

AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR JOINT CITY COUNCIL
and
PLANNING AND ZONING COMMISSION MEETING*
TUESDAY, JUNE 16, 2015
GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

6:00 p.m.	Dinner - City Council Conference Room
6:30 p.m.	Call to Order - City Council Chambers
6:30 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: 6:30 p.m. - City Council Chambers

EXECUTIVE SESSION:

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:
 - A. Real property relative to deliberation or the exchange, lease, sale or value of City owned properties (portion of 185 acres owned by City) pursuant to Section 551.072, Texas Government Code.
 - B. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

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

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

2. Public Works to present traffic signal update.
3. Discussion of City Council summer meeting schedule.
- 3A. Update on Grapevine Lake flooding.

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

INVOCATION AND PLEDGE OF ALLEGIANCE: Commissioner Herbert Fry

JOINT PUBLIC HEARINGS

4. 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 withdraw the applications.**
5. 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 32-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 withdraw the application.**
6. Conditional Use Permit **CU15-18** (Wine Fusion Winery) – City Council and Planning and Zoning Commission to conduct public hearing relative to application submitted by Nicholas Kaufman for a conditional use permit to allow the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (wine only) and outdoor speakers in conjunction with a winery. The subject property is zoned “CBD” Central Business District and is located at 603 South Main Street #304.
7. Conditional Use Permit **CU15-19** (5 Star Subaru) and a **final plat** of Lot 1, Block 1, 5 Star Subaru Addition – City Council and Planning and Zoning Commission to conduct public hearing relative to application submitted by Dynamic Engineering Consultants for a conditional use permit to allow for a pylon sign in conjunction with an automotive dealership with new and used car sales and service. The applicant is also requesting to replat Lot 1, Block 1, Frank Parra Autoplex Addition and 4.062 acres of unplatted land. The subject property is zoned “PID” Planned Industrial Development and is located at 2651 William D Tate Avenue.
8. Historic Landmark Subdistrict **HL15-01** (526 East Worth Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Neal Cooper requesting designation of property located at 526 East Worth Street as an historical landmark subdistrict. The subject property is zoned “R-7.5” Single Family Residential.

9. Historic Landmark Subdistrict **HL15-02** (412 East Franklin Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Howard Gardner requesting designation of property located at 412 East Franklin Street as an historical landmark subdistrict. The subject property is zoned “R-7.5” Single Family Residential.

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

10. 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

11. Greg and Tani Long to present a gift from Mayor of West Lothian to Mayor Tate.
12. Grapevine Chamber of Commerce to present annual report.
13. Chief Financial Officer to present Monthly Financial update.

NEW BUSINESS

14. Consider a **resolution** authorizing annual contracts for mosquito control ground spraying services to a primary vendor Vector Disease Control International, LLC and a secondary vendor Municipal Mosquito through an Interlocal Cooperative Agreement with Tarrant County, Texas, 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.

15. Consider renewal of annual contracts for safety supplies with U & D Enterprises, Inc. and WW Grainger Industrial Supply. Chief Financial Officer recommends approval.
16. Consider a **resolution** authorizing the purchase of advertising services from Community Impact Newspaper. Parks and Recreation Director recommends approval.
17. Consider renewal of an annual personal services contract with Regent Services for janitorial services. Public Works Director recommends approval.
18. Consider an **ordinance** amending the Grapevine Code of Ordinances Chapter 23 Traffic, Section 23-26, Speed Limits – Schedule for certain public streets and ways, establishing a 40 mph speed limit on northbound Kimball Road between Shady Lane (South City Limit) and Dove Road. Public Works Director recommends approval.
19. Consider the minutes of the June 2, 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

20. Conditional Use Permit **CU15-18** (Wine Fusion Winery) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
21. Conditional Use Permit **CU15-19** (5 Star Subaru) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
22. **Final Plat** of Lot 1, Block 1, 5 Star Subaru Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
23. Historic Landmark Subdistrict **HL15-01** (526 East Worth Street) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
24. Historic Landmark Subdistrict **HL15-02** (412 East Franklin Street) – 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 June 12, 2015 by 5:00 p.m.

Tara Brooks
Tara Brooks, City Secretary



AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JUNE 16, 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. 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 Herbert Fry

2. 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 withdraw the applications.**
3. 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 32-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 withdraw the application.**
4. Conditional Use Permit **CU15-18** (Wine Fusion Winery) – City Council and Planning and Zoning Commission to conduct public hearing relative to application submitted by Nicholas Kaufman for a conditional use permit to allow the possession, storage, retail sale and on- and off-premise consumption of

alcoholic beverages (wine only) and outdoor speakers in conjunction with a winery. The subject property is zoned "CBD" Central Business District and is located at 603 South Main Street #304.

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7. Historic Landmark Subdistrict **HL15-02** (412 East Franklin Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Howard Gardner requesting designation of property located at 412 East Franklin Street as an historical landmark subdistrict. The subject property is zoned "R-7.5" Single Family Residential.

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

8. Conditional Use Permit **CU15-18** (Wine Fusion Winery) – Consider the application and make a recommendation to the City Council.
9. Conditional Use Permit **CU15-19** (5 Star Subaru) – Consider the application and make a recommendation to the City Council.
10. **Final Plat** of Lot 1, Block 1, 5 Star Subaru Addition – Consider the application and make a recommendation to the City Council.
11. Historic Landmark Subdistrict **HL15-01** (526 East Worth Street) – Consider the application and make a recommendation to the City Council.

12. Historic Landmark Subdistrict **HL15-02** (412 East Franklin Street) – Consider the application and make a recommendation to the City Council.
13. Consider the minutes of the May 19, 2015 Planning and Zoning Commission meeting, and take any necessary action.

WORKSHOP

14. Discuss strategy for commuter rail station area planning.

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 June 12, 2015 by 5:00 p.m.



Tara Brooks, City Secretary



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

FROM: BRUNO RUMBELOW, CITY MANAGER ^{B12}
SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR 

MEETING DATE: JUNE 16, 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 withdraw zone change request Z15-02 and conditional use request CU15-11, 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). At the May 19 meeting the applicant asked to table both of his requests to the June 16 meeting for personal reasons. The applicant is now asking to withdraw both requests while continuing to look for other locations within the city.

irs

CC ITEM #4
PZ ITEM #2

Ron Stombaugh - N2 BBQ WithdrawalG

From: Nic English <nic.english.tx@gmail.com>
To: Ron Stombaugh <rons@grapevinetexas.gov>
Date: 6/8/2015 9:46 AM
Subject: N2 BBQ WithdrawalG
CC: "nic@N2BBQ.com" <nic@n2bbq.com>

Ron,

Please withdraw N2BBQ submissions for the June city council meeting for the location at 207 W. Dallas. We are continuing to look at other locations within Grapevine.

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 *see page 6*

MEETING DATE: JUNE 16, 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 withdraw without prejudice conditional use application CU15-13 and take any other necessary action.

BACKGROUND INFORMATION:

Conditional use application CU15-13 was submitted by Clayton Redinger for property addressed as 2850 State Highway 121, for a proposed two phase 116,450 square foot enclosed storage warehouse and a 35-foot pole sign. At the May 19, 2015 meeting the applicant asked to table the request to the June 16 meeting to allow additional time to make changes to the site plan and architectural elevations. The applicant now requests to withdraw the request without prejudice. The applicant intends to submit a new application with revised architectural elevations for the subject site.

/at



June 10, 2015

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

RE: White Line Storage:

On behalf of White Line Storage, we respectfully request to withdraw, without prejudice, Case No. CU15-13, Conditional Use Application for Lot 2, Block 1 Northpoint Addition; White Line Storage. This withdrawal request is made with the understanding that we cannot table, or delay the public hearing until the next available meeting. Therefore, our intent is to resubmit a separate application for this case, and desire for that case to be heard at the earliest available opportunity.

This request is made to allow the applicant to continue to revise the architectural elevations necessary to improve the appearance of the development and the primary structure.

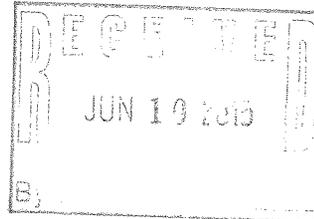
Should you need additional information about White Line Storage please contact Scott Quinn at 214-202-9873.

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

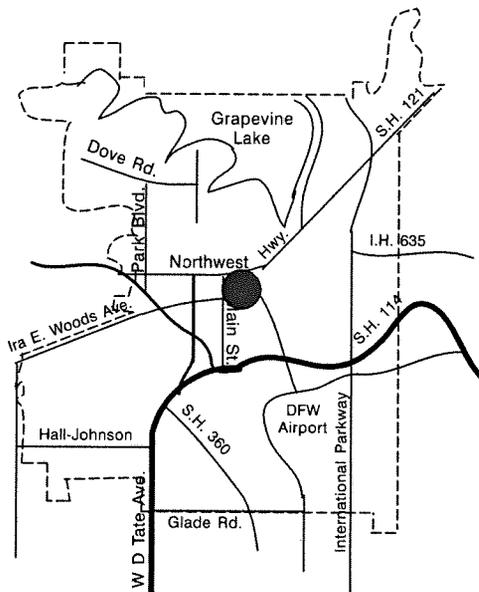


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

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

MEETING DATE: JUNE 16, 2015

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU15-18 WINE FUSION
WINERY



APPLICANT: Nicholas Kaufman

PROPERTY LOCATION AND SIZE:

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

REQUESTED CONDITIONAL USE AND COMMENTS:

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

With this request the applicant proposes to establish a new 2,029 square foot winery, which is located within an existing suite of the Westwood Centre development. A single outdoor speaker for playing soft music during business hours is proposed adjacent to South Main Street at the main entrance. Hours of operation are proposed as follows:

- Sunday through Thursday 11:00 a.m. to 9:00 pm.
- Friday and Saturday 11:00 a.m. to 12:00 a.m.

No kitchen is proposed but the applicant proposes offering pre-packaged cheeses, meats, fruits, vegetables, desserts and Tapas style treats. The applicant also envisions offering samples from local restaurants.

PRESENT ZONING AND USE:

The property is zoned "CBD" Central Business District. The suite has recently been used as a retail flooring store (Rugs Floors and More).

HISTORY OF TRACT AND SURROUNDING AREA:

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

At the April 15, 2008 meeting City Council approved Conditional Use Request CU08-09 (Ord. 08-20) on the subject site to establish a wine tasting room for on- and off-premise consumption (wine only) in conjunction with a coffee shop. On March 24, 2009 Council approved an extension to the wine tasting room to expire on April 15, 2010. At the January 19, 2010 meeting City Council approved Conditional Use Request CU09-46 (Ord. 2010-01) on the subject site to establish a yogurt restaurant.

West of the subject located within a suite on the lower floor of the City's Convention and Visitors Bureau, the City Council at the February 17, 2015 meeting approved Conditional Use Request CU15-01 (Ord. 2015-10) to allow a winery and wine tasting room.

SURROUNDING ZONING AND EXISTING LAND USE:

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

Business District—retail business and auto repair

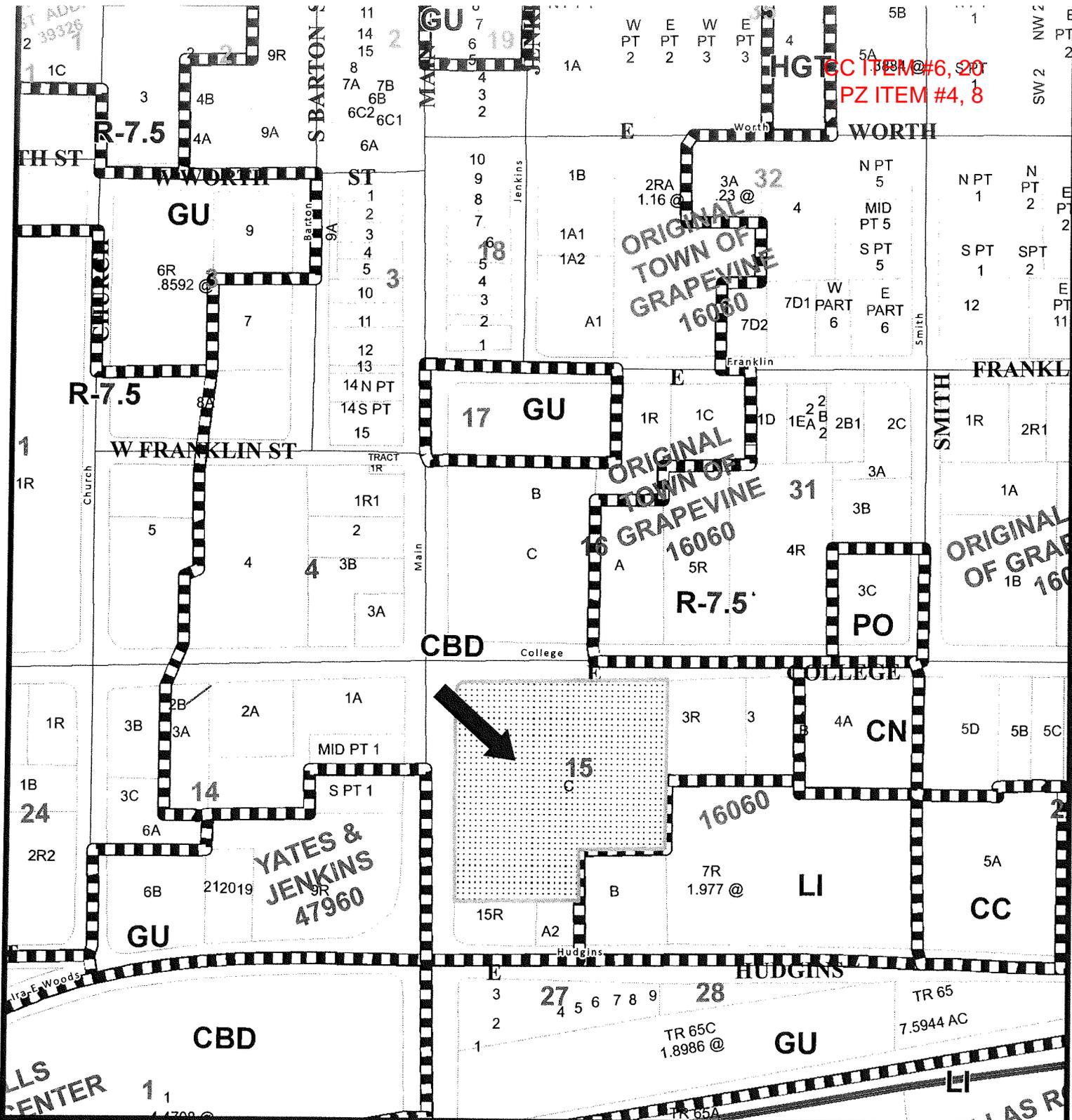
AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

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

/at



CC ITEM #6, 20
PZ ITEM #4, 8

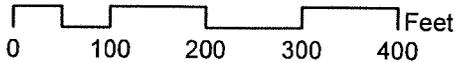
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CU15-18 Wine Fusion Winery

Date Prepared: 6/3/2015

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

Nicholas Kaufman Wine Fusion Winery LLC

Street address of applicant / agent:

914 Kilbridge Ln

City / State / Zip Code of applicant / agent:

Coppell Texas 75019

Telephone number of applicant / agent:

214-587-2897

Fax number of applicant / agent

Email address of applicant / agent

nick@fusionwinery.com

Mobile phone number of applicant / agent

PART 2. PROPERTY INFORMATION

Street address of subject property

603 South Main St. Suite 304

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

Lot C Block 15 Addition Volume 388-309 Slide 72

Size of subject property

2.1787

Acres

94,906

Square footage

Present zoning classification:

Proposed use of the property:

Winery + Tasting Room

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:

Winery with wine tasting

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

Harry Hines Medical Center, Ltd. dba Westwood Centre

Street address of property owner:

2331 Gus Thomasson Suite 126

City / State / Zip Code of property owner:

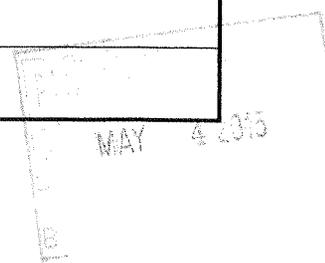
Dallas Texas 75228

Telephone number of property owner:

214-321-4151 ext. 222

Fax number of property owner:

214-321-7677



- Submit a letter describing the proposed conditional use and note the request on the site plan document
- In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)
- In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.
- Application of site plan approval (Section 47, see attached Form "B").
- The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.
- All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.
- All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- Any changes to a site plan (no matter how minor or major) approved with a conditional use or conditional use permit can only be approved by city council through the public hearing process.
- I have read and understand all the requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.

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

Nicholas Kaufman
Print Applicant's Name:

Nicholas Kaufman
Applicant's Signature:

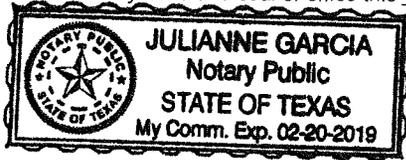
The State of TEXAS

County Of TARRANT

Before Me Julianne Garcia on this day personally appeared Nicholas Kaufman
(notary) (applicant)

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

(Seal) Given under my hand and seal of office this 22 day of April, A.D. 2015.



Julianne Garcia
Notary In And For State Of Texas

Debbie Hobbs
Print Property Owners Name:

Debbie Hobbs
Property Owner's Signature:

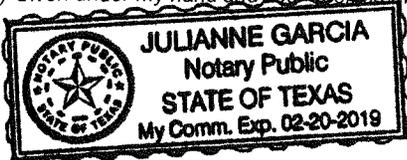
The State Of Texas

County Of Tarrant

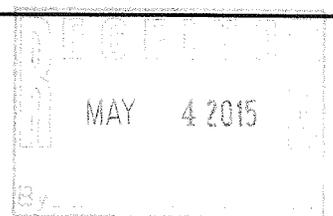
Before Me Julianne Garcia on this day personally appeared Debbie Hobbs
(notary) (property owner)

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

(Seal) Given under my hand and seal of office this 22 day of April, A.D. 2015.



Julianne Garcia
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.

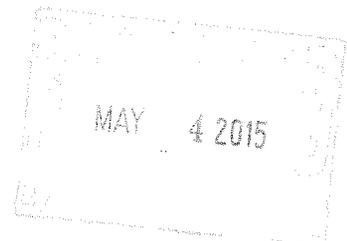
I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant Nicholas Kaymer

Date: 4/21/2015

Signature of Owner Rebecca Hobbs

Date: 4-22-15



Wine Fusion Winery, LLC

Proposed Condition Use Project Description

Wine Fusion Winery is a dream that has been manifesting for years. When I was 17 years old, I lost my mother to congestive heart failure prefaced by many years of spreading cancer. My Mother was an avid wine drinker and loved the intricacies of fine wine. Whether it was sharing stories, enjoying with friends or talking about the best years of production, our family was surrounded by it. Making wine has been a dream of mine ever since. I always feel closer to her when I talk about wine and teach others as she taught me. I have spent the last 15 years in Grocery retail. I started at the bottom as an overnight stocker and worked my way up through the ranks to Store Manager. My most recent store was in Southlake. I held many different positions through the years including Human Resources, Training, Operations, and Merchandising. Fluent in selling wine, I was also the top achiever for charitable contributions as well as leading the entire state in most of our donation campaigns, as giving back has always been the most joyful part of work. My teams and I have won many service awards including the highest customer service scores in the state on numerous occasions, I look forward to bringing that same service level to Grapevine.

A big part of Wine Fusion's tasting room will be dedicated to retail items. Working the last 15 years in retail gives me great insights to what the consumer is looking for and wants to buy. We will carry a myriad of retail items. While a few will be wine related we want to carry a bigger variety of general merchandise like Hats, Shirts, Koozies, local Artist artwork, wood work and a Texas section as well. We will also feature a nice rotating seasonal display right up front. Whether it's Cinco De Mayo, Mother's Day, July 4th to Christmas. Customers will be able to count on us to have the most current holiday items. Wearables, seasonal food items to decorations we will have a great variety that is sure to be appealing.

Wine Fusion's goal is to help bridge the gap between consumer education and the ever daunting wine industry. We will focus on not only providing great wines but also more on the education side of wine. We will offer numerous classes to help educate the consumer in a fun relaxing atmosphere. We will also offer a blending class where consumers can learn how wine makers make the popular wine blends that are common today. Whether you are a novice or expert, we will have classes that are tailored to you. We will also offer small batch classes where the consumer can make their own 30 bottle batch. Consumers will also be able to make their own labels as well. We will have a tasting room bar where the consumer can try our different wines by glass, wine flights and buy bottles. We will offer wine on tap, as this is a growing category and consumers are looking for it. We will have a room with movable walls in order to accommodate classes and private parties. When not in use for classes it will open to the tasting room.

Food items will be available to patrons consisting of pre-prepared small-bites, featuring various cheeses, meats (pre-cooked), fruits, vegetables, desserts, and "Tapas" style treats. We also want to partner with local restaurants to feature samples of their fares, paired with our wines, in order to promote synergies with our business neighbors. There will be no cooking facilities onsite. If food requires heating, it will be done via chaffing dishes, microwave, soup tureens, or warming oven. Our

MAY 4 2015

goal is to offer excellent food that match our wines at an affordable price that will keep customers coming back on a regular basis.

Community involvement will be very important. All of the years I have spent in the Grocery industry taught me that it's important to be a great neighbor and a better citizen. We will do more than our part to be involved in everything that we can be. You will be able to count on us to help wherever it is needed and to help lead city initiatives. We are also excited to help volunteer and lead non-profit organizations as well. Giving back is one of our Core Values.

Our hours of operation will be open 7 days a week. Sunday through Thursday 11am-9pm. Friday through Saturday 11am-12am.

We would like to have music playing inside and outside if allowed. With only one speaker on the front side of the building facing Main Street. Our proposed use will not cause substantial harm to the value, use or enjoyment of other property in the neighborhood. In fact we plan on enriching the already vibrant wine culture that Grapevine has created. We will help bring more tourism to the area, creating more tax revenue and increased sales for area businesses as well.



Nicholas Kaufman

Wine Fusion Winery



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 CU15-18 TO ALLOW FOR A WINERY WITH ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE ONLY) AND OUTDOOR SPEAKERS IN A DISTRICT ZONED "CBD" CENTRAL BUSINESS DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU15-18 to allow for a winery with the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (wine only) and outdoor speakers for Wine Fusion Winery in a district zoned "CBD" Central Business District within the following described property: Lot C, Block 15, Original Town of Grapevine (603 South Main Street #304) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum

not to exceed Two Thousand Dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

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

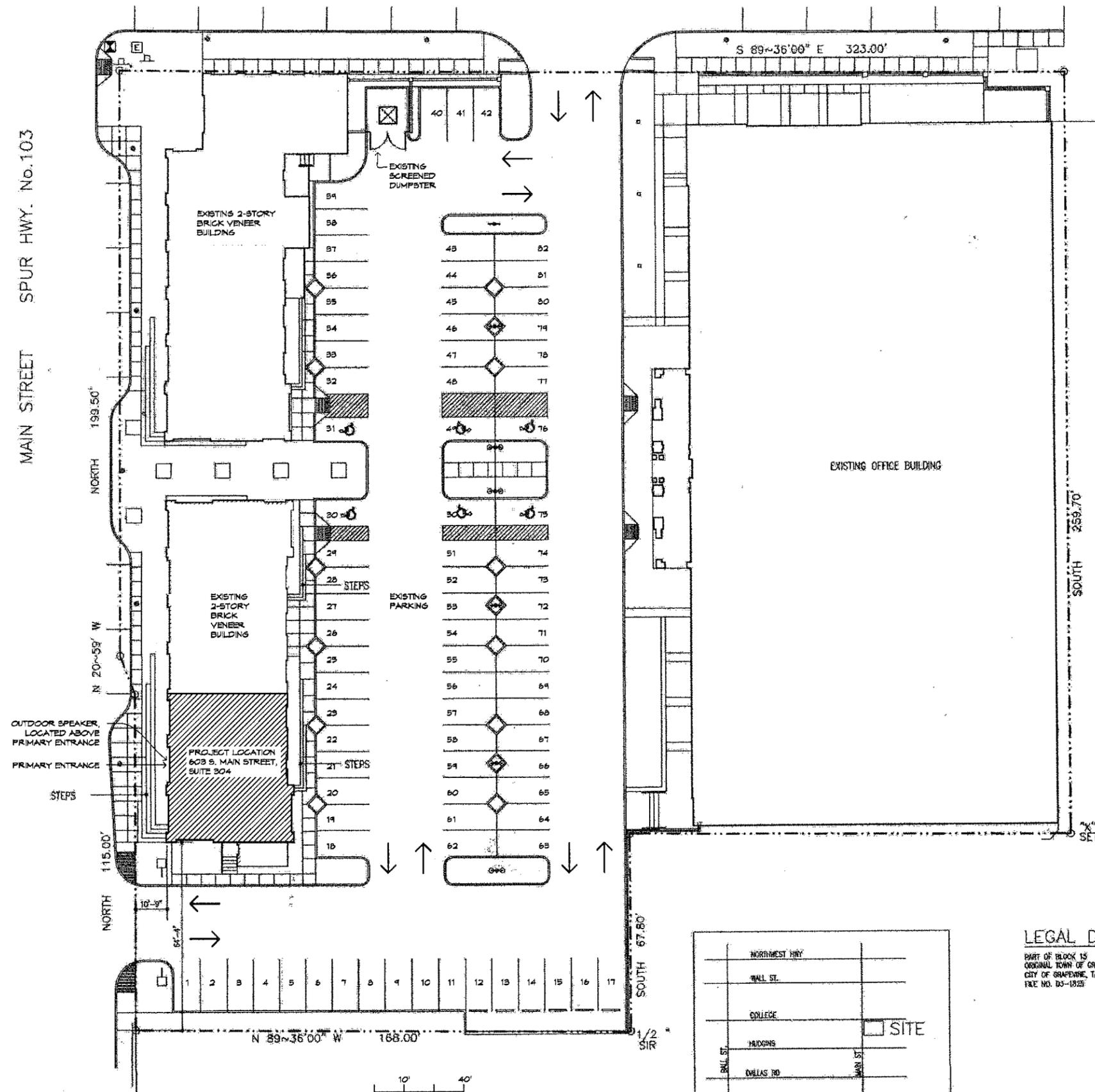
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of June, 2015.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MAIN STREET SPUR HWY. No.103



SITE DATA
 ZONING: CBD
 LOT AREA: 94,906 +/- SQ. FT. OR 2.1787 +/- ACRES
 BUILDING AREA: 8,918 +/- SQ. FT.

LANDSCAPE DATA
 LOT AREA: 94,906 +/- SQ. FT.
 TOTAL LANDSCAPE: 4,912 +/- SQ. FT.
 % OF LANDSCAPE: 4.8%

OCCUPANT LOAD
 PUBLIC ASSEMBLY: 39
 MANUFACTURE/PRODUCTION: 7
 OFFICE: 1
 TOTAL OCCUPANT LOAD: 47

ADJACENT ZONING: SOUTH OF THE EXISTING PARKING LOT "CBD" CENTRAL BUSINESS DISTRICT, SOUTH AND EAST (APPROXIMATELY THE SOUTH 103 FEET OF THE EAST PROPERTY LINE) "LI" LIGHT INDUSTRIAL DISTRICT AND "CBD" CENTRAL BUSINESS DISTRICT (APPROXIMATELY THE NORTH 154 FEET OF THE EAST PROPERTY LINE).

PARKING ANALYSIS

GROSS SQUARE FOOTAGE:	2029 S.F.	
WINERY - PRODUCTION:	1450 S.F.	7 (3 + 1 PER 1000 S.F.)
WINERY - PUBLIC ASSEMBLY:	374 S.F.	12 (1 PER 50 S.F.)
WINERY - TASTING AREA:	5	4 (8 GUESTS/HR AT TASTING BAR)
PARKING REQUIRED:	28	
PARKING ON SITE PROVIDED:	82	
ADDITIONAL PUBLIC PARKING WITHIN 500' OF BUILDING SITE:		
E. HUDGINS ST. LOT:	64	
W. HUDGINS ST. LOT (AFTER 5PM AND SAT/SUN):	54	
OTHER LEASED USES ON BUILDING SITE:		
OFFICE	17,150 S.F.	
RESTAURANT (WEINBERGER'S DELI)	1,212 S.F.	
RETAIL (ORANGE FISH)	1,306 S.F.	
RETAIL (CROWNED BY GRACE)	1,240 S.F.	
RETAIL (MAIN ST. JEWELRY)	843 S.F.	
RETAIL (CASSIE'S YOGURT)	1,240 S.F.	

CONDITIONAL USE REQUEST CU15-18 IS A REQUEST TO ALLOW THE POSSESSION, STORAGE, RETAIL SALE AND ON-AND OFF PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE ONLY) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH A WINERY.

CASE NAME: WINE FUSION WINERY
 CASE NUMBER: CU15-18
 LOCATION: 609 SOUTH MAIN STREET, SUITE 304

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

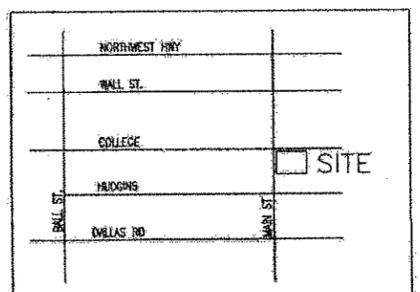
DATE: _____

SHEET: 1 OF 2

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

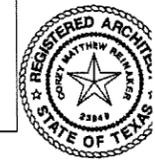
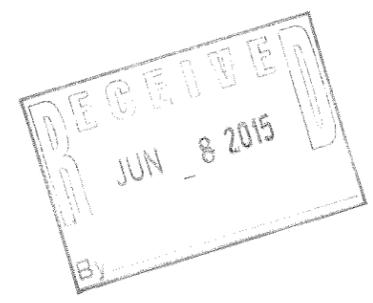
DEPARTMENT OF DEVELOPMENT SERVICES

LEGAL DESCRIPTION:
 PART OF BLOCK 15
 ORIGINAL TOWN OF GRAPEVINE
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 FILE NO. 03-1822

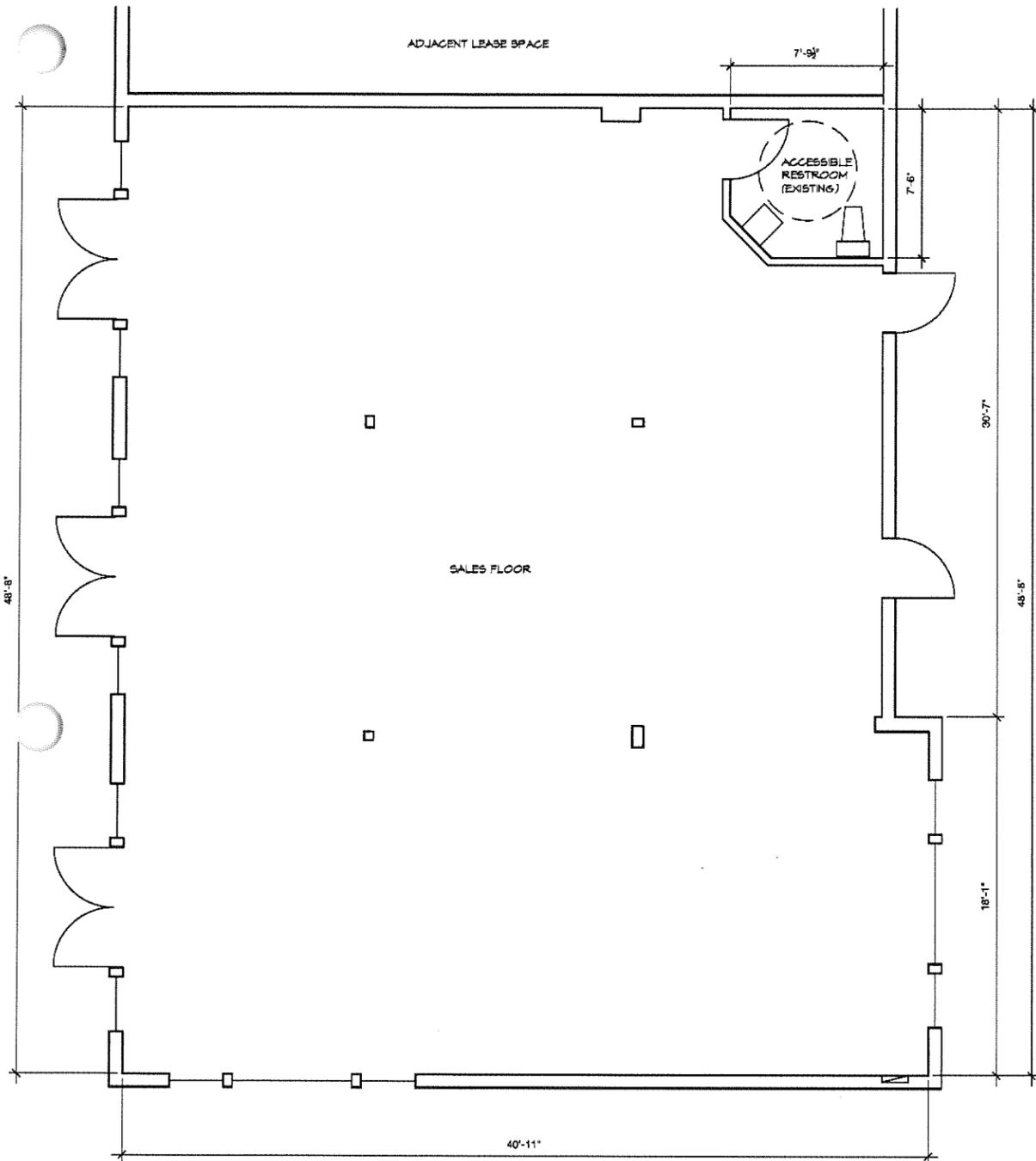


SITE PLAN / PARKING PLAN
 SCALE: 1" = 20'-0"

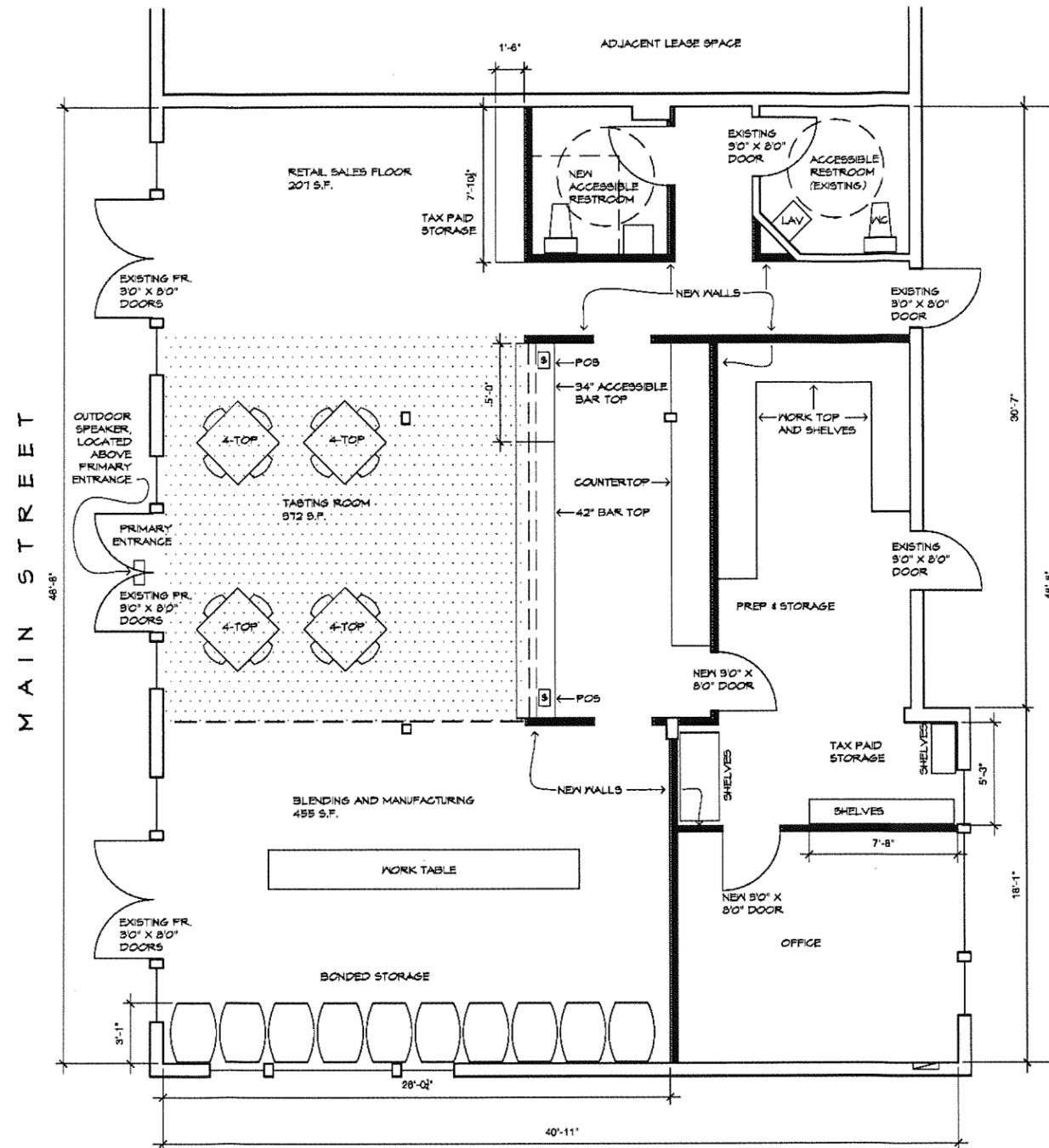
NOTE: SITE PLAN BASED RECORD SET, PROVIDED BY PROPERTY OWNER, PREPARED BY TURNER BOAZ STOCKER ARCHITECTURE, DATED 06.14.2011



COREY REINKER AIA
 014 284 8631



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



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

- EXISTING WALL
- NEW WALL
- AREA OF CONSUMPTION

OUTDOOR SPEAKER SPECIFICATION
MANUFACTURER: INFINITY OUTRIGGER
DIMENSIONS: 8" W 10" H 7" D
COLOR: WHITE
WATTAGE: 80 WATTS MAX.

CONDITIONAL USE REQUEST CU15-10 IS A REQUEST TO ALLOW THE POSSESSION, STORAGE, RETAIL SALE AND ON-AND OFF PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE ONLY) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH A WINERY.

CASE NAME: WINE FUSION WINERY
CASE NUMBER: CU15-10
LOCATION: 603 SOUTH MAIN STREET, SUITE 804

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 2 OF 2

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

DEPARTMENT OF DEVELOPMENT SERVICES



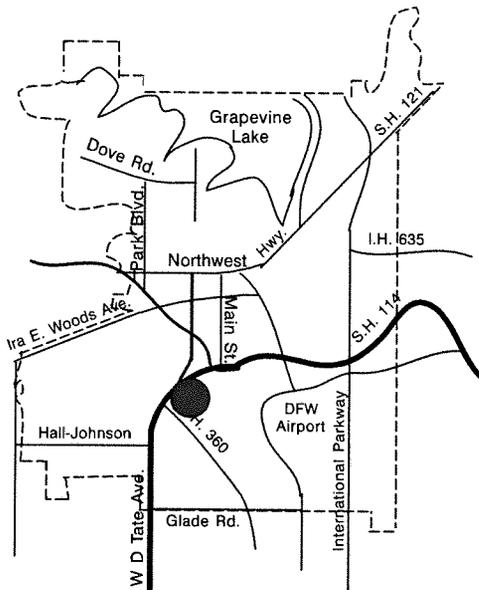
COREY REINKER AIA
0142849831

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: JUNE 16, 2015

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU15-19, 5 STAR SUBARU



APPLICANT: Dynamic Engineering Consultants—
Kyle Vrla

PROPERTY LOCATION AND SIZE:

The subject property is addressed as 2651 William D. Tate Avenue and proposed to be platted as Lot 1, Block 1, 5 Star Subaru Addition. The addition contains 8 acres and has approximately 490 feet of frontage along William D. Tate Avenue, and 260 feet of frontage along Stone Myers Parkway.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to allow for a pylon sign in conjunction with an automotive dealership with the sales and service of new and used vehicles,

It is the applicant's intent to develop a new car dealership (5 Star Subaru) with the sales and service of new and used vehicles on a vacant eight-acre tract immediately adjacent to the south of the existing Grapevine Dodge dealership. The applicant proposes one pylon sign adjacent to the northbound William D. Tate Avenue service road that will be approximately 27 feet in height and 129 square feet in size and a monument sign adjacent to Stone Meyers Parkway that is 6.83 feet in height and 53.5 square feet in size.

PRESENT ZONING AND USE:

The property is currently zoned "PID" Planned Industrial Development District and is undeveloped.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the property to the south were rezoned from the “R-1” Single Family District to “PID” Planned Industrial Development District during the 1984 City Rezoning. The property to the north was rezoned from “I-1” Light Industrial District to “PID” Planned Industrial Development District in 1984. Zone Change Z86-15 rezoned the northern portion of the site from “PID” Planned Industrial Development District to “CC” Community Commercial District. The property to the east was rezoned from “I.D.A.” Industrial District Authority to “R-20” Single Family District after the 1984 Rezoning. The property to the west was rezoned from “R-1” Single Family District and “C-2” Community Business District to “R-20”, Single Family District and “CC” Community Commercial District in the 1984 Rezoning. The site was again rezoned in January 2000 (Case No. Z99-10, Ord. No. 2000-03) changing the zoning to “CC”, Community Commercial District. Zoning Case Z98-19 (Ord. No. 98-100) was approved in August 1998, changing the zoning of the northern portion of the site to “PID”, Planned Industrial Development. Conditional Use CU99-78 (Ord. No. 2000-68), for an 11-acre automobile dealership was approved for the northern portion of the site in July 2000. Conditional Use Request CU01-13 was approved by Council at their April 17, 2001 meeting and allowed for an expansion for a second automotive dealership (Mitsubishi) at the existing Grapevine Dodge dealership. Conditional Use Request CU03-09 (Ord. No. 2003-26) was approved by Council at their April 15, 2003 meeting and allowed for the modification of the site signage from a 20-foot pole sign to a 40-foot pole sign. Conditional Use Request CU06-51 (Ord. No. 2007-05) was approved by Council at their February 20, 2007 meeting and allowed for the 20-foot high, 54-square foot pole sign along William D. Tate Avenue, approximately 240 feet south of the existing sign, for increased visibility of the Service King Collision Repair. At the April 15, 2008 meeting, a 2.24 acre portion of the subject property with frontage along Stone Meyers Parkway was considered and approved as part of a zoning change (Z08-03) and conditional use request (CU08-08) to rezone the subject property from “CC” Community Commercial District to “PID” Planned Industrial Development District to expand the Grapevine Dodge automotive dealership to accommodate additional vehicle storage and provide additional employee parking; however, the property was never developed.

SURROUNDING ZONING AND EXISTING LAND USE:

- | | |
|--------|--|
| NORTH: | “PID” Planned Industrial Development District—Grapevine Dodge automotive dealership |
| SOUTH: | “PID” Planned Industrial Development District and “CC” Community Commercial District—vacant undeveloped property |
| EAST: | “CC” Community Commercial District—vacant commercial property currently under development |
| WEST: | State Highway 360/William D. Tate Avenue intersection |

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

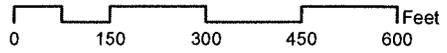
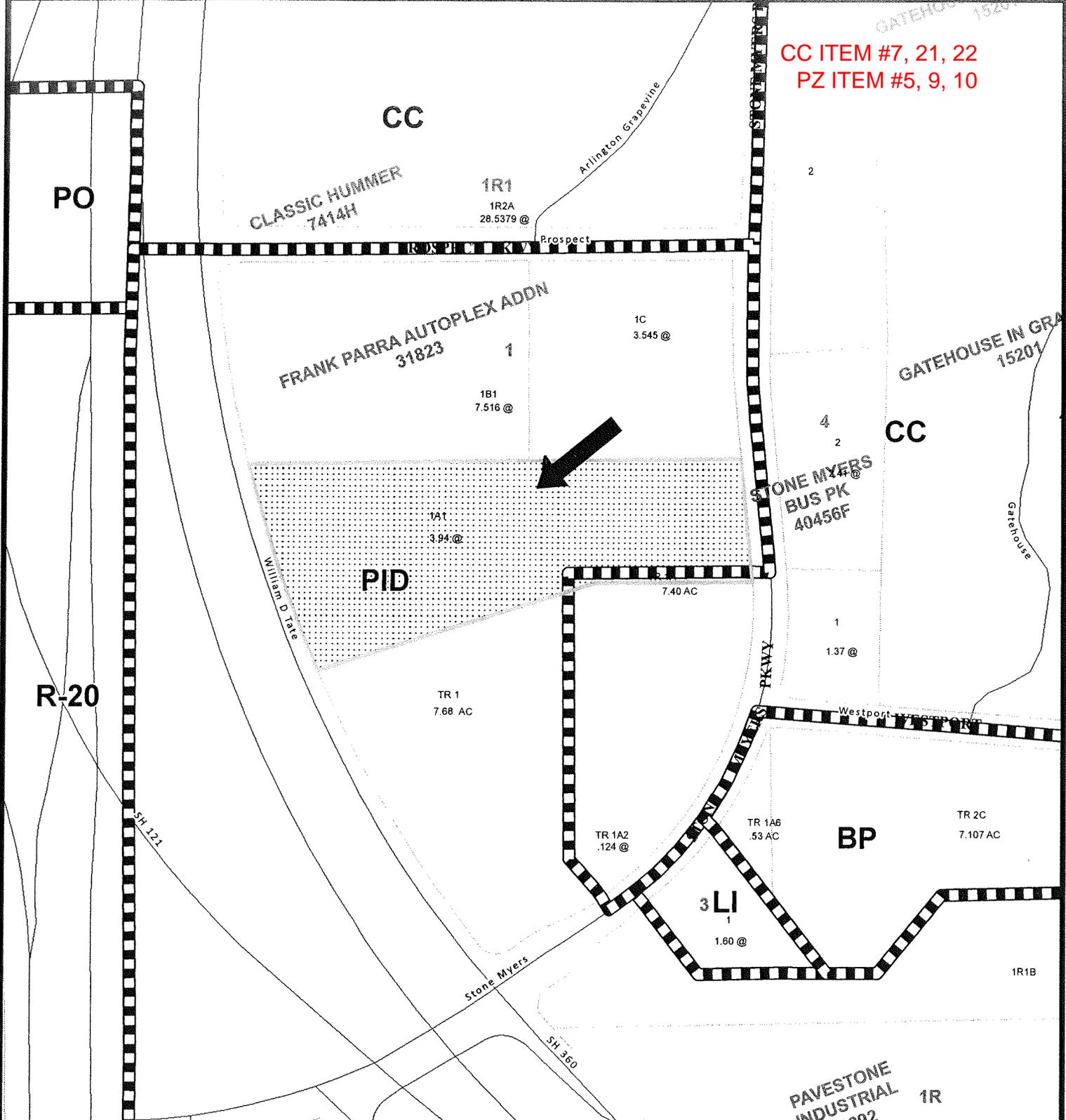
The Master Plan designates the subject property as both an Industrial/Commercial and Commercial land use. The applicant's proposal is in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates Stone Myers Parkway as a Type E Collector with a minimum 75-foot right-of-way developed as 4 lanes.

/rs

CC ITEM #7, 21, 22
PZ ITEM #5, 9, 10



CU15-19 5 Star Subaru

Date Prepared: 6/4/2015

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

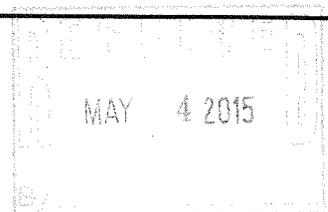
Name of applicant / agent/company/contact <i>DYNAMIC ENGINEERING CONSULTANTS</i>	
Street address of applicant / agent: <i>1361 CENTRAL EXPRESSWAY SOUTH, SUITE 210</i>	
City / State / Zip Code of applicant / agent: <i>AWLEN, TX 75013</i>	
Telephone number of applicant / agent: <i>972-534-2100</i>	Fax number of applicant/agent <i>732-974-3521</i>
Email address of applicant/agent <i>JEdge@DYNAMICEC.COM</i>	Mobile phone number of applicant/agent <i>214-226-3044</i>

PART 2. PROPERTY INFORMATION

Street address of subject property <i>2651 William D. Tate</i>	
Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet) Lot <i>TRACT 1</i> , PART OF <i>TRACT 2</i> , PART OF <i>TRACT 3</i> of THE JAMES LATE SURVEY (SEE ATTACHED NOTES & BOUND) <small>Block Addition</small>	
Size of subject property <i>8.0 ACRES</i> Acres <i>348,480</i> SF Square footage	
Present zoning classification: <i>PID</i>	Proposed use of the property: <i>AUTOMOTIVE DEALERSHIP</i>
Circle yes or no, if applies to this application Outdoor speakers <input checked="" type="radio"/> Yes No	
Minimum / maximum district size for conditional use request:	
Zoning ordinance provision requiring a conditional use: <i>AUTO SALES / AUTO REPAIR</i>	

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner: <i>PACK PROPERTIES TX LLC</i>	
Street address of property owner: <i>2070 DIPLOMAT DRIVE</i>	
City / State / Zip Code of property owner: <i>FARMERS BRANCH, TX 75234</i>	
Telephone number of property owner: <i>888-478-0654</i>	Fax number of property owner:



- Submit a letter describing the proposed conditional use and note the request on the site plan document
- In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)
- In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.
- Application of site plan approval (Section 47, see attached Form "B").
- The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.
- All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.
- All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- Any changes to a site plan (no matter how minor or major) approved with a conditional use or conditional use permit can only be approved by city council through the public hearing process.
- I have read and understand all the requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.

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

JOSEPH EDGE
Print Applicant's Name: _____
Joseph Edge
Applicant's Signature: _____

The State of TEXAS

County Of COLLIN

Before Me Brooke Edge on this day personally appeared JOSEPH EDGE
(notary) (applicant)

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

(Seal) Given under my hand and seal of office this 4th day of MAY, A.D. 2015.



Brooke Edge
Notary in And For State Of Texas

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

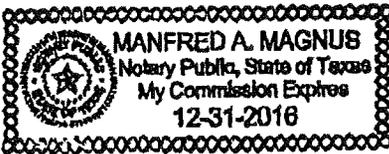
The State Of TEXAS

County Of DALLAS

Before Me MANFRED A. MAGNUS on this day personally appeared SAM PACE
(notary) (property owner)

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

(Seal) Given under my hand and seal of office this 04 day of MAY, A.D. 2014.



Manfred A. Magnus
Notary in And For State Of Texas

MAY 4 2015

May 4, 2015

City of Grapevine
Development Services
PO Box 95104
Grapevine, TX 76099

Re: Proposed Conditional Use Application Letter – Five Star Subaru Grapevine

To whom it may concern:

Dynamic Engineering Consultants, PC is contracted through Sam Pack Automotive Group for the civil engineering design associated with the development of the proposed Five Star Subaru of Grapevine located on William D. Tate. This letter will briefly summarize the project and explain the conditional use request being made for the development.

The proposed Five Star Subaru of Grapevine is an 8.0 acre automotive dealership with frontage along Northbound William D. Tate Ave. and rear access to Stone-Meyers Parkway. The facility will consist of one building internally containing the sales department and service facility. The current zoning of the property is PID, Planned Industrial Development District. In accordance with the Comprehensive Master Plan of the City of Grapevine, we are proposing to develop the site under the Standard Development procedure applying the LI, Light Industrial District, regulations to the development. Within the LI, we are seeking the conditional use as automobile sales and automobile service/repair facility.

The attached site plan shows the proposed layout and associated improvements for the Five Star Subaru. In association with this submittal, the property is being platted and once approved, will be filed and recorded in the official records of Tarrant County. Building elevations, illumination/photometric plan, and landscape plans have also been included to clearly depict all aspects of this development. The density requirements have been met in addition to the area regulations. Please refer to the site data table located on the Site Plan for specific information regarding the regulation requirements and how they have been addressed.

The proposed conditional use of the development as an automobile sales and automobile service/repair facility will not cause harm to the value, use, or enjoyment of other properties in the neighborhood and actually may increase the value and visibility of the neighboring properties. The two properties to the north are both automobile dealerships which offer the same automobile sales and repair service as well. The addition of another dealership will add to the identity of the neighborhood as a prime vehicle sales location. Automobile sales is a competitive industry, however the presence of another dealership will bring more potential clients to the neighborhood, not only increasing the existing dealerships visibility but giving them additional opportunity to sell to new clientele. The property to the south is currently undeveloped. Given its size and corner lot frontage, the property's use will not be affected. In addition, new construction of quality facilities is attractive to the public and associates a new and fresh feel to the area. The presence of development has the potential to increase visibility and demand for adjacent properties, in turn increasing value and future enjoyment of the area.





CC ITEM #7, 21, 22

PZ ITEM #5, 9, 10

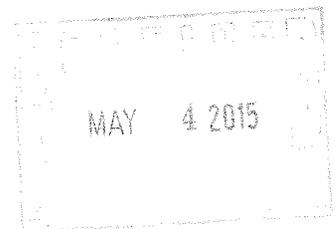
Dynamic Engineering Consultants, PC www.dynahmcc.com
1301 Central Expressway South, Suite 210, Allen, TX 75013
T. 972-534-2100

In summary, we are seeking conditional use as an automobile sales and automobile service/repair facility following the Light Industrial District regulations through the Standard Development procedure in the Planned Industrial District regulations. The proposed use matches the current neighborhood usage and will bring new clientele and visibility to the area.

If you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,

Kyle Vrla, PE
Project Manager
Dynamic Engineering Consultants, PC
Texas Registered Engineering Firm No. F-13660



CU15-19

5 STAR SUBARU

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 CU15-19 TO ALLOW FOR A PYLON SIGN IN CONJUNCTION WITH AN AUTOMOTIVE DEALERSHIP WITH ~~THE~~ SALES AND SERVICE OF NEW AND USED VEHICLES IN A DISTRICT ZONED "PID" PLANNED INDUSTRIAL DEVELOPMENT 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 CU15-19 to allow for a pylon sign in conjunction with an automotive dealership with sales and service of new and used vehicles (5 Star Subaru) in a district zoned "PID" Planned Industrial Development District within the following described property: Lot 1, Block 1, 5 Star Subaru (2651 William D. Tate Avenue) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

Section 2. 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.

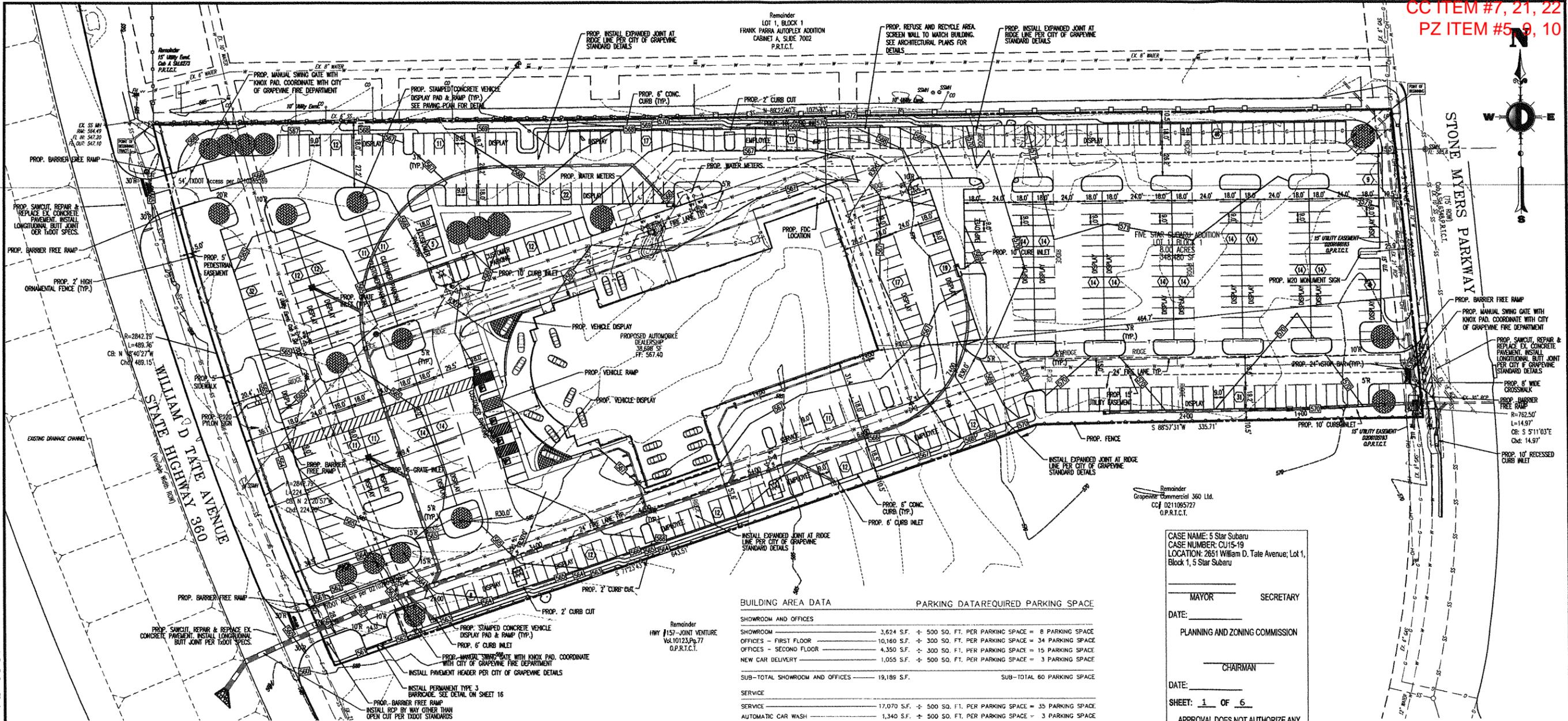
Section 8. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the 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 16th day of June, 2015.

APPROVED:

ATTEST:

APPROVED AS TO FORM:



BUILDING AREA DATA	PARKING DATA	REQUIRED PARKING SPACE
SHOWROOM AND OFFICES		
SHOWROOM	3,624 S.F. ÷ 500 SQ. FT. PER PARKING SPACE =	8 PARKING SPACE
OFFICES - FIRST FLOOR	10,160 S.F. ÷ 300 SQ. FT. PER PARKING SPACE =	34 PARKING SPACE
OFFICES - SECOND FLOOR	4,350 S.F. ÷ 300 SQ. FT. PER PARKING SPACE =	15 PARKING SPACE
NEW CAR DELIVERY	1,055 S.F. ÷ 500 SQ. FT. PER PARKING SPACE =	3 PARKING SPACE
SUB-TOTAL SHOWROOM AND OFFICES		SUB-TOTAL 60 PARKING SPACE
SERVICE		
SERVICE	17,070 S.F. ÷ 500 SQ. FT. PER PARKING SPACE =	35 PARKING SPACE
AUTOMATIC CAR WASH	1,340 S.F. ÷ 500 SQ. FT. PER PARKING SPACE =	3 PARKING SPACE
SERVICE DRIVE	3,121 S.F. ÷ 500 SQ. FT. PER PARKING SPACE =	7 PARKING SPACE
SUB-TOTAL SERVICE		SUB-TOTAL 45 PARKING SPACE
PART STORAGE		
PARTS FIRST FLOOR	2,328 S.F. ÷ 1,000 SQ. FT. PER PARKING SPACE =	3 PARKING SPACE
PARTS SECOND FLOOR MEZZANINE	1,800 S.F. ÷ 1,000 SQ. FT. PER PARKING SPACE =	2 PARKING SPACE
SUB-TOTAL PARTS WAREHOUSE		SUB-TOTAL 5 PARKING SPACE
GRAND TOTAL	44,848 S.F.	TOTAL PARKING SPACE REQUIRED FOR BUILDING 110 SPACES
		254,026 SQ. FT. OF SITE AREA FOR AUTO SALES ÷
		2,000 SQ. FT. PER PARKING SPACE = 128 PARKING SPACES

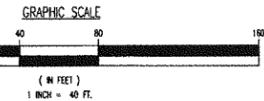
CASE NAME: 5 Star Subaru
CASE NUMBER: CU15-19
LOCATION: 2651 William D. Tate Avenue, Lot 1, Block 1, 5 Star Subaru

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____
SHEET: 1 OF 6

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

DEPARTMENT OF DEVELOPMENT SERVICES

NOTE
CONDITIONAL USE REQUEST CU15-19 IS A REQUEST TO ALLOW FOR A Pylon SIGN IN CONJUNCTION WITH NEW VEHICLE DEALERSHIP WITH THE SALES AND SERVICE OF NEW AND USED VEHICLES.



CITY OF GRAPEVINE GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A COPY OF THE BID PROPOSAL FOR ALL PUBLIC IMPROVEMENTS TO THE CITY OF GRAPEVINE AT THE PRE-CONSTRUCTION MEETING. THIS PROPOSAL SHALL INCLUDE UNIT COSTS, QUANTITIES AND AMOUNTS.
- THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING A SIX INSPECTION FEE TO THE CITY OF GRAPEVINE AT THE PRE-CONSTRUCTION MEETING FOR ALL PUBLIC IMPROVEMENTS.
- NO WATER JETTING IS ALLOWED FOR WATER, SANITARY SEWER AND STORM DRAINAGE CONSTRUCTION.
- ALL TRENCHES THAT ARE EXCAVATED TO A DEPTH IN EXCESS OF FIVE (5) FEET SHALL BE EXCAVATED AND MAINTAINED IN A MANNER THAT MEETS ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. PRIOR TO THE EXCAVATION AND CONSTRUCTION OF THE TRENCHES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TWO (2) TRENCH SAFETY PLANS PREPARED BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH TOWN STANDARDS.
- ALL EMBANKMENT AND BACKFILL SHALL BE WRITTEN TO APPROXIMATE OPTIMUM MOISTURE AND COMPACTED IN TWELVE (12) INCH LAYERS TO 90% STANDARD PROCTOR DENSITY. BENSITY TESTS SHALL BE OBTAINED FOR EACH FIVE (5) FEET OF DEPTH AND FOR EACH TWO LINEAR FEET OF TRENCH OR EMBANKMENT THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A COPY OF ALL GEOTECHNICAL LABORATORY REPORTS/TEST RESULTS TO THE CITY OF GRAPEVINE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING THE CITY OF GRAPEVINE BUILDING DEPARTMENT AT (817) 419-3010 TO REQUEST A TREE PRESERVATION INSPECTION PRIOR TO ANY WORK COMMENCING ON THE SITE.
- THERE SHALL BE NO FILLING IN THE FLOORPLAN OR DUMPING WITHIN THE CITY OF GRAPEVINE WITHOUT AN EXECUTED "NO-FILL" AGREEMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ALL FIELD CHANGES TO THE PLANS. THE PROJECT ENGINEER SHALL INCORPORATE THESE CHANGES INTO "AS-BUILT" RECORD DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EROSION CONTROL IN ACCORDANCE WITH THE EROSION CONTROL PLAN PREPARED BY THE ENGINEER AND APPROVED BY THE CITY OF GRAPEVINE'S CODE OR ORDINANCES.
- THE CITY OF GRAPEVINE'S CONSTRUCTION INSPECTOR OVERTIME POLICY ALLOWS THE CONTRACTOR TO WORK FROM 7 AM TO 7 PM MONDAY THROUGH SATURDAY. NO WORK IS ALLOWED ON SUNDAYS. OVERTIME CHARGES OF \$45 PER HOUR SHALL BE PAID TO THE CITY BY THE CONTRACTOR FOR WORK OUTSIDE THE NORMAL WORK WEEK. E. 8 AM TO 5 PM MONDAY THROUGH FRIDAY. SATURDAY WORK REQUIRES A FOUR (4) HOUR MINIMUM OVERTIME CHARGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A TWO (2) YEAR, 25% MAINTENANCE BOND ON ALL WATER, SANITARY SEWER, STORM DRAINAGE, CONCRETE AND EXCAVATION/UTILITY WITHIN RIGHT-OF-WAY OR EASEMENTS.
- THE CITY OF GRAPEVINE'S CODE OF ORDINANCES SHALL BE ADHERED TO. SPECIAL ATTENTION SHOULD BE GIVEN TO APPENDIX 1, EROSION AND SEDIMENT CONTROL, SECTION 15.07 OF THE ORDINANCE. ALLSIES THE DIRECTOR OF PUBLIC WORKS TO ISSUE A "STOP-WORK ORDER" FOR ANY DEVELOPMENT, IMPROVEMENT, OR CONSTRUCTION WHICH IS IN VIOLATION OF THIS ORDINANCE.
- ALL UTILITY RELOCATIONS WILL BE DONE AT THE DEVELOPER'S DISCRETION.
- ALL WATER LINES SHALL BE OR18 CLASS 150 C-300 PVC UNDER 14" IN DIAMETER.
- SANITARY SEWER PIPES SHALL BE A MINIMUM OF 30" 35" PVC AND MEET ALL TSSD AND INTCOD SEPARATION REQUIREMENTS.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

ZONE REQUIREMENT	ZONE LI	PROPOSED
MINIMUM LOT AREA	20,000 SF	348,480 SF, 8.00 (1 ac)
MINIMUM LOT WIDTH	100 FT	266 FT
MINIMUM FRONT YARD SETBACK (ROAD)		
-BUILDING	30 FT	249.4 FT
-PARKING	30 FT	30.9'
MINIMUM REAR YARD SETBACK		
-BUILDING	30 FT	466.5'
MINIMUM SIDE YARD SETBACK		
-BUILDING	30 FT	35.2 FT
MAXIMUM BUILDING HEIGHT	50 FT	11%
MAXIMUM LOT COVERAGE (BY BUILDINGS & CANOPIES)	50%	15.7% (54,747 SF)
MINIMUM UNOCCUPIED OPEN SPACE	N/A	84.3% (293,733 SF)
MAXIMUM IMPERVIOUS COVERAGE	85%	175
OFF-STREET PARKING REQUIREMENT (1/2,000 SQ. FT. OF SITE AREA)	175	8' X 18'
STALL SIZE	N/A	11%
FLOOR AREA RATIO (E.A.R.)	N/A	44,848 SF
TOTAL BUILDING AREA	N/A	38,698 SF
BUILDING FOOTPRINT	N/A	
IN/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (V): VARIANCE		

LANDSCAPING DATA

NET TRACT 1 (348,480 SQ. FT.)	8.00 ACRE
REQUIRED 15% =	52,262 SQ. FT.
PROVIDED 16% =	55,756 SQ. FT.

PARKING DATA

PARKING	571 SPACES
DISPLAY PADS	20 SPACES
TOTAL	591 SPACES

BENCH MARK ELEVATION: 571.61 (HW0085)
CITY OF GRAPEVINE BENCHMARK CC-418-3
CLOSED SQUARE ON EAST SIDE OF HIGHWAY ON WESTERN GARDEN DRIVE AT INTERSECTION WITH WILLIAM D. TATE AVENUE

CASE #1

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

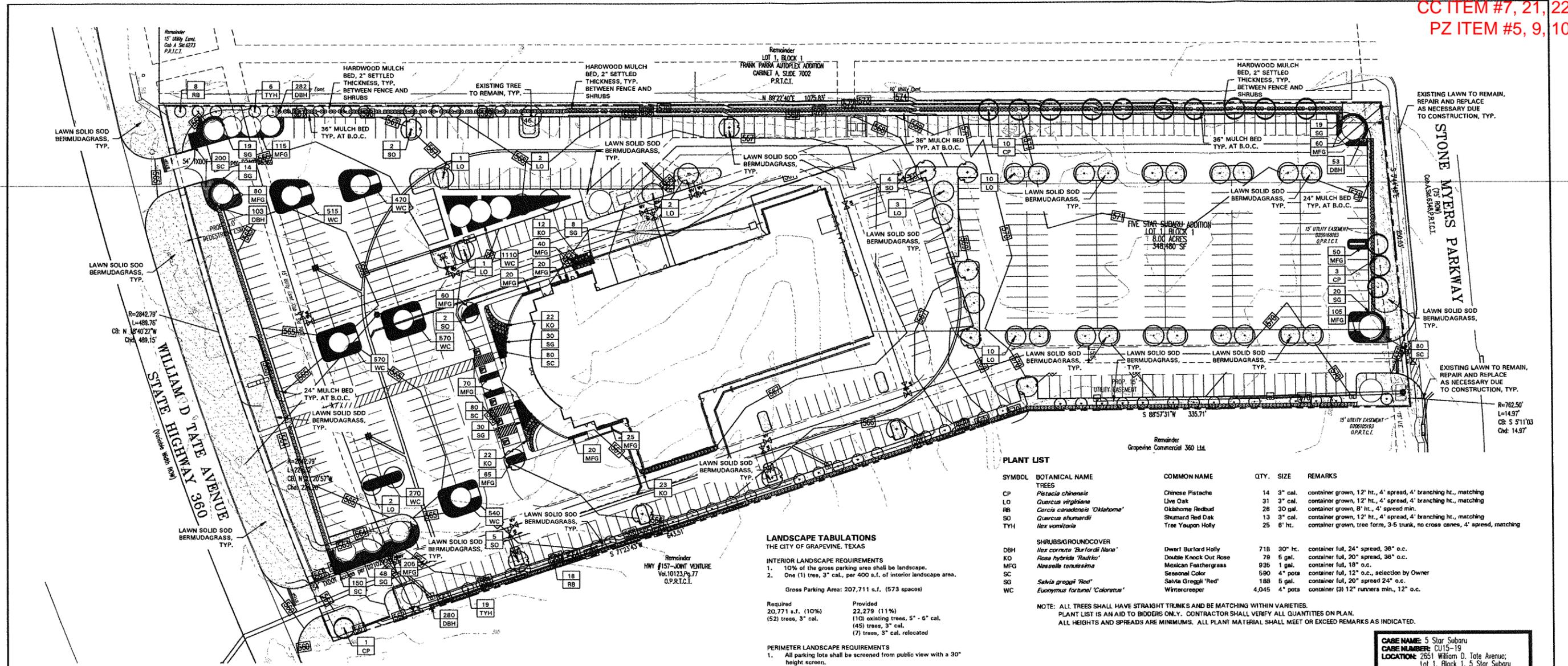
DYNAMIC ENGINEERING
1001 MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

PROJECT: SAM PACK FIVE STAR SUBARU OF GRAPEVINE
LOT 1, BLOCK 1 FIVE STAR SUBARU ADDITION
2651 WILLIAM D. TATE AVENUE
GRAPEVINE, TARRANT COUNTY, TEXAS

JOB No: 1455-15-001
DATE: 06/10/15
DRAWN BY: CAM
SCALE: (1) 1"=40'
DESIGNED BY: KAV
CHECKED BY: JTE
DATE: 06/10/15

KYLE A. VRLA
119166
PROFESSIONAL ENGINEER
TEXAS LICENSE No. 119166

3
CONSTRUCTION CHECK DATE
CONSTRUCTION CHECK DATE
DEC Client Code: 1455
Rev: 1 0



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
CP	<i>Pterocarya chinensis</i>	Chinese Pistache	14	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	31	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
RB	<i>Cercis canadensis 'Oketoma'</i>	Oklahoma Redbud	28	30 gal.	container grown, 8' ht., 4' spread min.
SO	<i>Quercus shumardii</i>	Shumard Red Oak	13	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
TYH	<i>Ilex vomitoria</i>	Tree Yucca Holly	25	8' ht.	container grown, tree form, 3-5 trunk, no cross canes, 4' spread, matching
SHRUBS/GROUND COVER					
DBH	<i>Ilex cornuta 'Burfordii Nana'</i>	Dwarf Burford Holly	718	30" ht.	container full, 24" spread, 38" o.c.
KO	<i>Rosa hybrida 'Radiko'</i>	Double Knock Out Rose	79	6 gal.	container full, 20" spread, 38" o.c.
MFG	<i>Mexican Fanthergrass</i>	Mexican Fanthergrass	936	1 gal.	container full, 18" o.c.
SC	<i>Nesselia tenuisima</i>	Seasonal Color	590	4" pots	container full, 12" o.c., selection by Owner
SG	<i>Salvia greggii 'Red'</i>	Salvia Greggii 'Red'	188	5 gal.	container full, 20" spread 24" o.c.
WC	<i>Eunymus fortunei 'Coloratus'</i>	Wintercreeper	4,045	4" pots	container (3) 12" runners min., 12" o.c.

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE TABULATIONS

- THE CITY OF GRAPEVINE, TEXAS
- INTERIOR LANDSCAPE REQUIREMENTS**
- 10% of the gross parking area shall be landscaped.
 - One (1) tree, 3" cal., per 400 s.f. of interior landscape area.
- Gross Parking Area: 207,711 s.f. (573 spaces)
- | | | | |
|----------|---------------------|----------|-----------------------------------|
| Required | 20,771 s.f. (10%) | Provided | 22,279 (11%) |
| | (52) trees, 3" cal. | | (10) existing trees, 5" - 6" cal. |
| | | | (45) trees, 3" cal. |
| | | | (7) trees, 3" cal. relocated |

- PERIMETER LANDSCAPE REQUIREMENTS**
- All parking lots shall be screened from public view with a 30" height screen.
 - Perimeter landscapes shall contain one (1) tree, 3" cal., per 50 lf.

William D. Tate Avenue: 489.15 lf.

Required	30" ht. evergreen shrubs (10) trees, 3" cal.	Provided	30" ht. evergreen shrubs (1) tree, 3" cal.
			(9) trees, 3" cal. relocated along north property line

North Perimeter: 1,075.83 lf.

Required	30" ht. evergreen shrubs (22) trees, 3" cal.	Provided	30" ht. evergreen shrub (14) trees, 3" cal.
			(8) trees, 3" cal. relocated

Stone Meyers Parkway: 250.03 lf.

Required	30" ht. evergreen shrubs (5) trees, 3" cal.	Provided	30" ht. evergreen shrubs (3) trees, 3" cal.
			(2) trees, 3" cal. relocated

South Perimeter: 979.22 lf.

Required	30" ht. evergreen shrubs (20) trees, 3" cal.	Provided	30" ht. evergreen shrubs (20) trees, 3" cal.
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- NONVEHICULAR OPEN SPACE REQUIREMENTS**
- 15% of the total site to be landscaped.
 - 50% of the required landscape shall be located in the front yards.

Trees shall be planted per the following ratio:

% of site in NVOS	Trees required
less than 30%	1 tree, 3" cal. / 2,500 s.f.
30 - 49%	1 tree, 3" cal. / 3,000 s.f.
over 50%	1 tree, 3" cal. / 4,000 s.f.

Total Site: 348,480 s.f.
Vehicular Open Space: 57,286 s.f. (57%)

Required	52,272 s.f. (15%)	Provided	67,842 s.f. (17%)
	26,136 s.f. (50%)		26,360 s.f. (50%)
	(33) trees, 3" cal.		(33) trees, 3" cal.

- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

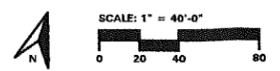
- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP GRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

CASE NAME: 5 Star Subaru
CASE NUMBER: CU15-19
LOCATION: 2851 William D. Tate Avenue; Lot 1, Block 1, 5 Star Subaru

MAYOR _____ SECRETARY _____
DATE: _____

PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____

SHEET 2 OF 6

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

DEPARTMENT OF DEVELOPMENT SERVICES

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITS • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

1904 Main Street, Lake County, New Jersey 07419
1401 West Loop South, Suite 200, Houston, TX 77027
270 North Spanglers Street, Newbury, Pennsylvania 18940

PROJECT: SAM PACK FIVE STAR SUBARU OF GRAPEVINE
LOT 1, BLOCK 1 FIVE STAR SUBARU ADDITION
GRAPEVINE, TARRANT COUNTY, TEXAS

JOB No: 1455-15-001
DATE: 05/04/15
SCALE: 1" = 40'
SHEET No: L2.01

DESIGNED BY: APL
CHECKED BY: KAH
CONSTRUCTION CHECK: _____ DATE: _____
CONSTRUCTION CHECK: _____ DATE: _____
DEC. Client Code: 1455

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
 1. Planting (trees, shrubs and grasses)
 2. Bed preparation and fertilization
 3. Notification of sources
 4. Water and maintenance until final acceptance
 5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Horis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel and crushed stone. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

- 1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bad areas, incurred as a result of making replacements shall be immediately repaired.
 - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
 2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
 3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 1. Balled and Burlapped (B&B) Plants: Dig and prepare equipment in a manner that will not damage roots, branches, shape and future development.
 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.
- B. Delivery:
 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
 2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
 3. Protect root balls by heeling in with seaweed or other approved moisture retaining material if not planted within 24 hours of delivery.
 4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
 5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
 6. Remove rejected plant material immediately from job site.
 7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 1. Friable; fertile; dark, loamy soil; free of clay lumps; subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - a. Clay - between 7-27 percent
 - b. Silt - between 15-25 percent
 - c. Sand - less than 52 percent
 3. Organic matter shall be 3%-10% of total dry weight.
 4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.
- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: 3/16" x 4" x 16' - dark green, DURAEDEGE® steel landscape edging manufactured by The J.D. Russell Company under its trade name DURAEDEGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
- D. Filter Fabric: "Mirafi Mirascope" by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
- E. River Rock: "Colorado" or native river rock, 2" - 4" dia.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits should be as follows: Use existing top soil on site (use imported topsoil as needed) from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered thoroughly.
- C. Grass Areas:
 1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

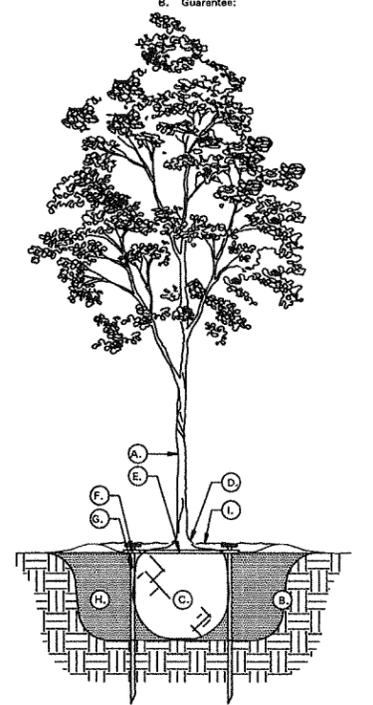
- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than its vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

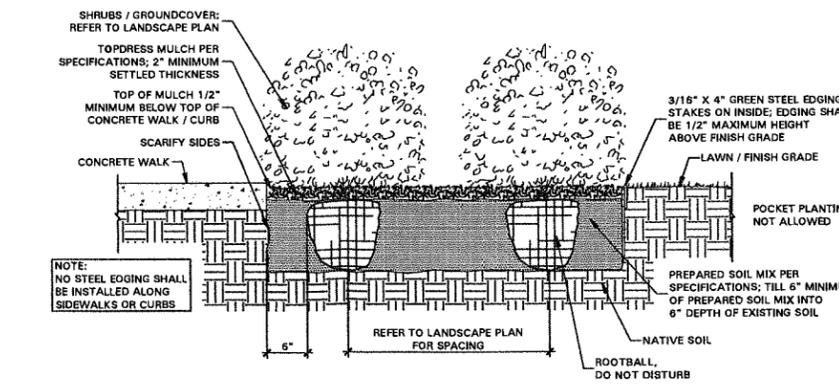
END OF SECTION

- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
 1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
 2. Pruning shall be done with clean, sharp tools.
 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Q. Steel Curbing Installation:
 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 2. All steel curbing shall be free of kinks and abrupt bends.
 3. Top of curbing shall be 1/2" maximum height above final finished grade.
 4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 5. Do not install steel edging along sidewalks or curbs.
 6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.



TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.arls.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL. CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. 'U' BRACKET.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH 'U' BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeft@treestakesolutions.com www.treestakesolutions.com
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL NOT TO SCALE

01 TREE PLANTING DETAIL NOT TO SCALE

CASE NAME: 5 Star Subaru
 CASE NUMBER: CU15-19
 LOCATION: 2651 William D. Tate Avenue; Lot 1, Block 1, 5 Star Subaru

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION
 CHAIRMAN _____
 DATE: _____
 SHEET: 3 OF 6

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

A) CONDITIONAL USE REQUEST CU... IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU... (ORD. 1997-115) FOR A PLANNED COMMERCIAL CENTER WITH THE POSSESSION, STORAGE, RETAIL SALES AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES), SPECIFICALLY TO REVISE THE BUILDING ELEVATIONS AND ALLOW OUTDOOR SPEAKERS AND OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT.

B) THE ENTIRE SITE IS THE PREMISES.

DYNAMIC ENGINEERING
 (L) WEST DYNAMIC ENGINEERING CONSULTANTS, P.C.
 LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

1904 Main Street, Suite 200, Houston, TX 77059
 220 North Spangor Street, New Orleans, Louisiana 70114
 14021 Old Katy Road, Suite 200, Houston, TX 77059
 1344 North Street, Suite 113, Chicago, Illinois 60610

PROJECT: SAM PACK FIVE STAR SUBARU OF GRAPEVINE
 JOB No: 1455-15-001
 DATE: 05/04/15
 DRAWN BY: APL
 SCALE: (1)
 DESIGNED BY: APL
 SHEET No: 2.02
 CHECKED BY: KAH
 CONSTRUCTION CHECK: DATE
 CONSTRUCTION CHECK: DATE
 DEC. Client Code: 1455
 Rev. # 0

4245 North Central Expy
 Suite 501
 Dallas, Texas 75205
 214.865.7192 office

06.10.15

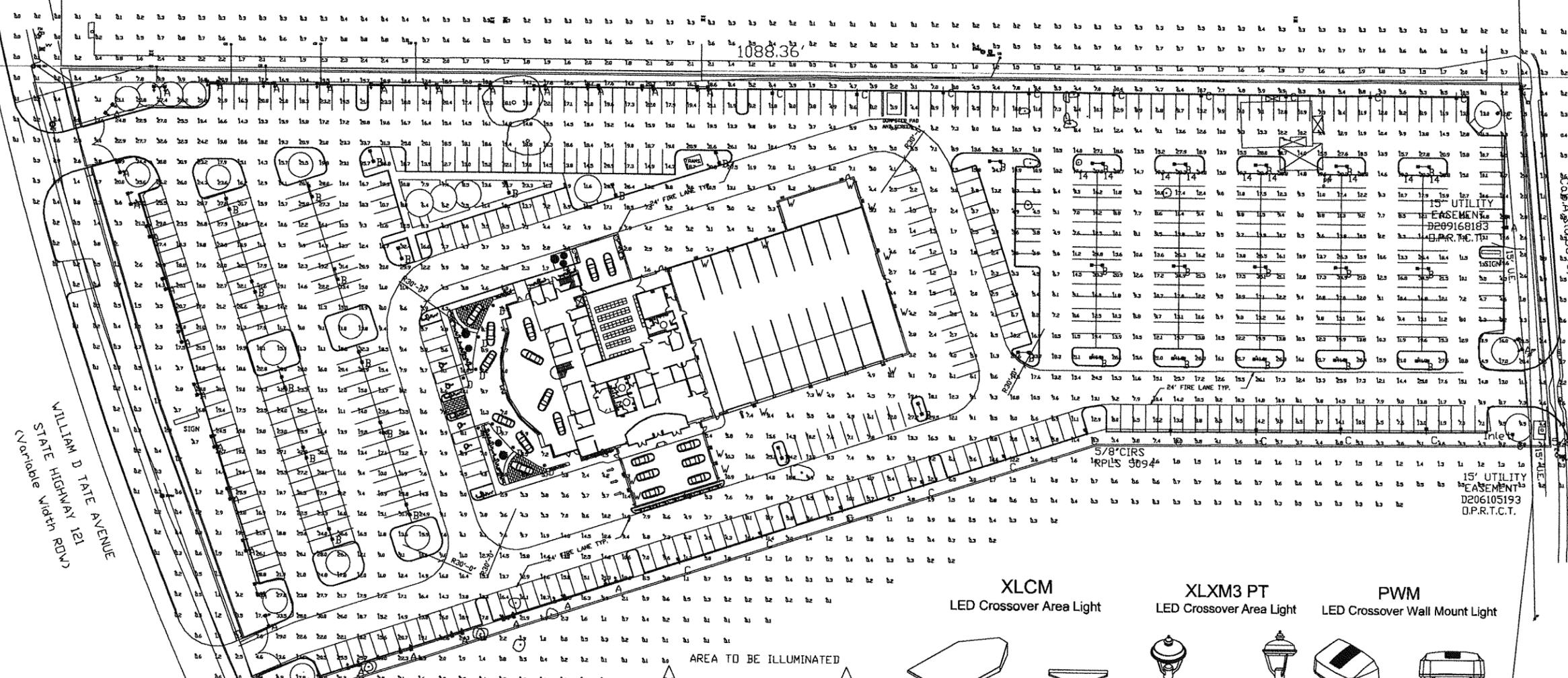
Remainder
LOT 1, BLOCK 1
FRANK PARRA AUTOPLEX ADDITION
CABINET A, SLIDE 7002
P.R.T.C.T.

NOTE:
ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE ILLUMINATION LEVELS.

CC ITEM #7, 21, 22
PZ ITEM #5, 9, 10

1- Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions. This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

2- ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE ILLUMINATION LEVELS.



WILLIAM D TATE AVENUE
STATE HIGHWAY 121
(Variable Width ROW)

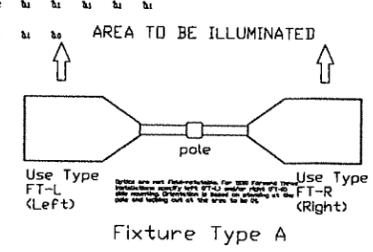
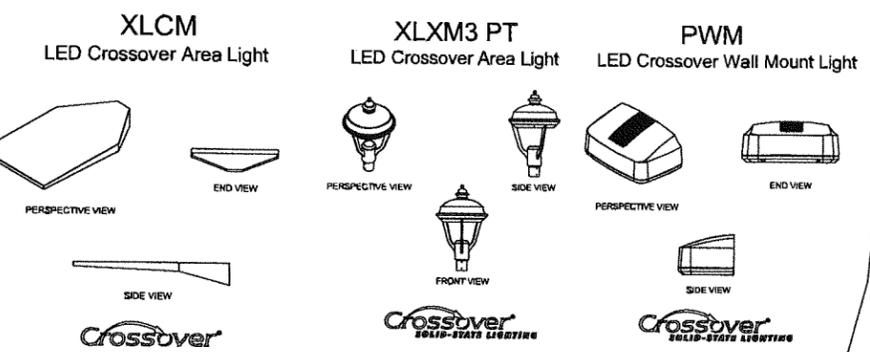
STONE MYERS PARKWAY
75' ROW

5/8" CIRS RPLS 5094

15' UTILITY EASEMENT
D206105193
D.P.R.T.C.T.

Lume 13401, Page 140 D.P.R.T.C.T.

WESTPORT PARKWAY



CASE NAME: 5 Star Subaru
CASE NUMBER: CU15-19
LOCATION: 2651 William D. Tate Avenue; Lot 1, Block 1, 5 Star Subaru

MAYOR SECRETARY

DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 6 OF 6

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

DEPARTMENT OF DEVELOPMENT SERVICES

1 SITE PHOTOMETRIC PLAN NORTH

SCALE: 1" = 30'-0"

GRAPHICAL SCALE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	11.57	57.7	0.1	115.70	577.00
INTERIOR LOT	Illuminance	Fc	14.53	48.7	1.3	11.18	37.46
TYPICAL FRONT ROW	Illuminance	Fc	31.63	48.7	20.6	1.54	2.36
TYPICAL INTERIOR ROW	Illuminance	Fc	24.65	42.6	12.5	1.97	3.41

Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	38	A	D180 ROTATED	XLCM-FT-LED-HO-CW-D180ROT-24.5' MH	1.000	N.A.	61874	551.2
	34	B	D180*	XLCM-S-LED-HO-CW-D180-24.5' MH	1.000	N.A.	62284	552.8
	19	C	SINGLE	XLCM-FT-LED-HO-CW-SINGLE-24.5' MH	1.000	N.A.	30937	275.6
	8	E	SINGLE	XLXM3-PT-S-LED-HO-CW-UE-14' MH	1.000	N.A.	7510	108
	14	W	SINGLE	PWM-S-LED-HO-CW-UE-18' MH	1.000	N.A.	5184	55.6

Total Project Watts
Total Watts = 43787.11

Industries
A Division of...
LIGHTING PROPOSAL LD-126995-2

FIVE STAR SUBARU

DATE: 10/15/13 REV: 1/13 SHEET 1 OF 1

SCALE: 1"=40'

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JUNE 16, 2015

SUBJECT: FINAL PLAT APPLICATION
LOT 1, BLOCK 1, 5 STAR SUBARU ADDITION
(BEING A REPLAT OF LOT 1, BLOCK 1, FRANK PARRA
AUTOPLEX ADDITION AND 4.062 ACRES OF UNPLATTED LAND)

PLAT APPLICATION FILING DATE June 9, 2015

APPLICANT Josh Edge

REASON FOR APPLICATION A site for a Subaru Dealership

PROPERTY LOCATION 2651 William D. Tate

ACREAGE 8.0

ZONING PID: Planned Industrial Development

NUMBER OF LOTS 1

PREVIOUS PLATTING 2001

CONCEPT PLAN No

SITE PLAN CU15-19

OPEN SPACE REQUIREMENT No

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED Yes

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOT 1, BLOCK 1, 5 STAR SUBARU ADDITION
(BEING A REPLAT OF LOT 1, BLOCK 1, FRANK PARRA AUTOPLEX ADDITION
AND 4.062 ACRES OF UNPLATTED LAND)**

I. GENERAL:

- The applicant, Josh Edge, is platting this property for a Subaru Dealership. The property is located at 2651 William D. Tate.

II. STREET SYSTEM:

- The development has access to William D. Tate.
- 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 checked="" type="checkbox"/> Sidewalk	\$ 25.00 / LF	489.15'	\$12, 228.75
<input type="checkbox"/> Curb & Gutter	\$ 10.00 / LF		

Periphery Street Fees are not due:

TOTAL

III. STORM DRAINAGE SYSTEM:

- The site drains to the east and west into existing storm systems.
- 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 1, Block 1, 5 Star Subaru 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: 5 Star Subaru
- 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 1, Block 1, 5 Star Subaru."

APPLICATION FOR PLATTING
CITY OF GRAPEVINE, TEXAS

TYPE OF PLAT: Preliminary Final Replat Amendment

PROPERTY DESCRIPTION:

Name of Addition: 5 Star Subaru
Number of Lots: 1 Gross Acreage: 8.00 Proposed Zoning: LI
Location of Addition: 2701 Wm D Tate

PROPERTY OWNER:

Name: Yack Properties II LLC Contact: Sam Pack
Address: 2070 Diplomat Drive City: Farmers Branch TX 75234
State: TX Zip: 75234 Phone: 817 202 3542
Fax: 817 446 5610
Signature: Sam H. Pack

APPLICANT:

Name: Alpha Land Surveying Contact: Mike Davis
Address: 969 Elkin Ln City: Keller
State: Texas Zip: 76262 Phone: 817 614 8017
Fax: 817 379 5696
Signature: [Signature]

SURVEYOR:

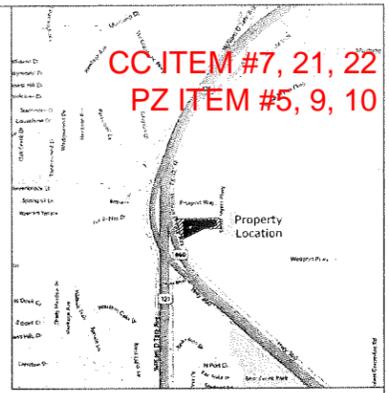
Name: Alpha Land Surveying Contact: Mike Davis
Address: 969 Elkin Lane City: Keller
State: Texas Zip: 76262-4941 Phone: 817 614 8017
Fax: 817 379 5696

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

Application Received: / /
Fee Amount: \$

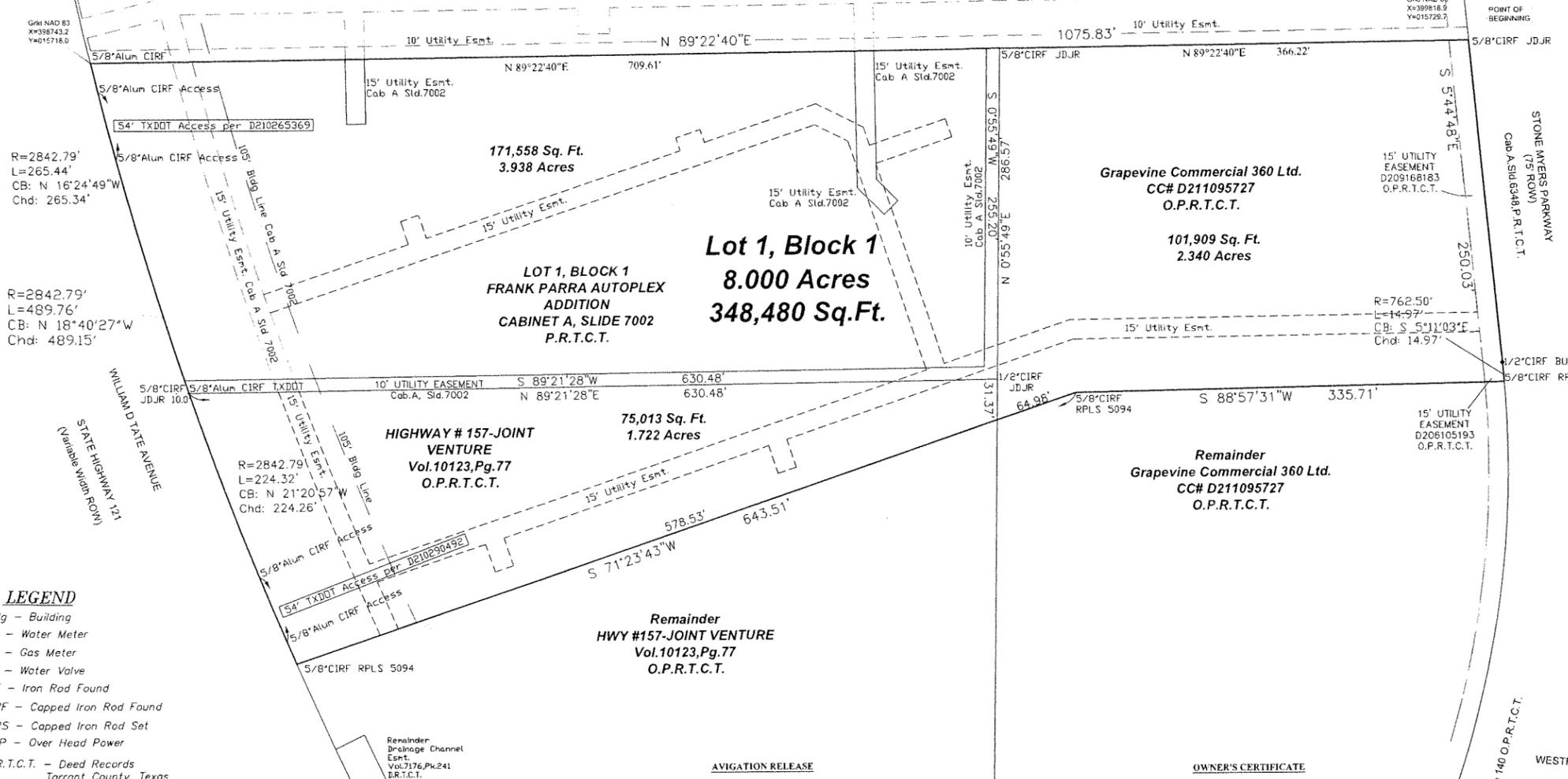
By:
Check Number:

CC ITEM #7, 21, 22
PZ ITEM #5, 9, 10



BEARINGS BASED ON GRID
NORTH, NAD 83 NORTH
CENTRAL TEXAS ZONE.

Remainder
LOT 1, BLOCK 1
FRANK PARRA AUTOPLEX
ADDITION
CABINET A, SLIDE 7002
P.R.T.C.T.



SURVEYOR'S NOTES:

- 1. ALL LOT OWNERS WILL BE 5/8" IRON ROD WITH A BLUE CAP STAMPED "RPLS 5094" UNLESS NOTED OTHERWISE.
- 2. ACCORDING TO THE FLOOD INSURANCE RATE MAP, DATED SEPTEMBER 25, 2009, TARRANT COUNTY, TEXAS, COUNTY ZONE NO. 484102150, THIS TRACT IS NOT IN A FLOOD HAZARD AREA. TRACT IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF 1% ANNUAL CHANCE FLOODPLAIN. THIS INFORMATION IS ONLY ACCURATE ON THE DATE OF THE ABOVE FLOOD INSURANCE RATE MAP.
- 3. THE BEARING INFORMATION & FLOOD INFORMATION NOTED ON THIS PLAT IS ONLY ACCURATE ON THE DATE THIS PLAT WAS PREPARED.

OWNER'S CERTIFICATE (cont'd)

STATE OF TEXAS §
COUNTY OF TARRANT §
Whereas, _____ is the owner of Lot 1, Block 1, 5 Star Subaru Addition per the deed recorded in _____ Official Public Records, Tarrant County, Texas (OPRTCT) and being more particularly described as follows:
Being part of three tracts of land out of the James Cate Survey, Abstract 315, Tarrant County, Texas conveyed to Highway # 157-Joint Venture, per the deed recorded in Volume 10123, Page 77, Official Public Records, Tarrant County, Texas (OPRTCT), Grapevine Commercial 360 Ltd. by the deed recorded as County Clerk's document D211095727, OPRTCT and part of a tract of land conveyed to Frank Parra Real Estate, Ltd., per the deed recorded as Clerk's document number D201170346, Official Public Records (OPRTCT), and part of Lot 1, Block 1, Parra Autoplex Addition per the plat recorded in Cabinet A Slide 7002, Plat Records, Tarrant County, Texas (PRTCT), and being more particularly described as follows:
BEGINNING at a 5/8" iron rod with a cap stamped "JDJR" found for the northeast corner of said Grapevine Commercial 360 Ltd and the most easterly southeast corner of Lot 1, Block 1, Frank Parra Autoplex Addition per the plat recorded in Cabinet A Slide 7002, Plat Records, Tarrant County, Texas (PRTCT);
THENCE South 5° 44' 48" East, with the westerly line of Stone Myers Parkway per the deed recorded in Volume 13461, Page 140, OPRTCT, a distance of 250.03 feet to a 1/2" iron rod with a cap stamped "L.O. BURKS" found for the point of curvature for a curve to the right having a radius of 762.50 feet and a Chord Bearing South 5° 11' 03" East for a chord length of 14.97 feet;
THENCE Southeasterly, with the westerly line of Stone Myers Parkway an Arc distance of 14.97 feet to a 5/8" iron rod with a cap stamped RPLS 5094 set for the southeast corner;
THENCE South 88° 57' 31" West, departing the westerly line of Stone Myers Parkway, a distance of 335.71 feet to a 5/8" iron rod with a cap stamped RPLS 5094 set for an angle point;
THENCE South 71° 23' 43" West, a distance of 643.51 feet to a 5/8" iron rod with a cap stamped RPLS 5094 set for a corner on the east line of a tract of land conveyed to the State of Texas per the deed recorded as County Clerk's document D210290492, OPRTCT, and being on a curve to the right having a radius of 2842.79 feet and a Chord Bearing North 18° 40' 27" West for a chord length of 489.15 feet;
THENCE Northwesterly, with the easterly line of State Highway 121/William D. Tate Avenue, passing a 5/8" iron rod with an aluminum cap stamped "TXDOT Property Corner" found for the southwesterly corner of said Lot 1, Block 1, Frank Parra Autoplex Addition at an Arc distance of 224.32 feet, in all a total Arc Length of 489.76 feet to a 5/8" iron rod with an aluminum cap stamped "TXDOT Property Corner" found for a corner on the present westerly line of said Lot 1, Block 1, Frank Parra Autoplex Addition;
THENCE North 89° 22' 40" East, departing the present easterly curved line of State Highway 121/William D. Tate Avenue, passing a 5/8" iron rod with a cap stamped JDJR found for the most northerly southeast corner of said Lot 1, Block 1, Frank Parra Autoplex Addition, a distance of 1075.83 feet, in all a total distance of 1075.83 feet to the POINT OF BEGINNING and containing a Calculated Area of 348,480 Square Feet of 8.000 acres of land, Basis of Bearings is Grid North, NAD 83, North Central Texas Zone.

LEGEND

- Bldg - Building
- WM - Water Meter
- GM - Gas Meter
- WV - Water Valve
- IRF - Iron Rod Found
- CIRF - Capped Iron Rod Found
- CIRS - Capped Iron Rod Set
- OHP - Over Head Power
- D.R.T.C.T. - Deed Records Tarrant County, Texas
- O.P.R.T.C.T. - Official Public Records Tarrant County, Texas
- P.R.T.C.T. - Plat Records Tarrant County, Texas
- PP - Power Pole
- CC# - County Clerk's Number
- ROW - Right of Way
- Vol. - Volume
- Pg. - Page
- Esmt - Easement

Right-of-Way Dedication Area: 0 Sq. Ft.
Easement Dedication Area: 28,715 Sq. Ft.
Net Platted Area: 319,765 Sq. Ft.
Total Platted Area: 348,480 Sq. Ft.

SURVEYOR'S CERTIFICATE

Per the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), 48439C0115K, Revised on September 25, 2009; these properties are located in Zone "X", areas determined to be outside the 0.2% annual chance floodplain.

I, Michael B. H. Davis, of Alpha Land Surveying, a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the plotting rules and regulations of the State of Texas and the City of Grapevine.

Michael B.H. Davis
Texas R.P.L.S. Number 5094
Alpha Land Surveying, Inc.
Firm Registration Certificate Number: 10135300

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF TARRANT §
WHEREAS, _____ hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on this plat.

NOW THEREFORE, in consideration of the sum of One and 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas-Fort Worth International Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", for the use and benefit of the public and its agencies, any and all claims for damages of any kind to persons or property that Owner may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73-50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to an infinite height above 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 aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles.

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

EXECUTED at _____, Texas, this _____ day of _____, 2015.

Name _____ Title _____

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned Notary Public, on this date personally appeared _____, 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 consideration therein expressed.

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

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, that _____ through its designated officer, does hereby adopt this plat of Lot 1, Block 1, 5 Star Subaru Addition, an Addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all city or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any city or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all city or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

I have reviewed the city's findings concerning dedications and I do agree that the statements are true and correct. This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas.

Witness my hand this _____ day of _____, 2015.

Signature _____ Title _____

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned Notary Public, on this date personally appeared _____, 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 consideration therein expressed.

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

Notary Public, State of Texas

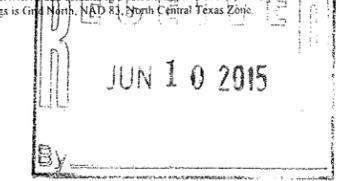
ENGINEER
Dynamic Engineering Consultants, PC
1301 Central Expressway South, Suite 210
Allen, Texas 75013
Ph: 972-534-2100

OWNER
5 Star Subaru
2070 Diplomat Dr.
Farmers Branch, Texas 75234
Contact: Sam Pack
Phone: 817-614-8017

LAND SURVEYOR
Michael B. Davis, RPLS
Alpha Land Surveying, Inc.
969 E Kin Lane
Keller, Texas 75226-4941
Phone: 817-614-8017
Fax: 817-579-5696

PLANNING & ZONING COMMISSION

Date Approved: _____
Chairman: _____
Secretary: _____
GRAPEVINE CITY COUNCIL
Date Approved: _____
Mayor: _____
City Secretary: _____



Final Plat
of
LOT 1, BLOCK 1
5 STAR SUBARU ADDITION

being a replat of
Lot 1, Block 1
Frank Parra Autoplex Addition
Cabinet A, Slide 7002
PRTCT and 4.062 acres
out of the
James Cate Survey, Abstract 315
Grapevine, Tarrant County, Texas

8.000 Acres, Zoned PID
June 9, 2015

C:\WD\RPLS\2\WD\RPLS\2701 William D Tate\Working Final Plat.dwg modified by me at Jun 09, 2015 - 7:08pm

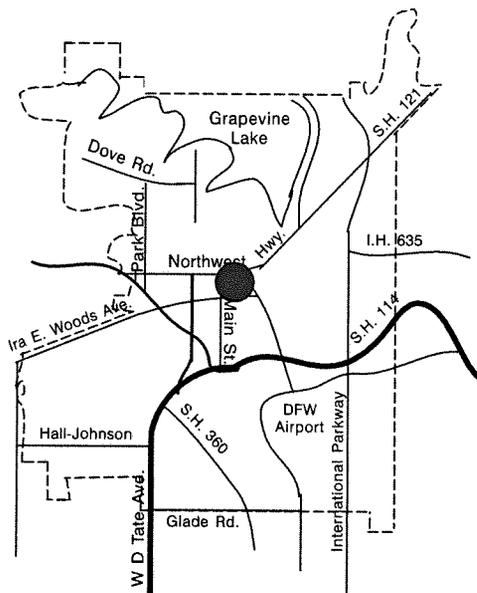
NOTE: THIS SURVEY DRAWING IS PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES & NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS ORIGINAL TRANSACTION.

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
J. SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: JUNE 16, 2015

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
HISTORIC LANDMARK SUBDISTRICT HL15-01



APPLICANT: Neal Cooper

PROPERTY LOCATION AND SIZE:

The subject property is located at 526 East Worth Street and platted as Lot 7, Block 110, College Heights Addition.

REQUESTED HISTORIC LANDMARK SUBDISTRICT AND COMMENTS:

The applicant is requesting a Historic Landmark Subdistrict designation for property located at 526 East Worth Street, Lot 7, Block 110, College Heights Addition.

At their March 25, 2015 meeting, the Historic Preservation Commission adopted the preservation criteria for the subject property addressing such issues as setbacks, driveways, parking, exterior finishes and other architectural embellishments to preserve the historic integrity of the property.

This lot is located in the College Heights Addition that is listed on the National Register of Historic Places. It is included in the Original Grapevine Township boundary of the City of Grapevine. This area encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in Grapevine. The surrounding contributing sites with structures erected between ca. 1889 and ca. 1950, represent the

efforts of many of Grapevine's leading merchants and professionals, as well as farmers and wage earners during the period of significance. This area provides some of the city's best examples of buildings associated with people and events that made significant contributions to the history of Grapevine.

Although no house was ever built there, the lot in the College Heights Addition was originally platted in 1907 by Dalton E. Austin. Mr. Austin was born on the Grape Vine Prairie on July 2, 1878. His parents were Rhodes and Willie Ella (Betty) Austin who arrived in Grapevine on Christmas Day 1870 in a wagon train of 14 wagons from Georgia. Rhodes was a blacksmith; the family settled in the White's Chapel area. D.E. grew up and married Maude Wilson; they had no children. They owned and operated the D. E. Austin Drugstore at 424 S. Main Street in Grapevine for many years. In the back of his drugstore was the office of physician Dr. E. C. Bechtol.

PRESENT ZONING AND USE:

The property is currently zoned "R-7.5" Single Family Residential and is currently used as a residential structure.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the surrounding properties to the north, south, east, and west were zoned "R-1" Single Family District prior to the 1984 City Rezoning.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "R-7.5" Single Family Residential – residential structures

SOUTH: "R-7.5" Single Family Residential – residential structures

EAST: "R-7.5" Single Family Residential – residential structures

WEST: "R-7.5" Single Family Residential – residential structures

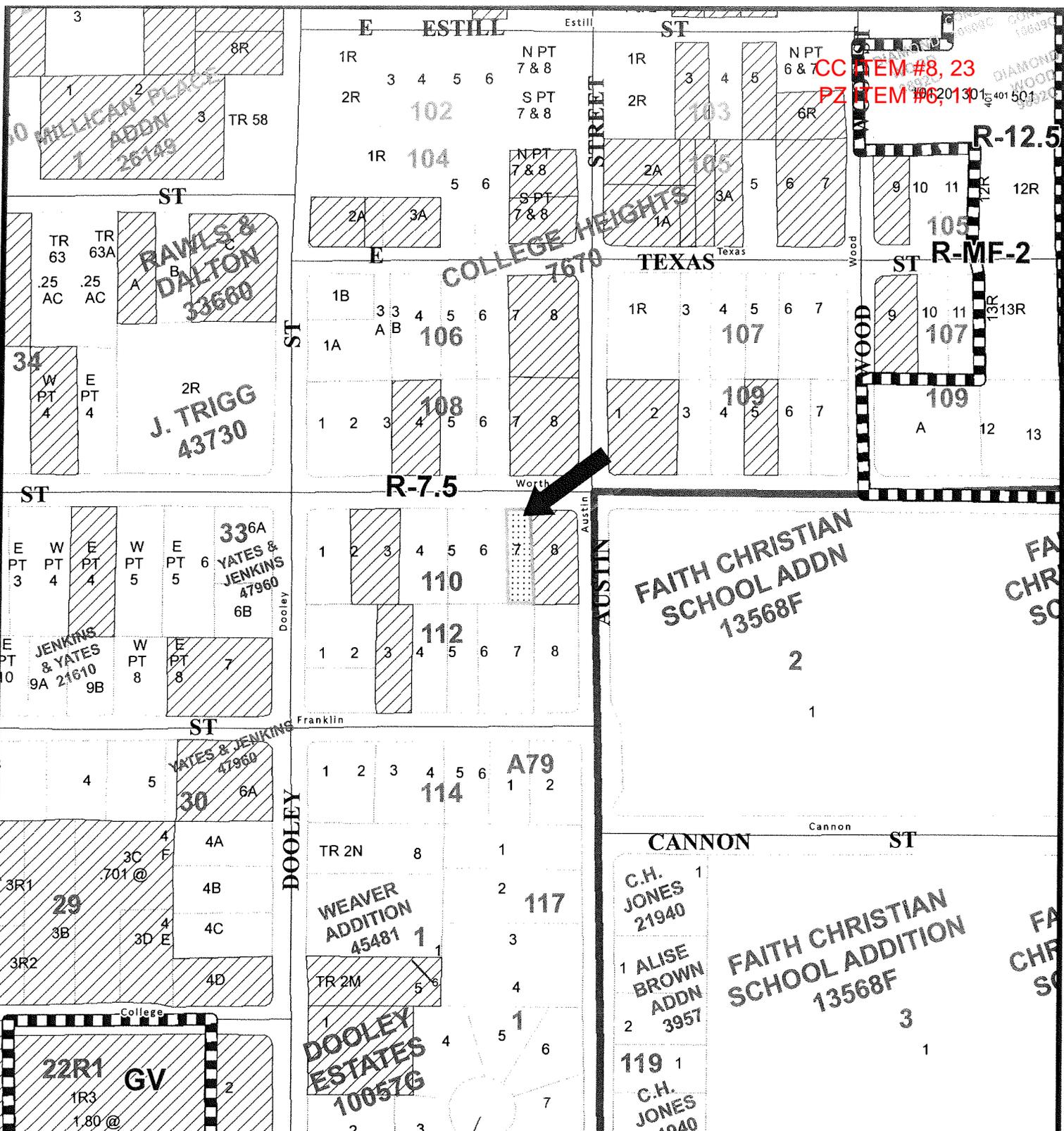
AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

The Master Plan designates the subject property as a "RL" Residential Low Density land use. The applicant's proposal is in compliance with the Master Plan.

/sb



CC ITEM #8, 23
 PZ ITEM #6, 11

R-7.5

R-12.5

R-MF-2

FAITH CHRISTIAN
 SCHOOL ADDN
 13568F

FAITH CHRISTIAN
 SCHOOL ADDITION
 13568F

WEAVER
 ADDITION
 45481

DOOLEY
 ESTATES
 10057G

J. TRIGG
 43730

RAWLS &
 DALTON
 33660

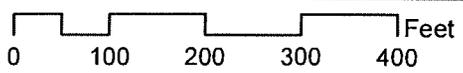
YATES &
 JENKINS
 47960

JENKINS
 & YATES
 21610

C.H.
 JONES
 21940

ALISE
 BROWN
 ADDN
 3957

C.H.
 JONES
 21940



HL15-01
526 East Worth Street

Date Prepared: 6/3/2015

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.

Exhibit F

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANT/AGENT NAME NEAL COOPER
 COMPANY NAME COPPER STREET HOMES
 ADDRESS 613 E. TEXAS ST
 CITY/STATE/ZIP GRAPEVINE, TX 76051
 WORK PHONE 214-435-4502 FAX NUMBER _____

2. APPLICANT'S INTEREST IN SUBJECT PROPERTY GENERAL CONTRACTOR

3. PROPERTY OWNER(S) NAME MARTY WATKINS
 ADDRESS 514 E TEXAS ST
 CITY/STATE/ZIP GRAPEVINE, TX 76051
 WORK PHONE 469-953-8707 FAX NUMBER _____

4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION 526 E WORTH

LEGAL DESCRIPTION: LOT 7, BLOCK 110, ADDITION COLLEGE HEIGHTS

SIZE OF SUBJECT PROPERTY _____ ACRES 7000 SQUARE FEET

METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET

5. PRESENT ZONING CLASSIFICATION SF 7.5

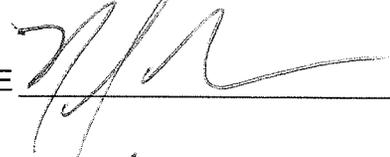
6. PRESENT USE OF PROPERTY VACANT LAND

7. SIGNATURE TO AUTHORIZE A ZONE CHANGE REQUEST AND PLACING A HISTORICAL LANDMARK SUBDISTRICT REQUEST SIGN ON THE SUBJECT PROPERTY.

Exhibit F

THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

APPLICANT (PRINT) JEAN COOPER

APPLICANT SIGNATURE 

OWNER (PRINT) MARTY WATKINS

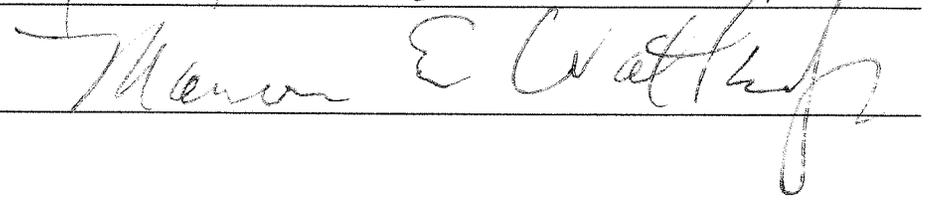
OWNER SIGNATURE 

Exhibit F

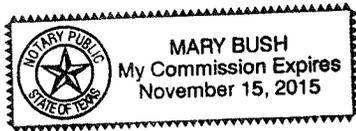
The State of TEXAS

County of TARRANT

Before me MARY BUSH on this day personally appeared MARTY WATKINS, OWNER known to me (or proved to me on the oath of _____ or through TX DL # (description of identity 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.

Given under my hand and seal of office this 17th day of FEBRUARY, A.D. 2015.

SEAL



[Signature]
Notary Signature

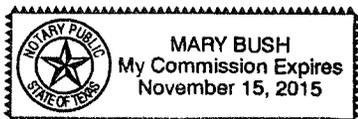
The State of TEXAS

County of TARRANT

Before me MARY BUSH on this day personally appeared NEAL COOPER, APPLICANT known to me (or proved to me on the oath of _____ or through TX DL# (description of identity 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.

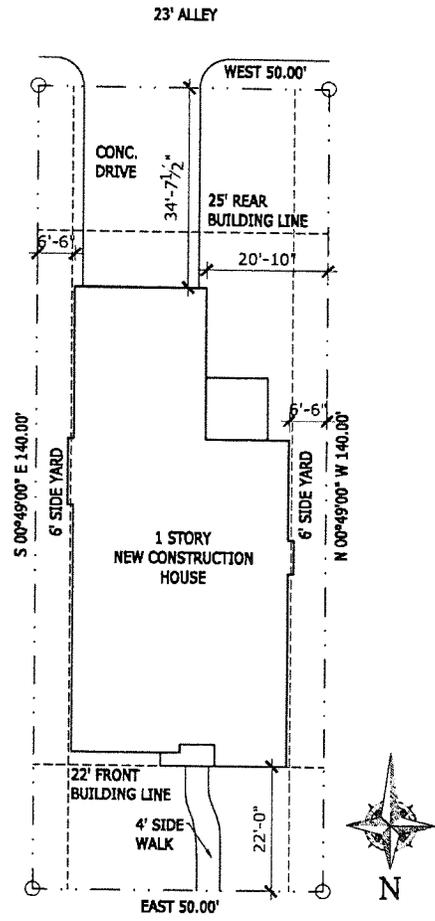
Given under my hand and seal of office this 17th day of FEBRUARY, A.D. 2015.

SEAL



[Signature]
Notary Signature

CC ITEM #8, 23
PZ ITEM #6, 11



526 E. WORTH STREET

SITE PLAN
SCALE: 1"=20'
LOT 7 BLOCK 110
COLLEGE HEIGHTS ADDITION
GRAPEVINE, TEXAS



© Copyright 2015
Scott Buchanan
Residential Design

Important Notice:
This plan is the property of Scott Buchanan Residential Design. All rights are reserved by the Designer and any use other than authorized is strictly prohibited. Any reproduction is strictly prohibited. This plan is to be used for the lot and subdivision indicated on this plan only. Use on any other site is prohibited.

Copper Street Homes
526 Wall Street
Grapevine, Texas 76051

Revision

Scale:

2.17.15

Site Plan

Site

CA 15-14

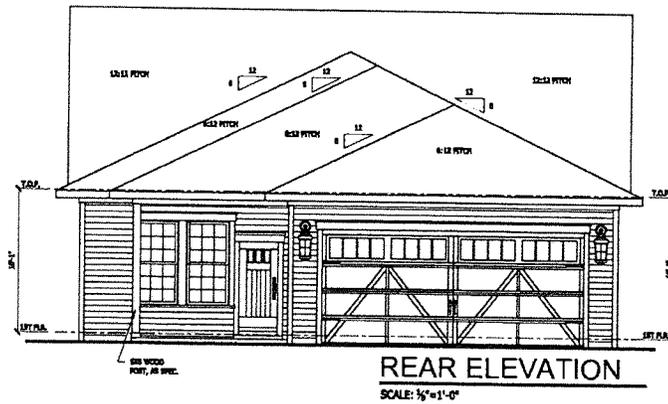
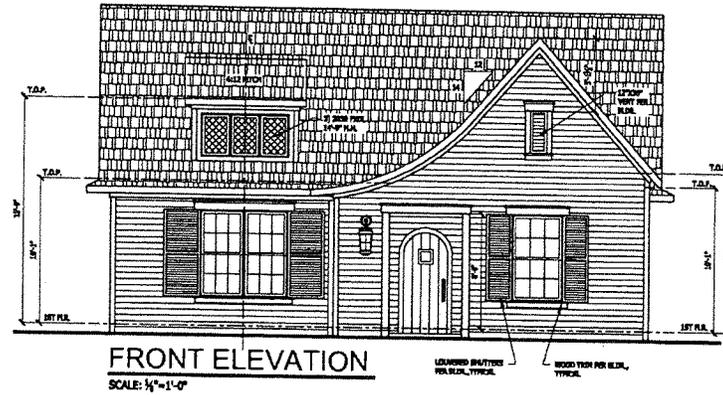
APPROPRIATENESS
GRAPEVINE
DATE 2/27/15 BY WOLK
DEPARTMENT OF
DEVELOPMENT SERVICES
CONTACT BUILDER FOR INSPECTIONS
FOR PERMIT INFORMATION



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scottbuchananresidentialdesign@gmail.com



Copper Street Homes
526 Wall Street
Grapevine, Texas 76051

Revision

Scale:

2.17.15

Elevations

A-5

CERTIFICATE OF APPROPRIATENESS
CITY OF GRAPEVINE
RELEASED
PURSUANT TO GA 15-14
DATE 2/27/15 BY WOTK
DEPARTMENT OF
DEVELOPMENT SERVICES

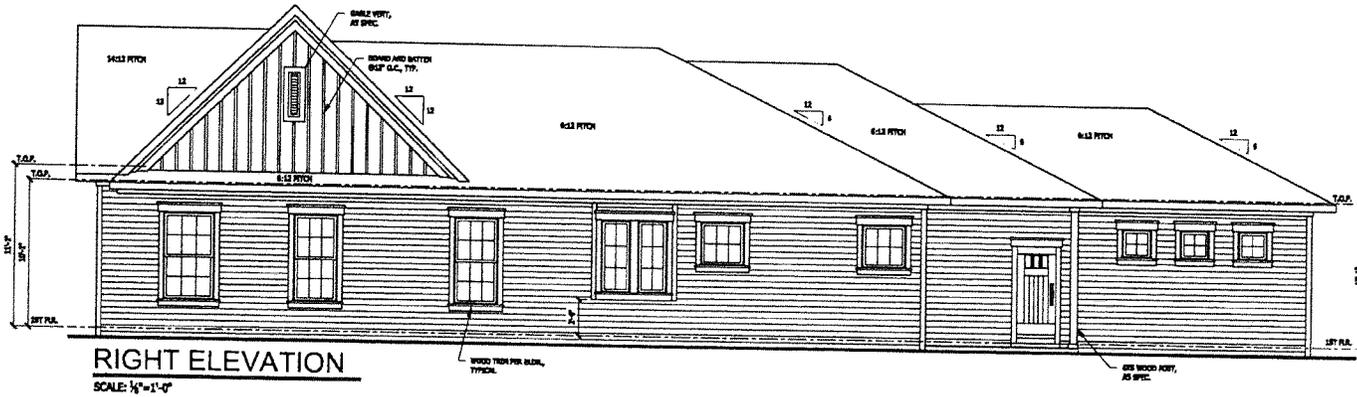
CONTACT BUILDING INSPECTIONS
FOR PERMIT INFORMATION

CA15-14

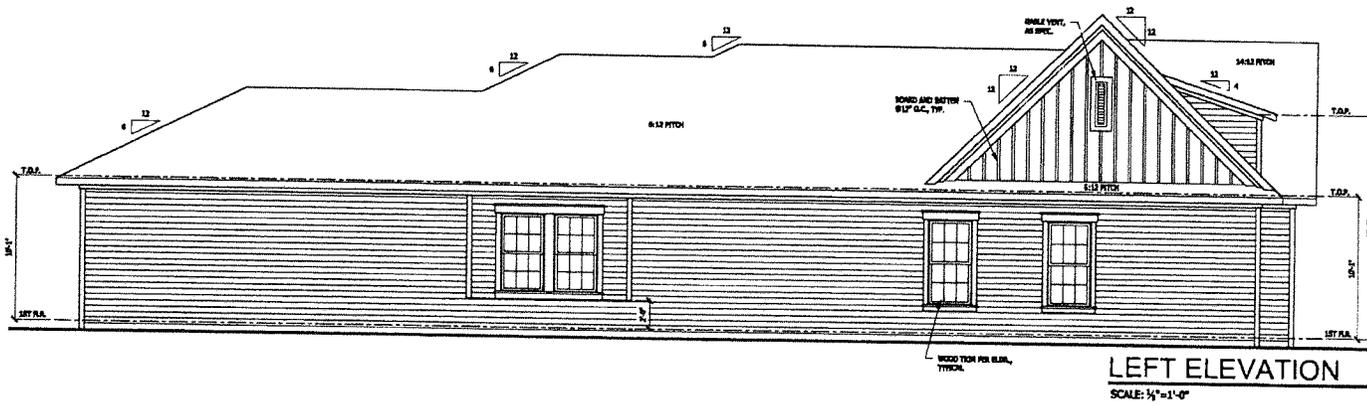


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RIGHT ELEVATION
SCALE: 1/4"=1'-0"



LEFT ELEVATION
SCALE: 1/4"=1'-0"

Copper Street Homes
526 Wall Street
Grapevine, Texas 76051

Revision

Scale:

2.17.15

Elevations

A-5A

OF APPROPRIATENESS
OF GRAPHIC
2/27/15 BY WDR
STATEMENT OF
CLIENT SERVICES

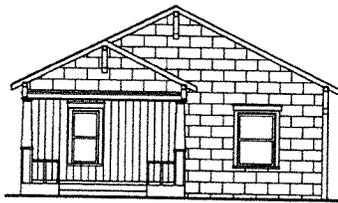
CONTACT BUILDING INSPECTIONS
FOR PERMIT INFORMATION

H-5107 H

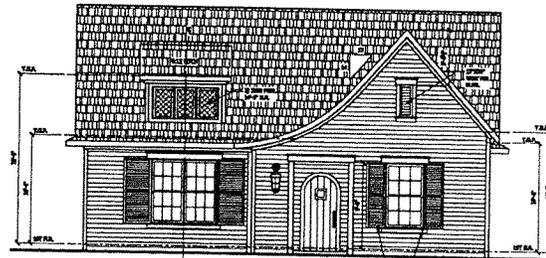


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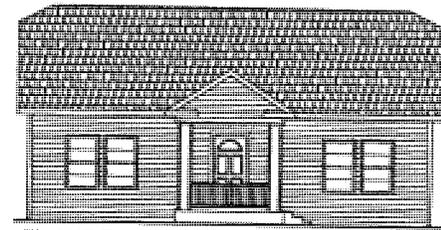


FRONT ELEVATION



FRONT ELEVATION

1/8" = 1'-0" FOR 1/4" = 1'-0"



FRONT ELEVATION

Copper Street Homes
526 Wall Street
Grapevine, Texas 76051

ScottBuchananResidentialDesign@gmail.com

Revision

Scale:

2.17.15

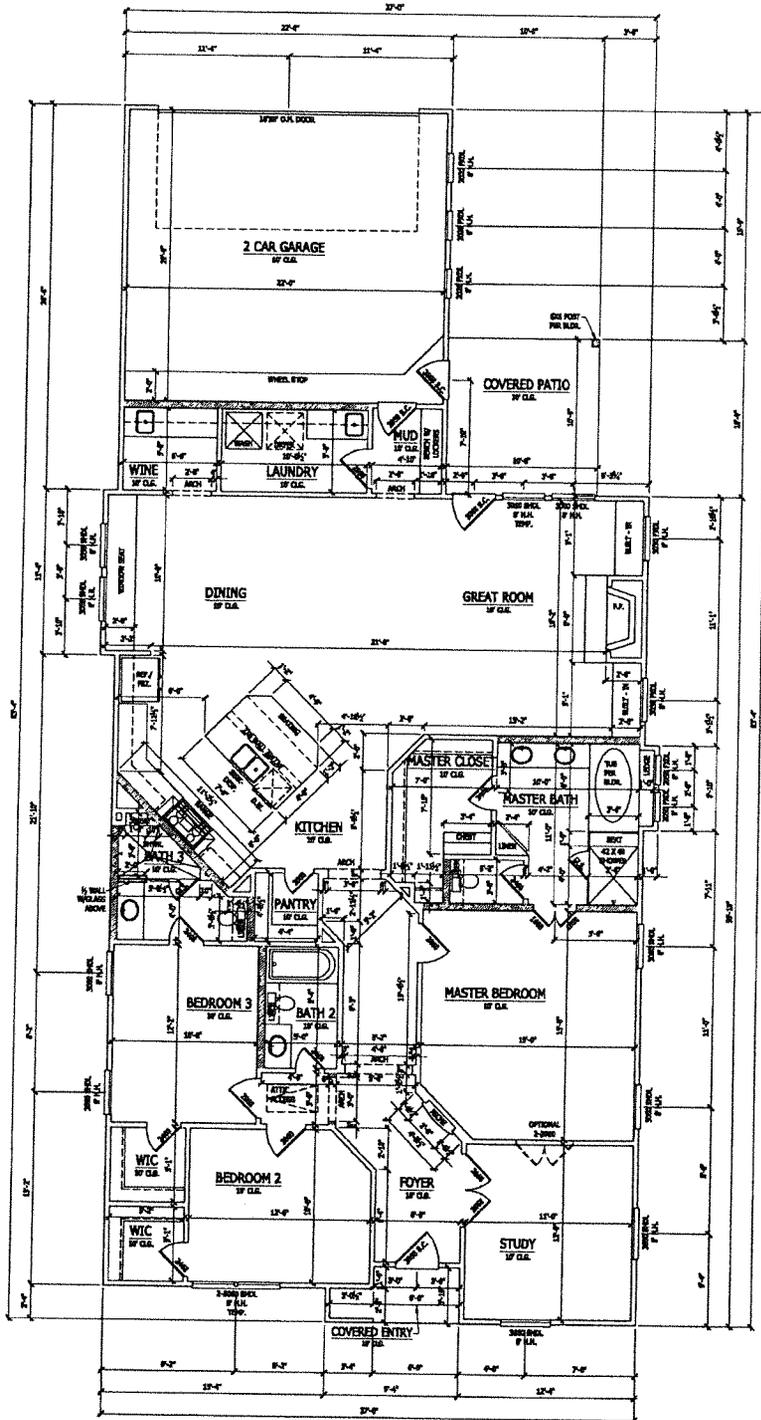
Elevations

3 Elev.

DEPARTMENT OF APPROPRIATENESS
CITY OF GRAPEVINE
RELEASED
PER ORDINANCE 70 CA 15-14
DATE 2/29/15 BY WJL
DEPARTMENT OF
DEVELOPMENT SERVICES

CONTACT BUILDING INSPECTIONS
FOR PERMIT INFORMATION

CA 15-14



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

A-2

2.17.15
 First Floor Plan

Scale:

Copper Street Homes
 526 Wall Street
 Grapevine, Texas 76051

ScottBucknerDesign@gmail.com

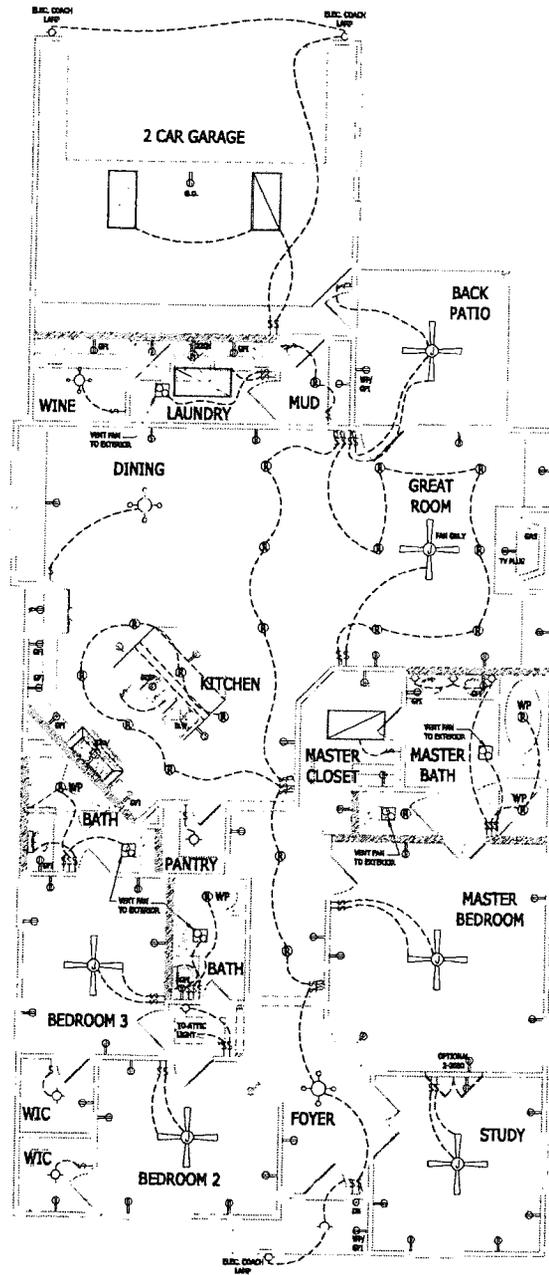
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CERTIFICATE OF APPROPRIATENESS
 CITY OF GRAPEVINE
 PURSUANT TO ORDINANCE
 DATE: 2/27/15 BY: work
 DEPARTMENT OF
 DEVELOPMENT SERVICES
 CONTACT: BUILDING INSPECTIONS
 FOR PLANNING INFORMATION

2015-14
 CC ITEM #8, 23
 PZ ITEM #6, 11



OFFICE OF APPROPRIATENESS
 CITY OF GRAPEVINE
 RELEASED
 PURSUANT TO
 DATE 8/11/2015 BY 2012
 DEPARTMENT OF
 DEVELOPMENT SERVICES
 CONTACT BUILDING INSPECTIONS
 FOR PERMIT INFORMATION

**FIRST FLOOR
 ELECTRICAL PLAN**

SCALE: 1/8"=1'-0"

E-1
 First Floor Electrical
 Plan
 2.17.15
 Scale:

Revision
 Copper Street Homes
 526 Wall Street
 Grapevine, Texas 76051

ScottBrucherandesign@gmail.com

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**GRAPEVINE HISTORIC PRESERVATION COMMISSION
HISTORIC LANDMARK DESIGNATION FORM**

1. Name

Historic 526 E. Worth Street
And/or common

2. Location

Address 526 E. Worth Street land survey
Location/neighborhood College Heights block/lot Block 110, Lot 7 tract size

3. Current zoning

R 7.5 Single Family Residential

4. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> Occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure		<input type="checkbox"/> work in progress	<input type="checkbox"/> education	<input type="checkbox"/> residence
<input type="checkbox"/> Site	Accessible		<input type="checkbox"/> Entertainment	<input type="checkbox"/> Religious
<input type="checkbox"/> building	<input type="checkbox"/> yes: restricted		<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> yes: unrestr.		<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> no		<input type="checkbox"/> military	<input checked="" type="checkbox"/> Other --Vacant

5. Ownership

Current owner: Marty Watkins phone:
Address: 514 East Texas Street city: Grapevine state: Texas zip: 76051

6. Form Preparation

Name & title: Sallie Andrews, consultant organization: HPP Department.
Contact: David Klempin phone: 817/410-3197

7. Representation on Existing Surveys

Tarrant County Historic Resources National Register of Historic Places
 other Multiple Property Nomination Form Recorded Texas Historic Landmark
 Texas Archaeological Landmark

for office use only

8. Date Rec'd: _____ Survey Verified: Yes No
9. Field Chk date: _____ By: _____
10. Nomination
 Archaeological Structure District
 Site Structure & Site

11. Historic Ownership

original owner Austin, D.E. (Druggist - owner of land); conveyed to V. M. Washam (First Fire Chief)

significant later owner(s): W. E. (Ed) and Grady Wood Keeling (owners of The Grapevine Sun newspaper); Claudia Andrew Millican Perlick (owner of land and improvements)

12. Construction Dates

original:

alterations/additions:

13. Architect

original construction:

alterations/additions:

14. Site Features

natural:

urban design: Unoccupied/vacant Lot located at the southwest corner of E. Worth and Austin streets in a neighborhood platted in 1907

15. Physical Description

Condition	Check One:		Check One:
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> Moved (date:_____)
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/>	
<input type="checkbox"/> poor	<input type="checkbox"/>		

Describe present and original (if known) physical appearance; include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc.). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.

Lot 7 is vacant (526 E. Worth Street).

Corner Lot 8 features the Claudia Andrews Millican Perlick House located at 530 E. Worth Street. The one-story wood framed Bungalow has a rectangular shape with a projecting porch. The facade features a large front gable with a lower projecting front gabled porch on the left. The porch gable is supported by two poles which are probably not original to the house. Other Bungalow features found on this house include the triangular brackets at the ends of the gables and under its peak, as well as the exposed rafter tails under the eaves on the side elevations. The windows and doors are surrounded by wood trim with a simple crown molding. Most of the windows have a 4/1 vertical light pattern. The east elevation has a variety of windows, which include paired 4/1, triplet 4/1 set in a bay, and paired awning with four vertical lights. The west elevation has paired 4/1 windows, an awning window, and triplet 4/1 windows.

The rear elevation has a lower front gabled porch on the west end that has been enclosed. Triangular brackets, like those on the front of the house, are found on this gable. One wall of the enclosed porch has been covered with asphalt siding that resembles bricks. To the east of this area is a ribbon of four windows; the left two are 4/1 and the right two are 1/1. A shed roofed porch of fiberglass and wood has been attached to the enclosed porch and covers a wood deck. The house has been altered over time. These alterations include the covering of the original siding with asbestos shingles. The current wood porch deck, railing, and supports are not original to the house. The wall under the front porch has been covered with nonoriginal wood paneling. The window to the right of the porch has been replaced with a metal 1/1 unit. According to the 1935 Sanborn Map, the rear porch was enclosed sometime after that date. The current rear porch is a later addition.

The 1935 Sanborn Map also reveals that there used to be a detached wood framed garage behind the house (on Lot 7). This garage has been removed. A metal sided shed on a concrete slab was erected to the west of the house and later removed.

16. Historical Significance

Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.

The College Heights Addition, including Block 110 - Lot 7 (vacant) - now 526 E. Worth Street, was originally platted in 1907 by Dalton E. Austin. Mr. Austin was born on the Grape Vine Prairie on July 2, 1878. His parents were Rhodes and Willie Ella (Betty) Austin who arrived in Grapevine on Christmas Day 1870 in a wagon train of 14 wagons from Georgia. Rhodes was a blacksmith; the family settled in the White's Chapel area. D.E. grew up and married Maude Wilson; they had no children. They owned and operated the D. E. Austin Drugstore at 424 S. Main Street in Grapevine for many years. In the back of his drugstore was the office of Dr. E. C. Bechtol. In November 1940, Mr. Austin sold his drugstore to Erman Tate and Roy Chambers who established City Drug Store.

In 1907, Mr. Austin sold Lots 7 and 8 to V. M. Washam. That same year, Mr. Washam was elected Chief of the Fire Department which he organized with 13 volunteers. On March 17, 1908, the following slate of volunteer firemen was presented to the Mayor and Aldermen: V. M. Washam, Chief; D. E. Austin, O. P. Turnage, Earl Yates, John Starr, F. T. Estill, B. H. Yancy, John Lemmons, Will May, M. M. Dye, Paul Gibbs and John Pence. The early volunteer fire department became known as The Bucket Brigade.

The landmarked Claudia Andrews Millican Perlick House located next door on Lot 8 at 530 E. Worth Street is situated on a corner lot at the intersection of East Worth and Austin streets in the College Heights Addition to the City of Grapevine. The corner property was comprised of Lot 7 and Lot 8 with the house being situated on Lot 8. After Mr. Washam purchased the property in 1907, it was sold three times in 1912 with the last Grantee being W.E. and Grady Wood Keeling. The Keelings, owners of *The Grapevine Sun* newspaper, probably bought this property for investment purposes as they had a house of their own constructed at 529 E. Worth Street that same year. The Keelings owned the property until 1917 when they sold it to J.B. and Carrie Mills for \$500. The Mills sold the property to Claudia Andrews in 1919 for \$2,150. The substantial jump in the value of the property between 1917 and 1919 strongly suggests that the house was constructed during this time. Records of the Tarrant County Tax Assessor's Office confirm this and indicate that the house was constructed in 1917.

When the Mills sold the house, the deed record indicates that the buyer, Claudia Andrews, was a widow. When her heirs sold the property in 1970, the deed recorded her name as Claudia Millican Perlick, meaning that she had married two more times after purchasing the house. *Grapevine Area History* has one reference to her under the name of Mrs. J.L. Millican. Her daughter, Ola Millican Lucas, owned the house for a short while after her death. Claudia Andrews Millican Perlick's name is used to identify this house because of her lengthy ownership.

The Claudia Andrews Millican Perlick House is typical of the modest Bungalow style houses constructed in Grapevine during the early part of the twentieth century. Constructed in 1917, the house retains several hallmarks of the style. These include the rectangular massing with a prominent front gable and lower gabled porch. Other Bungalow features found on this house include the triangular brackets under the gables and exposed rafter tails. The multiple light windows, in this example, 4/1 vertical lights, are another common feature of the style. A small garage was located on Lot 7. It was replaced with a metal building in more recent years which has now been removed. In February 2015, Lot 7 is vacant.

17. Bibliography

Young, Charles, Ed. *Grapevine Area History*. Grapevine Historical Society, Taylor Publishing Company. Dallas. 1991

Tarrant County, Texas. Office of the County Clerk. Tax and Deed Records.

18. Attachments

- District or Site map
- Site Plan (Tarrant Co. Tax Record)
- Photos (~~historic~~ & current)

- Additional descriptive material
- Footnotes
- Other

19. Designation Merit

- | | | | |
|--|---------------------|---|--------------|
| <p>A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Grapevine, State of Texas of the United States.</p> | <p><u> X </u></p> | <p>G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.</p> | <p>_____</p> |
| <p>B. Location as the site of a significant historical event.</p> | <p>_____</p> | <p>H. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.</p> | <p>_____</p> |
| <p>C. Identification with a person or persons who significantly contributed to the culture and development of the city.</p> | <p><u> X </u></p> | <p>I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif.</p> | <p>_____</p> |
| <p>D. Exemplification of the cultural, economic, social or historical heritage of the city</p> | <p>_____</p> | <p>J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city.</p> | <p>_____</p> |
| <p>E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.</p> | <p>_____</p> | <p>K. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value.</p> | <p>_____</p> |
| <p>F. Embodiment of distinguishing characteristics of an architectural type or specimen.</p> | <p>_____</p> | <p>L. Value as an aspect of community sentiment or public pride.</p> | <p>_____</p> |

20. Recommendation

The Grapevine Township Revitalization Program requests the Grapevine Historic Preservation Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 39, City of Grapevine Comprehensive Zoning Ordinance.

Further, the Grapevine Historic Preservation Commission endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the City of Grapevine Development Services Department.

Burl Gilliam, Chairman
Grapevine Historic Preservation Commission

David Klempin,
Historic Preservation Officer

Scott Williams, Director
Development Services Department

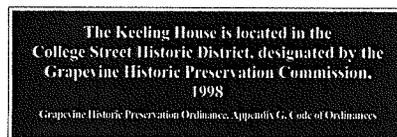
21. Historical Marker

The Grapevine Historic Preservation Commission and the Grapevine Historical Society have a cooperative marker program for properties that are officially (individually or located within) designated Historic Landmark Sub-districts. Please indicate if you are interested in obtaining one or both markers for your property. There is no fee for either of the markers, however, the Grapevine Historical Society will only fund two (2) of the medallion and text plaque (second option), per year, on a first come, first serve basis.

Check One:

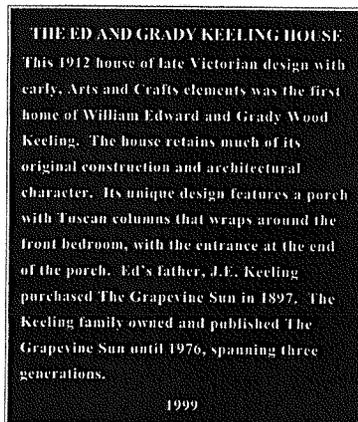
- Yes, I am interested in obtaining a bronze Historic Landmark Plaque for my property from the Historic Preservation Commission. I understand there is no fee for this plaque.
 - No, I am not interested in obtaining a marker for my property.
-
- Yes, I am interested in obtaining a bronze Historic Marker (medallion and text plaque) for my property from the Grapevine Historical Society.

Below for office use only



- Historic Preservation Commission's Historic Landmark Plaque.

- Historic Preservation Commission's Historic District Plaque.



- Grapevine Historical Society's Historic Landmark Marker.

Design Guidelines

**526 East Worth Street
Grapevine, Texas**

**Grapevine Township Revitalization Project, Inc.
City of Grapevine
636 S. Main
Grapevine, Texas 76051**

February 25, 2015

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- Driveways, Parking Lots
- Service and Mechanical Areas
- Fences

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- Exterior Finishes
- Windows

III. EMBELLISHMENTS

- Awnings-Canopies
- Exterior Lighting

IV. NEW BUILDING CONSTRUCTION

- Infill
- Additions to Historic Buildings

Preface

The College Heights Addition, including Block 110 - Lot 7 (vacant) - now 526 E. Worth Street, was originally platted in 1907 by Dalton E. Austin. Mr. Austin was born on the Grape Vine Prairie on July 2, 1878. His parents were Rhodes and Willie Ella (Betty) Austin who arrived in Grapevine on Christmas Day 1870 in a wagon train of 14 wagons from Georgia. Rhodes was a blacksmith; the family settled in the White's Chapel area. D.E. grew up and married Maude Wilson; they had no children. They owned and operated the D. E. Austin Drugstore at 424 S. Main Street in Grapevine for many years. In the back of his drugstore was the office of Dr. E. C. Bechtol. In November 1940, Mr. Austin sold his drugstore to Erman Tate and Roy Chambers who established City Drug Store.

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porch. Other Bungalow features found on this house include the triangular brackets under the gables and exposed rafter tails. The multiple light windows, in this example, 4/1 vertical lights, are another common feature of the style. A small garage was located on Lot 7. It was replaced with a metal building which has now been removed. In February 2015, Lot 7 is vacant.

SITE

Retain the historic relationships between buildings, landscaping features and open space. Avoid rearranging the site by moving or removing buildings and site features, such as walks, drives and fences, that help define the residence's historic value.

SETBACKS

Building setbacks should be consistent with adjacent buildings or with the style of the building. Setbacks are an important ingredient in creating an attractive streetscape. Buildings should be set back to a line that is consistent with their neighbors and land use. For example, a residential setback should retain the setback of adjacent and nearby structures, with landscaping along the street right-of-way.

Residential buildings with a commercial use in residential areas should be set back in a manner consistent with setbacks of neighboring or similar residential structures.

Maintain building orientation pattern, with the front facade facing the street. Maintain spacing patterns between buildings.

DRIVEWAYS, PARKING LOTS AND VACANT SITES

Driveways should be located perpendicular to the street; no circular drives shall be allowed (unless proven with historic documentation) in front or corner side yard, so that the character of the landscaped yard can be reinforced.

New parking lots for commercial uses should not be located adjacent to sidewalks in the district.

Off-street parking lots should not be allowed to interrupt the continuity of landscaped front or corner side yards. This is important to both the preservation of historic character, and to the strengthening of the residential district.

Screen existing parking lots from streets and pedestrian areas in the Historic District. Existing parking lots located adjacent to streets and sidewalks may be screened to the height of car hoods. This will provide a certain level of continuity of the building façade line; it will screen unsightly views; and it will provide a level of security by allowing views to and from the sidewalk.

FENCES

Historically, fences around historic houses defined yards and the boundary around property and gardens. Wood picket fences, wood rail fences and barbed wire or decorative wire fences were the common fence types in Grapevine. Traditionally, picket fences surrounded the front of the house while rail and wire fences surrounded the agricultural portions of the property. Maintain historic fences.

New fences. Simple wood picket fences, wood and wire and wrought iron fences are appropriate. Avoid chain-link fences, privacy fences and concrete block fences for the street sides of property. Wood privacy fences may be allowed when installed in the rear yard and behind the front façade of a property. Utilitarian/privacy fences should not be installed in front of a historic building or beyond the line of the front façade of a historic building.

Replacing fences. If replacement is required due to deterioration, remove only those portions of historic fences that are damaged beyond repair and replace in-kind, matching the original in material, design and placement. If replacement is necessary for non-historic fences, or new fences are proposed, locate and design the fence in such a way that will compliment the historic boundary of the property without concealing the historic character of the property.

SERVICE AND MECHANICAL AREAS

Service and mechanical areas and equipment should be screened from the street and other pedestrian areas.

All garbage and equipment storage areas should be screened from the street.

Mechanical equipment, including satellite dishes, shall not be located in front or corner side yards or should be set back from the edges of roofs, and screened so that they are not visible to pedestrians and do not detract from the historic character of buildings.

BUILDING FABRIC

PRESERVATION

Preserve, stabilize, and restore original building form, ornament and materials.

Any missing or severely deteriorated elements may be replaced with replicas of the original. Ensure that roof, window, porch and cornice treatments are preserved, or when preservation is not possible duplicate the original building element.

When rehabilitating, remove non-historic alterations.

Often, "modern" renovations conceal the original facade details. If not, the original style may be recreated through the use of historic photographs.

Where replication of original elements is not possible, a new design consistent with the original style of the building may be used.

Reconstruction of building elements should reflect the size, scale, material and level of detail of the original design.

Preserve older renovations that have achieved historic significance. Older structures or additions may have, at some time, been renovated with such care and skill that the renovation itself is worthy of preservation. Usually, such renovations may date from before 1940.

EXTERIOR FINISHES

Original wood finishes should be maintained and painted or, when necessary, replaced in kind. Modern synthetic siding materials such as vinyl or metal bear little resemblance to historic siding materials. The application of such modern synthetic materials often involves the removal of original decorative elements such as cornice, corner boards, brackets, window and door trim, etc. New synthetic siding shall not be installed; removal of existing such materials is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original asbestos siding should be maintained and painted, or when necessary, replaced with synthetic siding to match the existing asbestos siding. The removal of asbestos siding over existing wood siding is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original masonry surfaces should be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting. If the color or texture of replacement brick or stone cannot be matched with existing, painting may be an appropriate treatment.

Paint colors should be complimentary to each other and the overall character of the house. When possible, research the original paint color and finishes of the building's historic period; the right colors respect the historic building.

The Historic Preservation Commission shall adopt, as necessary, a paint palette(s) appropriate to the district's character, which may be proposed and approved through the Minor Exterior Alteration application process. Any colors proposed outside the adopted palette may be reviewed by the Commission in the regular Certificate of Appropriateness process.

WINDOWS

Original window framing and lites (panes of glass) configurations should be preserved and maintained or replaced in kind.

When replacement is necessary, do so within existing historic opening. Replacement of non-original windows should consider the use of historically

appropriate wood windows. Use same sash size to avoid filling in or enlarging the original opening. Clear or very slightly tinted window glass may be used. No reflective or heavily tinted glass shall be used.

Should the owner wish to install security bars, they should be installed on the interior of windows and doors.

Storm windows. The use of interior storm windows is encouraged. Storm windows are available which can be installed on the interior of windows. This helps to preserve the exterior historic character of the building.

Should storm windows need to be installed on the exterior of the historic windows, storm windows constructed of wood and configured to match the historic sashes (i.e. one over one sashes) are recommended.

If metal storm windows are installed, paint to blend with surrounding elements.

EMBELLISHMENTS

AWNINGS-CANOPIES

New awnings and canopies should not be installed above windows or doors.

EXTERIOR LIGHTING

Lighting is an important element in residential areas. Fixtures should be consistent with the historic character of the house.

Appropriate incandescent light fixtures to the style of the district should be used.

Avoid exposed lighting of any kind unless part of a historic fixture.

NEW BUILDING CONSTRUCTION

INFILL

The Secretary of the Interior's guidelines for new buildings in historic districts encourage similarity of form and materials, but not actual replication. New construction proposals and the rehabilitation of non-historic buildings will be reviewed based on these Criteria. Judgement will be based on the compatibility of the design within the context of the property's adjacent and nearby historic buildings.

The design of new buildings should have key elements of the building's historic period of significance including massing, scale, fenestration and materials.

Infill buildings should not be absolute reproductions, and appear as clearly contemporary. Only when a previously demolished historic Grapevine building can

be accurately replicated may a reproduction be considered.

Infill buildings between historic buildings should be similar in setback, roof form, cornice line and materials, to one of the adjacent buildings. Relate height of new building to the heights of adjacent structures. Avoid new buildings that tower over existing ones.

Horizontal wood siding (either novelty, tongue and groove, shiplap or equivalent) and brick are appropriate exterior building finishes for the historic house. Fake brick or stone or gravel aggregate materials shall never be used.

ADDITIONS TO HISTORIC BUILDINGS

Additions to historic buildings should replicate the style of the main building if possible; otherwise they should adhere to the general style with simplified details.

As a minimum, new additions should reflect the massing, roof shape, bay spacing, cornice lines and building materials of the primary structure.

All new wood or metal materials should have a painted finish except on some 20th century buildings where the use of unpainted aluminum or steel was part of the original design and should be maintained.

A new addition should, if at all possible, be located at the rear of the historic building. If this is not possible, the addition may be added to the side if it is recessed at least 18 inches from the historic building facade or a connection is used to separate old from new.

New vertical additions should be set back from primary facades so as not to be readily apparent from the facing street.

When reproducing elements that were originally part of a historic building they should be replicated when evidence of the actual detail has been documented by photographs, drawings, or remaining physical evidence. If no evidence exists, elements typical of the architectural style may be used. Historic photographs can provide information on the original elements of the building.

ORDINANCE NO. _____

HL15-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL15-01 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING THE AREA LEGALLY DESCRIBED AS LOT 7, BLOCK 110, COLLEGE HEIGHTS OF THE ARCHIBALD LEONARD SURVEY AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "R-7.5" SINGLE FAMILY DISTRICT REGULATIONS; PROVIDING FOR THE ADOPTION OF THE 526 EAST WORTH STREET HISTORIC DISTRICT PRESERVATION CRITERIA; 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 A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application was made by the Grapevine Historic Preservation Commission requesting a historic landmark subdistrict designation by making application for same with the Planning and Zoning Commission of the City of Grapevine, Texas as required by State statutes and the zoning ordinances 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 historic landmark subdistrict designation 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 transportation, water sewerage, schools, parks and other facilities; and

WHEREAS, all of the requirements of Section 39 of Appendix "D" of the Code of Ordinances 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;

WHEREAS, the City Council of the City of Grapevine, Texas does find that there is a public necessity for the granting of this historic landmark subdistrict, 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 does find that the historic landmark subdistrict designation lessens the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes health and the general welfare; provides adequate light and air; 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 historic landmark subdistrict designation 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 historic landmark subdistrict designation 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 designate a historic landmark subdistrict (HL15-01) in accordance with Section 39 of Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, in a district zoned "R-7.5" Single Family District Regulations within the following described property: 526 East Worth Street, specifically platted as Lot 7, Block 110, College Heights Addition of the Archibald Leonard Survey, more fully and completely described in Exhibit "A", attached hereto and made a part of hereof; and, in addition thereto, the adoption of the 526 East Worth Street Historic District Preservation Guidelines as conditions, regulations and safeguards in connection with the said historic landmark subdistrict, a copy of said criteria being attached hereto and labeled Exhibit "B".

Section 2. That the City Manager is hereby directed to correct the official zoning map of the City of Grapevine, Texas to reflect the "H" zoning designation.

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 ordinances 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 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 16th day of June, 2015.

APPROVED:

ATTEST:

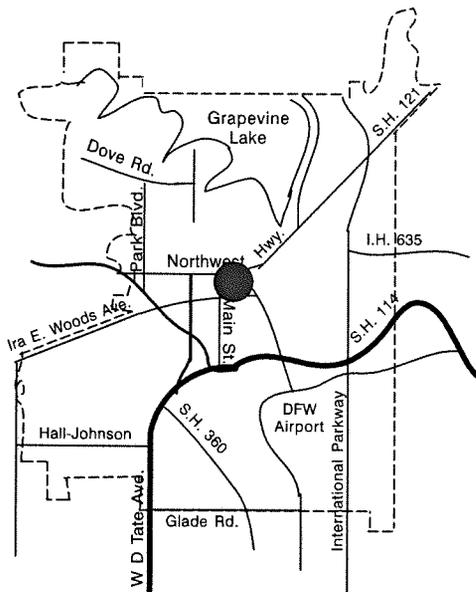
APPROVED AS TO FORM:

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

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BIR}
J. SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: JUNE 16, 2015

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
HISTORIC LANDMARK SUBDISTRICT HL15-02



APPLICANT: Howard & Linda Gardner

PROPERTY LOCATION AND SIZE:

The subject property is located at 412 East Franklin Street and platted as Lot W 75' E 80' 4, Block 30, City of Grapevine Addition.

REQUESTED HISTORIC LANDMARK SUBDISTRICT AND COMMENTS:

The applicant is requesting a Historic Landmark Subdistrict designation for property located at 412 East Franklin Street, Lot W 75' E 80' 4, Block 30, City of Grapevine Addition.

The Historic Preservation Commission, at their March 25, 2015 meeting, adopted the preservation criteria for the subject property addressing such issues as setbacks, driveways, parking, exterior finishes and other architectural embellishments to preserve the historic integrity of the property.

This house was built in 1946 in the minimal traditional style popular in Grapevine following World War II. This 832 sq. ft. one-story house is 28 feet wide by 31 feet deep. It is situated to the left side of a spacious lot, 75' wide by 115' deep. The house features a 5 to 12 roof pitch, with projecting double gable and porch roof. A decorative circular roof vent ornaments the larger gable. The porch is centered on the front elevation and flanked by

pairs of matching double-hung windows. Simple wood posts support the porch roof. A detached 2-car garage was added to the property in the early 1990s by James C. Powers, father of current owner Linda Gardner.

Mr. John Joseph (J. J.) Dougherty purchased this property in 1928 in order to live near his daughter (Mary Ruth Dougherty Box) and her husband (D. E. Box, Sr.) and their five children. The Box family lived at the northwest corner of Franklin and Dooley, and the Dougherty family (J.J. and his wife, Minerva Jane) built their home at the southwest corner of Franklin and Dooley. The Dougherty family owned what are now three contiguous lots on Franklin Street; this lot is the most western lot. J.J. Dougherty served as a director of the Tarrant County National Bank; his son-in-law (D.E. Box, Sr.) served as President. Mr. Dougherty was a highly skilled carpenter and builder and built many fine churches, schools and homes in the North Texas area. Mr. Dougherty died in 1935.

According to the historic tax card, this house was constructed in 1946 for the H. B. Childre family. Howard and Norma Holt purchased the house in 1978, followed by Geneva Holloway who purchased the house in 1986. Mr. James C. Powers purchased the house from Geneva Holloway in 1993 and resided there for many years. He improved this property by adding a garage and iron gates featuring a grape motif. He died in 2014. Mr. Powers' daughter and her husband, Linda and Howard Garner, are the current owners.

PRESENT ZONING AND USE:

The property is currently zoned "R-7.5" Single Family Residential and is currently used as a residential structure.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the surrounding properties to the north, south, east, and west were zoned "R-1" Single Family District prior to the 1984 City Rezoning.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "R-7.5" Single Family Residential – residential structures

SOUTH: "R-7.5" Single Family Residential – residential structures

EAST: "R-7.5" Single Family Residential – residential structures

WEST: "R-7.5" Single Family Residential – residential structures

AIRPORT IMPACT:

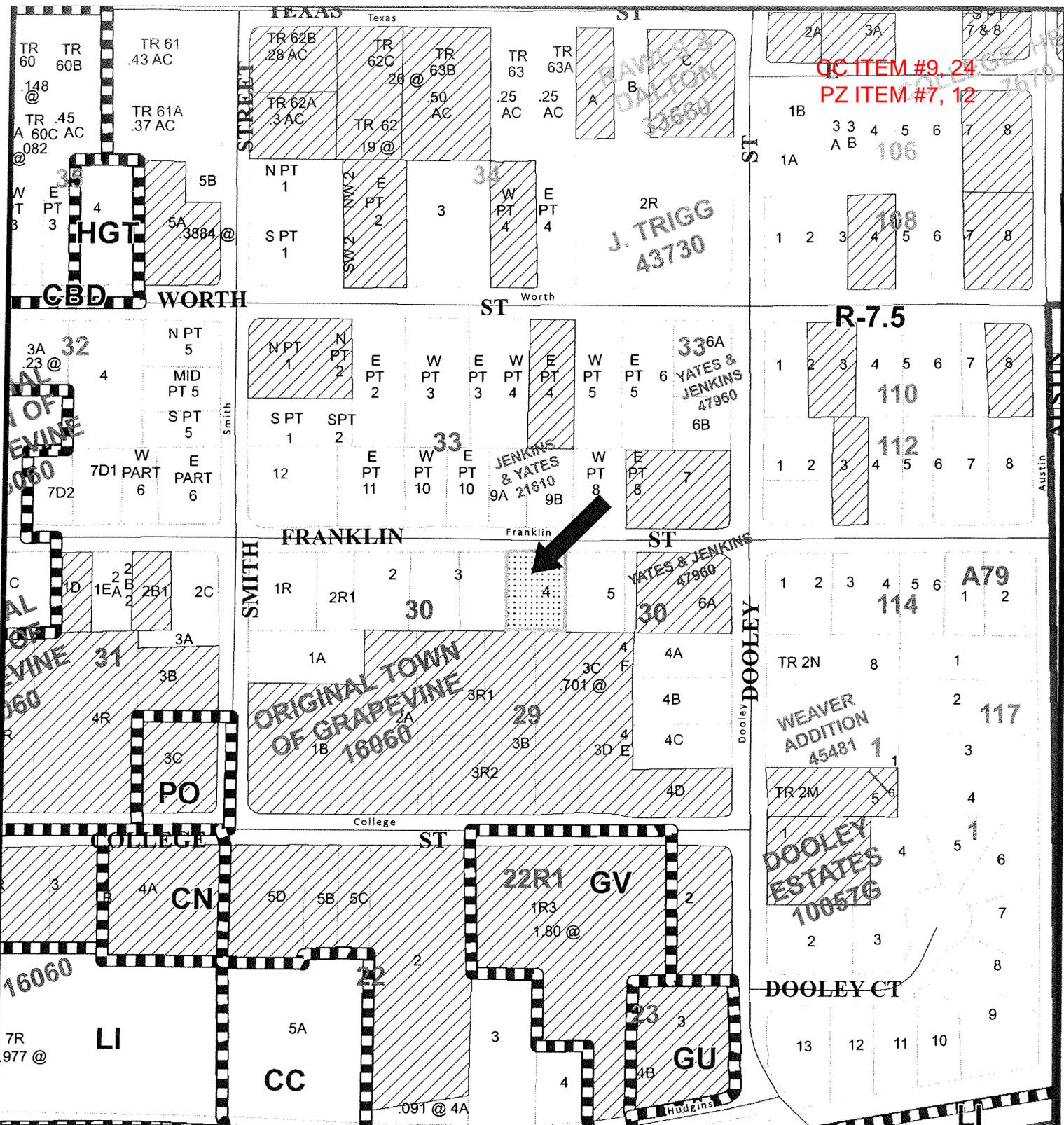
The subject tract is located within "Zone A" Zone of Minimal Effect as defined on the

“Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs” Map. Few activities will be affected by aircraft sounds in “Zone A” except for sound sensitive activities such as auditoriums, churches, schools, hospitals, and theaters. The applicant’s proposal is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

The Master Plan designates the subject property as a “RL” Residential Low Density land use. The applicant’s proposal is in compliance with the Master Plan.

/sb



QC ITEM #9, 24
PZ ITEM #7, 12

J. TRIGG
43730

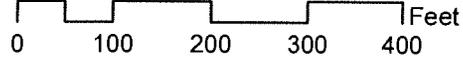
336A
YATES &
JENKINS
47960

JENKINS
& YATES
9A 21618
9B

YATES & JENKINS
47960
30
6A

ORIGINAL TOWN
OF GRAPEVINE
16060

WEAVER
ADDITION
45481
DOOLEY
ESTATES
10057G



HL15-02 412 East Franklin Street

Date Prepared: 6/3/2015

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

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANT/AGENT NAME Howard GARDNER

COMPANY NAME _____

ADDRESS 3329 Vintage Dr.

CITY/STATE/ZIP Round Rock, Tx 78664

WORK PHONE 512 373-2510 FAX NUMBER _____

2. APPLICANT'S INTEREST IN SUBJECT PROPERTY Owners want to enhance the existing house through renovation

3. PROPERTY OWNER(S) NAME Howard and Linda Gardner

ADDRESS 3329 Vintage Dr.

CITY/STATE/ZIP Round Rock TX 78664

WORK PHONE 512 373-2510 FAX NUMBER _____

4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION 412 E. Franklin, Grapevine TX 76051

LEGAL DESCRIPTION: LOT 7 BLOCK 30, ADDITION _____
W 75' E 80' 4

SIZE OF SUBJECT PROPERTY _____ ACRES _____ SQUARE FEET

METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET

5. PRESENT ZONING CLASSIFICATION R7.5

6. PRESENT USE OF PROPERTY 2nd home

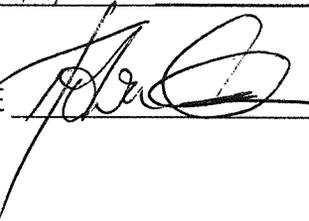
7. SIGNATURE TO AUTHORIZE A ZONE CHANGE REQUEST AND PLACING A HISTORICAL LANDMARK SUBDISTRICT REQUEST SIGN ON THE SUBJECT PROPERTY.

THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

APPLICANT (PRINT) Howard GARDNER Linda GARDNER

APPLICANT SIGNATURE  Linda Gardner

OWNER (PRINT) Howard Gardner and Linda Gardner

OWNER SIGNATURE  Linda E. Gardner

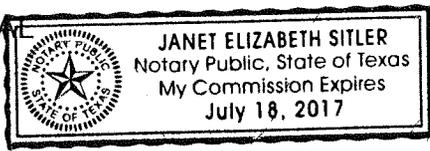
The State of Texas

County of Travis

Before me Janet Elizabeth Sittler on this day personally appeared Howard Gardner and Linda Gardner known to me (or proved to me on the oath of _____ or through _____ (description of identity 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.

Given under my hand and seal of office this 18 day of February, A.D. 2015.

SEAL



Janet E Sittler
Notary Signature

The State of _____

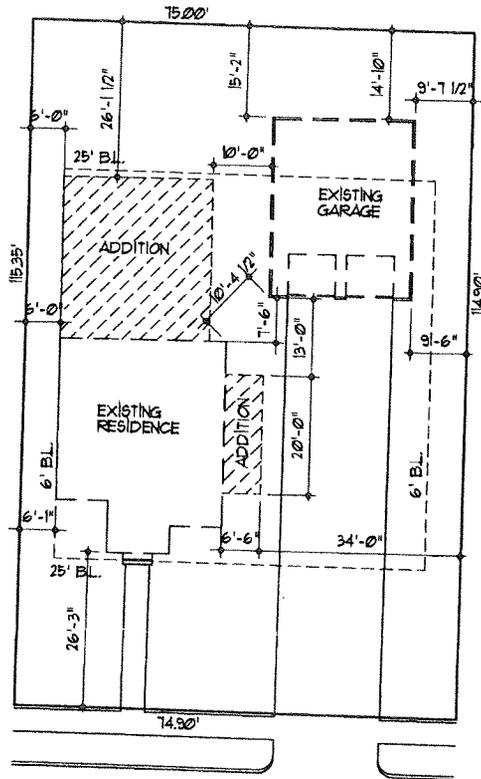
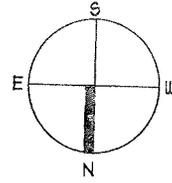
County of _____

Before me _____ on this day personally appeared _____ known to me (or proved to me on the oath of _____ or through _____ (description of identity 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.

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

SEAL

Notary Signature



412 E. FRANKLIN

TOTAL LOT AREA 8628#
TOTAL STRUCTURE AREA 2435# (282 % COVERAGE)



Distinctive Dwellings
Dwell in the possibilities

1256 Main Street Suite 277 Southlake, Texas 76092 t 817 481 1249 f 817 416 8773

PLOT PLAN

1"=20'
LOT 4

GRAPEVINE, TX

GARDNER REMODEL
2-18-15

* Builder/Owner to verify and check all aspects of this site and plot plan prior to any construction

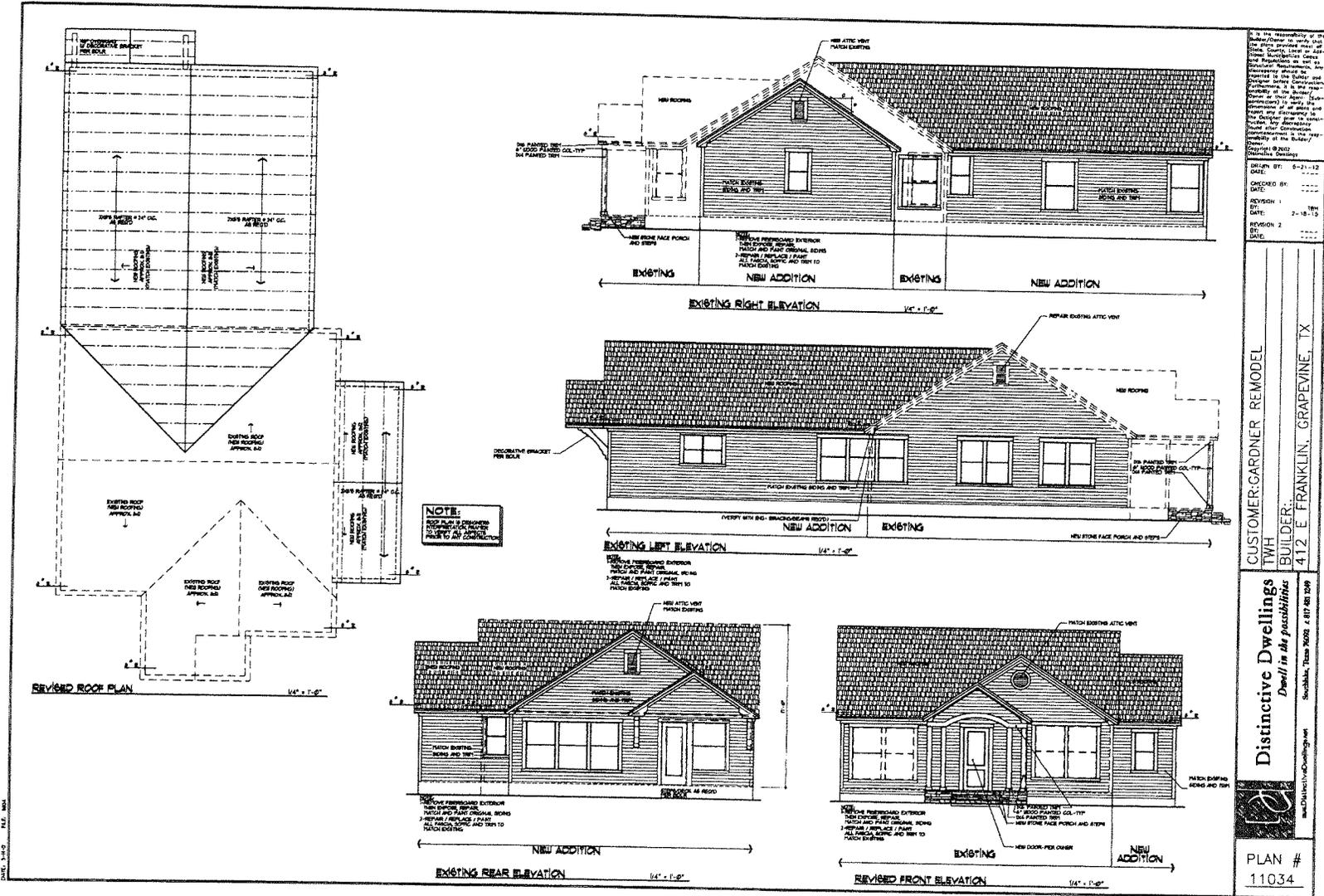
11034

11034 SITE

CERTIFICATE OF APPROPRIATENESS
CITY OF GRAPEVINE
RELEASED
DATE 2/25/15 BY LWT
DEPARTMENT OF
DEVELOPMENT SERVICES
CONTACT BUILDING INSPECTORS
FOR PERMIT INFORMATION

#CLA15-20

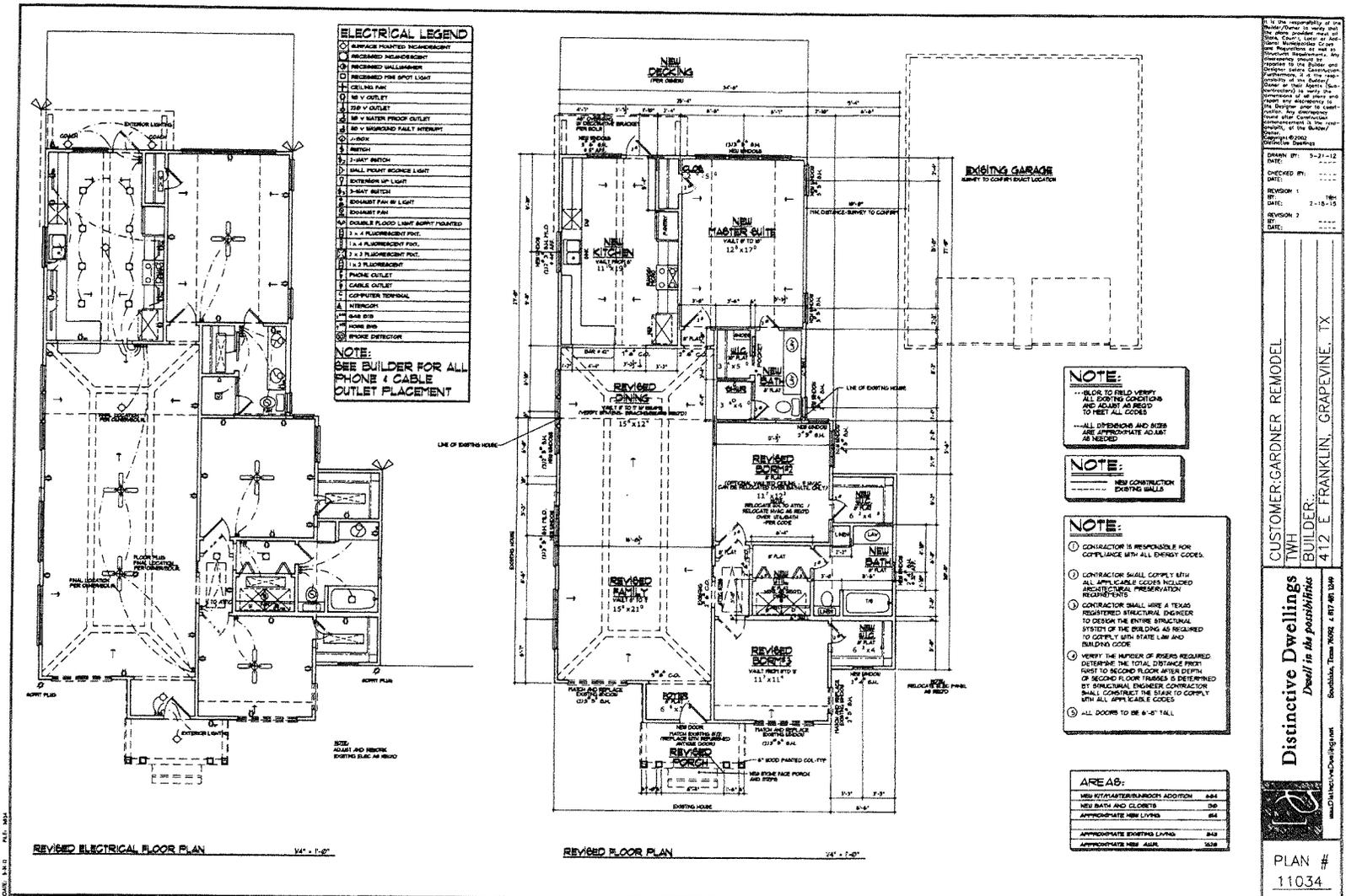
01/16/20



It is the responsibility of the contractor to verify all dimensions and materials. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The contractor shall be responsible for the safety of the construction site and for the protection of the existing structure. The contractor shall be responsible for the removal of any debris and for the cleanup of the site. The contractor shall be responsible for the completion of the project within the specified time frame and budget. The contractor shall be responsible for the quality of the work and for the satisfaction of the client. The contractor shall be responsible for the maintenance of the site and for the protection of the environment. The contractor shall be responsible for the safety of the workers and for the protection of the public. The contractor shall be responsible for the completion of the project within the specified time frame and budget. The contractor shall be responsible for the quality of the work and for the satisfaction of the client. The contractor shall be responsible for the maintenance of the site and for the protection of the environment. The contractor shall be responsible for the safety of the workers and for the protection of the public.

CLERK OF DISTRICT COURT
 COUNTY OF TARRANT, TEXAS
 PUNISHED TO ORDER 15-2
 DATE 2/29/15 WDL
 BY PRESENTING
 DEVELOPER AT PUBLIC HEARING
 CONTACT SUBMITTED TO THE
 FOR PUBLIC COMMENT

04/20/15



**GRAPEVINE HISTORIC PRESERVATION COMMISSION
HISTORIC LANDMARK DESIGNATION FORM**

1. Name

Historic Childre-Powers-Gardner House
And/or common

2. Location

Address 412 East Franklin Street land survey Wm. Dooley Survey
Location/neighborhood City of Grapevine Addition
block/lot Block 30 – Lot part 4 tract size 75' x 115'

3. Current zoning

A-1 Single Family

4. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> District	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> Agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> Structure		<input type="checkbox"/> work in progress	<input type="checkbox"/> Education	<input checked="" type="checkbox"/> residence
<input type="checkbox"/> Site	Accessible		<input type="checkbox"/> Entertainment	<input type="checkbox"/> Religious
	<input type="checkbox"/> yes: restricted		<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> yes: unrestr.		<input type="checkbox"/> Industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> no		<input type="checkbox"/> Military	<input type="checkbox"/> other

5. Ownership

Current owner: Howard and Linda Gardner phone: 512-373-2510
Address: 3329 Vintage Drive city: Round Rock state: TX zip: 78664

6. Form Preparation

Name & title David Klempin, Historic Preservation Officer organization: HPP Department
Contact: Sallie Andrews phone: 817-410-3197 (DK) or 817-455-0819 (SA-cell)

7. Representation on Existing Surveys

Tarrant County Historic Resources National Register of Historic Places
 other _____ Recorded Texas Historic Landmark
 _____ Texas Archaeological Landmark

for office use only

8. Date Rec'd: _____ Survey Verified: Yes No
9. Field Chk date: _____ By: _____
10. Nomination
 Archaeological Structure District
 Site Structure & Site

11. Historic Ownership

original owner J. J. Dougherty (property)

significant later owner(s) H. B. Childre family and later James C. Powers (house)

12. Construction Dates

Original 1946

alterations/additions 1990s

13. Architect

original construction

alterations/additions Garage added by James C. Powers in the 1990s

14. Site Features

natural

urban design

15. Physical Description

Condition
 Excellent
 Good
 Fair

Check One:
 deteriorated
 Ruins
 Unexposed
 Unaltered
 altered

Check One:
 Original site
 Moved (date: _____)

Describe present and original (if known) physical appearance; include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc.). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.



412 East Franklin Street

Photo c. 2002

This 832 sq. ft. one-story minimal traditional style house is 28 ft. wide by 31 feet deep. It is situated to the left side of a spacious lot, 75' wide by 115' deep. The house features a 5 to 12 roof pitch, with projecting double gable and porch roof. A decorative circular roof vent ornaments the larger gable. The porch is centered on the front elevation and flanked by pairs of matching double-hung windows. Simple wood posts support the porch roof.

From the porch a small vestibule with closet opens onto the spacious living/dining area. A separate kitchen with breakfast nook opens to the backyard. From the living area a small hall connects two bedrooms and a bathroom. A large walk-in closet opens off the rear bedroom.

A detached 2-car garage was added to the property in the early 1990s by James C. Powers, father of current owner Linda Gardner. The garage is 18' wide by 24' deep and is located to the right of the house in the rear half of the property. The garage was designed to match the appearance of the house.

16. Historical Significance

Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.

Mr. John Joseph (J. J.) Dougherty purchased this property in 1928 in order to live near his daughter (Mary Ruth Dougherty Box) and her husband (D. E. Box, Sr.) and their five children. The Box family lived at the northwest corner of Franklin and Dooley, and the Dougherty family (J.J. and his wife, Minerva Jane) built their home at the southwest corner of Franklin and Dooley. The Dougherty family owned what are now three contiguous lots on Franklin Street; this lot is the most western lot. J.J. Dougherty served as a director of the Tarrant County National Bank; his son-in-law (D.E. Box, Sr.) served as President. Mr. Dougherty was a highly skilled carpenter and builder and built many fine churches, schools and homes in the North Texas area. Mr. Dougherty died in 1935.

According to the historic tax card, this house was constructed in 1946 for the H. B. Childre family. Mrs. Childre is remembered from a later time as an older grandmother whose daughter and her children (two boys and a girl) resided with her. Ray Dossey, one of the grandsons of Mrs. Childre, was a friend of local restaurant owner Phil Parker. Howard and Norma Holt purchased the house in 1978, followed by Geneva Holloway who purchased the house in 1986. Mr. James C. Powers purchased the house from Geneva Holloway in 1993 and resided there for many years. Mr. Powers was a building engineer and retired from the Bristol Hotel Management Company. He improved this property by adding a garage and iron gates featuring a grape motif. He died in 2014. Mr. Powers' daughter and her husband, Linda and Howard Garner, are the current owners. According to Linda Gardner, the Powers are related to the McPherson family, one of Grapevine's historic families.

17. Bibliography

Grapevine Area History book

Interview with Jane Shafer, long-time resident.

Interview with Howard and Linda Gardner, current owners

18. Attachments

- | | |
|---|--|
| <input type="checkbox"/> District or Site map | <input type="checkbox"/> Additional descriptive material |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Footnotes |
| <input checked="" type="checkbox"/> Photos (historic & current) | <input type="checkbox"/> Other (_____) |

Designation Merit

- | | |
|--|--|
| A. Character, interest or value as part of _____ | G. Identification as the work of an archi- _____ |
|--|--|

the development, heritage or cultural characteristics of the City of Grapevine, State of Texas of the United States.

tect or master builder whose individual work has influenced the development of the city.

- | | | | | | |
|----|--|----------|----|---|-------|
| B. | Location as the site of a significant historical event. | _____ | H. | Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation. | _____ |
| C. | Identification with a person or persons who significantly contributed to the culture and development of the city. | <u>X</u> | I. | Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif. | _____ |
| D. | Exemplification of the cultural, economic, social or historical heritage of the city | <u>x</u> | J. | Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city. | _____ |
| E. | Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. | _____ | K. | Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value. | _____ |
| F. | Embodiment of distinguishing characteristics of an architectural type or specimen. | _____ | L. | Value as an aspect of community sentiment or public pride. | _____ |

Recommendation

The Grapevine Township Revitalization Program requests the Grapevine Historic Preservation Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 39, City of Grapevine Comprehensive Zoning Ordinance.

Burl Gilliam, Chair
Grapevine Historic Preservation Commission

Further, the Grapevine Historic Preservation Commission endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the City of Grapevine Development Services Department.

David Klempin
Historic Preservation Officer

Scott Williams, Director
Development Services Department

Historical Marker

The Grapevine Historic Preservation Commission and the Grapevine Historical Society have a cooperative marker program for properties that are officially (individually or located within) designated Historic Landmark Sub-districts. Please indicate if you are interested in obtaining one or both markers for your property. There is no fee for either of the markers, however, the Grapevine Historical Society will only fund two (2) of the medallion and text plaque (second option), per year, on a first come, first serve basis.

Check One:

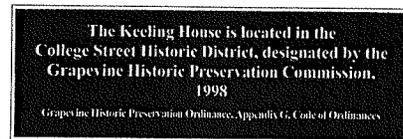
- Yes, I am interested in obtaining a bronze Historic Landmark Plaque for my property from the Historic Preservation Commission. I understand there is no fee for this plaque.
- No, I am not interested in obtaining a marker for my property.

-
- Yes, I am interested in obtaining a bronze Historic Marker (medallion and text plaque) for my property from the Grapevine Historical Society.

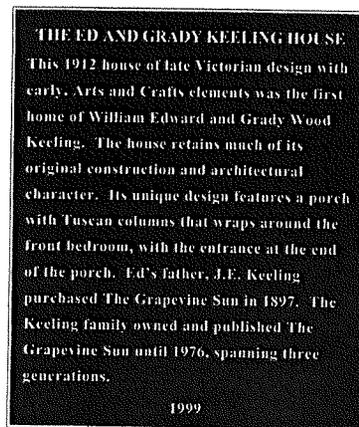
Below for office use only



- Historic Preservation Commission's Historic Landmark Plaque.



- Historic Preservation Commission's Historic District Plaque.



- Grapevine Historical Society's Historic Landmark Marker.



THE ED AND GRADY KEELING HOUSE
This 1912 house of late Victorian design with early Arts and Crafts elements was the first home of William Edward and Grady Wood Keeling. The house retains much of its original construction and architectural character. Its unique design features a porch with Tuscan columns that wraps around the front bedroom, with the entrance at the end of the porch. Ed's father, J.F. Keeling purchased The Grapevine Sun in 1897. The Keeling family owned and published The Grapevine Sun until 1976, spanning three generations.

1999

The Keeling House has been designated a Historic Landmark by the City of Grapevine Historic Preservation Commission, 1998

Grapevine Historic Preservation Commission, Approved by City of Grapevine

Historic Landmark Marker, existing GHS marker.



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1999

The Keeling House is located in the College Street Historic District, designated by the Grapevine Historic Preservation Commission, 1998

Grapevine Historic Preservation Commission, Approved by City of Grapevine

Historic District Marker, existing GHS marker.



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Grapevine Historic Preservation Commission, Approved by City of Grapevine

Historic District Marker, new GHS marker.

Design Guidelines

**Childre-Powers-Gardner House
Grapevine, Texas**

Grapevine Township Revitalization Project, Inc.
City of Grapevine
200 S. Main
Grapevine, Texas 76051

March 25, 2015

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Preface



412 East Franklin Street

Photo c. 2002

Mr. John Joseph (J. J.) Dougherty purchased this property in 1928 in order to live near his daughter (Mary Ruth Dougherty Box) and her husband (D. E. Box, Sr.) and their five children. The Box family lived at the northwest corner of Franklin and Dooley, and the Dougherty family (J.J. and his wife, Minerva Jane) built their home at the southwest corner of Franklin and Dooley. The Dougherty family owned what are now three contiguous lots on Franklin Street; this lot is the most western lot. J.J. Dougherty served as a director of the Tarrant County National Bank; his son-in-law (D.E. Box, Sr.) served as President. Mr. Dougherty was a highly skilled carpenter and builder and built many fine churches, schools and homes in the North Texas area. Mr. Dougherty died in 1935.

According to the historic tax card, this house was constructed in 1946 for the H. B. Childre family. Mrs. Childre is remembered from a later time as an older grandmother whose daughter and her children (two boys and a girl) resided with her. Ray Dossey, one of the grandsons of Mrs. Childre, was a friend of local restaurant owner Phil Parker. Howard and Norma Holt purchased the house in 1978, followed by Geneva Holloway who purchased the house in 1986. Mr.

James C. Powers purchased the house from Geneva Holloway in 1993 and resided there for many years. Mr. Powers was a building engineer and retired from the Bristol Hotel Management Company. He improved this property by adding a garage and iron gates featuring a grape motif. He died in 2014. Mr. Powers' daughter and her husband, Linda and Howard Garner, are the current owners. According to Linda Gardner, the Powers are related to the McPherson family, one of Grapevine's historic families.

The 832 sq. ft. one-story minimal traditional style house is 28 ft. wide by 31 feet deep. It is situated to the left side of a spacious lot, 75' wide by 115' deep. The house features a 5 to 12 roof pitch, with projecting double gable and porch roof. A decorative circular roof vent ornaments the larger gable. The porch is centered on the front elevation and flanked by pairs of matching double-hung windows. Simple wood posts support the porch roof.

From the porch a small vestibule with closet opens onto the spacious living/dining area. A separate kitchen with breakfast nook opens to the backyard. From the living area a small hall connects two bedrooms and a bathroom. A large walk-in closet opens off the rear bedroom.

A detached 2-car garage was added to the property in the early 1990s by James C. Powers, father of current owner Linda Gardner. The garage is 18' wide by 24' deep and is located to the right of the house in the rear half of the property. The garage was designed to match the appearance of the house.

SITE

Retain the historic relationships between buildings, landscaping features and open space. Avoid rearranging the site by moving or removing buildings and site features such as walks, drives and fences, that help define the residence's historic value.

SETBACKS

Building setbacks should be consistent with adjacent buildings or with the style of the building. Setbacks are an important ingredient in creating an attractive streetscape. Buildings should be set back to a line that is consistent with their neighbors and land use. For example, a residential setback should retain the setback of adjacent and nearby structures, with landscaping along the street right-of-way.

Residential buildings with a commercial use in residential areas should be set back in a manner consistent with setbacks of neighboring or similar residential structures.

Maintain building orientation pattern, with the front facade facing the street. Maintain spacing patterns between buildings.

DRIVEWAYS, PARKING LOTS AND VACANT SITES

Driveways should be located perpendicular to the street; no circular drives shall be allowed (unless proven with historic documentation) in front or corner side yard, so that the character of the landscaped yard can be reinforced.

New parking lots for commercial uses should not be located adjacent to sidewalks in the district.

Off-street parking lots should not be allowed to interrupt the continuity of landscaped front or corner side yards. This is important to both the preservation of historic character, and to the strengthening of the residential district.

Screen existing parking lots from streets and pedestrian areas in the Historic District. Existing parking lots located adjacent to streets and sidewalks may be screened to the height of car hoods. This will provide a certain level of continuity of the building façade line; it will screen unsightly views; and it will provide a level of security by allowing views to and from the sidewalk.

FENCES

Historically, fences around historic houses defined yards and the boundary around property and gardens. Wood picket fences, wood rail fences and barbed wire or decorative wire fences were the common fence types in Grapevine. Traditionally, picket fences surrounded the front of the house while rail and wire fences surrounded the agricultural portions of the property. Maintain historic fences.

New fences. Simple wood picket fences, wood and wire and wrought iron fences are appropriate. Avoid chain-link fences, privacy fences and concrete block fences for the street sides of property. Wood privacy fences may be allowed when installed in the rear yard and behind the front façade of a property. Utilitarian/privacy fences should not be installed in front of a historic building or beyond the line of the front façade of a historic building.

Replacing fences. If replacement is required due to deterioration, remove only those portions of historic fences that are damaged beyond repair and replace in-kind, matching the original in material, design and placement. If replacement is necessary for non-historic fences, or new fences are proposed, locate and design the fence in such a way that will compliment the historic boundary of the property without concealing the historic character of the property.

SERVICE AND MECHANICAL AREAS

Service and mechanical areas and equipment should be screened from the street and other pedestrian areas.

All garbage and equipment storage areas should be screened from the street.

Mechanical equipment, including satellite dishes, shall not be located in front or corner side yards or should be set back from the edges of roofs, and screened so that they are not visible to pedestrians and do not detract from the historic character of buildings.

BUILDING FABRIC

PRESERVATION

Preserve, stabilize, and restore original building form, ornament and materials.

Any missing or severely deteriorated elements may be replaced with replicas of the original. Ensure that roof, window, porch and cornice treatments are preserved, or when preservation is not possible duplicate the original building element.

When rehabilitating, remove non-historic alterations.

Often, "modern" renovations conceal the original facade details. If not, the original style may be recreated through the use of historic photographs.

Where replication of original elements is not possible, a new design consistent with the original style of the building may be used.

Reconstruction of building elements should reflect the size, scale, material and level of detail of the original design.

Preserve older renovations that have achieved historic significance. Older structures or additions may have, at some time, been renovated with such care and skill that the renovation itself is worthy of preservation. Usually, such renovations may date from before 1940.

EXTERIOR FINISHES

Original wood finishes should be maintained and painted or, when necessary, replaced in kind. Modern synthetic siding materials such as vinyl or metal bear little resemblance to historic siding materials. The application of such modern synthetic materials often involves the removal of original decorative elements such as cornice, corner boards, brackets, window and door trim, etc. New synthetic siding shall not be installed; removal of existing such materials is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original asbestos siding should be maintained and painted, or when necessary, replaced with synthetic siding to match the existing asbestos siding. The removal of asbestos siding over existing wood siding is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original masonry surfaces should be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting. If the color or

texture of replacement brick or stone cannot be matched with existing, painting may be an appropriate treatment.

Paint colors should be complimentary to each other and the overall character of the house. When possible, research the original paint color and finishes of the building's historic period; the right colors respect the historic building.

The Historic Preservation Commission shall adopt, as necessary, a paint palette(s) appropriate to the district's character, which may be proposed and approved through the Minor Exterior Alteration application process. Any colors proposed outside the adopted palette may be reviewed by the Commission in the regular Certificate of Appropriateness process.

WINDOWS

Original window framing and lites (panes of glass) configurations should be preserved and maintained or replaced in kind.

When replacement is necessary, do so within existing historic opening. Replacement of non-original windows should consider the use of historically appropriate wood windows. Use same sash size to avoid filling in or enlarging the original opening. Clear or very slightly tinted window glass may be used. No reflective or heavily tinted glass shall be used.

Should the owner wish to install security bars, they should be installed on the interior of windows and doors.

Storm windows. The use of interior storm windows is encouraged. Storm windows are available which can be installed on the interior of windows. This helps to preserve the exterior historic character of the building.

Should storm windows need to be installed on the exterior of the historic windows, storm windows constructed of wood and configured to match the historic sashes (i.e. one over one sashes) are recommended.

If metal storm windows are installed, paint to blend with surrounding elements.

EMBELLISHMENTS

AWNINGS-CANOPIES

New awnings and canopies should not be installed above windows or doors.

EXTERIOR LIGHTING

Lighting is an important element in residential areas. Fixtures should be consistent with the historic character of the house.

Appropriate incandescent light fixtures to the style of the district should be used.

Avoid exposed lighting of any kind unless part of a historic fixture.

NEW BUILDING CONSTRUCTION

INFILL

The Secretary of the Interior's guidelines for new buildings in historic districts encourage similarity of form and materials, but not actual replication. New construction proposals and the rehabilitation of non-historic buildings will be reviewed based on these Criteria. Judgement will be based on the compatibility of the design within the context of the property's adjacent and nearby historic buildings.

The design of new buildings should have key elements of the building's historic period of significance including massing, scale, fenestration and materials.

Infill buildings should not be absolute reproductions, and appear as clearly contemporary. Only when a previously demolished historic Grapevine building can be accurately replicated may a reproduction be considered.

Infill buildings between historic buildings should be similar in setback, roof form, cornice line and materials, to one of the adjacent buildings. Relate height of new building to the heights of adjacent structures. Avoid new buildings that tower over existing ones.

Horizontal wood siding (either novelty, tongue and groove, shiplap or equivalent) and brick are appropriate exterior building finishes for the historic house. Fake brick or stone or gravel aggregate materials shall never be used.

ADDITIONS TO HISTORIC BUILDINGS

Additions to historic buildings should replicate the style of the main building if possible; otherwise they should adhere to the general style with simplified details.

As a minimum, new additions should reflect the massing, roof shape, bay spacing, cornice lines and building materials of the primary structure.

All new wood or metal materials should have a painted finish except on some 20th century buildings where the use of unpainted aluminum or steel was part of the original design and should be maintained.

A new addition should, if at all possible, be located at the rear of the historic building. If this is not possible, the addition may be added to the side if it is recessed at least 18 inches from the historic building facade or a connection is used to separate old from new.

New vertical additions should be set back from primary facades so as not to be readily apparent from the facing street.

When reproducing elements that were originally part of a historic building they should be replicated when evidence of the actual detail has been documented by photographs, drawings, or remaining physical evidence. If no evidence exists, elements typical of the architectural style may be used. Historic photographs can provide information on the original elements of the building.

ORDINANCE NO. _____

HL15-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL15-02 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING THE AREA LEGALLY DESCRIBED AS LOT W75' E80' 4, BLOCK 30, CITY OF GRAPEVINE OF THE ARCHIBALD LEONARD SURVEY AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "R-7.5" SINGLE FAMILY DISTRICT REGULATIONS; PROVIDING FOR THE ADOPTION OF THE CHILDRE-POWERS-GARDNER HOUSE HISTORIC DISTRICT PRESERVATION CRITERIA; 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 A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE 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 by the Grapevine Historic Preservation Commission requesting a historic landmark subdistrict designation by making application for same with the Planning and Zoning Commission of the City of Grapevine, Texas as required by State statutes and the zoning ordinances 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 historic landmark subdistrict designation 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 transportation, water sewerage, schools, parks and other facilities; and

WHEREAS, all of the requirements of Section 39 of Appendix "D" of the Code of Ordinances 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;

WHEREAS, the City Council of the City of Grapevine, Texas does find that there is a public necessity for the granting of this historic landmark subdistrict, 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 does find that the historic landmark subdistrict designation lessens the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes health and the general welfare; provides adequate light and air; 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 historic landmark subdistrict designation 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 historic landmark subdistrict designation 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 designate a historic landmark subdistrict (HL15-02) in accordance with Section 39 of Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, in a district zoned "R-7.5" Single Family District Regulations within the following described property: 412 East Franklin Street, specifically platted as Lot W 75' E 80' 4, Block 30, City of Grapevine Addition of the Archibald Leonard Survey, more fully and completely described in Exhibit "A", attached hereto and made a part of hereof; and, in addition thereto, the adoption of the Childre-Powers-Gardner House Historic District Preservation Guidelines as conditions, regulations and safeguards in connection with the said historic landmark subdistrict, a copy of said criteria being attached hereto and labeled Exhibit "B".

Section 2. That the City Manager is hereby directed to correct the official zoning map of the City of Grapevine, Texas to reflect the "H" zoning designation.

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 ordinances 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 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 16th day of June, 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: JUNE 16, 2015
SUBJECT: APPROVAL OF A RESOLUTION FOR ANNUAL CONTRACTS WITH RENEWALS FOR MOSQUITO CONTROL GROUND SPRAYING SERVICES

RECOMMENDATION:

City Council to consider approval of a resolution for annual contracts for mosquito control ground spraying services to a primary vendor Vector Disease Control International, LLC and a secondary vendor Municipal Mosquito through an Interlocal Cooperative Agreement with Tarrant County, Texas.

FUNDING SOURCE:

Funds for this purchase are available in account 100-44540-415-5 (General Fund/Public Works/Environmental Services/Professional Services) in the estimated annual budgeted amount of \$41,000.00.

BACKGROUND:

Purchases will be made as required and in accordance with an Interlocal Cooperative Purchasing Agreement with Tarrant County as allowed by Texas Local Government Code, Section 271.101 and 271.102, Cooperative Purchasing Program.

Tarrant County, Texas solicited proposals for Mosquito Control Ground Spraying Services. Two bids were submitted. Based on evaluations by Tarrant County Public Health and the Purchasing division, Vector Disease Control International, LLC, was awarded a primary contract and Municipal Mosquito was awarded a secondary contract on May 26, 2015. The contract is for an initial one-year period with a one-year renewal option.

The purpose of this contract is to establish fixed pricing for mosquito control ground spraying services for the City which includes services to control disease carrying mosquitoes and spraying of adulticides to address the spread of the West Nile Virus through mosquitoes on an as-needed basis.

The Environmental Manager in the Public Works Department and Purchasing reviewed the contract for specification compliance and pricing and determined that this contract would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval.

DS/LW

RESOLUTION NO. _____

MOSQUITO
CONTROL

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO CONTRACT FOR MOSQUITO CONTROL GROUND SPRAYING SERVICES THROUGH AN ESTABLISHED INTERLOCAL PARTICIPATION AGREEMENT 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, Tarrant County, Texas is a qualified entity as authorized by Section 271.102 of the Texas Local Government Code; and

WHEREAS, the City of Grapevine, Texas, has established an Interlocal Agreement with Tarrant County, Texas and wishes to utilize established contracts for mosquito control ground spraying services meeting all State of Texas bidding requirements; and

WHEREAS, Tarrant County, Texas has established contracts with Vector Disease Control International, LLC as primary and Municipal Mosquito as secondary under contract RFP No. 2015-114 for Mosquito Control Ground Spraying Services; and

WHEREAS, the City of Grapevine, Texas has a need for Mosquito Control Ground Spraying Services; 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 contracts for mosquito control ground spraying services with Vector Disease Control International, LLC as primary and Municipal Mosquito as secondary through an Interlocal Cooperative Agreement with Tarrant County, Texas in an estimated budgeted amount of \$41,000.00.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of mosquito control ground spraying services.

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 16th day of June, 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: JUNE 16, 2015
SUBJECT: APPROVAL TO RENEW ANNUAL CONTRACTS FOR SAFETY SUPPLIES

RECOMMENDATION:

City Council to consider approval to renew annual contracts for safety supplies with U&D Enterprises, Inc. and WW Grainger Industrial Supply.

FUNDING SOURCE:

Funds for this purchase are available in account 100-14111-0000 (General Fund/Warehouse Inventory) in the estimated annual amount of \$22,000.00.

BACKGROUND:

Bids were taken in accordance with the City Purchasing Policy. Formal bids and advertisements are not required for purchases under \$50,000.00. Three bids were submitted. The contract was for an initial one-year period with four, one-year renewal options. If approved, this will be the third renewal available.

The purpose of this contract is to establish fixed annual pricing for various types of safety products and supplies to be purchased on an as-needed basis and stocked in the warehouse. These items are used by all departments as-needed.

Based on the evaluation of the bid by Purchasing and the department's requirements, it was determined that each vendor will be awarded their respective low bid items. U&D Enterprises, Inc. has agreed to renew with no increase in pricing. WW Grainger Industrial Supply has agreed to renew with an overall increase 2.5% due to increases in transportation and raw materials used in the manufacturing of products they were awarded.

Staff recommends approval.

LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: JUNE 16, 2015
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF
ADVERTISING SERVICES FOR THE ACTIVITIES GUIDE

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of advertising services from Community Impact Newspaper.

FUNDING SOURCE:

Funding for this purchase is currently available in account 100-44540-312-7 (Professional Services) for a total amount not to exceed \$21,501.92.

BACKGROUND:

This sole source purchase will be made in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.022(a)(16) per the requirements and criteria needed by the Parks and Recreation Department.

The Parks and Recreation Department would like to partner with the Community Impact Newspaper to print and distribute the fall issue of their activities guide, PlayGrapevine. The activities guide would be mailed out as an insert in the Community Impact Newspaper with a promotional sticker on the front page of the paper informing recipients of the insert. A trial including a few postal routes was conducted for the spring issue and was very well received by residents. This is a more cost effective and efficient method of getting the guide into the hands of Grapevine residents.

Staff recommends approval.

TK/BS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE ADVERTISING SERVICES 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 252, Subchapter B, Section 252.022 (a) (16) to consider advertising services as an exception to the bidding requirements of the State of Texas; and

WHEREAS, Community Impact Newspaper is the provider in our marketplace for this departmental specified advertising services need; and

WHEREAS, the City of Grapevine Parks and Recreation staff has the need to produce and distribute the activities guide; 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 advertising services from Community Impact Newspaper for the total amount of \$21,501.92.

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

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 16th day of June, 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: JUNE 16, 2015
SUBJECT: APPROVAL TO RENEW AN ANNUAL PERSONAL SERVICES
CONTRACT FOR JANITORIAL SERVICES

RECOMMENDATION:

City Council to consider approval to renew an annual personal services contract with Regent Services for janitorial services.

FUNDING SOURCE:

Funding for this purchase is limited to the budgeted amount by each department in an estimated annual amount of \$302,000.00.

BACKGROUND:

A resolution considering the initial contract for janitorial services was approved by Council in June of 2012. The contract was approved for one year with four optional, one-year renewals. If approved, this will be the third renewal available.

The purpose of this contract is to establish fixed annual pricing for janitorial services to be performed at various City facilities. The Public Works Department 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.

Regent Services has provided janitorial services to the City for several years with successful results and are familiar with the expectations of City staff requirements. Regent Services has developed an excellent working relationship with City staff. The proposed cost for this contract represents a 9% increase from the past contract costs. This cost increase is a result of adding 1.5 Day Porters and increasing the square footage of all buildings from 230,542 to 296,642 SF.

Staff recommends approval.

CH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: JUNE 16, 2015
SUBJECT: ESTABLISH A 40 MPH SPEED LIMIT ON NORTHBOUND
KIMBALL ROAD FROM SHADY LANE TO DOVE ROAD

RECOMMENDATION:

City Council consider adopting an ordinance amending the Grapevine Code of Ordinances Chapter 23 Traffic, Section 23-26, Speed Limits – Schedule for certain public streets and ways, establishing a 40 mph speed limit on Northbound Kimball Road between Shady Lane (south city limit) and Dove Road and take any necessary action.

BACKGROUND:

Kimball Road from State Highway 114 to Dove Road was recently widened from a two-lane undivided roadway to a four-lane divided arterial roadway. On June 2, 2015 the Southlake City Council approved an ordinance on first reading establishing a 40 mph speed limit on the section of roadway lying in Southlake. They will take final action with a second reading on June 16.

The Grapevine/Southlake common city limits line runs down the center of the roadway from Dove Road, south to Shady Lane. From that point south to SH 114, the entire roadway lies within Southlake.

Speed limits are established based upon the following factors:

- The 85th percentile speed (the speed at which reasonable and prudent drivers operate their vehicles)
- Design speed of the roadway
- Road surface, grade, alignment, and sight distance
- Adjacent development

The speed study prepared for the City of Southlake indicated an 85th percentile speed of 42 mph. The design speed for the new roadway is 45 mph.

The attached exhibit illustrates the location of the speed limit change.

Staff recommends approval.

KIMBALL ROAD
SPEED LIMIT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE GRAPEVINE CODE OF ORDINANCES, CHAPTER 23 TRAFFIC, SECTION 23-26, SPEED LIMITS - SCHEDULE FOR CERTAIN PUBLIC STREETS AND WAYS, ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF SECTIONS 167 AND 169 OF ARTICLE XIX, R.C.S. 6701 d, UNIFORM ACT REGULATING TRAFFIC ON HIGHWAYS, UPON THE BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION UPON CERTAIN STREETS AND HIGHWAYS, OR PARTS THEREOF, WITHIN THE CORPORATE LIMITS OF THE CITY OF GRAPEVINE AS SET OUT IN THE ORDINANCE; AUTHORIZING THE ERECTION OF TRAFFIC REGULATION SIGNS; REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00); PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Sections 167 and 169 of Article XIX, R.C.S. 6701 d, Uniform Act Regulating Traffic on Highways, provide that whenever the governing body of the City shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway, with the City taking into consideration the width and condition of the pavement and other circumstances on such portion of said street or highway, as well as the usual traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway.

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

Section 1. That Chapter 23 Traffic, Section 23-26, Speed Limits - Schedule for Certain Public Streets and Ways of the Grapevine Code of Ordinances is hereby amended upon the basis of an engineering and traffic investigation heretofore made as authorized by the provisions of Sections 167 and 169 of Article XIX, R.C.S. 6701d, Uniform Act.

40" "Kimball Road, from Shady Lane (South City Limit) to Dove Road, northbound

Section 2. That the City Manager, or his designee, is hereby authorized to have the proper traffic signs erected, constructed, and placed at such points along said highways, streets or alleys, or portions hereof under construction, maintenance or repair so that travelers will be reasonably notified of said traffic regulations.

Section 3. That all ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect; provided, however, that the ordinance or ordinances under which the cases currently filed and pending in the Municipal Court of the City of Grapevine, Texas, shall be deemed repealed only when all such cases filed and pending under such ordinance or ordinances have been disposed of by a final conviction or a finding not guilty or nolo contendere, or dismissal.

Section 4. 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 Five Hundred Dollars (\$500.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 5. That if any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

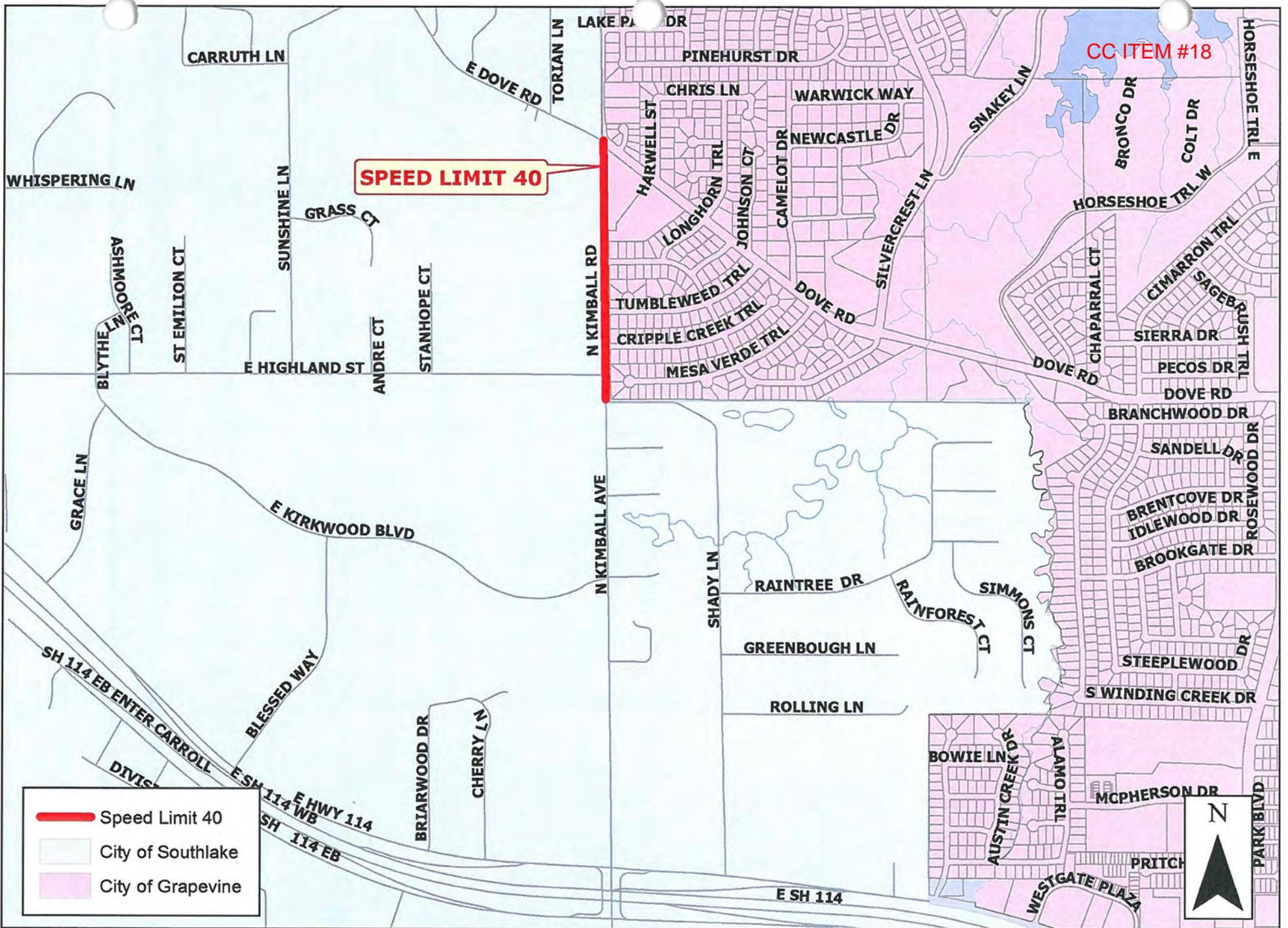
Section 6. That the fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the public creates an emergency which requires that this ordinance become effective from and after the date of its passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of June 2015.

APPROVED:

ATTEST:

APPROVED AS TO FORM:



CC ITEM #18

SPEED LIMIT 40

- Speed Limit 40
- City of Southlake
- City of Grapevine



N Kimball Rd - SPEED LIMIT 40

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 2nd day of June, 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
Darlene Freed	Council Member
Mike Lease	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member

constituting a quorum with Council Member Sharron Spencer absent, with the following members of the City Staff:

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

Call to Order

Mayor Tate called the meeting to order at 6:00 p.m.

Council Member Mike Lease arrived at 6:03 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 6:04 p.m. The closed session ended at 7:05 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. Quality of Life projects. City Manager Rumbelow presented this item to Council. Mr. Rumbelow reviewed the recent Quality of Life Survey results and the projects that were adopted with the FY2015 budget. The fund balance for the Quality of Life at the end of FY2015 is \$7,422,350. Council requested staff do some preliminary planning of the high priority items.

Item 3. Rockledge Park Master Plan update. Parks and Recreation Director Kevin Mitchell presented this item to Council. The Master Plan for Rockledge was created in conjunction with Texas Parks and Wildlife. After meeting with the Texas Parks and Wildlife Department and Army Corp of Engineers, staff will develop a Pro Forma/Business Plan.

REGULAR MEETING

Call to Order

Mayor Tate called the meeting to order at 7:35 p.m. in the City Council Chambers.

Invocation

Council Member Chris Coy delivered the Invocation.

Pledge of Allegiance

Boy Scout Troop 7 posted the colors and led the Pledge of Allegiance.

Item 3. Citizen Comments

Bruce Shields, 1011 North Lucas Drive, Grapevine, Texas asked Council to look into problems he is having with animal control.

Dan Schock, 3525 Hightimber Drive, Grapevine, Texas requested Council leave the Stage 1 drought restrictions in place.

Mayor Tate announced that Council would hear item 6 next.

Item 6. Grapevine Lake flooding update. Fire Chief Darrell Brown introduced Emergency Management Coordinator Liz Dimmick. Ms. Dimmick updated Council on the current flood conditions regarding Grapevine Lake. With the May rain event, Grapevine Lake crested at 561.55 feet on June 1, 2015 which required the opening of

the spillway. Ms. Dimmick showed pictures and videos of the flooding at various City parks, the Golf Course and Fairway Drive. Ms. Dimmick described the work that the flood team is doing to keep citizens safe and informed of the closings.

Chief Financial Officer Greg Jordan updated Council on the financial impact of the flood on the Golf Fund and Lake Parks Enterprise funds. Mr. Jordan described the City's insurance policies relative to the flood, damage at the parks and loss of revenue. Mr. Jordan and Ms. Dimmick went over the requirements to receive federal funding.

GIS Manager John Hunt and GIS Developer Michael Rogers demonstrated maps that are available for the public to view on the City's website that highlight the flooded areas.

Item 5. Parks and Recreation Department update. City Manager Rumbelow stated this item would be moved to the next Council meeting.

Item 7. Elect a Mayor Pro Tem for 2015-2016 and take any necessary action.

Motion was made to elect C. Shane Wilbanks as Mayor Pro Tem.

Motion: Coy
 Second: Lease
 Ayes: Tate, Freed, Lease, Coy and O'Dell
 Nays: None
 Abstains: Wilbanks
 Approved: 5-0-1

Item 8. Consider an Interlocal Agreement for fiber optic installation with Grapevine Colleyville ISD and an ordinance appropriating funds for the project and take any necessary action. Assistant City Manager Jennifer Hibbs presented this item to Council. The project will be a joint effort with the School District to install fifty-seven miles of fiber to connect City facilities and schools. The total project cost is \$5,003,484. Dr. Robin Ryan, Superintendent of Grapevine Colleyville ISD, stated the school district is excited about this project and appreciated the opportunity to partner with the City.

Motion was made to approve the Interlocal Agreement and ordinance.

Motion: Freed
 Second: Coy
 Ayes: Tate, Wilbanks, Freed, Lease, Coy and O'Dell
 Nays: None
 Approved: 6-0

ORDINANCE NO. 2015-026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, TO APPROPRIATE \$625,000 IN THE TAX INCREMENT FINANCING DISTRICT REINVESTMENT ZONE NUMBER ONE, AUTHORIZE THE TRANSFER OF FUNDS, AND APPROPRIATE \$625,000 IN THE CAPITAL PROJECT GENERAL FACILITIES FUND;

DECLARING AN EMERGENCY AND PROVIDING AN
EFFECTIVE DATE

Item 9. Consider a resolution approving the Local Project Advance Funding Agreement (LPAFA) with Texas Department of Transportation (TXDOT) to establish funding participation levels for the State Highway 114 Green Ribbon Project and take any necessary action. Parks and Recreation Director Mitchell presented this item to Council. The total project cost for phase one is \$1,000,000. The City's share is \$177,000 which includes engineering design and construction. The estimated monthly maintenance costs will range from \$1,500 - \$2,500.

Motion was made to approve the resolution approving the Local Project Advance Funding Agreement.

Motion: Wilbanks
Second: Coy
Ayes: Tate, Wilbanks, Freed, Lease, Coy and O'Dell
Nays: None
Approved: 6-0

RESOLUTION NO. 2015-034

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AUTHORIZING A LOCAL TRANSPORTATION PROJECT ADVANCE FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION ADDRESSING FUNDING PARTICIPATION LEVEL AND PROJECT SCOPE FOR THE LANDSCAPE IMPROVEMENTS OF STATE HIGHWAY 114 FROM WILLIAM D. TATE AVENUE TO MAIN STREET IN THE CITY OF GRAPEVINE; AND PROVIDING AN EFFECTIVE DATE

Item 10. Consider an easement for a hiking/biking trail with EastGroup Properties for the trail linkage to The REC of Grapevine from the existing Northfield Trail, and authorize the City Manager to execute the necessary documents and take any necessary action. Parks and Recreation Director Mitchell presented this item to Council. The easement will tie the Northfield Trail to The Rec of Grapevine trail system.

Motion was made to approve the easement.

Motion: Freed
Second: Lease
Ayes: Tate, Wilbanks, Freed, Lease, Coy and O'Dell
Nays: None
Approved: 6-0

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 11. Consider a resolution for the purchase of virtual desktop storage support from Alexander Open Systems, Inc. through a contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program. City Manager Rumbelow recommended approval of the purchase of virtual desktop storage support in an amount not to exceed \$21,829.28.

Motion was made to approve the consent agenda.

Motion: O'Dell
Second: Lease
Ayes: Tate, Wilbanks, Freed, Lease, Coy and O'Dell
Nays: None
Approved: 6-0

RESOLUTION NO. 2015-035

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE VIRTUAL DESKTOP STORAGE SUPPORT THROUGH A STATE OF TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR) CONTRACT PROGRAM AND PROVIDING AN EFFECTIVE DATE

Item 12. Consider the minutes of the May 19, 2015 Regular City Council meeting. City Secretary Tara Brooks recommended approval of the minutes.

Motion was made to approve the consent agenda.

Motion: O'Dell
Second: Lease
Ayes: Tate, Wilbanks, Freed, Lease, Coy and O'Dell
Nays: None
Approved: 6-0

ADJOURNMENT

Motion was made to adjourn the meeting at 8:39 pm.

Motion: Wilbanks
Second: Freed
Ayes: Tate, Wilbanks, Freed, Lease, Coy and O'Dell
Nays: None
Approved: 6-0

06/02/15

CC ITEM #19

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE,
TEXAS on this the 16th day of June, 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 Regular Session on this the 19th day of May 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
Monica Hotelling	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Alternate
Theresa Mason	Alternate

constituting a quorum with Jimmy Fechter absent 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 7:01 p.m.

BRIEFING SESSION

ITEM 1.

City Attorney, Matthew Boyle spoke to the Planning and Zoning Commission regarding the new federal rules and regulations regarding cellular tower submittals.

ITEM 2.

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

Z15-02/CU15-11	N2 BBQ
CU15-13	WHITE LINE STORAGE
CU15-14	1 ST CHOICE STORAGE
CU15-16	SUVINO WINERY

Chairman Oliver closed the Briefing Session at 7:25 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:35 p.m. in the City Council Chambers. Items 3-6 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 7:50 p.m.

ITEM 7. CONDITIONAL USE APPLICATION CU15-14 1ST CHOICE SELF STORAGE

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-14 submitted by 1st Choice Self Storage for property located at 2713 Ira E Woods Avenue and proposed to be platted as Lot 2R, Block 1, Hillsleigh. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU08-04 (Ord. 08-11) 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 applicant proposed 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.

In the Commission's regular session, B J Wilson moved to approve conditional use application CU15-14. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Martin, Tiggelaar, and Mason
Nays: None

ITEM 8. FINAL PLAT APPLICATION LOT 2R, BLOCK 1, HILLSLEIGH 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 2R, Block 1, Hillsleigh Addition on property located at Ira E Woods Avenue and Ponderosa Drive. The

applicant was final platting 8.713 acres for the expansion of an existing storage warehouse.

In the Commission's regular session Herb Fry moved to approve the Statement of Findings and Final Plat Application of Lot 2R, Block 1, Hillsleigh Addition. Theresa Mason seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Martin, Tiggelaar, and Mason
Nays: None

ITEM 9. CONDITIONAL USE APPLICATION CU15-16 SUVINO WINERY

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-16 submitted by SuVino Winery for property located at 1201 Minters Chapel Road #501 and platted as Lot 1, Block 2, DFW Air Freight Centre. The applicant was 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 location. No alcoholic beverage sales or service are planned for this location.

In the Commission's regular session Theresa Mason moved to approve conditional use application CU15-16. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Martin, Tiggelaar, and Mason
Nays: None

ITEM 10. CONSIDERATION OF MINUTES

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

B J Wilson moved to approve the March 31, 2015 Planning and Zoning Commission Workshop minutes. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Martin, Tiggelaar, and Mason
Nays: None
Abstain: Fry

Next for the Commission to consider were the minutes of the April 21, 2015, Planning and Zoning Meeting.

PLANNING & ZONING COMMISSION
MAY 19, 2015

Herb Fry moved to approve the April 21, 2015 Planning and Zoning Commission Meeting minutes with the correction on Page 6, Item 22, showing the motion prevailed. B J Wilson seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Martin, Tiggelaar, and Mason
Nays: None
Abstain: Hotelling

ADJOURNMENT

With no further business to discuss, B J Wilson moved to adjourn the meeting at 7:54 p.m. Gary Martin seconded the motion which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Martin, Tiggelaar and Mason
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 16TH DAY OF JUNE 2015.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN

MEMO TO: PLANNING AND ZONING COMMISSION

FROM: SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: JUNE 16, 2015

SUBJECT: WORKSHOP— COMMUTER RAIL STATION AREA PLANNING

RECOMMENDATION:

Planning and Zoning Commission to discuss strategy for commuter rail station area planning, and take any necessary action.

BACKGROUND INFORMATION:

Following the last Planning and Zoning Commission workshop, the Commissioners asked staff to try to schedule the next workshop in conjunction with a joint City Council/Planning and Zoning hearing. The Commission felt that it might be possible, if time allows, to work on small pieces of the proposed commuter rail overlay after their normal deliberation session.

The Commission may also consider retail and office uses that would be desirable in the district at the next meeting. Included in your packet are all of the uses that the Commission had previously identified to be included in the district. Also included are the zoning districts the Commission felt should be included at their June 4 meeting.

If time permits discussion of residential uses, the Commission might consider the following: At the June 4th workshop several Commissioners noted that they would like to see any multi-family to be part of a mixed use development, and that it be limited to a fairly small percentage of the building in which it's placed. Staff would suggest 30 or 35% as a starting point for discussion, and because of the relatively low proportion of multi-family, staff would suggest the underlying zoning would most likely be a commercial district or central business district with a planned development overlay for the residential component.

Lastly, I have had several conversations with Matthew Boyle, City Attorney since the June 4th meeting. Matthew confirmed that there is no way we can formally place properties within the boundaries of a district, without an actual ordinance, property owner notification, and public hearings. He also confirmed that it is fine to proceed as we are with a policy document to help you make decisions, but as discussed, it would simply be a planning tool.

However, Matthew emphasized that we could continue to proceed with the "policy document", but keep it in zoning district format, and ultimately adopt it as a zoