoning Commission meeting, and take any necessary action.

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

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary's Office at 817.410.3182 at least 24 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on May 15, 2015 by 5:00 p.m.



Tara Brooks, City Secretary



MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
 FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
 MEETING DATE: MAY 19, 2015
 SUBJECT: 2015 CITY OFFICER ELECTION RESULTS

RECOMMENDATION:

Canvass the May 9, 2015 City Officer Election for Mayor, City Council Place 1 and City Council Place 2; consider a resolution declaring the results.

BACKGROUND:

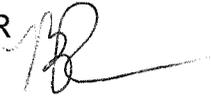
As of May 1, 2015, the City had 28,704 registered voters. The election was held on Saturday, May 9, 2015, with citizens casting an unofficial total of 2,366 votes* for the following candidates:

Mayor	William D. Tate	2,018
	Under Votes	348
Council, Place 1	C. Shane Wilbanks	1,472
	Marc Blum	741
	Under Votes	153
Council, Place 2	Sharron Spencer	1,906
	Under Votes	460

***There are four provisional ballots that are not included in the above totals.** Council will receive the official election results and proposed resolution prior to the City Council meeting.

Following the canvass of the official results, William D. Tate, C. Shane Wilbanks and Sharron Spencer will be sworn in by the City Secretary.

TAB

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER 
MEETING DATE: MAY 19, 2015
SUBJECT: WORKSHOP – LANDSCAPE MASTERPLAN & GATEWAY
SIGNAGE

BACKGROUND INFORMATION:

Jana Tidwell with SRA and Kevin Mitchell will present updates for the Green Ribbon Project landscape enhancement details and Gateway signage concepts at the workshop for your discussion. Due to the TXDOT letting date the City needs to proceed with the Green Ribbon grant portion of the project.

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

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

MEETING DATE: MAY 19, 2015

SUBJECT: ZONE CHANGE REQUEST Z15-02 AND CONDITIONAL USE
REQUEST CU15-11, N2 BBQ

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission and the City Council accept the applicant's request to table zone change request Z15-02 and conditional use request CU15-11 to the June 16, 2015 meeting, and take any other action necessary.

BACKGROUND:

Zone change request Z15-02 and conditional use request CU15-11 were submitted by Nicholas English for property addressed at 204 West Dallas Road, for a proposed barbeque style restaurant with outside dining and on- and off-premise alcohol beverage sales (beer and wine only). The applicant is asking to table both of his requests to the June 16 meeting for personal reasons.

/rs

CC ITEM #5
PZ ITEM #3

Ron Stombaugh - Spam: Please table N2BBQ for the City Council Meeting May 19th

From: "Nic English" <nic.english.tx@gmail.com>
To: "rons@grapevintexas.gov" <rons@grapevintexas.gov>
Date: 5/11/2015 12:37 PM
Subject: Spam: Please table N2BBQ for the City Council Meeting May 19th

Ron,

Per our previous phone conversation, please table the N2BBQ request for the May 19th meeting and schedule us for June. My apologies for any inconvenience.

Regards,

Nic English

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

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

MEETING DATE: MAY 19, 2015

SUBJECT: CONDITIONAL USE APPLICATION CU15-13, WHITE LINE
STORAGE

RECOMMENDATION:

Staff recommends the City Council and Planning and Zoning Commission accept the applicant's request to table conditional use application CU15-13 to the June 16, 2015 meeting and take any other necessary action.

BACKGROUND INFORMATION:

The applicant, Mr. Clayton Ridinger has submitted a conditional use application to allow for the development of a two phase 116,450 square foot enclosed storage warehouse and a 35-foot pole sign. The applicant requests to table the request to the June 16, 2015 meeting in order to make changes to the site plan and architectural elevations prior to the public hearing. Please see the attached letter.

/at



May 13, 2015

Ron Stombaugh
Assistant Director; Development Services
200 S. Main Street
Grapevine, Texas 76051

RE: White Line Storage; Case Table Request

On behalf of White Line Storage, we respectfully request to table our Conditional Use Application for Lot 2, Block 1 Northpoint Addition for White Line Storage from the May 19, 2015 Public hearing to the next available public hearing. This request is made to allow the applicant to make changes to the site plan and architectural elevations necessary to improve the appearance of the development and the primary structure.

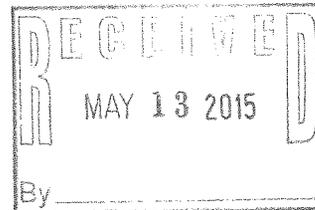
Should you need additional information about White Line Storage please contact Scott Quinn at 214-202-9873.

Respectfully Submitted,

DeOtte, Inc.

A handwritten signature in black ink, appearing to read "CTR", is written over the printed name of Clayton T. Redinger.

Clayton T. Redinger
Vice President

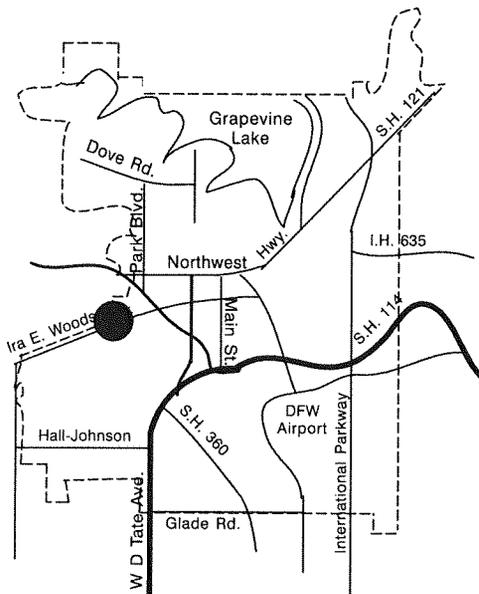


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

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

MEETING DATE: MAY 19, 2015

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU15-14 1ST CHOICE SELF
STORAGE



APPLICANT: Brad Boswell

PROPERTY LOCATION AND SIZE:

The subject property is addressed as 2713 Ira E. Woods Avenue (S.H. 26) and is proposed to be platted as Lot 2R, Block 1, Hillsleigh Addition. The property contains 8.71 acres and has approximately 691 feet of frontage along Ponderosa Drive.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU08-04 (Ord. 2008-11) for a planned commercial center with a mini-storage warehouse facility with a caretaker residence, specifically for the addition of a three building 32,510 square foot mini-storage warehouse addition and 39 covered parking spaces.

The existing mini-storage warehouse was established by the City Council on June 20, 2006 with the approval of conditional use permit CU06-19 (Ord. 2006-42). The development proposed three phases—phase one included a 98,146 mini-storage warehouse including a caretaker residence and phase two allowed for a four building, 40,900 square foot mini-storage warehouse expansion.

With this request the applicant proposes the third phase of mini-storage warehouse

development on the vacant 2.80 acres east of the developed site which will bring the total acreage of the site from 5.91 acres to 8.71 acres. The proposed expansion will be comprised of covered parking and mini-storage warehouse structures—including a new covered parking structure and three new mini-storage structures totaling 32,510 square feet. At the April 21, 2015 meeting the City Council approved a special use permit SU15-02 on the adjacent vacant site to the north to allow for a church.

Primary access into the subject site will continue to be provided by a public access easement from Ira E. Woods Avenue along Ponderosa Drive. An additional access driveway on to Ponderosa Drive will be used for emergency access only. An existing monument sign adjacent to Ira E. Woods will continue to be used for the subject site.

PRESENT ZONING AND USE:

The property is currently zoned "CC" Community Commercial District and is developed with a mini-storage warehouse facility and caretaker residence.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the property to the north was zoned "C-2" Community Business District prior to the 1984 City Rezoning. At the June 20, 2006 meeting Council approved a conditional use permit to allow the development of a mini-storage warehouse facility with a caretaker residence at the subject location (CU06-19). The property to the south was zoned "R-3" Multiple Family District prior to the 1984 City Rezoning. In 1993 the subject tract was rezoned from "PCD" Planned Commerce Development District to "CC" Community Commercial District (Z93-02). At the April 21, 2015 meeting, the City Council approved special use permit SU15-02 (Ord. 2015-21) to allow for a church on the site to the north.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "CC" Community Commercial District—vacant
- SOUTH: "R-MF-2" Multifamily District—The Lakes of Williamsburg
- EAST: "R-MH" Manufactured Home District
- WEST: "GU" Governmental Use District—GCISD property

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. Industrial and commercial uses that can tolerate high levels of sound exposure are appropriate in "Zone C." 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.

/at



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent / company / contact

Brad Boswell 1st choice Self storage

Street address of applicant / agent:

2713 Ira E Woods Ave

City / State / Zip Code of applicant / agent:

Grapevine TX 76052

Telephone number of applicant / agent:

817 410 7225

Fax number of applicant / agent

972 812 7380

Email address of applicant / agent

bboswd1@psg-dallas.com

Mobile phone number of applicant / agent

214 493 3346

PART 2. PROPERTY INFORMATION

Street address of subject property

2713 IRA E Woods Avenue

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

Lot 2 Block 1 Addition Hillsleigh

Size of subject property

2.9 Acres 126,324.

Square footage

Present zoning classification:

Plan Commercial Center Mini Warehouse

Proposed use of the property:

Mini Warehouse Expansion

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:

1st choice Self Storage

Street address of property owner:

2713 Ira E Woods

City / State / Zip Code of property owner:

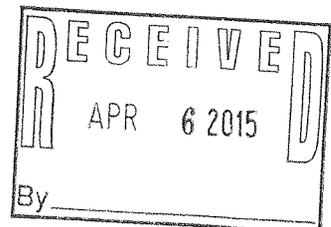
Grapevine TX 76052

Telephone number of property owner:

817 410 7225

Fax number of property owner:

972 812 7380



0415-14

- 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

Brady Boswell
Print Applicant's Name:

[Signature]
Applicant's Signature:

The State of Texas

County Of Dallas

Before Me Spring Neeley (notary) on this day personally appeared Brady Boswell (applicant)

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

(Seal) Given under my hand and seal of office this 3rd day of April, A.D. 2015.



[Signature]
Notary In And For State Of Texas

Brady Boswell
Print Property Owners Name:

[Signature]
Property Owner's Signature:

The State Of Texas

County Of Dallas

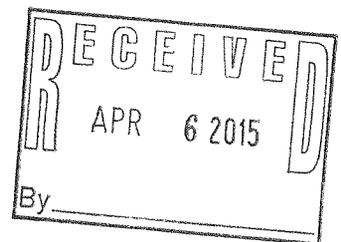
Before Me Spring Neeley (notary) on this day personally appeared Brady Boswell (property owner)

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 3rd day of April, A.D. 2015.



[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.

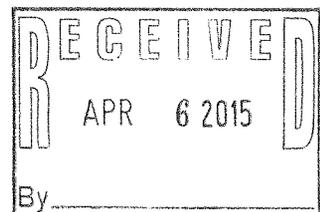
I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

[Signature]
Signature of Applicant _____

Date: 4/2/15

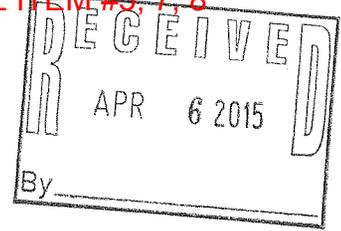
[Signature]
Signature of Owner _____

Date: 4/2/15





CC ITEM #7, 21, 22
PZ ITEM #5, 7, 8
CU15-14



Letter of Intent

1st Choice Self Storage is requesting a 2.8 acre, three building 32,780 sq. ft. addition to an already approved CUP, previous case #CU06-19. We have modified our original site plan to expand and with a better range of storage unit sizes that our Grapevine customers need. We have been in business since 2007 and have learned a lot about the needs of Grapevine residents.

They have shown a strong demand for boat, trailer and RV parking. This parking expansion will help them meet the requirements of the HOA's to keep the neighborhood organized and kept. The smaller units we are building will help storage supply meet the demand of the growing population and keep prices affordable.

A lot of small business in the city need large, deep units to park their vehicles and trailers safely overnight. This expansion includes two buildings which can house these types of vehicles and provides plenty of room for them to maneuver. We do not allow anyone to work inside the units, strictly storage.

The original Conditional Use Permit was approved for a mini-warehouse facility and a caretaker's residence on 5.908 acres located on the back of the property, of an approximate 15.732 acre tract of land, located on the south side of Highway 26, west of Ponderosa Drive, Grapevine. This is more fully described in the attached drawings.

We proposed a two-phase construction and the self-storage buildings were to be built on the rear of the tract starting at over 400 feet from the frontage of Highway 26. This included a small masonry two story sales office and caretakers residence with attached garage would be built during phase one.

The original 15.732 acre tract is unusual and difficult because it is very deep with and the rear of the property has limited visibility and road access issues. Because self-storage requires little visibility and has such a low impact on the surrounding uses, it is a solution and fit. This self-storage facility creates little traffic, requires almost no city services and is designed like a "fortress" with all internal drives and inward facing doors.

The frontage property that remained is currently under contract and should develop quickly. Because the storage facility sits so far back off the road, the future development will basically hide a major portion of the facility from view.

This storage facility is nothing like the old cheaply built, grungy warehouse style facilities that were eyesores to cities and so were forced to the industrial zoned areas. Originally storage buildings were built as a transition type use until something better came along. Today it is a legitimate and necessary business that requires a significant investment. This facility has increased land value and property improvements, and will increase the values of the properties in the neighborhood.



CC ITEM #7, 21, 22
PZ ITEM #5, 7, 8
CU15-14

Self-storage has become a necessity for every city and its residents. Demand has exploded as people are spending more money on their homes and they feel it is a "quality of life" issue by removing clutter from their number one investments. HOA's are battling to keep neighborhood property values high by limiting street parking and storage sheds. Homeowners are clearing out their garages to make room for their nicer cars. Families are clearing their attics; no longer content to watch their valuables and memories deteriorate from heat and moisture. They want to be close to their belongings and they want them protected.

This 2.8 acre site has been actively marketed for sale since it was originally purchased in 2007 while we developed the rest of the tract. Although there have been a lot of phone calls, there has never been a single offer. It does not work for retail because of the distance from the highway, there are many other better sites for office and residential developers have steered clear because of the size, age and condition in the adjacent trailer park.

Adams Engineering in Grapevine has designed an evergreen tree landscape screening plan to properly buffer this development from the trailers across ponderosa driveway. Of the ten trailers that could have a limited view, six have been and remain vacant since before we purchased the site.

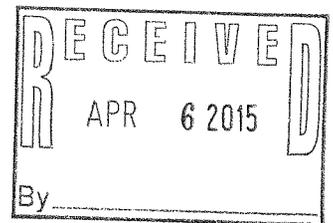
Currently that neighborhood has a lot of overflow parking that utilize our property, jump the curb and park for days. This parking has created a lot of damage to the land, the curbs and the drive. We will be repairing that damage and the fencing will stop the loitering and overnight, unmonitored parking and illegal dumping.

We were very careful to design a facility that takes on the community character, and quality of the developing neighborhood. This is a next generation facility that will add to the value of neighboring properties by emphasizing aesthetics, quality construction, and cleanliness with high internal security, an attractive masonry perimeter and heavy landscaping.

We remain respectful of the City of Grapevine rules and the time it takes to review and schedule our application and we are willing to provide whatever might be helpful to expedite the process.

Thank you for your consideration,

Brad Boswell
(972) 812-7370
boswell@psg-dallas.com



ORDINANCE NO. _____

AN ORDINANCE ISSUING 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 CU15-14 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2008-11 FOR THE DEVELOPMENT OF ADDITIONAL STORAGE BUILDINGS AND OUTDOOR COVERED PARKING IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU15-14 to amend the site plan approved by Ordinance No. 2008-11 for a planned commercial center with a mini-storage warehouse facility and caretaker residence, specifically to allow for the addition of three mini-storage buildings totaling 32,510 square feet and one covered parking structure (1st Choice Self Storage) in a district zoned "CC" Community Commercial District Regulations within the following described property: Lot 2R, Block 1, Hillsleigh Addition (2713 Ira E. Woods 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. That the City Manager is hereby directed to amend the official zoning map of the City of Grapevine, Texas, to reflect the herein conditional use permit.

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of May, 2015.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

CASE NAME: 1 ST CHOICE PHASE 3
 CASE NUMBER: CU15-14
 LOCATION: 2713 IRA WOODS E. WOODS AVE.

MAYOR _____ SECRETARY _____

DATE: _____

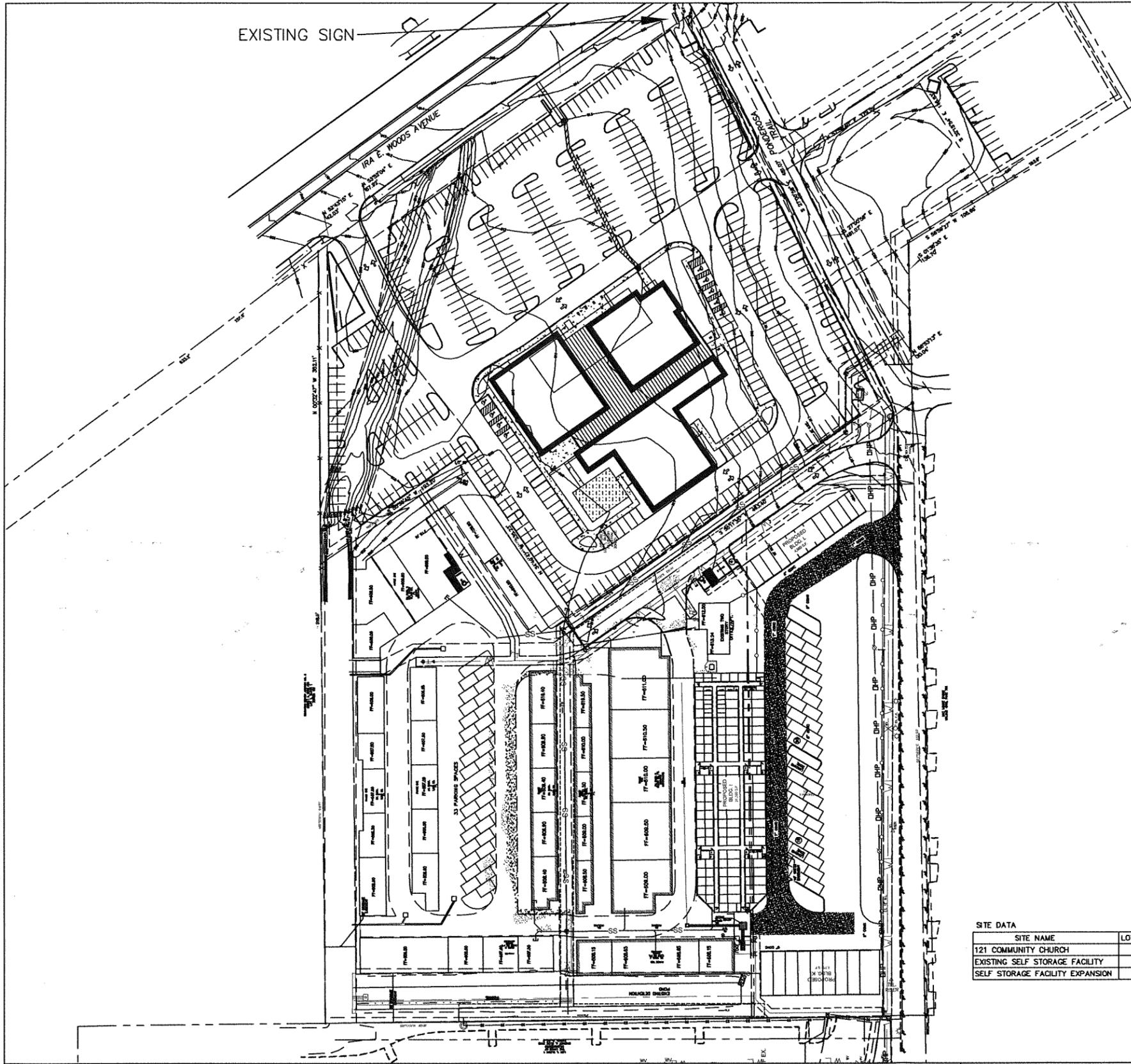
PLANNING AND ZONING COMMISSION
 CHAIRMAN _____

DATE: _____

SHEET 1 OF 15

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

DEPARTMENT OF DEVELOPMENT SERVICES



SITE DATA

SITE NAME	LOT NUMBER	LOT SIZE	BUILDING COVERAGE	DENSITY	BUILDING HEIGHT	IMPERVIOUS AREA	OPEN SPACE	PARKING
121 COMMUNITY CHURCH	LOT 1	289,871 SF	31,421 SF	10.8%	48'-0"	228,877 SF (79.0%)	60,994 SF (21.0%)	448 SPACES (9HC)
EXISTING SELF STORAGE FACILITY	LOT 2	257,370 SF	90,067 SF	35.0%	20'-0"	205,990 SF (80.0%)	51,380 SF (20.0%)	38 SPACES (2HC)
SELF STORAGE FACILITY EXPANSION		122,185 SF	32,510 SF	26.6%	17'-0"	87,233 SF (71.4%)	34,952 SF (28.6%)	39 SPACES

MASTER SITE PLAN

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
X	X		X		

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PROJECT SERVICES GROUP, INC.

2040 Century Center Blvd., #10
 Irving, Texas 75062
 web: www.PSG-DALLAS.com
 Phone: (972) 812-7370
 Fax: (972) 812-7380

DESIGN	DATE
TG	5/1/15
CHECKED	DATE
APPROVED	DATE

1ST CHOICE SELF STORAGE
 2713 IRA E. WOODS AVENUE
 PROPOSED TO BE PLATTED AS LOT 2R, BLOCK 1
 HILLSLEIGH ADDITION

SCALE	N/A	SIZE	D	DWG NUMBER	MASTER PLAN	SHEET NUMBER	1 OF 15	REV.	-
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CC ITEM #7, 21, 22
PZ ITEM #5, 7, 8

REVISIONS	DATE	DESCRIPTION
1	9/13/15	ISSUE SET

SCHTATZ CONSULTING ENGINEERS, INC.
 "MAKING A POSITIVE DIFFERENCE IN ENGINEERING PRACTICE"
 7353 AIRPORT FREEWAY, FORT WORTH TX 76118
 1720 WESTMINSTER DR., DENTON TX 76205
 TEL: 817-590-2226; FAX: 817-590-4433
 WWW.SCHTATZ-ENGINEERS.BIZ; E-MAIL: SCHTATZ@SCHTATZ-ENGINEERS.BIZ

SCHTATZ ENGINEERS

FIRM REGISTRATION NO. 5325



OWNER
 1ST CHOICE SELF STORAGE, INC.
 P.O. BOX 560481
 DALLAS, TEXAS 75256
 CONTACT: BRAD BOSWELL, CFO
 PH: (972) 812-2370; FAX: (817) 590-4433
 EMAIL: bboswell@scg-dallas.com

**HILLSLEIGH ADDITION
 (PHASE 3 DEVELOPMENT)
 GRAPEVINE, TARRANT COUNTY, TX**

OVERALL SITE PLAN

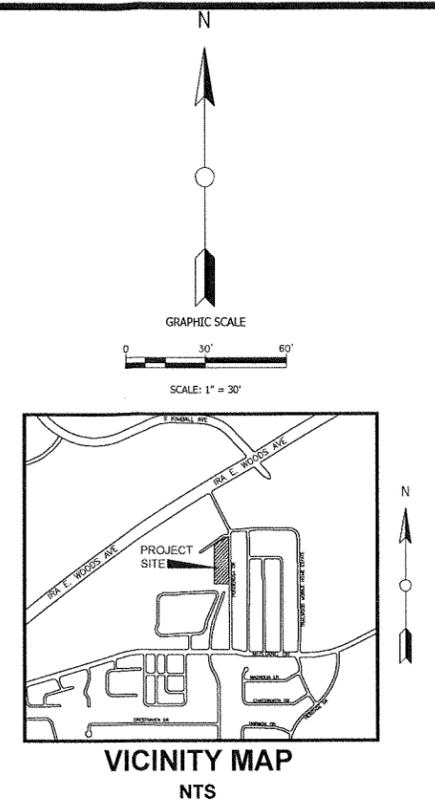
DRAWN BY: J. NM
 CHECKED BY: NM
 SCECM JOB No. 515-002

DATE: 12/24/2014

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

DEPARTMENT OF DEVELOPMENT SERVICES

C-3.0



LEGEND

- PROPOSED 7" FIRE LANE (24" WIDE) CONCRETE PAVEMENT (SITE SECTION DETAILS) REINFORCED WITH #3 BARS ON 18" O.C.E.W. (PER GEOTECHNICAL REPORT)
- PROPOSED 5" THICK CONCRETE PAVEMENT
- PROPOSED 6" PIPE BOLLARDS. CONTRACTOR SHALL INSTALL 6" TO 8" AWAY FROM BUILDING WALLS.
- PROPOSED FIRELANE AND ACCESS ESMT.
- PARKING COUNTS

FIRE LANE NOTES:

- ALL FIRE LANES SHALL BE MARKED BY PAINTED LINES OF TRED TRAFFIC PAINT SIX (6) INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE FIRE LANE. THE WORDS "NO PARKING FIRE LANE" OR "FIRE LANE NO PARKING" AND "TOW AWAY ZONE" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF CURB.
- TEMPORARY ADDRESS WITH MIN. 6" LETTERING TO BE VISIBLE FROM PONDEROSA DRIVE DURING CONSTRUCTION.
- FIRE LANE TO BE IN PLACE PRIOR TO VERTICAL CONSTRUCTION. FIRE LANE TO BE MAINTAINED FREE OF OBSTRUCTION THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL REPAIR PONDEROSA DRIVEWAY AS NEEDED.

CONDITIONAL USE PERMIT CU15-14 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU08-04 (ORD. 2008-11), FOR A PLANNED COMMERCIAL CENTER WITH MINI-STORAGE WAREHOUSE FACILITY AND CARETAKER RESIDENCE, SPECIFICALLY FOR THE ADDITION OF THREE BUILDINGS TOTALING 32,510 SQUARE FEET AND A COVERED PARKING STRUCTURE.

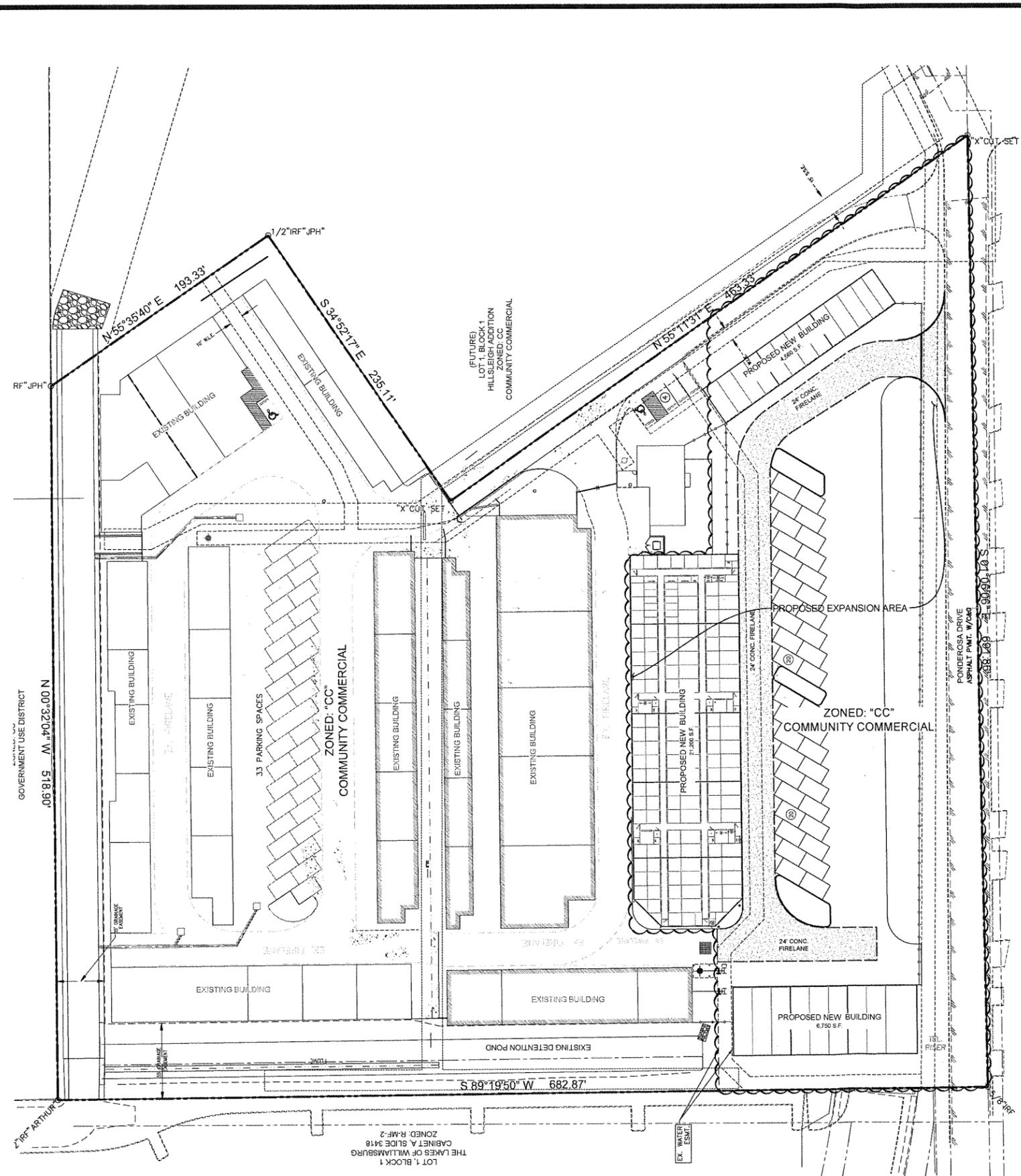
SITE SUMMARY PHASE III

PARKING SPACES REQUIRED = 10 SP.
 PARKING SPACES PROVIDED = 39 SP.
 SELF-STORAGE BUILDINGS = 32,510 S.F.

FEMA FLOOD STATEMENT

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0115 K, MAP REVISED SEPTEMBER 25, 2009.

SITE DATA (PHASE I, II & III)								
NAME	LOT NUMBER	LOT SIZE	BUILDING COVERAGE	DENSITY	BUILDING HEIGHT	IMPERVIOUS	OPEN SPACES	PARKING
1st Choice Storage	Lot 2R	379,555 SF	122,577 SF	0.32	20'-0"	298,623 SF (78.70%)	80,932 SF (21.30%)	77 Spaces (2HC)



FILE: OVERALL SITE PLAN.DWG

PLOTTED: 5/13/2015 3:19:36 AM

CC ITEM #7, 21, 22
PZ ITEM #5, 7, 8

REVISIONS	DATE	DESCRIPTION
1	5/13/15	ISSUE SET

SCHATZ CONSULTING ENGINEERS, INC.
"MAKING A POSITIVE DIFFERENCE IN ENGINEERING PRACTICE"
7583 AIRPORT FREEWAY, FORT WORTH TX 76118
1720 WESTMINSTER DR., DENTON TX 76205
TEL 817-590-2226; FAX 817-590-4433
WWW.SCHATZ-ENGINEERS.BIZ; E-MAIL: RICH@SCHATZ-ENGINEERS.BIZ

SCHATZ ENGINEERS

FIRM REGISTRATION No. 5325



1ST CHOICE SELF STORAGE, INC.
P.O. BOX 560461
DALLAS, TEXAS 75256
CONTACT: BRAD BOSWELL, CFO
PH: (972) 812-7370 FAX: (817) 590-4433
EMAIL: bboswell@scsq-dallas.com

**HILLSLEIGH ADDITION
(PHASE 3 DEVELOPMENT)
GRAPEVINE, TARRANT COUNTY, TX**

**DIMENSIONAL CONTROL
SITE PLAN**

CASE NAME: 1 ST CHOICE PHASE 3
CASE NUMBER: CU15-14
LOCATION: 2713 IRA WOODS E. WOODS AVE.

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

SHEET: 3 OF 15

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

DEPARTMENT OF DEVELOPMENT SERVICES

DRAWN BY: J
CHECKED BY: NM
DATE: 12/24/2014
SCCEM JOB No. 515-002
ORIGINAL ISSUE DATE: 12/24/2014
CONSTRUCTION SET ISSUE DATE: TBD
SHEET

C-3.1

LEGEND

- PROPOSED 7" FIRE LANE (24" WIDE) CONCRETE PAVEMENT (SITE SECTION DETAILS) REINFORCED WITH #3 BARS ON 18" O.C.E.W. (PER GEOTECHNICAL REPORT)
- PROPOSED 5" THICK CONCRETE PAVEMENT
- PROPOSED 6" PIPE BOLLARDS. CONTRACTOR SHALL INSTALL 6" TO 8" AWAY FROM BUILDING WALLS.
- PROPOSED FIRELANE AND ACCESS ESMT.
- PARKING COUNTS

FIRE LANE NOTES:

- ALL FIRE LANES SHALL BE MARKED BY PAINTED LINES OF TRED TRAFFIC PAINT SIX (6) INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE FIRE LANE. THE WORDS "NO PARKING FIRE LANE" OR "FIRE LANE NO PARKING" AND "TOW AWAY ZONE" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF CURB.
- TEMPORARY ADDRESS WITH MIN. 6" LETTERING TO BE VISIBLE FROM PONDEROSA DRIVE DURING CONSTRUCTION.
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CONDITIONAL USE PERMIT CU15-14 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU08-04 (ORD. 2008-11), FOR A PLANNED COMMERCIAL CENTER WITH MINI-STORAGE WAREHOUSE FACILITY AND CARETAKER RESIDENCE, SPECIFICALLY FOR THE ADDITION OF THREE BUILDINGS TOTALING 32,510 SQUARE FEET AND A COVERED PARKING STRUCTURE.

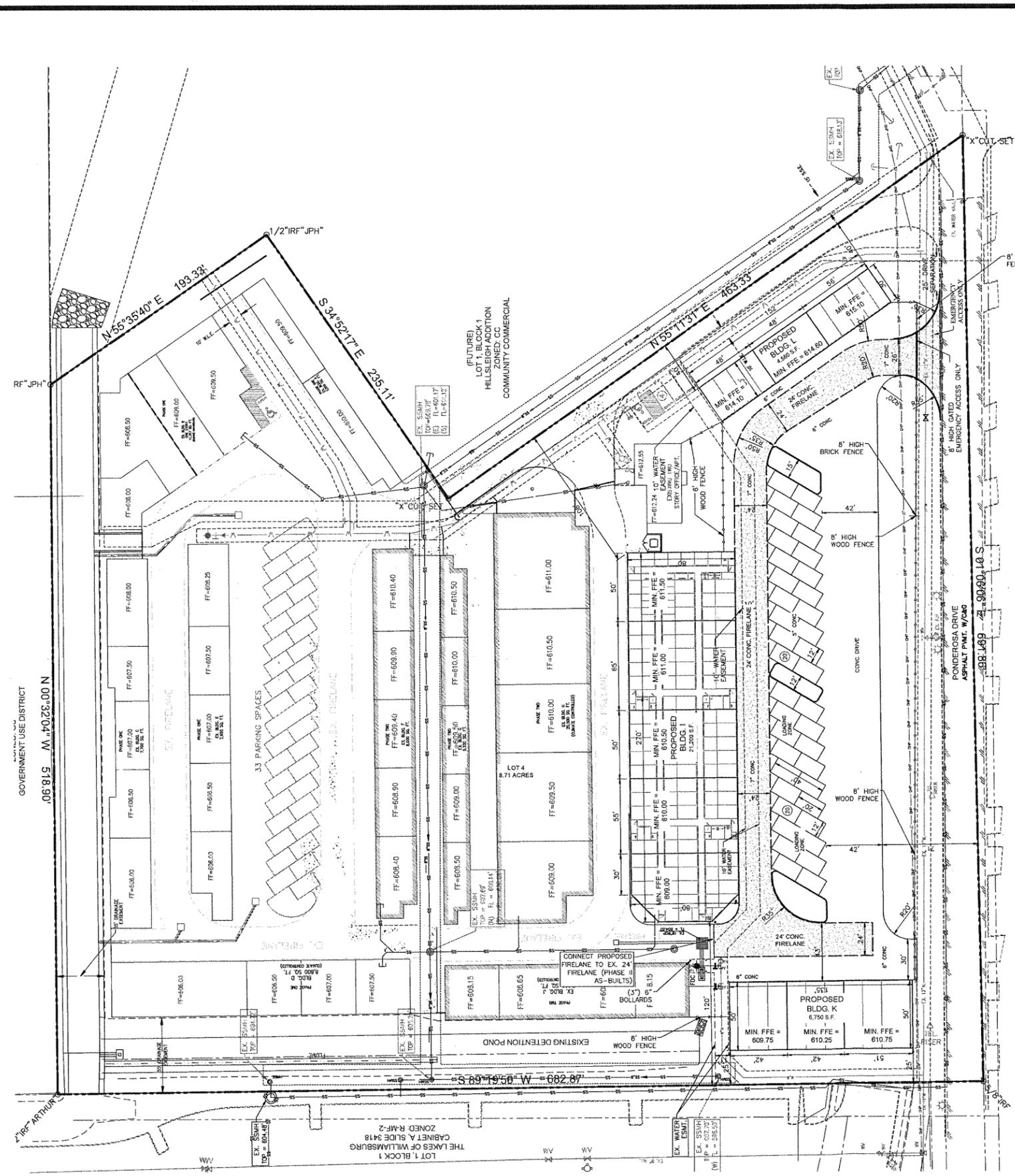
SITE SUMMARY PHASE III

PARKING SPACES REQUIRED = 10 SP.
PARKING SPACES PROVIDED = 39 SP.
SELF-STORAGE BUILDINGS = 32,510 S.F.

FEMA FLOOD STATEMENT

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0115 K, MAP REVISED SEPTEMBER 25, 2009.

SITE DATA (PHASE I, II & III)						
NAME	LOT NUMBER	LOT SIZE	BUILDING COVERAGE	DENSITY	BUILDING HEIGHT	PARKING
1st Choice Storage	Lot 2R	379,555 SF	122,577 SF	0.32	20'-0"	298,623 SF (78.70%) 80,932 SF (21.30%) 77 Spaces (2HC)

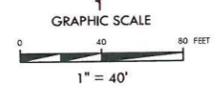


FILE: DIMENSION CONTROL SITE PLAN.DWG

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CASE NAME: 1 ST CHOICE PHASE 3
CASE NUMBER: CU15-14
LOCATION: 2713 IRA WOODS E. WOODS AVE.

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____
SHEET 4 OF 15
APPROVAL DOES NOT AUTHORIZE ANY WORK
IN CONFLICT WITH ANY CODES OR
ORDINANCES
DEPARTMENT OF DEVELOPMENT SERVICES



Know what's below.
Call before you dig.

NOTE:
THE CALCULATIONS FOR PHASE I & II WERE TAKEN FROM PREVIOUSLY
APPROVED PLANS. NO FIELD VERIFICATIONS WERE PERFORMED.

City of Grapevine
LANDSCAPE REQUIREMENTS COMPLIANCE

Site Landscaping
In all CC zoning districts, a minimum of twenty percent of the total site area shall be devoted to feature landscaping with not less than fifty percent of the landscaping being located in the required front yard.
Required: 254,450 s.f. of Total Site area x (20%) = 50,890 s.f.
Provided: 51,380

Trees shall be planted in all non vehicular open space to meet the following requirements.
Provided: 96,280 s.f. of Vehicular Open Space (38%)
Less than 30% in vehicular open space 1 Tree/2500 sq. ft.
30-49% in vehicular open space 1 Tree/3000 sq. ft.
Over 50% in vehicular open space 1 Tree/4000 sq. ft.
Required: 40,580 / 3000 s.f. = 14 Trees (3" cal.)
Provided: 20 Trees (3" cal.)

Grass, ground cover, shrubs, and other landscape materials shall be used to cover all open ground within twenty ft. of any building or paving or other use such as storage.

Perimeter Landscaping
Perimeter landscape areas shall contain at least one tree for each 50 linear ft. of perimeter area.
Required 1,350 lf. of Perimeter / 50 = 27 Trees (3" cal.)
Provided 28 trees (3" cal.)

All required landscape shall be 100% watered by underground automatic irrigation system. Irrigation system shall have a freeze sensor.

PHASE I					
QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE REMARKS
12	LIVE OAK	Quercus virginiana	3" cal.	12' ht.	Per Plan Single trunk
3	RED OAK	Quercus shumardii	3" cal.	12' ht.	Per Plan Single trunk
8	ELDARICA PINE	Pinus eldarica	3" cal.	12' ht.	Per Plan Single trunk

PHASE II					
QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE REMARKS
5	LIVE OAK	Quercus virginiana	3" cal.	12' ht.	Per Plan Single trunk
1	RED OAK	Quercus shumardii	3" cal.	12' ht.	Per Plan Single trunk
1	ELDARICA PINE	Pinus eldarica	3" cal.	12' ht.	Per Plan Single trunk

NOTE:
THE CALCULATIONS BELOW ARE SPECIFIC TO PHASE III OF THE STORAGE FACILITY

LANDSCAPE CALCULATIONS for the City of Grapevine, TX

CATEGORY	REQUIRED	PROVIDED
OPEN SPACE	2,805 Acres*(43,590) = 122,186 s.f. (20%) = 24,437 s.f.	34,952 s.f.
INTERIOR LANDSCAPE	18,090 s.f. (10%) = 1809 s.f.	1821 s.f.
INTERIOR LANDSCAPE TREES	1821 s.f./400 = 5 Trees (3" Caliper)	5 Trees (3" Caliper)
PERIMETER LANDSCAPE TREES PONDEROSA DR.	625 linear feet of perimeter / 50 = 13 Trees (3" Caliper)	13 Trees (3" Caliper)

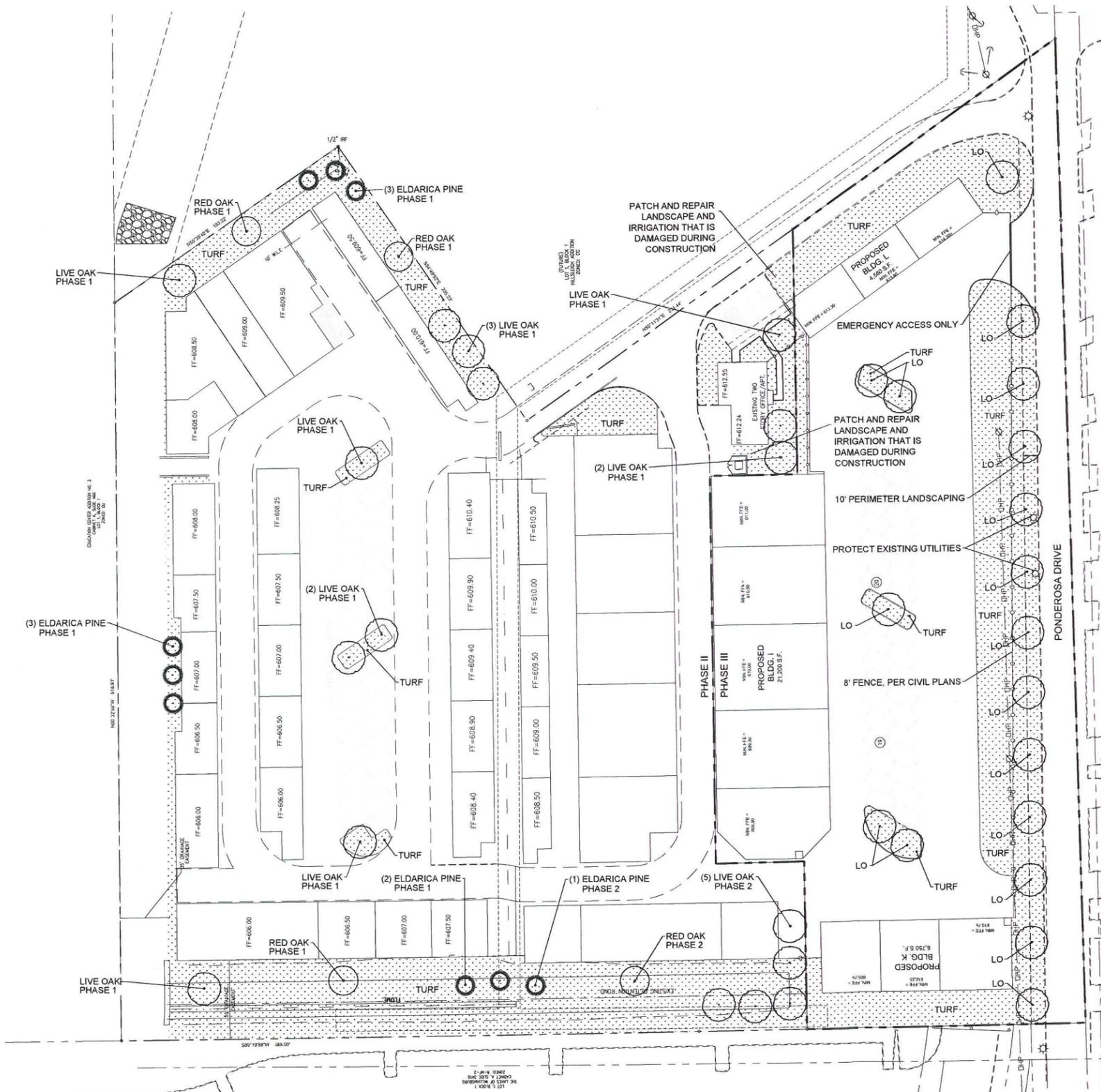
LANDSCAPE REQUIREMENTS for the City of Grapevine, TX

SITE LANDSCAPING
At least twenty (20) percent of the total lot area shall be devoted to non-vehicular open space. (Non-vehicular open space is any area not devoted to buildings, parking, loading, storage, or vehicular use.)
In all non-residential zoning districts, a minimum of fifteen (15) percent of the total site area shall be devoted to feature landscaping with not less than fifty (50) percent of the landscaping being located in the required front yard.

FRONT YARD
Every lot shall have a front yard of not less than twenty-five (25) feet which shall be utilized as a landscaped setback area. Front yards shall not be used for any building, structure, fence, wall or storage area, except that signs may be permitted in this area. Front yards shall be landscaped with grass, shrubbery, vines, or trees and no part shall be paved or surfaced except for a minimum access, driveways and sidewalks in accordance with section 53 of this ordinance.

INTERIOR LANDSCAPING
A minimum of ten (10) percent of the gross parking areas shall be devoted to living landscaping which includes grass, ground cover, plants, shrubs and trees. Gross parking area is to be measured from the edge of the parking and/or driveway paving and sidewalks. The following additional criteria shall apply to the interior of parking lots, a. Interior landscape areas shall be protected from vehicular encroachment of overhang through appropriate wheel stops or curbs.
b. There shall be a minimum of one (1) tree planted for each four hundred (400) square feet or fraction thereof of required interior landscape area.
c. Planter islands must be located no further apart than every twelve (12) parking spaces and at the terminus of all rows of parking. Such islands shall contain at least one (1) tree. The remainder shall be landscaped with shrubs, lawn, ground cover and other appropriate material not to exceed three (3) feet in height. Interior planter islands shall have a minimum size of nine (9) by eighteen (18) feet.

PERIMETER LANDSCAPING
Perimeter landscape areas shall contain at least one (1) tree for each fifty (50) linear feet or fraction thereof of perimeter area.



HILLSLEIGH ADDITION
(PHASE II DEVELOPMENT)
GRAPEVINE, TARRANT COUNTY, TX

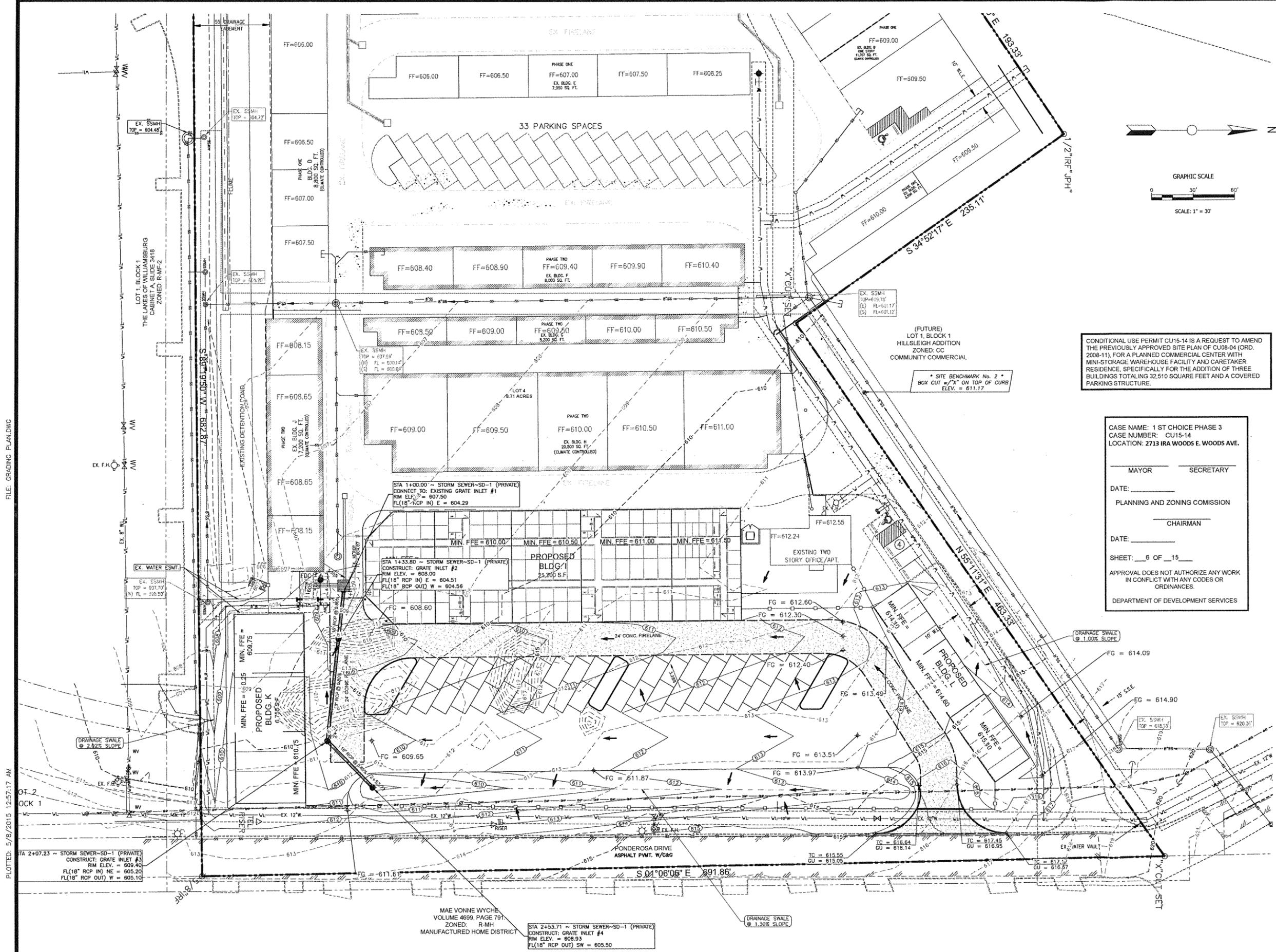
OVERALL LANDSCAPE PLAN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF CHRISTOPHER J. TATTON LANDSCAPE ARCHITECT NO. 298 ON 03/15/15 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

JOB NUMBER:
2015-050
DESIGNED BY:
JWN
DRAWN BY:
JWN
CHECKED BY:
CJT
DATE:
03/30/2015
SHEET:
L1.0

FILE PATH: I:\Projects\2015\03\01\15-03-01-Choice Storage - Grapevine, TX\Drawings\03 Production 1\Project\03\01\03-01-Choice Storage - Grapevine, TX\Drawings\03 Production 1\LANDSCAPE PLAN
DRAWN BY: JWN
CHECKED BY: CJT
DATE: 03/30/2015
SHEET: L1.0

CC ITEM #7, 21, 22
PZ ITEM #5, 7, 8



CONDITIONAL USE PERMIT CU15-14 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU08-04 (ORD. 2008-11), FOR A PLANNED COMMERCIAL CENTER WITH MINI-STORAGE WAREHOUSE FACILITY AND CARETAKER RESIDENCE, SPECIFICALLY FOR THE ADDITION OF THREE BUILDINGS TOTALING 32,510 SQUARE FEET AND A COVERED PARKING STRUCTURE.

CASE NAME: 1 ST CHOICE PHASE 3
CASE NUMBER: CU15-14
LOCATION: 2713 IRA WOODS E. WOODS AVE.

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 6 OF 15

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

DEPARTMENT OF DEVELOPMENT SERVICES

REVISIONS	DATE	DESCRIPTION
1	5/8/15	ISSUE FOR PERMIT

SCHATZ CONSULTING ENGINEERS, INC.
"MAKING A POSITIVE DIFFERENCE IN ENGINEERING PRACTICE"
7353 AIRPORT FREEWAY, FORT WORTH TX 76118
1720 WESTMINSTER DR., DENTON TX 76205
TEL 817-590-2226; FAX 817-590-4433
WWW.SCHATZ-ENGINEERS.COM; EMAIL: SCHATZ@SCHATZ-ENGINEERS.COM

SCHATZ ENGINEERS

FIRM REGISTRATION No. 6325



OWNER

1ST CHOICE SELF STORAGE, INC.
P.O. BOX 560401
DALLAS, TEXAS 75256
CONTACT: BRAD BOSWELL, CFO
PH: (972) 812-7370; FAX: (817) 590-4433
EMAIL: bboswell@1stchoicestorage.com

HILLSLEIGH ADDITION
(PHASE 3 DEVELOPMENT)
GRAPEVINE, TARRANT COUNTY, TX

GRADING PLAN

DRAWN BY: [Signature]

CHECKED BY: NM

SCECM JOB No. S15-002

ORIGINAL ISSUE DATE: 12/24/2014

CONSTRUCTION SET ISSUE DATE: TBD

SHEET

C-7.0

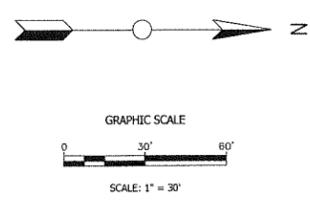
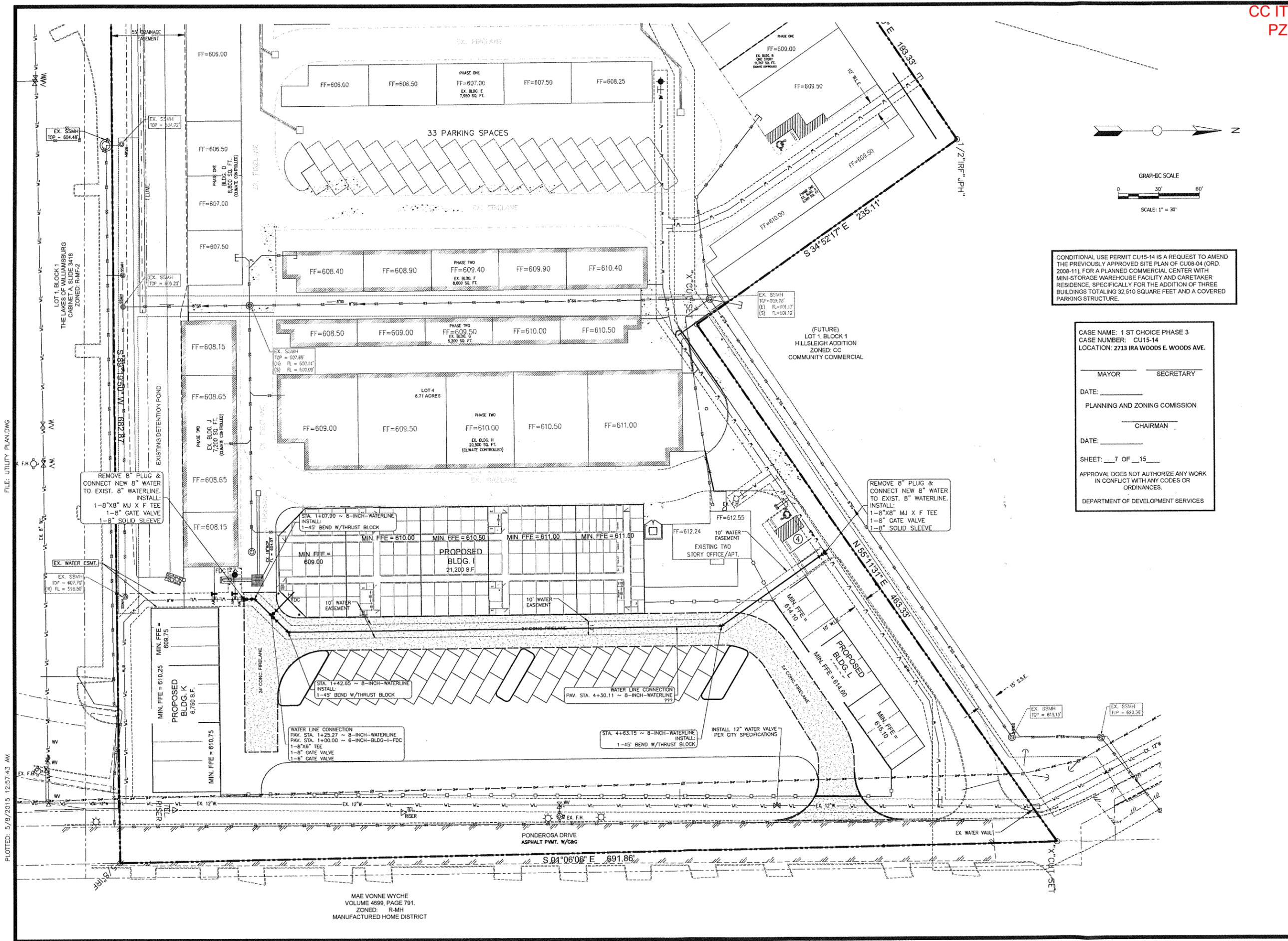
FILE: GRADING PLAN.DWG

PLOTTED: 5/8/2015 12:57:17 AM

MAE VONNE WYCHE
VOLUME 4699, PAGE 791
ZONED: R-MH
MANUFACTURED HOME DISTRICT

STA 2+53.71 ~ STORM SEWER-SD-1 (PRIVATE)
CONSTRUCT: GRATE INLET #4
RIM ELEV. = 608.93
FL(18" RCP OUT) SW = 605.50

CC ITEM #7, 21, 22
PZ ITEM #5, 7, 8



CONDITIONAL USE PERMIT CU15-14 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU08-04 (ORD. 2008-11), FOR A PLANNED COMMERCIAL CENTER WITH MINI-STORAGE WAREHOUSE FACILITY AND CARETAKER RESIDENCE, SPECIFICALLY FOR THE ADDITION OF THREE BUILDINGS TOTALING 32,510 SQUARE FEET AND A COVERED PARKING STRUCTURE.

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CASE NUMBER: CU15-14
LOCATION: 2713 IRA WOODS E. WOODS AVE.

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 7 OF 15

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

DEPARTMENT OF DEVELOPMENT SERVICES

REVISIONS	DATE	DESCRIPTION
1	5/8/15	ISSUE FOR PERMIT

SCHTATZ CONSULTING ENGINEERS, INC.
 "MAKING A POSITIVE DIFFERENCE IN ENGINEERING PRACTICE"
 7355 AIRPORT FREEWAY, FORT WORTH TX 76118
 1750 WESTMINSTER DR., DENTON TX 76205
 TEL: 817-590-2226; FAX: 817-590-4433
 WWW.SCHTATZ-ENGINEERS.BIZ; E-MAIL: SCHTATZ@SCHTATZ-ENGINEERS.BIZ

FIRM REGISTRATION No. 5325



OWNER
 1ST CHOICE SELF STORAGE, INC.
 P.O. BOX 50481
 DALLAS, TEXAS 75256
 CONTACT: BRAD BOSWELL, CFO
 PH: (972) 812-7370 FAX: (817) 590-4433
 EMAIL: bboswell@scg-dallas.com

HILLSLEIGH ADDITION
 (PHASE 3 DEVELOPMENT)
 GRAPEVINE, TARRANT COUNTY, TX

UTILITY PLAN

DRAWN BY: J
 CHECKED BY: NM
 SCECM JOB No. 515-002

ORIGINAL ISSUE DATE: 12/24/2014
 CONSTRUCTION SET DATE: TBD
 ISSUE DATE: TBD
 SHEET

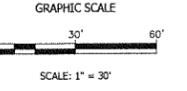
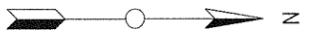
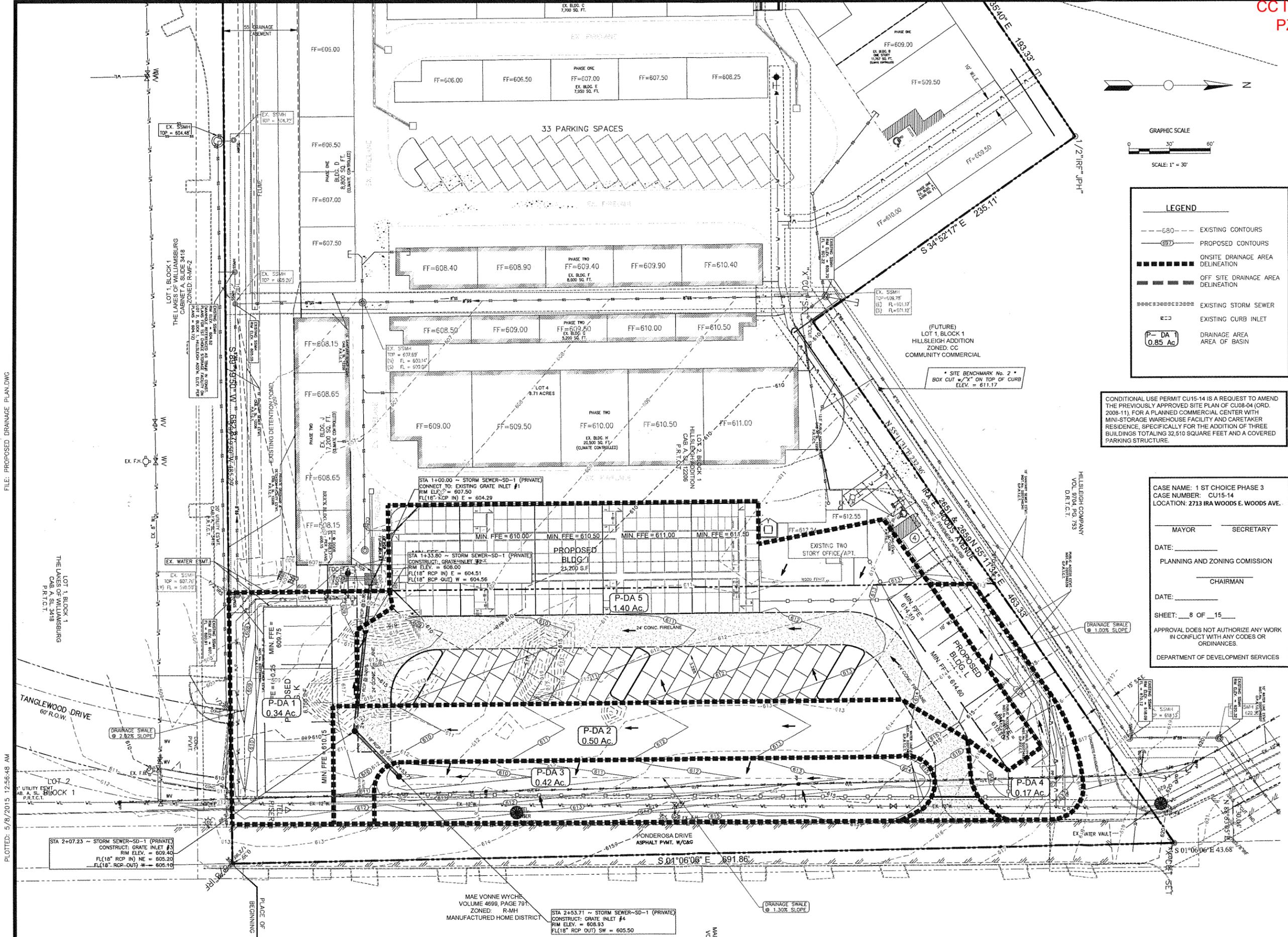
C-8.0

FILE: UTILITY PLAN.DWG

PLOTTED: 5/8/2015 12:57:43 AM

MAE VONNE WYCHE
 VOLUME 4699, PAGE 791.
 ZONED: R-MH
 MANUFACTURED HOME DISTRICT

CC ITEM #7, 21, 22
PZ ITEM #5, 7, 8



LEGEND

- 6.80 --- EXISTING CONTOURS
- 6.87 --- PROPOSED CONTOURS
- ONSITE DRAINAGE AREA DELINEATION
- OFF SITE DRAINAGE AREA DELINEATION
- EXISTING STORM SEWER
- EXISTING CURB INLET
- P-DA 1
0.85 Ac DRAINAGE AREA AREA OF BASIN

CONDITIONAL USE PERMIT CU15-14 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU08-04 (ORD. 2008-11), FOR A PLANNED COMMERCIAL CENTER WITH MINI-STORAGE WAREHOUSE FACILITY AND CARETAKER RESIDENCE, SPECIFICALLY FOR THE ADDITION OF THREE BUILDINGS TOTALING 32,510 SQUARE FEET AND A COVERED PARKING STRUCTURE.

CASE NAME: 1 ST CHOICE PHASE 3
CASE NUMBER: CU15-14
LOCATION: 2713 IRA WOODS E. WOODS AVE.

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 8 OF 15

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DEPARTMENT OF DEVELOPMENT SERVICES

REVISIONS	DATE	DESCRIPTION
1	5/8/15	ISSUE SET

SCHATZ CONSULTING ENGINEERS, INC.
"MAKING A POSITIVE DIFFERENCE IN ENGINEERING PRACTICE"
7353 AIRPORT FREEWAY, FORT WORTH TX 76118
1720 WESTMINSTER DR., DENTON TX 76205
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SCECM
SCHATZ ENGINEERS

FIRM REGISTRATION No. 5325



OWNER: 1ST CHOICE SELF STORAGE, INC.
P.O. BOX 550491
DALLAS, TEXAS 75256
CONTACT: BRAD BOSWELL, CFO
PH: (972) 812-7370 FAX: (817) 590-4433
EMAIL: rbosw@scsp-dallas.com

**HILLSLEIGH ADDITION
(PHASE 3 DEVELOPMENT)
GRAPEVINE, TARRANT COUNTY, TX
PROPOSED DRAINAGE PLAN**

DRAWN BY: _____
CHECKED BY: NM
SCECM JOB No. S15-002

ORIGINAL ISSUE DATE: 12/24/14
CONSTRUCTION SET DATE: _____
ISSUE DATE: TBD

C-6.0

FILE: PROPOSED DRAINAGE PLAN.DWG

PLOTTED: 5/8/2015 12:56:48 AM



23 APRIL 2015

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TKTR ARCHITECTS
3800 MAIN STREET, SUITE E
DALLAS, TEXAS 75226
PHONE 214 895-9344
FAX 214 895-9346
www.tktrarchitects.com

TKTR architects pllc

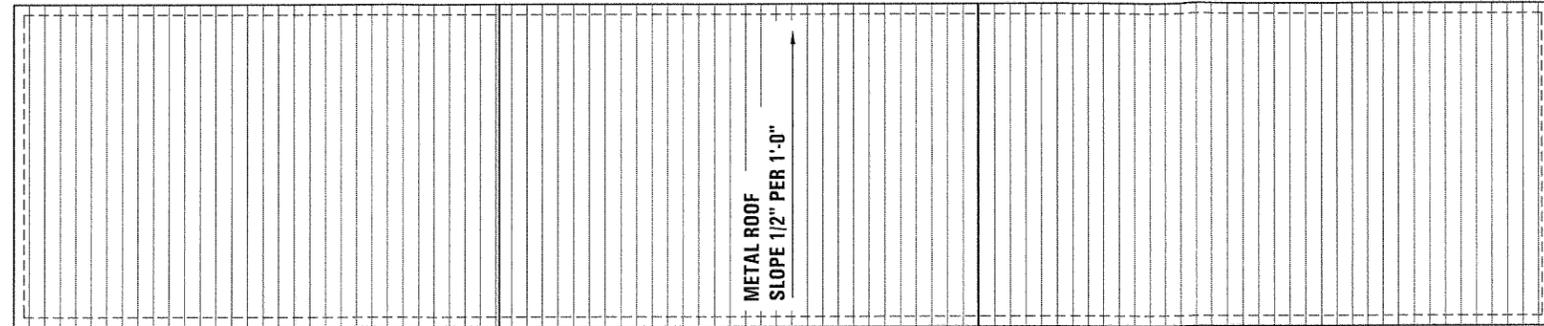
CASE NAME: 1 ST CHOICE PHASE 3
CASE NUMBER: CU15-14
LOCATION: 2713 IRA WOODS E. WOODS AVE.

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

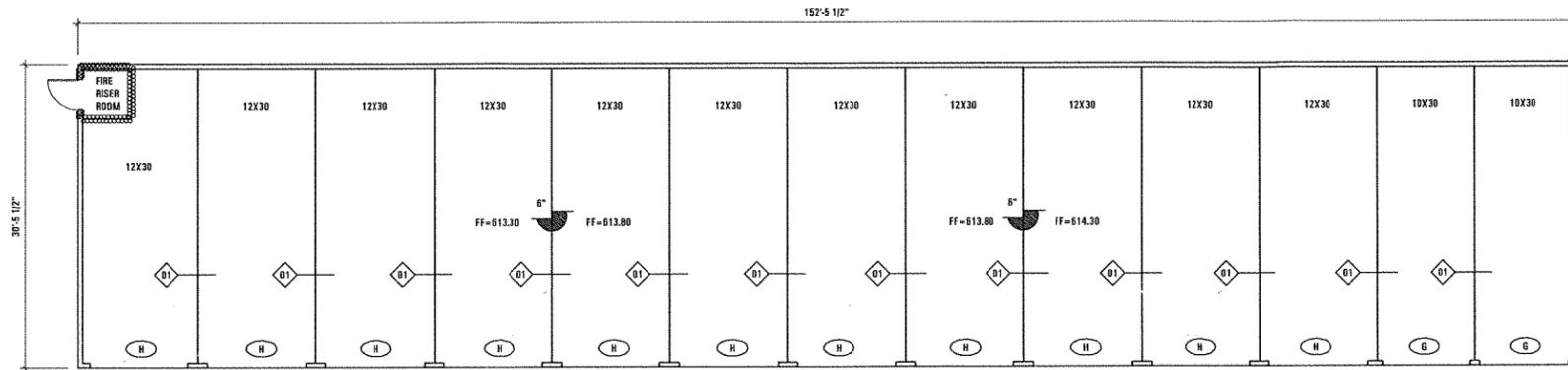
CHAIRMAN _____
DATE: _____
SHEET: 11 OF 15

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

BUILDING L HAS 82% MASONRY



01 ROOF PLAN - BLDG L
SCALE: 1/8"=1'-0"

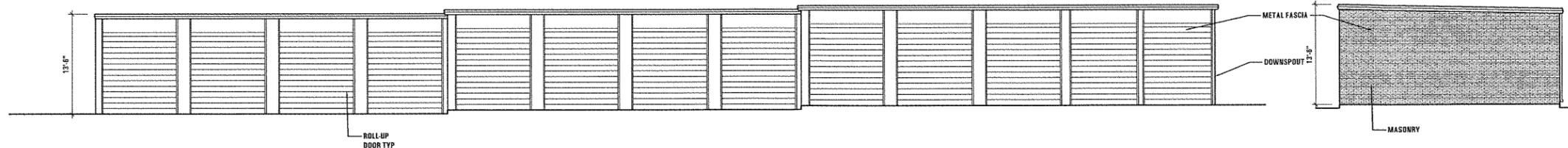


02 BUILDING PLAN - BLDG L
SCALE: 1/8"=1'-0"

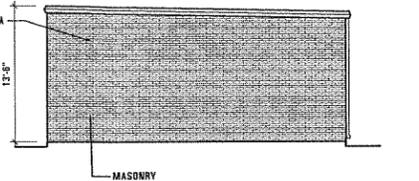
NOTES

- ALL EGRESS DOORS ARE TO BE OPENABLE FROM DIRECTION OF EGRESS WITHOUT THE USE OF KEY, SPECIAL EFFORT OR KNOWLEDGE.
- MANUALLY OPERATED PUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED ON EGRESS DOORS.
- ALL MECHANICAL EQUIPMENT IS REQUIRED TO BE SCREENED FROM PUBLIC VIEW. SCREENING TO INCLUDE ALL MECHANICAL EQUIPMENT ON SITE.

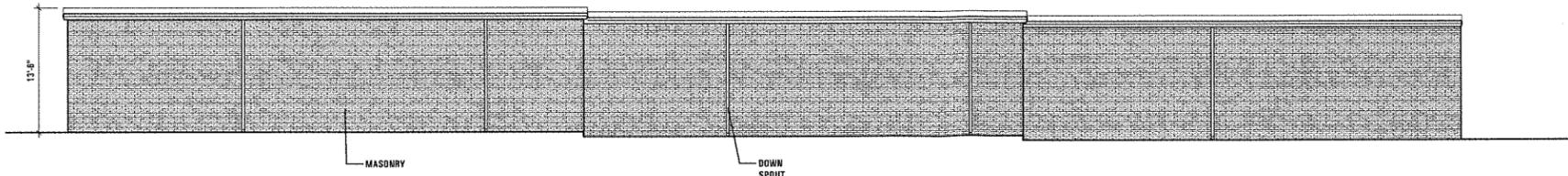
CONDITIONAL USE PERMIT CU15-14 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU08-04 (ORD. 2008-11), FOR A PLANNED COMMERCIAL CENTER WITH MINI-STORAGE WAREHOUSE FACILITY AND CARETAKER RESIDENCE, SPECIFICALLY FOR THE ADDITION OF THREE BUILDINGS TOTALING 32,510 SQUARE FEET AND A COVERED PARKING STRUCTURE.



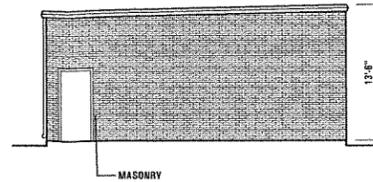
04 SOUTH ELEVATION - BLDG. L
SCALE: 1/8"=1'-0"
NO EXTERNAL VISIBILITY



03 EAST ELEVATION - BLDG. L
SCALE: 1/8"=1'-0"



06 NORTH ELEVATION - BLDG. L
SCALE: 1/8"=1'-0"



05 WEST ELEVATION - BLDG. L
SCALE: 1/8"=1'-0"

OWNER:
PSG, INC.
2040 CENTURY CENTER BLVD
SUITE #10
IRVING TX 75062
P: (972) 812-7370

LOCATION:
2713 IRA E. WOODS
GRAPEVINE, TX 76051

PREPARED BY TRUETT ROBERTS, RA
TKTR ARCHITECTS, PLLC

ISSUE DATE: 2 April 2015

- ISSUES:
- CITY COMMENTS
 - CITY COMMENTS
 - CITY COMMENTS
 - CITY COMMENTS

1 5 1 0

A2.03
BUILDING L - PLANS

HILLSLEIGH ADDITION (PHASE II DEVELOPMENT)

CASE NAME: 1 ST CHOICE PHASE 3
CASE NUMBER: CU15-14
LOCATION: 2713 IRA WOODS E. WOODS AVE.

MAYOR _____ SECRETARY _____
DATE _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE _____

SHEET: 12 OF 15

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

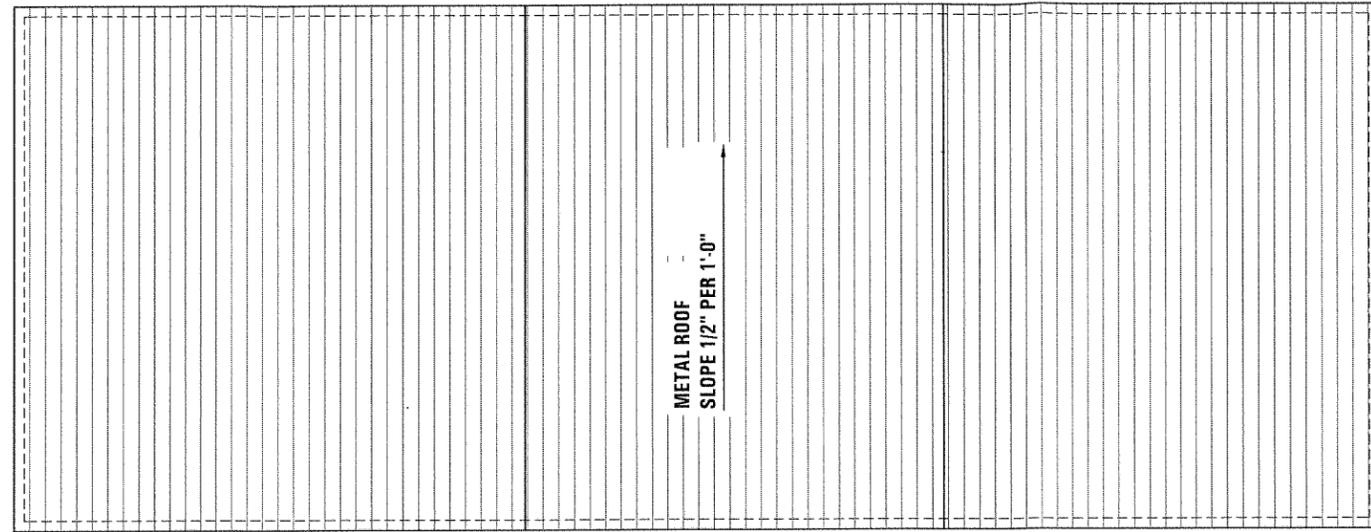
DEPARTMENT OF DEVELOPMENT SERVICES

BUILDING K HAS 84% MASONRY

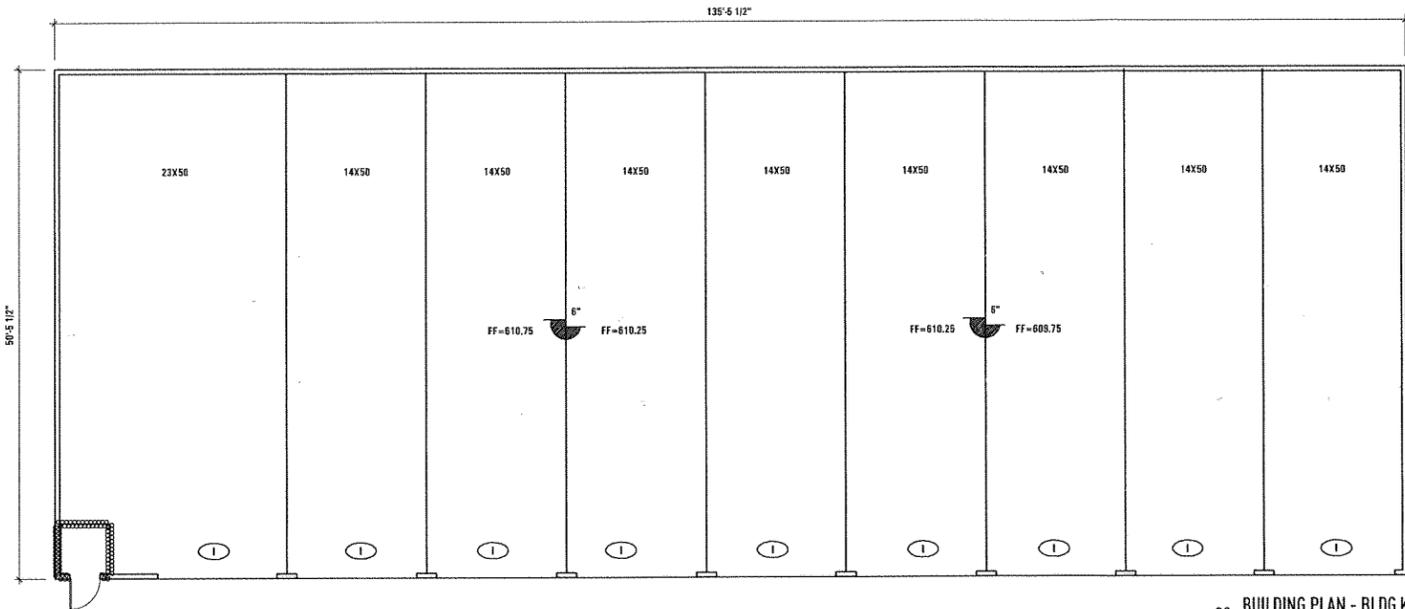
NOTES

1. ALL EGRESS DOORS ARE TO BE OPENABLE FROM DIRECTION OF EGRESS WITHOUT THE USE OF KEY, SPECIAL EFFORT OR KNOWLEDGE.
2. MANUALLY OPERATED FLUSH WELTS OR SURFACE BOLTS ARE NOT PERMITTED ON EGRESS DOORS.
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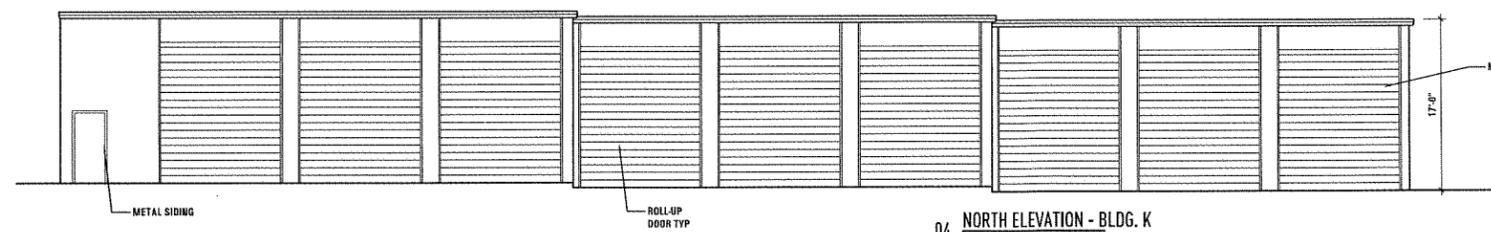
CONDITIONAL USE PERMIT CU15-14 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU08-04 (ORD. 2008-11), FOR A PLANNED COMMERCIAL CENTER WITH MINI-STORAGE WAREHOUSE FACILITY AND CARETAKER RESIDENCE, SPECIFICALLY FOR THE ADDITION OF THREE BUILDINGS TOTALING 32,510 SQUARE FEET AND A COVERED PARKING STRUCTURE.



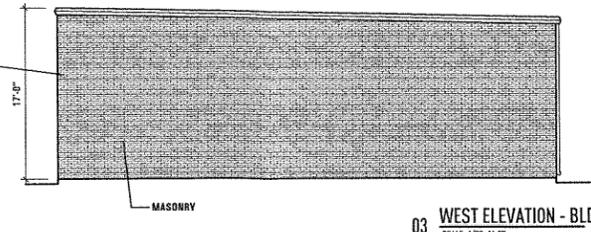
01 ROOF PLAN - BLDG K
SCALE: 1/8"=1'-0"



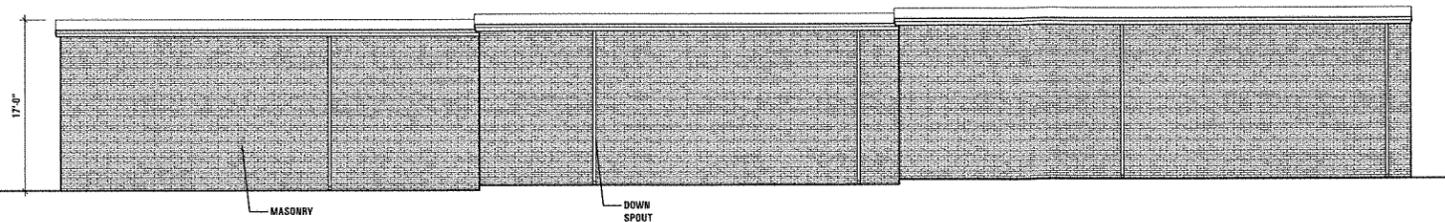
02 BUILDING PLAN - BLDG K
SCALE: 1/8"=1'-0"



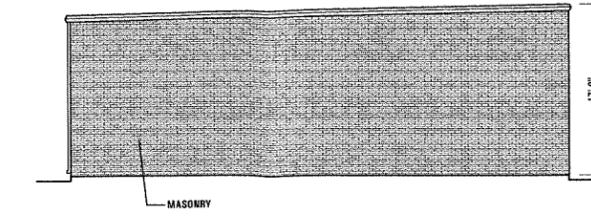
04 NORTH ELEVATION - BLDG. K
SCALE: 1/8"=1'-0"
NO EXTERNAL VISIBILITY



03 WEST ELEVATION - BLDG. K
SCALE: 1/8"=1'-0"



06 SOUTH ELEVATION - BLDG. K
SCALE: 1/8"=1'-0"



05 EAST ELEVATION - BLDG. K
SCALE: 1/8"=1'-0"

CC ITEM #7, 21, 22
PZ ITEM #5, 7, 8



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TKTR ARCHITECTS
3800 MAIN STREET, SUITE E
DALLAS, TEXAS 75226
PHONE 214 855-9344
FAX 214 855-9345
www.tktrarchitects.com

OWNER:
PSG, INC
2840 CENTURY CENTER BLVD
SUITE #10
IRVING TX 75062
P: (972) 912-1370

LOCATION:
2713 IRA E. WOODS
GRAPEVINE, TX 76051

PREPARED BY TRUETT ROBERTS, RA
TKTR ARCHITECTS, PLLC

ISSUE DATE: 2 April 2015

ISSUES:
▲ CITY COMMENTS

1 5 1 0

A2.04
BUILDING K - PLANS

TKTR architects pllc

HILLSLEIGH ADDITION (PHASE II DEVELOPMENT)

CC ITEM #7, 21, 22
PZ ITEM #5, 7, 8

CASE NAME: 1ST CHOICE PHASE 3
CASE NUMBER: CU15-14
LOCATION: 2713 IRA WOODS E. WOODS AVE.

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 15 OF 24

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

DEPARTMENT OF DEVELOPMENT SERVICES

RES
ROOT ENGINEERING SERVICES, P.C.
CONSULTING IN MECHANICAL, ELECTRICAL, & PLUMBING
1015 CHERRY AVE. GURNEE, IL 60031
PHONE 847-240-8888 FAX 847-775-1503
145 FM 3358 VAN ALSTYNE, TX 75468
PHONE 903-975-9303 FAX 847-775-1503
TEXAS PROFESSIONAL ENGINEERING DESIGN FIRM #12016



CONTRACTOR
PSG
2040 CENTURY CENTER BLVD
IRVING, TX 75062
972-812-7370

PROJECT
STORAGE PHASE 3
1ST CHOICE STORAGE
2713 IRA E WOODS AVE.
GRAPEVINE, TX 76051

Rev. No.	Description	Date
1	FOR PERMIT	09/12/2015
2	PHOTOMETRIC REVISION	09/12/2015

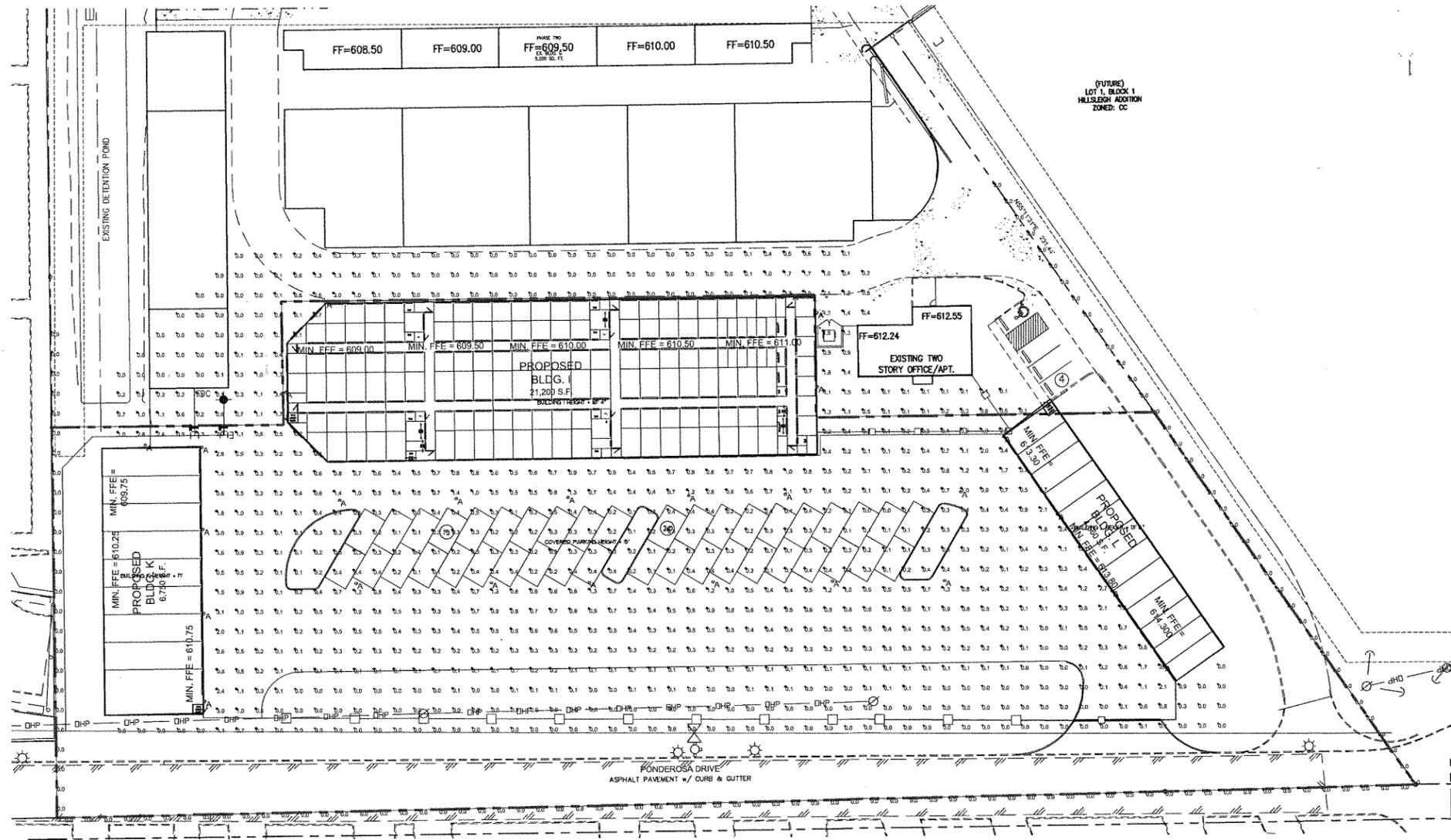
The Professional seal affixed to this sheet indicates that the normal professional has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.
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Drawing Title	
PHOTOMETRIC PLAN	
Drawing No.	
PM1	
Scale	1"=10'
Des. By	K. BHORA
Check By	A. HARRIS
Comp. No.	15048

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.4 fc	4.2 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens LLF
☐	A	29	DSXW1 LED 16C 530 40K TFM MVOLT	DSXW1 LED WITH 1 LIGHT ENGINE, 10 LED's, 530mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	LED	Absolute 0.95

NOTES
1. WALL UNITS ARE MOUNTED AT #



PHOTOMETRIC PLAN
SCALE: NTS

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

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

MEETING DATE: APRIL 21, 2015

SUBJECT: FINAL PLAT APPLICATION
LOT 2R, BLOCK 1, HILLSLEIGH ADDITION
(BEING A REPLAT OF LOT 2, BLOCK 1, HILLSLEIGH ADDITION
AND 2.805 ACRES OF UNPLATTED LAND)

PLAT APPLICATION FILING DATE..... May 12, 2015

APPLICANT..... Brad Boswell, 1st Choice Self Storage

REASON FOR APPLICATION A site for storage buildings

PROPERTY LOCATION.....SH26 west of Ponderosa Drive

ACREAGE8.713

ZONING..... CC: Community Commercial

NUMBER OF LOTS..... 1

PREVIOUS PLATTING.....2006

CONCEPT PLAN..... CU15-14

SITE PLAN No

OPEN SPACE REQUIREMENT No

AVIGATION RELEASE.....Yes

PUBLIC HEARING REQUIRED.....Yes

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOT 2R, BLOCK 1, HILLSLEIGH ADDITION
(BEING A REPLAT OF LOT 2, BLOCK 1, HILLSLEIGH ADDITION AND 2.805 ACRES
OF UNPLATTED LAND)**

I. GENERAL:

- The applicant, Brad Boswell, 1st Choice Self Storage is platting this property to add on to the existing storage buildings. The property is located along SH26 west of Ponderosa Drive.

II. STREET SYSTEM:

- The development has access to SH26.
- ALL abutting roads: are on the City Thoroughfare Plan:
 are 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	\$ 10.00 / LF		

Periphery Street Fees are not due:

TOTAL

III. STORM DRAINAGE SYSTEM:

- The site drains to the west into an existing storm system.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for:
- Water and Wastewater Impact Fees are due prior to the issuance of building permits: Lot 2R, Block 1, Hillsleigh Addition
 - Single Family Residential (\$ 2,191/ Lot)
 - Multifamily (\$ 1,026 / Unit)
 - Hotel (\$ 38,107/ Acre)
 - Corporate Office (\$ 18,847/ Acre)
 - Government (\$ 4,037/ Acre)
 - Commercial / Industrial (\$ 5,209 / Acre)
- Open Space Fees are not required for: Hillsleigh Addition
- Open Space Fees are required for:
 - R-5.0, 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
 - Rear building line
 - Lot width & depth
 - Max. Impervious Area
 - Special Exception to the required front yard landscape setback
- 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 2R, Block 1, Hillsleigh Addition."

APPLICATION FOR PLATTING
CITY OF GRAPEVINE, TEXAS

TYPE OF PLAT: Preliminary Final Replat Amendment

PROPERTY DESCRIPTION:

Name of Addition: Hillsleigh Addition
Number of Lots: 1 Gross Acreage: 8.713 Proposed Zoning: Planned Commercial
Location of Addition: 2713 Ira E Woods Center w/ CUP Mini Warehouse Storage

PROPERTY OWNER:

Name: 1st choice self storage Contact: Brad Boswell
Address: 2040 Century Center Blvd #10
City / State: Irving, TX Zip: 75062 Phone: (972) 812 7370
Fax: (972) 812 7380
Signature: [Signature] Email: bboswell@psg-dallas.com

APPLICANT:

Name: 1st choice self storage Contact: Brad Boswell
Address: 2040 Century Center Blvd #10
City / State: Irving TX Zip: 75062 Phone: (972) 812 7370
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Signature: [Signature] Email: bboswell@psg-dallas.com

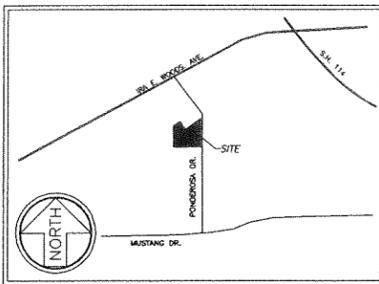
SURVEYOR:

Name: Coombs Land Surveying Contact: Ron Coombs
Address: P.O. Box 11370
City / State: Ft. Worth TX Zip: 76110 Phone: (817) 920 7600
Fax: (817) 920 7617
Email: ron.coombs@sbcglobal.net

***** FOR OFFICE USE ONLY *****

Application Received: 4/14/2015
Fee Amount: \$ 370.00

By: Project Services Group
Check Number: 1330



VICINITY MAP
NOT TO SCALE

NOTE
 NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS. COMMUNITY PANEL NO. 48439C115 K, MAP REVISED SEPTEMBER 25, 2009

NOTES

- RIGHT-OF-WAY DEDICATION = 0 SQ.FT.
- EASEMENT DEDICATION = 7,080 SQ.FT.
- NET PLATTED AREA = 372,475 SQ.FT.
- TOTAL PLATTED AREA = 379,555 SQ.FT.

LOT TABULATION:

LOT 2R: 379,555 SQ.FT.

ALL PREVIOUS METES AND BOUNDS FOR ALL EXISTING EASEMENTS ARE REFERENCED ON THE PLAT IN CABINET A, SLIDE 12206, P.R.T.C.T.

EASEMENT LINE TABLE	
L1	S 89°19'50"W 129.82'
L2	N 45°40'10"E 26.35'
L3	N 00°32'55"W 63.91'
L4	S 89°27'05"W 17.98'
L5	N 00°33'00"W 10.65'
L6	N 89°27'05"E 17.98'
L7	N 00°36'06"W 18.00'
L8	N 89°27'05"E 24.80'
L9	N 00°30'29"W 334.80'
L10	N 34°48'29"W 87.43'
L11	N 55°11'31"E 10.00'
L12	S 34°48'29"E 90.51'
L13	S 00°38'22"E 347.89'
L14	S 89°27'05"W 24.80'
L15	S 00°32'52"E 77.77'
L16	S 45°40'10"E 18.03'
L17	N 89°19'50"E 125.84'
L18	S 00°24'32"W 10.00'

AVIGATION RELEASE

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS 1ST CHOICE SELF STORAGE, INC., acting by and through the undersigned, its duly authorized agent, hereinafter called "Owner", is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on this plat.

NOW, THEREFORE, in consideration of the sum of ONE DOLLAR AND 00/100 (\$1.00) DOLLAR, and other good and valuable consideration, the receipt and sufficiency of which is 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 Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to an infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel, and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from, or operating at or on the Dallas-Fort Worth International Airport.

This instrument does not release the owners or operators of aircraft from liability for damage or injury to person or property caused by falling 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 _____ 2015

1ST CHOICE SELF STORAGE, INC.

BY: BRAD BOSWELL, PRESIDENT

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared BRAD BOSWELL, 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 capacities therein stated, for the considerations therein expressed, and as the act and deed of said corporation.

Given under my hand and seal of office this _____ day of _____ 2015

NOTARY PUBLIC

STATE OF TEXAS

LOT 1, BLOCK 1
EDUCATION CENTER ADDITION No. 3
CAB. A, SL. 460
P.R.T.C.T.

NAD 83 COORDINATE
N = 7021231.5681
E = 2395044.2288

ZONED "CC"
LOT 2R, BLOCK 1
8.713 Ac.
 (379,555 S.F.)
 MIN. F.F. = 606.00

LOT 2, BLOCK 1
HILLSLEIGH ADDITION
CAB. A, SL. 12206
P.R.T.C.T.

15' SANITARY SEWER ESMT.
CAB. A, SL. 12206
P.R.T.C.T.

15' SANITARY SEWER ESMT.
CAB. A, SL. 12206
P.R.T.C.T.

LOT 1, BLOCK 1
THE LARKS OF WILLIAMSBURG
CAB. A, SL. 3418
P.R.T.C.T.

LOT 2, BLOCK 1
THE LARKS OF WILLIAMSBURG
CAB. A, SL. 3418
P.R.T.C.T.

LOT 1, BLOCK 1
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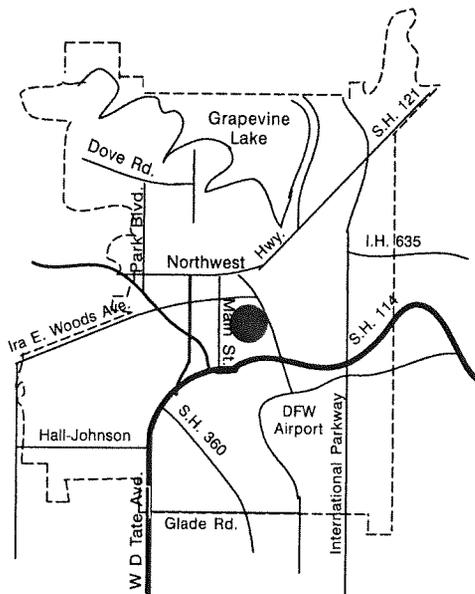
LOT 1, BLOCK 1
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CAB. A, SL. 12206
P.R.T.C.T.

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

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

MEETING DATE: MAY 19, 2015

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU15-16 SUVINO WINERY



APPLICANT: Chari Scott

PROPERTY LOCATION AND SIZE:

The subject property is located at 1201 Minters Chapel Road, #501 and is platted as Lot 1, Block 2, DFW Air Freight Centre Addition. The addition contains 2.546 acres and has approximately 356 feet of frontage along Minters Chapel Road.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to allow for wine production and storage.

The applicant intends to utilize 1,740 square feet of an existing 3,480 square foot single story structure for the purpose of relocating some of the wine production equipment from the applicant's existing Main Street Winery location to the subject site. No alcoholic beverage sales or service are planned for the subject site.

PRESENT ZONING AND USE:

The property is currently zoned "LI" Light Industrial District and is developed with five office-warehouse structures and with a special use permit for the collocation of telecommunications equipment on an existing monopole.

HISTORY OF TRACT AND SURROUNDING AREA:

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

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "LI" Light Industrial District – Flying Foods Group

SOUTH: "LI" Light Industrial District – Flying Foods Group

EAST: "LI" Light Industrial District – Tex-Air Delivery, Inc.

WEST: "LI" Light Industrial District - Rotadyne

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

The Master Plan designates the subject property as industrial land use. The proposed use is in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

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

R-7.5

DALLAS

CC ITEM #8, 23
PZ ITEM #6, 9

CHARLES MARTINEZ
25005
1 1

TR 1R

TR 3R1
.269 @

TR 2C
1.017 AC

HFCC
16608G
1
1A
1.97 @

DFW AIR
FREIGHT CENTRE
9079

TR
2D1
.35
AC

TR 2C1

TR 2B1
2.3 AC

TRACT 3R
7.643 @

TR 2A3C
1.2 AC

TRACT 1

TR 1A1
1.03 AC

TR 1A
.97 AC

TRACT 2

DFW AIR
FREIGHT
CENTRE
9079
2 2
2.546 @

TRACT 3R
7.643 @

DFW AIR FREIGHT
CENTRE
9079

HOLLINGSWORTH
ADDN
18855A
1 1

TRACT 2

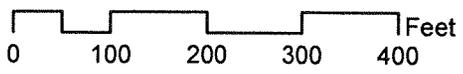
3R
7.102 @

AIR-LAND
165
1A 1

TR 2
2.19 @

CC
2
9.417 @

TR 1D



CU15-16 SuVino Winery

Date Prepared: 5/7/2015

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
 Chari Scott - SuVino Winery

Street address of applicant / agent:
 120 S. Main St. #40

City / State / Zip Code of applicant / agent:
 Grapevine, TX 75022

Telephone number of applicant / agent: 817-424-0123
 Fax number of applicant/agent:

Email address of applicant/agent: Artwork@suvinowinery.com
 Mobile phone number of applicant/agent: 817-480-2532

PART 2. PROPERTY INFORMATION

Street address of subject property
 1201 Minters Chapel Rd. #501

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

Lot 1 Block 2 Addition

Size of subject property
 2.5053 Acres ~~1.875~~ Square footage

Present zoning classification: Proposed use of the property:
 Wine Production and Storage

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:

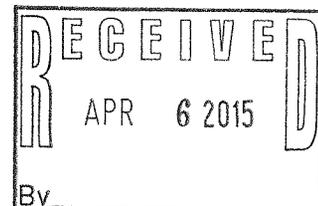
PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
 LT2 Properties LLC Tim Lancaster

Street address of property owner:
 4100 Heritage Ave, ste 105

City / State / Zip Code of property owner:
 Grapevine, TX 76051

Telephone number of property owner: 817 358 8600
 Fax number of property owner: 817 358 8681



- 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.

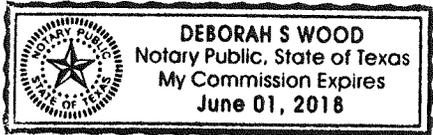
PART 4. SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY

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

The State of Texas
 County Of Tarrant
 Before Me Deborah S. Wood (notary) on this day personally appeared Chari Scott (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 April, A.D. 2015.



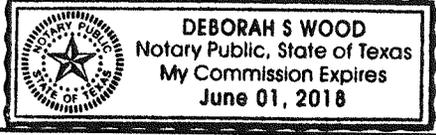
Deborah S. Wood
 Notary In And For State Of Texas

Tim Lancaster
 Print Property Owners Name: _____
 Property Owner's Signature: _____

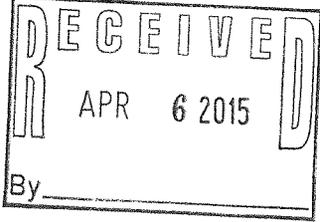
The State Of Texas
 County Of Tarrant
 Before Me Deborah S. Wood (notary) on this day personally appeared Tim Lancaster (property owner)

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

(Seal) Given under my hand and seal of office this 2 day of April, A.D. 2015.



Deborah S. Wood
 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.

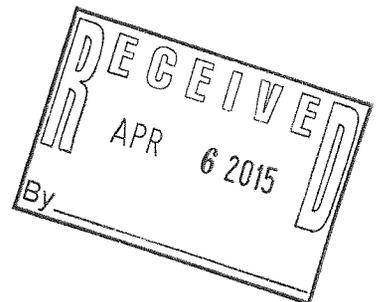
I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant _____

Date: _____

Signature of Owner _____

Date: _____



About Su Vino Winery

Su Vino Winery is a licensed and bonded winery located on Main Street in Grapevine, Texas since 2003. David and Chari Scott have been the proprietors since October, 2005.

Logistically, the tight and unlevel parking lot and lack of a rollup door, make the Main Street location difficult for production as pallets of bottles and containers of juice have to be hand off-loaded from a delivery truck and moved into the building from the parking lot.

We are also at capacity storage wise and would like to put in an additional restroom, which would eliminate some of our existing storage.

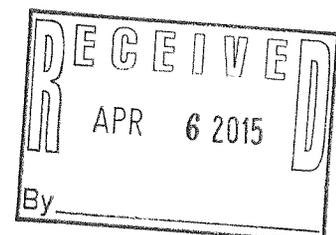
Minter's Chapel, Suite #501

This facility is 1875 square feet, most of it is warehouse space with two rollup doors. There is also a small office, lobby and restroom within this space.

We would like to move a portion of our fermentation tanks and other wine production equipment to this facility so that we can make, bottle and store wine at this location..

Most days at this location, we would have 1-2 employees there for only a couple of hours per day. Occasionally, we will have up to four employees there when we are bottling a tank.

We have no desire or intent to serve or sell anything out of this space as its location, type, physical appearance, and limited parking make it poorly suited for accommodating customers.



ORDINANCE NO. _____

AN ORDINANCE ISSUING 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 CU15-16 TO ALLOW WINE PRODUCTION AND STORAGE IN A DISTRICT ZONED "LI" LIGHT INDUSTRIAL 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 CU15-16 to allow for wine production and storage (SuVino Winery) within an existing structure in a district zoned "LI" Light Industrial District within the following described property: Lot 1, Block 2, DFW Air Freight (1201 Minters Chapel Road #501) 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.

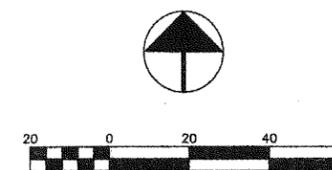
Section 8. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the 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 19th day of May, 2015.

APPROVED:

ATTEST:

APPROVED AS TO FORM:



Scale 1" = 20'

MAY 1, 2015

	REQUIRED	PROVIDED
HT. OF BUILDING NO. 5:	50 FEET MAX.	16 FEET - ONE STORY
BUILDING NO. 5 AREA:		3,480 S.F.
TOTAL BUILDING AREA:	50%	43,920 S.F. (41%)
TOTAL LOT AREA:	20,000 S.F.	106,978 S.F.
TOTAL IMPERVIOUS AREA:	85%	80,931 S.F. (75.7%)
TOTAL OPEN SPACE:	15%	26,047 S.F. (24.3%)
TOTAL PARKING:	41 SPACES	56 SPACES

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

△ DENOTES EXISTING 150 WATT WALL PACK LIGHTING FIXTURE
LIGHTING LEVELS AT THE PROPERTY LINES WILL NOT EXCEED 3.0 FOOTCANDLES.
Conditional Use request CU15-16 is a request to allow for wine production and storage in an industrial district.

ALL BUILDINGS ARE FOR OFFICE/WAREHOUSE USE
BLDG. AREA PARKING REQ'D PARKING PROV.

1	5,000	5	6
2	5,000	5	6
3	23,520	24	32
4	6920	7	8
5	3480	4	4
ALL	43,920	44	56

CASE NAME: SA/No Winery
CASE NUMBER: CU15-16
LEGAL: LOT 1, BLOCK 2, DFW-AIR FREIGHT CENTRE ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET 1 of 3

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

DEPARTMENT OF DEVELOPMENT SERVICES



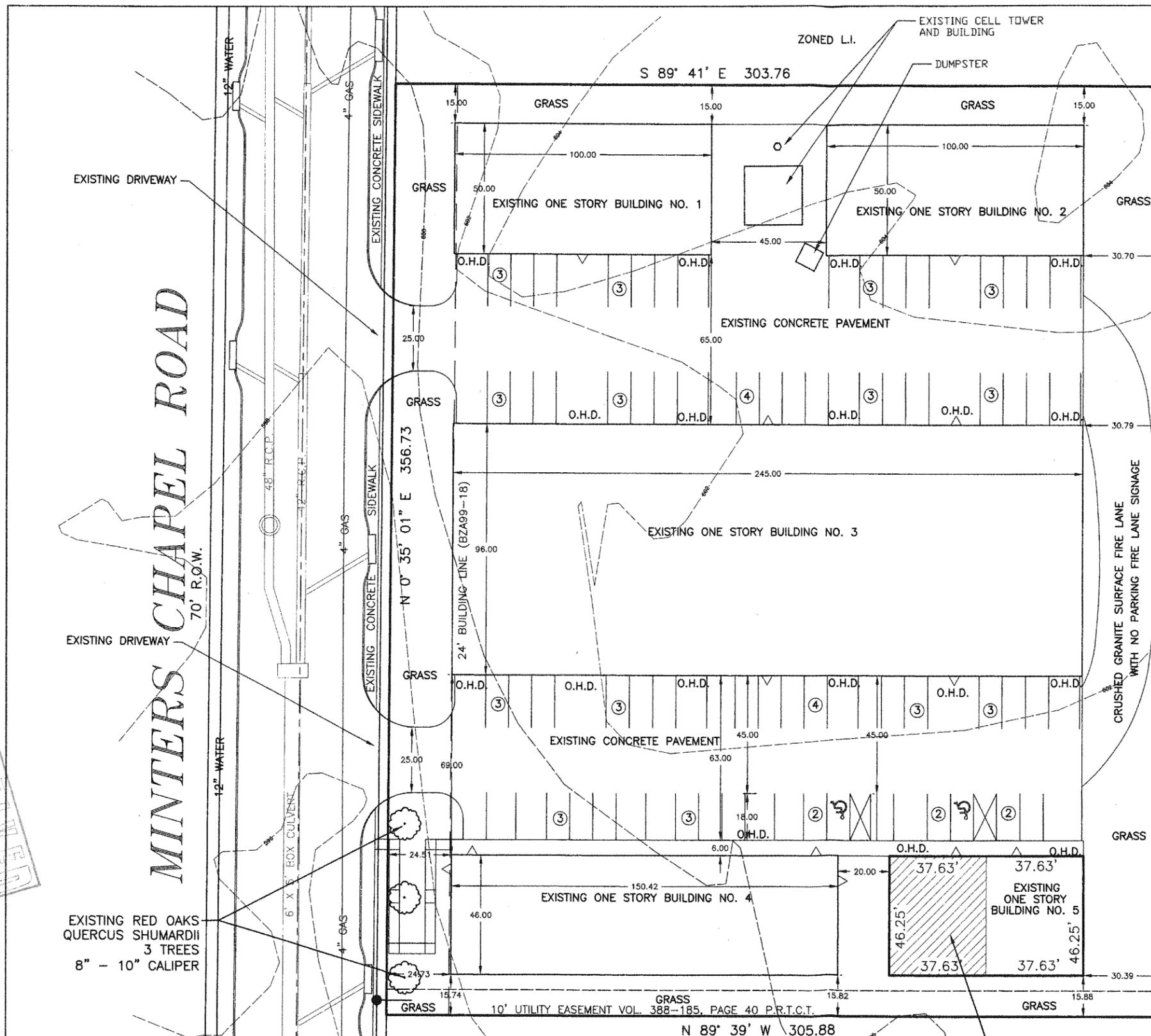
DIMENSIONAL CONTROL SITE PLAN
LOT 1, BLOCK 2
DFW-AIR FREIGHT CENTRE ADDITION
TO THE CITY OF GRAPEVINE IN THE
B.B.B. & C.R.R. SURVEY ABSTRACT No. 205
TARRANT COUNTY, TEXAS
1 LOT
2.5053 ACRES

OWNER/APPLICANT:
LT2 PROPERTIES LLC.
4100 HERITAGE AVENUE, SUITE 105
GRAPEVINE, TEXAS 76051
(817) 358-8600
FAX (817) 358-8681

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

ZONED L.I.

CONDITIONAL USE PERMIT



RECEIVED
MAY 13 2015

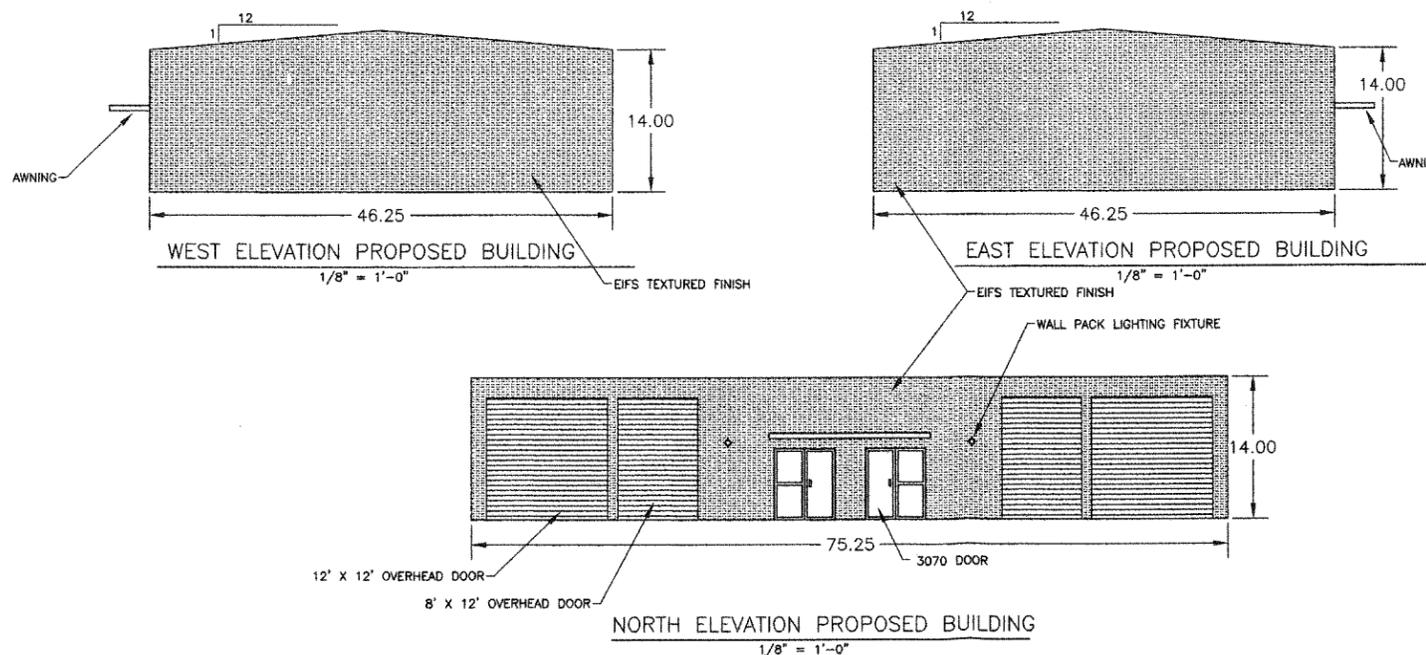
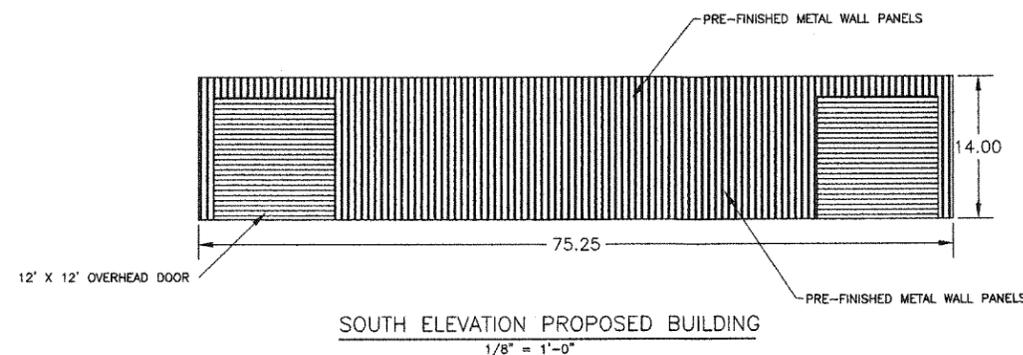
MINTERS CHAPEL ROAD
70' R.O.W.

EXISTING RED OAKS
QUERCUS SHUMARDII
3 TREES
8" - 10" CALIPER

EXISTING DRIVEWAY

EXISTING DRIVEWAY

TOTAL EXTERIOR SURFACE AREA OF BUILDING = 3,483.16 S.F.
 AREA OF DOORS = 840 S.F.
 NET AREA = 2,643.16 S.F.
 REQUIRED MASONRY - 70% NET AREA = 1,850.21 S.F.
 EIFS SURFACE PROVIDED = 1,857.12 S.F.



NOTES:

1. ALL EGRESS DOORS ARE TO BE OPENABLE FROM DIRECTION OF EGRESS WITHOUT THE USE OF KEY, SPECIAL EFFORT OR KNOWLEDGE.
2. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED.
3. PROJECT SHALL COMPLY WITH THE 2009 IECC. VERIFICATION OF COMPLIANCE SHALL BE SUBMITTED TO THE CITY BY A CERTIFIED ENERGY CODE INSPECTOR PRIOR TO THE ISSUANCE OF BUILDING FINAL APPROVAL OR CERTIFICATE OF OCCUPANCY.
4. ALL CHANGES FROM THIS CITY APPROVED PLAN WILL REQUIRE REVISED PLANS TO BE SUBMITTED AND MAY RESULT IN ADDITIONAL FEES DUE.
5. COORDINATE ALL FIRE ALARM, SMOKE EVACUATION, AND/OR SPRINKLER SYSTEM PLANS, APPROVALS AND INSPECTIONS WITH THE FIRE MARSHAL AND REED ENGINEERING.
6. BUILDING TO BE PRE-ENGINEERED METAL STRUCTURE.

Conditional Use request CU15-16 is a request to allow for wine production and storage in an industrial district.

CASE NAME: SuVino Winery
 CASE NUMBER: CU15-16
 LEGAL: LOT 1, BLOCK 2, DFW-AIR FREIGHT CENTRE ADDITION

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET 2 of 3

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

DEPARTMENT OF DEVELOPMENT SERVICES

PREPARED BY:
 KAKER AND WARE
 1001 W. NORTHWEST HIGHWAY
 GRAPEVINE, TEXAS 76051
 (817) 480-9918

PHASE FOUR
 LOT 1, BLOCK 2
 D-FW AIR FREIGHT CENTRE ADDITION
 CITY OF GRAPEVINE
 TARRANT COUNTY, TEXAS

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: MAY 19, 2015
SUBJECT: BOARD AND COMMISSION APPOINTMENT PROCESS

RECOMMENDATION:

City Council to consider a resolution outlining the Board and Commission appointment process and take any necessary action.

BACKGROUND:

At the July 15, 2014 meeting Council discussed the new process for making appointments to the various City Boards and Commissions.

Council decided that new applicants would be interviewed by the entire City Council at a special meeting in June. Following the interviews, appointments would be made the first meeting in July.

The City Secretary's Office is currently accepting applications for appointments to the Boards and Commissions. The deadline to turn in applications is May 29, 2015.

Attached is a resolution that formalizes the process as discussed.

TAB

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
GRAPEVINE, TEXAS, DETAILING THE BOARD AND
COMMISSION APPOINTMENT PROCESS; AND
DECLARING AN EFFECTIVE DATE

WHEREAS, Article 3, Section 3.07 Powers of the City Council of the City of Grapevine City Charter grants City Council the power to appoint the members of all created boards and commission; and

WHEREAS, the City Council has determined the process for appointing members to the various boards and commissions of the City of Grapevine,

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 found to be true and correct and are incorporated herein in their entirety.

Section 2. That the appointment of Board and Commission members shall be governed by the following criteria:

- a.) All applicants shall submit an application to the City Secretary's Office. The application shall be standard form for all applicants.
- b.) All new applicants shall be interviewed by the entire City Council at a special meeting.
- c.) Formal appointments will be made by City Council at the first meeting in July of each year.

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 19th day of May, 2015.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 19, 2015

SUBJECT: AWARD OF ENGINEERING SERVICES CONTRACT – 2015
INFLOW AND INFILTRATION PROJECT

RECOMMENDATION

City Council consider approving an engineering services contract with Burgess & Niple, Inc. in the amount of \$ 141,450.00 for the design of the 2015 Inflow and Infiltration Project, authorize staff to execute said contract, and take any necessary action.

FUNDING:

Funds are programmed in the Wastewater Permanent Capital Maintenance Fund (PCMF) Acct # 201-48940-534-9-0004SW

BACKGROUND:

Burgess and Niple, Inc. (B&N) has submitted a proposal to provide engineering design services for the rehabilitation and replacement of existing sanitary sewer lines in the Canterbury Village Addition, the Oak Grove Addition area, along Dove Road from Dove Lift Station Number 2 to Kimball Road, in South Shore Acres within and downhill of Harber Avenue and near the intersection of Placid Circle and Peninsula Drive.

The sanitary sewer lines proposed for rehabilitation in this project have been identified to have excessive infiltration and inflow into the lines and are part of an ongoing effort to maintain sewer infrastructure and avoid regulatory action against the City. The additional groundwater and surface water introduced into the sanitary sewer collection system causes excess flow to the wastewater treatment facilities and potential overflows from sewer manholes.

The design is proposed to incorporate trenchless construction, where possible, where the existing lines will be burst in place and simultaneously replaced with a new line. However due to existing conditions and slope problems within the existing lines, there are areas where open cut will be required. New sewer services and cleanouts will be installed for residents served by the lines in these areas. Manholes and cleanouts for the sewer main will be replaced or rehabilitated.

Canterbury Village Addition is a single family residential subdivision northwest of the intersection of Dove Road and Silvercrest Lane. The sanitary sewer in Canterbury Village Addition is clay pipe installed in 1973.

The area around the Oak Grove Addition consists of single family homes, townhomes and apartments. Clay pipe sanitary sewer was installed for this area around 1976.

The existing sanitary sewer lines along Dove Road draining to Dove Lift Station Number 2 is very flat and needs to be reconfigured to accommodate downstream elevation changes and upcoming improvements to the existing lift station near the entrance to Horseshoe Trails. The sanitary sewer lines along Dove Road between Silvercrest Lane and Kimball also need to be rehabilitated. The majority of these sewer lines are clay pipe that were installed in 1973.

The existing clay tile sanitary sewer in South Shore Acres was installed in 1968.

There is a section of clay tile sewer behind the homes near the intersection of Placid Circle and Peninsula Drive that needs to be replaced within the Corps of Engineer's flowage easement. This will be done by trenchless construction methods and new manholes will be installed to prevent infiltration when the lake is at higher than normal elevations.

The engineering services portion of this contract with B&N totals \$101,450.00. The special services portion of this design contract is not to exceed \$40,000 and includes needed surveying.

The construction budget is estimated by B&N to be approximately \$1,202,927.00. B&N specializes in this type of work, is well qualified to perform the design and we have used them on past projects with excellent results.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 19, 2015

SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF MICROSOFT OFFICE PROPLUS ENTERPRISE LICENSES AND SOFTWARE MAINTENANCE

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of Microsoft Office ProPlus enterprise licenses and software maintenance from SHI Government Solutions, Inc. through a contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program.

FUNDING SOURCE:

Funding for this purchase is currently available in account 325-44500-101-02 (Professional Services) in the amount not to exceed \$85,800.00.

BACKGROUND:

This purchase will be made in accordance with a contract established with SHI Government Solutions, Inc. by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program. Purchases through this program are authorized under Texas Local Government Code, Chapter 271, Subchapter D and Texas Government Code Chapter 2054, Section 2054.0565 (b).

Bids were taken by the cooperative and a contract was awarded to SHI Government Solutions, Inc. The Purchasing and IT staff reviewed the contract for specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

This purchase request is for one year of Software Assurance (Microsoft's term for software maintenance) for 600 Microsoft Office licenses we already own, plus an additional 70 licenses of Microsoft Office. The additional 70 Office licenses includes three years of Software Assurance. This will collectively give us 670 Microsoft Office licenses with Software Assurance.

Staff recommends approval.

JJ/BS

RESOLUTION NO. _____

CC ITEM #14
MICROSOFT
OFFICE PRO PLUS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE MICROSOFT OFFICE PROPLUS ENTERPRISE LICENSES AND SOFTWARE MAINTENANCE THROUGH A STATE OF TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR) CONTRACT PROGRAM AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Chapter 271, Subchapter D and Texas Government Code Chapter 2054, Section 2054.0565 (b) to make purchases under a state contract therefore satisfying any state law requiring local governments to seek competitive bids for the purchase of the item; and

WHEREAS, the State of Texas Department of Information Resources (DIR) Cooperative Contracts program is a qualified purchasing program; and

WHEREAS, the City of Grapevine, Texas can participate in the State of Texas DIR Cooperative Contracts Program through membership in the Program and wishes to utilize the contract meeting all State of Texas bidding requirements; and

WHEREAS, the State of Texas DIR has an established contract No. DIR-SDD-2503 with SHI Government Solutions Inc. for IT Products and Related Services; and

WHEREAS, the City has a need for Microsoft Office ProPlus enterprise additional licenses and ongoing software maintenance; 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 above preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the City Council of the City of Grapevine authorizes the purchase of Microsoft Office ProPlus enterprise additional licenses and software maintenance from SHI Government Solutions Inc. for an amount not to exceed \$85,800.00.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of said Microsoft product.

Section 4. 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 19th day of May, 2015.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR & MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: MAY 19, 2015
SUBJECT: APPROVAL FOR THE AWARD OF NASH FARM FARMHOUSE
PAINTING

RECOMMENDATION:

City Council to consider the approval for the award of Nash Farmhouse painting.

FUNDING SOURCE:

Funding for painting the Nash Farmhouse was budgeted in the Improvements Other Than Buildings Over \$5K line item 816-48850-104-01.

BACKGROUND INFORMATION:

Staff of the Grapevine Convention and Visitors Bureau determined that the Nash Farmhouse was in need of exterior painting in 2014. An amount of \$20,000 was budgeted for this project to occur in FY 2015.

Quotes were taken from Ware Painting, Pioneer Construction and Artistic Painting Company. Each of these companies submitted quotes for the project. Ware Painting submitted a bid for \$16,900. Pioneer Construction submitted a bid for \$16,900. Artistic Painting submitted a bid for \$23,865. Due to a well-established working relationship with Ware Painting, their bid is being presented.

Staff recommends approval.

JL

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: MAY 19, 2015
SUBJECT: APPROVAL TO RENEW AN ADDITIONAL ONE YEAR
CONTRACT OPTION FOR OUTSIDE AUDIT SERVICES WITH
PATTILLO, BROWN & HILL, LLP

RECOMMENDATION:

City Council to consider approval to renew an additional one year contract option for outside audit services with Pattillo, Brown & Hill, LLP in the amount of \$108,000.

FUNDING SOURCE:

Funds are available for professional auditing service fees of \$108,000 in the various Operating Funds in account 44500 for the annual audit.

BACKGROUND:

The City Council approved a five year contract with Pattillo, Brown & Hill, LLP on April 16, 2013 to perform the City of Grapevine's annual audit services. This would be the third year of the five year contract renewal options. Pattillo, Brown & Hill, LLP have extensive experience providing these services throughout the North Texas area with several municipal clients in the Metroplex that are pleased with their professional services. The firm has also performed the City's annual audit for the past six years with satisfactory results.

Staff recommends approval.



PATILLO, BROWN & HILL, L.L.P.
CERTIFIED PUBLIC ACCOUNTANTS ■ BUSINESS CONSULTANTS

April 29, 2015

City of Grapevine, Texas
Attention: Karen Walker
P.O. Box 95104
Grapevine, Texas 76099

We are pleased to confirm our understanding of the services we are to provide the City of Grapevine, Texas (the "City") for the year ended September 30, 2015. We will audit the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements, of the City as of and for the year ended September 30, 2015. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the City's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary Comparison Schedules.
- 3) Schedule of Funding Progress for Retirement Plan.
- 4) Schedule of Funding Progress for OPEB Plan.

We have also been engaged to report on supplementary information other than RSI that accompanies the City's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and will provide an opinion on it in relation to the financial statements as a whole:

- 1) Schedule of Expenditures of Federal Awards.
- 2) Combining and individual fund financial statements and schedules.

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditors' report will not provide an opinion or any assurance on that other information.

- 1) Introductory section.
- 2) Statistical section.

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. The objective also includes reporting on—

- Internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control related to major programs and an opinion (or disclaimer of opinion) on compliance with laws, regulations, and the provisions of contracts or grant agreements that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The OMB Circular A-133 report on internal control over compliance will include a paragraph that states that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Both reports will state that the report is not suitable for any other purpose.

Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of OMB Circular A-133, and will include tests of accounting records, a determination of major program(s) in accordance with OMB Circular A-133, and other procedures we consider necessary to enable us to express such opinions. We will issue written reports upon completion of our Single Audit. Our reports will be addressed to management and the City Council. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements or the Single Audit compliance opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or may withdraw from this engagement.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements or noncompliance may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse that comes to our attention. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; Schedule of Expenditures of Federal Awards; federal

award programs; compliance with laws, regulations, contracts, and agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by OMB Circular A-133, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to OMB Circular A-133.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and OMB Circular A-133.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City's compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

OMB Circular A-133 requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with applicable laws and regulations and the provisions of contracts and grant agreements applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the OMB Circular A-133 Compliance Supplement for the types of compliance requirements that could have a direct and material effect on each of the City's major programs. The purpose of these procedures will be to express an opinion on the City's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to OMB Circular A-133.

Other Services

We will also assist in preparing the financial statements, schedule of expenditures of federal awards, and related notes of the City in conformity with U.S. generally accepted accounting principles and OMB Circular A-133 based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*.

Management Responsibilities

Management is responsible for (1) establishing and maintaining effective internal controls, including internal controls over compliance, and for evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with U.S. generally accepted accounting principles; and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities also include identifying significant vendor relationships in which the vendor has responsibility for program compliance and for the accuracy and completeness of that information. Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. Management is also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements, or abuse that we report. Additionally, as required by OMB Circular A-133, it is management's responsibility to follow up and take corrective action on

reported audit findings and to prepare a summary schedule of prior audit findings and a corrective action plan.

You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received) in conformity with OMB Circular A-133. You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon OR make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with OMB Circular A-133; (2) you believe the schedule of expenditures of federal awards, including its form and content, is fairly presented in accordance with OMB Circular A-133; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon OR make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

You agree to assume all management responsibilities relating to the financial statements, schedule of expenditures of federal awards, related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements, schedule of expenditures of federal awards, and related notes and that you have reviewed and approved the financial statements, schedule of expenditures of federal awards, and

related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to submit the reporting package (including financial statements, Schedule of Expenditures of Federal Awards, Summary Schedule of Prior Audit Findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. If applicable, we will provide copies of our report for you to include with the reporting package you will submit to pass-through entities. The Data Collection Form and the reporting package must be submitted within the earlier of 30 days after receipt of the auditors' reports or nine months after the end of the audit period, unless a longer period is agreed to in advance by the cognizant or oversight agency for audits.

We will provide copies of our reports to the City; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Pattillo, Brown and Hill, L.L.P. and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a federal or state agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Pattillo, Brown and Hill, L.L.P. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release or for any additional period requested by the cognizant agency, oversight agency for audit, or pass-through entity. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit on approximately November 16, 2015 and to issue our reports no later than February 28, 2016. Todd Pruitt, CPA, is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, will not exceed \$108,000. Our standard hourly rates vary according to

the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our reports. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

We appreciate the opportunity to be of service to the City and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,
Pattillo, Brown & Hill, L.L.P.



Todd Pruitt, CPA

TP/ad

RESPONSE:

This letter correctly sets forth the understanding of the City of Grapevine, Texas.

Management Signature: _____

Title: _____

Date: _____

Governance Signature: _____

Title: Mayor _____

Date: _____

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 19, 2015

SUBJECT: CONSTRUCTION MATERIALS ENGINEERING AND TESTING SERVICES FOR PUBLIC SAFETY FACILITY

RECOMMENDATION:

City Council to consider awarding a contract for Construction Materials Engineering and Testing Services in the amount of \$128,880.80 for the Public Safety Facility to Fugro Consultants, Inc., authorize staff to execute said contract and take any necessary actions.

FUNDING SOURCE:

Funding for this expenditure is available in account 177-48840-019-209-PSCON (General Facilities\Public Safety Building\Construction).

BACKGROUND INFORMATION:

The project CMAR, Manhattan Construction Co. will be on site in June of this year. The need for Construction Materials Engineering and Testing will soon follow. The full service professional testing for construction materials associated with the construction of the Public Safety Facility shall be in accordance with recognized standards and procedures established by the American Society for Testing and Materials (ASTM), the American Association of State Highway Officials (AASHTO), North Central Texas Council of Government Standard Specifications for Public Works Construction, American Institute of Steel Construction (AISC), American Concrete Institute (ACI), and other agencies.

Fugro Consultants, Inc. specializes in geotechnical and materials testing. They have provided this type of service to the City of Grapevine for several of our Public Works projects and more specifically, for the REC expansion. Our experience with Fugro has been very good.

Staff recommends approval.

FUGRO CONSULTANTS, INC.



March 25, 2015
Proposal No. 04.41152019

Mr. Curtis Bergthold
CITY OF GRAPEVINE
Chief Construction Inspector
200 South Main
Grapevine, Texas 76051

2517 East Loop 820 N.
Fort Worth, Texas 76118
Tel: 817-284-9595
Fax: 817-284-4480

COST ESTIMATE FOR CONSTRUCTION MATERIALS ENGINEERING AND TESTING SERVICES GRAPEVINE PUBLIC SAFETY FACILITY GRAPEVINE, TEXAS

Dear Mr. Bergthold:

We are pleased to submit our cost estimate to provide construction materials testing services for this project. Our estimated cost for the above referenced projects is a not to exceed cost of \$128,880.80. A cost breakdown based on the project plans, specifications, the preliminary construction schedule and construction quantities is attached. Our firm is a member of the American Council of Engineering Laboratories, is AASHTO accredited, meets the basic requirements of ASTM E 329 and is authorized to operate in the State of Texas. We understand you are requesting this proposal based on our previously submitted qualifications and we are not in a competitive bidding process for this project so as to conform to the Texas Engineering Act for procurement of engineering services for publicly funded projects.

SCOPE OF SERVICES

We estimate that the following services will be required:

- In-place density testing of general site fills, retaining walls backfill, grade beam backfill, utility backfill, pavement fills/subgrade and building pad;
- Drilled pier verification;
- Concrete placement monitoring and compressive strength testing;
- Structural steel erection inspection and testing;
- Structural masonry mortar/grout inspection. Structural grout masonry - fulltime inspection per plans/specifications. No mortar cube or grout sampling/testing mentioned in the plans/specifications for us to perform. Structural mortar - periodic inspection per plans/specifications;
- Reinforcing steel inspection;
- Pre and Post tension inspection.

BUDGET RECOMMENDATIONS FOR TESTING SERVICES

Our budget recommendations are based upon the project plans and specifications prepared by Brinkley Sargent Architects dated February 17, 2015 and the preliminary construction schedule and contractor provided construction quantities. Unit Fees and Budget Recommendations are attached detailing the number of tests proposed and our unit fees for performance of these tests. Our unit fees include all estimated technician time and administrative charges for performance and review of tests. Our invoices will be based on the enclosed unit rate schedule and **only on the actual work performed.**



TERMS AND CONDITIONS

Please see attached schedule 40.01 (Jan.07) for terms and conditions for providing testing services. This project will be billed on the basis of work performed at the attached unit fees. Our services will be billed monthly with payment expected upon receipt of our invoice. The scheduling of our services at this project will be through the project general contractor.

Materials testing services are for quality control purposes only. Although our personnel do not have responsibility for job site safety of others or stop-work authority, they will conduct their work in a safe, workmanlike manner and will observe work site safety requirements.

To indicate acceptance of our proposal, please have the signature block below signed by a duly authorized person in the space provided and return the attached copy to us for our files. Whoever signs this proposal is identified as our Client as used per the attached proposal and throughout schedule 40.01.

We thank you for the opportunity to submit this proposal and look forward to working with you on this project. Please feel free to contact us if you have any questions or need any additional information.

Sincerely,

FUGRO CONSULTANTS, INC.
TBPE Firm Registration No. 299

King Cook, P.E.
Vice President / Branch Manager

FKC:bi
Enclosures

Cc: Mr. Sebastian Escobar – sescobar@bsw-architects.com
Mr. Denny Boles – dboles@bsw-architects.com

CLIENT:

_____	_____
Authorizing Signature	Company
_____	_____
Name and Title	Date

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: MAY 19, 2015
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF
BACKLIT STREET SIGNS

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of backlit street signs from Consolidated Traffic Controls, Inc. through an Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC).

FUNDING SOURCE:

Funding for this purchase is currently available in account 178-78382-018 (Capital Projects – Backlit Street Signs) for the amount not to exceed \$85,690.00.

BACKGROUND:

This purchase will be made in accordance with an existing Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC) as allowed by Texas Local Government Code, Section 271.102, Cooperative Purchasing Program.

Bids were taken by the Cooperative and a contract was awarded to Consolidated Traffic Controls, Inc. The Public Works Traffic and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

At a workshop and subsequent presentation at Council meetings in November, 2012, the Council considered initiating a program to install internally illuminated, or “backlit”, street name signs on various traffic signals throughout the City. These signs improve street name visibility to aid navigation and improve safety for unfamiliar, non-local drivers. Staff was directed to proceed with implementing the signing program in phases over approximately five years.

This purchase includes 42 signs that will be installed at 11 intersections along Northwest Highway and State Highway 26 to Grapevine Mills Mall.

Staff recommends approval.

FB/BS

RESOLUTION NO. _____

BACK LIT
STREET SIGNS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE BACKLIT STREET SIGNS THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT FOR COOPERATIVE PURCHASING AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Section 271.102 to enter into a cooperative purchasing program agreement with other qualified entities in the State of Texas; and

WHEREAS, the Houston-Galveston Area Council (H-GAC), a regional planning commission, is a qualified purchasing cooperative program as authorized by Section 271.102 of the Texas Local Government Code; and

WHEREAS, the City of Grapevine, Texas, has established an Interlocal Agreement for Cooperative Purchasing with H-GAC and wishes to utilize established contracts meeting all State of Texas bidding requirements; and

WHEREAS, H-GAC has established a contract with Consolidated Traffic Controls Inc. under contract No. PE05-15, Traffic Control, Enforcement and Signal Pre-emption Equipment; and

WHEREAS, the City of Grapevine, Texas has a need to purchase 42 new backlit street signs of various sizes for various intersections; 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 above preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the City Council of the City of Grapevine authorizes the purchase of 42 backlit street signs from Consolidated Traffic Controls Inc. through an Interlocal Agreement for Cooperative Purchasing with H-GAC for an amount not to exceed \$85,690.00.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of said signs.

Section 4. 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 19th day of May, 2015.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 19, 2015

SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR ELEVATOR MAINTENANCE SERVICES

RECOMMENDATION:

City Council to consider approval to renew an annual contract with ThyssenKrupp Elevator Corporation for elevator maintenance services through an established Cooperative Agreement with the National Joint Powers Alliance (NJPA).

FUNDING SOURCE:

Funding for this purchase is currently available in account 100-43350-118-2 (General Fund/ Building Maintenance/ Building Services/ Maintenance), 115-44540-350-01 (Convention and Visitors Bureau Fund/ Professional Services/ Convention and Visitors Bureau Administration), and 115-43350-350-03 (Convention and Visitors Bureau Fund/ Building Maintenance/ Convention and Visitors Bureau Convention Center) for an annual estimated amount of \$16,804.28.

BACKGROUND:

Purchases will be made in accordance with an existing Cooperative Agreement with the National Joint Powers Alliance (NJPA) as allowed by Texas Local Government Code, Section 271.081, 082 and 083. A resolution considering the initial contract for elevator maintenance services was approved by Council in May of 2012. If approved, this will be for the final renewal.

Bids were taken by the cooperative and a contract was awarded to ThyssenKrupp Elevator Corporation. The Facility Services staff and Purchasing reviewed the contract for specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

The purpose of this contract is to establish fixed annual pricing for elevator maintenance service including repairs, routine maintenance and safety testing to comply with State code requirements for all elevators located in various City buildings. ThyssenKrupp Elevator Corporation has agreed to renew the contract with no increase in pricing.

Staff recommends approval.

CH/LW

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 5th day of May, 2015 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present to-wit:

William D. Tate	Mayor
C. Shane Wilbanks	Mayor Pro Tem
Sharron Spencer	Council Member
Darlene Freed	Council Member
Mike Lease	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member

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

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Tara Brooks	City Secretary

Call to Order

Mayor Tate called the meeting to order at 6:45 p.m.

EXECUTIVE SESSION

Mayor Tate announced the City Council would recess to the City Council Conference Room to conduct a closed session regarding:

Item 1. Executive Session

A. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 6:48 p.m. The closed session ended at 7:18 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to the closed session. City Manager Bruno Rumbelow stated there was no action necessary relative to conference with City Manager and Staff under Section 551.087, Texas Government Code.

NOTE: City Council continued with the Regular portion of the Agenda in open session in the City Council Chambers.

WORKSHOP

Item 2. Briefing on Master Street Thoroughfare Plan

Public Works Director Stan Laster presented this item and answered Council's questions. Mr. Laster described the streets on the Thoroughfare Plan that have yet to be completed. Mr. Laster stated that staff would work on creating a preliminary list of projects and costs and will bring it to Council in July.

REGULAR MEETING

Call to Order

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

Invocation

Council Member Darlene Freed delivered the Invocation.

Pledge of Allegiance

Boy Scout Troop 563 posted the colors and led the Pledge of Allegiance.

Item 3. Citizen Comments

Debi Meek, 1025 Brownstone Drive, Grapevine, Texas read a note from Bruce Rider who was unable to attend the meeting due to health concerns. Ms. Meek asked everyone to reach out to Mr. Rider in any way they can.

Sue Franks, 412 East Wall Street, Grapevine, Texas invited Council to a Senior Citizens Choir patriotic concert on May 21, 2015 at The REC of Grapevine.

Mayor Tate announced that Council would hear item 7 next.

Item 7. DFW International Airport to present update on FAA NexGen.

Jim Crites, Executive Vice President of Operations at DFW International Airport updated Council on FAA NexGen which is a program that transformed how airspace was used to guide aircraft at the airport. Mr. Crites also described education initiatives called STEM Education for local students.

Item 4. Mayor Tate to present Grapevine Heritage Foundation's 2015 Preservation Advocacy Award Winners.

Mayor Tate and Curtis Ratliff, Chairman of the Grapevine Heritage Foundation, presented the Grapevine Heritage Foundation's 2015 Preservation Advocacy Awards. The awards and 2015 recipients were:

Advocacy Award to Marty Sabota for journalism promoting heritage events;
Conservation Award to Bobby Flanagan for Nash Farm agriculture heritage;
Grapevine Township Project to Evon & Michael Harris at 404 East Worth Street;
Infill New Construction Award to Larry Marshall at 232 Austin Street;
Sharing the Vision to Pam Price for "170 Years of Grapevine History" program; and
Rehabilitation Project Award to Crystal Stom at 1213 Terrace Drive, Bellaire.

Item 5. Vick and Jackie Cox, Chairpersons, to present Main Street Fest.

Mr. and Mrs. Cox presented the 31st Annual Main Street Fest, A Craft Brew Experience, that will take place on May 15 – 17, 2015.

Item 6. Mayor Tate to present a proclamation for National Travel and Tourism Week.

Mayor Tate presented the proclamation to Convention and Visitors Bureau Executive Director P.W. McCallum.

Item 8. Presentation of the Grapevine Public Safety Facility and Council to consider the Guaranteed Maximum Price from Manhattan Construction Company for the construction of the Grapevine Public Safety Facility, and take any necessary action.

Hal Sargent from Brinkley Sargent Wington presented this item to Council. The Guaranteed Maximum Price for the construction of the Grapevine Public Safety Facility is \$33,831,549. The facility will consist of 105,000 square feet to house Municipal Court, the Police Department, the Fire Department and the Information Technology Department on seven acres located on Ira E. Woods Boulevard. The projected completion date of the project is February 2017.

Motion was made to approve this item as presented.

Motion: Freed

Second: Lease

Ayes: Tate, Wilbanks, Spencer, Freed, Lease, Coy and O'Dell

Nays: None

Approved: 7-0

Item 9. Consider an Interlocal Cooperation Agreement with the North Central Texas Council of Governments for funds awarded by the Regional Transportation Council under the 2014 Incident Management Equipment Call for Projects; consider an ordinance appropriating funds from the unencumbered fund balance of the Grant Fund for the purchase of a forensic mapping system; and consider approval for the award of an

informal request for quote for a forensic mapping system and technical support, and take any necessary action.

Police Chief Eddie Salame presented this item to Council. The Interlocal Cooperation Agreement allows for reimbursement of eligible costs of incident management equipment and/or technology awarded by the Regional Transportation Council in the amount not to exceed \$32,262 as a result of the 2014 Incident Management Equipment Purchase Call for Projects. The appropriation of funds will be used to purchase the forensic mapping system. This expenditure will be reimbursed with the funds received from the grant. GeoShack received the award of an informal request for quote for a forensic mapping system and technical support.

Motion was made to approve this item as presented.

Motion: Freed

Second: Coy

Ayes: Tate, Wilbanks, Spencer, Freed, Lease, Coy and O'Dell

Nays: None

Approved: 7-0

ORDINANCE NO. 2015-022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, REVISING THE ADOPTED BUDGET FOR THE FISCAL YEAR ENDING IN 2015, PROVIDING FOR THE APPROPRIATION OF THE FUNDS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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. No items were removed 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 10. Consider the mid-year appointment of Keith Spinden to the Convention and Visitors Bureau Board.

Council Member Sharron Spencer recommended approval of the mid-year appointment. Keith Spinden replaced Lance Marrin as the new General Manager at the Grand Hyatt. The Grand Hyatt satisfies the CVB Board requirement for a representative from a hotel with less than 500 rooms. This term will expire in 2015.

Motion was made to approve the consent agenda as presented.

Motion: Spencer

Second: O'Dell
Ayes: Tate, Wilbanks, Spencer, Freed, Lease, Coy and O'Dell
Nays: None
Approved: 7-0

Item 11. Consider approval of a **resolution** authorizing the purchase of a stage system from Sico America Inc., a sole source supplier.

Convention and Visitors Bureau Director McCallum recommended approval of the purchase of the stage system. Staff is adding adjustable height stage risers to expand the capability of what can be hosted in the Concord I, II and III rooms where the stage is housed. This purchase is for the addition of pieces that will allow the stage to be bigger, and/or to lay out a runway for fashion shows hosted at the Convention Center. The new pieces will fit side by side with the original pieces. The total amount of the stage system will not exceed \$24,074.

Motion was made to approve the consent agenda as presented.

Motion: Spencer
Second: O'Dell
Ayes: Tate, Wilbanks, Spencer, Freed, Lease, Coy and O'Dell
Nays: None
Approved: 7-0

RESOLUTION NO. 2015-029

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE A STAGE SYSTEM FROM A SOLE SOURCE VENDOR, SICO AMERICA INC., AND PROVIDING AN EFFECTIVE DATE

Item 12. Consider award of RFB 426-2015 for annual contracts to BWI Companies, Inc., Harrell's, LLC., Helena Chemical Company, Innovative Turf Supply and Winfield Solutions, LLC. for horticultural chemicals and fertilizers.

Golf Director Russell Pulley and Parks and Recreation Director Kevin Mitchell recommended approval of the annual contracts for horticultural chemicals and fertilizers. The purpose of this contract is to establish fixed annual pricing for 74 various types of horticultural chemicals and fertilizers to be purchased on an as-needed basis for the Grapevine Golf Course and Parks and Recreation Department. The contracts are for an estimated annual amount of \$150,000.

Motion was made to approve the consent agenda as presented.

Motion: Spencer
Second: O'Dell
Ayes: Tate, Wilbanks, Spencer, Freed, Lease, Coy and O'Dell

Nays: None
Approved: 7-0

Item 13. Consider an ordinance amending the Grapevine Code of Ordinances Chapter 23 Traffic, Section 23-34, Turns Prohibited, to prohibit U-turns on eastbound State Highway 26 at Fairway Drive.

Public Works Director Laster recommended approval of the ordinance. In order to facilitate improved traffic flow, the following changes have been made to the Fairway Drive approach:

- Provided separate left and right turn lanes
- Installed a separate right turn signal head with a green arrow which is activated at the same time as the eastbound State Highway 26 left turn arrow
- Increased the morning (AM peak) green time by 15 seconds

The proposed ordinance prohibits U-turns from eastbound State Highway 26 in order to avoid conflicts with the new right turn arrow on Fairway Drive.

Motion was made to approve the consent agenda as presented.

Motion: Spencer
Second: O'Dell
Ayes: Tate, Wilbanks, Spencer, Freed, Lease, Coy and O'Dell
Nays: None
Approved: 7-0

ORDINANCE NO. 2015-023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE GRAPEVINE CODE OF ORDINANCES BY AMENDING CHAPTER 23 TRAFFIC, SECTION 23-34, TURNS PROHIBITED; AUTHORIZING THE ERECTION OF TRAFFIC REGULATION SIGNS; REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00); PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 14. Consider the minutes of the April 21, 2015 Regular City Council meeting.

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

Motion was made to approve the consent agenda as presented.

Motion: Spencer
Second: O'Dell

Ayes: Tate, Wilbanks, Spencer, Freed, Lease, Coy and O'Dell
Nays: None
Approved: 7-0

ADJOURNMENT

Motion was made to adjourn the meeting at 8:29 pm.

Motion: Wilbanks

Second: Coy

Ayes: Tate, Wilbanks, Spencer, Freed, Lease, Coy and O'Dell

Nays: None

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE,
TEXAS on this the 19th day of May, 2015.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Workshop on this the 31st day of March 2015 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	Member
Monica Hotelling	Member
Jimmy Fechter	Member
Beth Tiggelaar	Member
Gary Martin	Member
Dennis Luers	Alternate
Theresa Mason	Alternate

constituting a quorum with Herb Fry and Gary Martin absent and the following City Staff:

Scott Williams	Development Services Director
Ron Stombaugh	Development Services Asst. Director
Albert Triplett, Jr.	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

Chairman Oliver called the meeting to order at 6:03 p.m.

WORKSHOP

ITEM 1.

Discussion was held regarding the commuter rail area planning. The Commission focused their discussion on establishing potential uses within the proposed overlay. Members agreed that the area should blend in with Main Street and Historic Districts, and the area should provide amenities and address parking issues. The Commission used the now obsolete MXU District regulations as a basis for consideration of uses within the transit district. After much deliberation, the members completed the task, but generally agreed that this was essentially a good first step, and that requests for other uses that may be acceptable were likely to come up. The Commission also agreed that the consideration of residential uses, especially multi-family, within the proposed district would probably be lengthy enough that it should be discussed at the next workshop. Chairman Oliver stated that he felt that additional multi-family units within the area were not likely to be viewed favorably by many City Council members.

Following is a draft summary of uses as agreed to by the Commission:

A. PRINCIPAL USES:

1. Commercial uses:
 - a. Restaurants excluding drive-ins or drive-through facilities.
2. Retail uses:
 - a. Antique shop.
 - b. Aquarium.
 - c. Art Gallery.
 - d. Bakery, retail sales only.
 - e. Bank.
 - f. Barber/beauty shop and nail salon.
 - g. Bird and pet shops, retail.
 - h. Book or stationery store.
 - i. Cameras, film developing, printing and photographic supplies.
 - j. Candy store.
 - k. Cigar and tobacco store.
 - l. ~~Caterer and wedding service (office only)~~. See Section 4
 - m. Cleaning, dyeing and laundry pick-up station for receiving and delivery of articles to be cleaned, dyed, and laundered, but no actual work to be done on the premises.
 - n. ~~Department Store~~.
 - o. Drug store.
 - p. ~~Electrical goods and fixtures for consumer use~~.

- q. Electronics store.
- r. Florist, retail sales only.
- s. ~~Grocery store.~~ Move to conditional use
- t. Hardware.
- u. Sporting goods.
- v. Toy Store.
- w. Home decor and furnishings. ~~Household and office furniture, furnishings and appliances, retail sales only.~~
- x. ~~Jewelry, optical goods, photographic supplies.~~
- y. ~~Library, rental.~~
- z. ~~Novelty or variety shop.~~
- aa. ~~Piano and musical instruments.~~
- bb. ~~Printing shop, retail sales only.~~
- cc. ~~Professional offices for architect, attorney, engineer and real estate.~~
See Section 4
- dd. Photographers and artist studios.
- ee. ~~Public parking garage, parking, no repairs.~~
- ff. Retail store or shop.
- gg. Seamstress, dressmaker, or tailor.
- hh. Shoe repair shop.
- ii. ~~Studio for the display and sale of glass, china, art objects, cloth and draperies.~~
- jj. Studios, dance, music, drama.
- kk. ~~Wearing apparel, including clothing, shoes, hats, millinery and accessories.~~

- ll. Copy shop, office supply and mail/shipping store.
- mm. ~~Movie Theater~~ Cinema (limited) further discussion needed
- nn. ~~Retail sales of second hand goods~~ Resale shop in an enclosed building provided the space does not exceed 3,000 (three thousand square feet in area.
- oo. Museum

4. Office

- a. ~~Civic~~ Governmental Uses, higher education, vocational education,
- b. ~~Mixed use (with residential).~~ Professional offices for the conduct of the following professional and semiprofessional occupations: Accountant, architect, attorney, engineer, insurance agent, real estate agent, public secretary, or any other office or profession which is the same general character as the foregoing, but excluding animal grooming salons, dog kennels, funeral homes, veterinarian and veterinary hospitals.
- c. ~~Mixed use (without residential).~~

B. ACCESSORY USES: The following uses shall be permitted as accessory uses, strictly in accordance with an approved Site Plan as provided for herein below:

- 1. ~~Community, social, hobby or laundry facilities for use by occupants of a development within the district.~~ Banks
- 2. ~~Recreation space and facilities including exercise facilities and weight rooms, tennis courts, racquetball, handball and volleyball courts, spas and swimming pools, for use by occupants of a development within the district.~~
- 3. Parking and parking structures.
- 4. Other uses customarily incidental to the permitted uses.

C. CONDITIONAL USES: The following uses may be permitted, provided they meet the provisions of Section 48 of the Zoning Ordinance, and a Conditional Use Permit is issued, and is strictly in accordance with an approved Site Plan as provided herein below.

- 1. Day care facility.
- 2. Alcoholic beverage sales provided a special permit is issued in

accordance with Section 42.B of the Zoning Ordinance.

3. Health clubs.
4. Retirement home.
5. Medical offices: Dentist, personal or family counselor, chiropractor, physical therapist, physician, surgeon, or any other office or profession with a state license or certification, but excluding veterinarian and veterinary hospitals.
6. Banks with drive through service.
7. ~~Retail sales of secondhand goods in an enclosed building where the size of the space exceeds 3,000 (three thousand square feet in area.~~
8. Any use allowed within this district with amplified sound or outdoor speakers.
9. Boutique hotels, provided the following design criteria is met:
 - a. Each guestroom shall have a minimum area of 380 square feet.
 - b. A full service restaurant with full kitchen facilities and which provides service to the general public shall be required. (Optional)
 - c. On-site staff is required 24-hours a day, seven days a week.
 - d. ~~The following amenities shall be provided:~~
 - (1) ~~A minimum of one thousand (1,000) square foot. of meeting or conference room space or a ratio of three (3) square foot of conference room space per guest room, whichever is greater; and~~
 - (2) ~~A swimming pool with a minimum area of (one thousand (1,000) square foot.~~
10. Indoor commercial amusement.

ADJOURNMENT

Chairman Oliver adjourned the meeting at 7:34 p.m.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS THE 12th DAY OF MAY 2015.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 21st day of April 2015 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
Herb Fry	Vice-Chairman
B J Wilson	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Alternate
Theresa Mason	Alternate

constituting a quorum with Monica Hotelling and the following City Staff:

Ron Stombaugh	Development Services Asst. Director
John Robertson	Manager of Engineering
Albert 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

ITEM 1.

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

Z15-01, CU15-05, PD15-02	SEWELL VILLAGE CADILLAC/BMW
CU15-06	SOUTH WESTERN BISTRO
CU15-08	THE AIRPORT VALET
SU15-01	FELLOWSHIP CHURCH
CU15-09	AERISTO
CU15-10	GRAPEVINE CRICKET FIELDS
CU15-12	ENTERPRISE CAR & TRUCK RENTAL
SU15-02	121 COMMUNITY CHURCH

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

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:41 p.m. in the City Council Chambers. Items 2-11 of the Joint Public Hearings were 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 regular session to order at 9:03 p.m.

ITEM 12, 13, 14. ZONE CHANGE APPLICATION Z15-01, CONDITIONAL USE APPLICATION CU15-05, PLANNED DEVELOPMENT OVERLAY APPLICATION PD15-02 SEWELL VILLAGE CADILLAC/BMW

Next for the Commission to consider and make recommendation to City Council was zone change application Z15-01, conditional use application CU15-05, planned development overlay application PD15-02 submitted by Gensler and Associates for property located at 1111 and 1151 East State Highway 114 and proposed to be platted as Lot 2R1, Block 1, Wallcon Addition. The applicant was requesting to rezone approximately 1.492 acres from "CC" Community Commercial District to "PCD" Planned Commerce Development District. The applicant was also requesting a conditional use permit to amend the previously approved site plan of CU02-52 (Ord. 2002-98), specifically to allow new car sales and service, a stand-alone car wash, parking building, a pre-owned building and an additional 40 foot pole sign and a planned development overlay was being requested to include but not be limited to deviation from the height requirement.

The applicant proposed developing the eastern 6.73 acres along with expanding the entire site from 15.4 acres to 16.892 acres by adding a 1.492 acre parcel to the southeast quadrant. The developed portion of the subject site currently is home to Sewell Cadillac. The proposed expansion included adding a BMW dealership to the subject site. The expanded dealership will be comprised of three principal structures—a new 94,344 square foot structure (Building 1) containing a multi-level parking facility, BMW sales, administration, and service, second a new 10,018 square foot pre-owned sales building (Building 2) and the existing Cadillac 44,403 square foot new car sales building (Building 3). A new covered vacuum and make ready station is proposed at the rear of the new parking facility. The maximum permitted height within the Planned Commerce Development District is 50-feet. The overall height of 67-feet of Building 1 exceeds the permitted height of 50-feet by 17-feet.

Two signs are present on the subject site including a 29-foot tall, 132 square feet pylon sign and a 26-foot tall, 56 square feet pylon sign. Two additional signs were proposed along the west bound State Highway 114 service road including a 40-foot tall, 101 square feet pole sign and an eight feet tall, 55 square feet monument sign. The required parking for the subject site is 368 parking spaces; 1,264 parking spaces are provided.

Item 12. In the Commission's regular session, B J Wilson moved to approve zone change application Z15-01. Herb Fry seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar, and Luers
Nays: None

Item 13. B J Wilson moved to approve conditional use application CU15-05. Herb Fry seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar, and Luers
Nays: None

Item 14. B J Wilson moved to approve planned development overlay application PD15-02. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar, and Luers
Nays: None

ITEM 15. FINAL PLAT APPLICATION LOT 2R1, BLOCK 1, WALLCON ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 2R1, Block 1, Wallcon Addition property located at 1111 and 1151 East State Highway 114. The applicant was final platting 16.885 acres for the development of a car dealership.

In the Commission's regular session Dennis Luers moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, Wallcon Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar, and Luers
Nays: None

ITEM 16. CONDITIONAL USE APPLICATION CU15-08 THE AIRPORT VALET

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-08 submitted by John Biebighauser for property located at 2650 State Highway 121 and proposed to be platted as Lot 1R1A, Block 1,

Fellowship of Las Colinas Addition. The applicant was requesting a conditional use permit to allow for a commercial parking lot and a 32-foot pole sign.

The applicant intended to develop a 5,000 square foot office building and a 385 parking space commercial parking lot. All parking spaces were proposed to be covered by fabric covered carports. Primary access to the proposed use is from the frontage road of State Highway 121. A 32 foot, 80 square foot pole sign was proposed adjacent to the northbound State Highway 121 service road.

In the Commission's regular session B J Wilson moved to deny conditional use application CU15-08. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, and Tiggelaar
Nays: Luers

ITEM 17. SPECIAL USE APPLICATION SU15-01 FELLOWSHIP CHURCH

Next for the Commission to consider and make recommendation to City Council was special use application SU15-01 submitted by Pacheco Koch for property located at 2450 State Highway 121 and proposed to be platted as Lot 1R1B, Block 1, Fellowship of Las Colinas Addition. The applicant was requesting a special use permit to amend the previously approved site plan of SU02-05 (Ord. 02-96) specifically to decrease the acreage of the site for an existing church.

The applicant intended to reduce the acreage to eventually sale the undeveloped property.

In the Commission's regular session B J Wilson moved to approve special use application SU15-01. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 18. FINAL PLAT APPLICATION LOTS 1R-1A AND 1R-1B, BLOCK 1, FELLOWSHIP OF LAS COLINAS

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1R-1A, Block 1, Fellowship of Las Colinas on property located at 2450 State Highway 121. The applicant was final platting 30.015 acres to subdivide the lot for resale.

In the Commission's regular session Herb Fry moved to approve the Statement of Findings and Final Plat Application of Lots 1R-1A and 1R-1B, Block 1, Fellowship of Las Colinas. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 19. CONDITIONAL USE APPLICATION CU15-09 AERISTO

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-09 submitted by C A Schmidt Leder, Ltd. for property located at 800 South Dooley Street and platted as Lot 1R1, Block 1, Payton Wright II. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU02-40 (Ord. 02-73) specifically to allow covered parking and outside storage in conjunction with an automotive restoration use.

The applicant intended to use the site for an interior restoration service for vintage and custom automobiles.

In the Commission's regular session Dennis Luers moved to approve conditional use application CU15-09. Jimmy Fechter seconded the motion, which failed by the following vote:

Ayes: Wilson, Fechter and Luers
Nays: Oliver, Fry, Tiggelaar and Martin

Discussion was held regarding how the project will fit within the future transit-oriented development overlay.

Herb Fry moved to deny conditional use application CU15-09. Gary Martin seconded the motion, which failed by the following vote:

Ayes: Oliver, Fry, Tiggelaar and Martin
Nays: Wilson, Fechter and Luers

ITEM 20. CONDITIONAL USE APPLICATION CU15-12 ENTERPRISE CAR AND TRUCK RENTAL

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-12 submitted by AME Engineering for property located at 1800 South Main Street and platted as Lot 7R, Block 6, Metroplace Second Installment. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU10-19 (Ord. 10-45) for a planned commercial center, specifically to allow for the development of a car and truck rental facility and expansion of the planned commercial center.

The applicant intended to develop a car and truck rental facility along with a car and truck wash located at the rear of the proposed facility. Also with this request the

applicant proposed to increase the planned commercial center acreage from 20.686 acres to 23.508 acres.

In the Commission's regular session B J Wilson moved to approve conditional use application CU15-12. Gary Martin seconded the motion, which failed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 21. FINAL PLAT APPLICATION LOTS 7R & 8R, BLOCK 6, METROPLACE 2ND INSTALLMENT

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 7R & 8R, Block 6, Metroplace 2nd Installment on property located at 1800 & 1820 South Main Street. The applicant was final platting 2.825 acres to develop and car & truck rental on Lot 7R.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 7R and 8R, Block 6, Metroplace 2nd Installment. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 22. SPECIAL USE APPLICATION SU15-02 121 COMMUNITY CHURCH

Next for the Commission to consider and make recommendation to City Council was special use application SU15-02 submitted by 121 Community Church for property located at 2701 Ira E Woods Avenue and proposed to be platted as Lot 1, Block 1, Philippians. The applicant was requesting a special use permit to amend the previously approved site plan of CU08-04 (Ord. 08-11) for a planned commercial center, specifically to allow for the development of a church in a non-residential district.

The applicant intended to relocate from their current location to construct a 38,141 square foot worship center seating 850 persons. The primary access will be from east bound Ira E. Woods Avenue into a single driveway located in the northwest corner of the site. The secondary access will be from a single driveway located midway along the west property line and Ponderosa Trail (a private drive).

Discussion was held regarding traffic concerns of Ira E Woods will be a right turn only at that location. Traffic police could be used to direct traffic if necessary.

In the Commission's regular session Dennis Luers moved to approve special use application SU15-02. B J Wilson seconded the motion, which failed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 23. PRELIMINARY PLAT APPLICATION LOT 1, BLOCK 1, PHILIPPIANS ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lot 1, Block 1, Philippians Addition on property located at 2701 Ira E Woods Avenue. The applicant was preliminary platting 6.655 acres to develop the site for a church.

In the Commission's regular session Dennis Luers moved to approve the Statement of Findings and Preliminary Plat Application of Lot 1, Block 1, Philippians Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 24. FINAL PLAT APPLICATION LOT 1, BLOCK 1, PHILIPPIANS ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1, Block 1, Philippians Addition on property located at 2701 Ira E Woods Avenue. The applicant was final platting 6.655 acres to develop the site for a church.

In the Commission's regular session Dennis Luers moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, Philippians Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 25. FINAL PLAT APPLICATION LOT 1, BLOCK 1, WESLEY ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1, Block 1, Wesley Addition on property located at 427 East Texas Street. The applicant was final platting 0.3479 acres for one residential home.

In the Commission's regular session Herb Fry moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, Wesley Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 26. PRELIMINARY PLAT APPLICATION LOT 1, BLOCK 1, GRAPEVINE CRICKET FIELDS ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lot 1, Block 1, Grapevine Cricket Fields Addition on property located at on Foxfire Lane. The applicant was preliminary platting 18.929 acres for a cricket field complex.

In the Commission's regular session Herb Fry moved to approve the Statement of Findings and Preliminary Plat Application of Lot 1, Block 1, Grapevine Cricket Fields Addition. B J Wilson seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 27. FINAL PLAT APPLICATION LOT 1, BLOCK 1, GRAPEVINE CRICKET FIELDS ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1, Block 1, Grapevine Cricket Fields Addition on property located at on Foxfire Lane. The applicant was final platting 18.929 acres for a cricket field complex.

In the Commission's regular session Herb Fry moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, Grapevine Cricket Fields Addition. B J Wilson seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 28. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the March 17, 2015, Planning and Zoning Meeting.

Beth Tiggelaar moved to approve the Planning and Zoning Commission minutes of March 17, 2015 Planning and Zoning Meeting. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fechter, Martin and Tiggelaar
Nays: None
Abstained: Fry, Wilson, Luers

Next for the Commission to consider were the minutes of the March 31, 2015, Planning and Zoning Workshop.

The March 31, 2015 Workshop minutes were tabled to the next meeting for further details.

ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 9:21 p.m. Dennis Luers seconded the motion which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 19TH DAY OF MAY 2015.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN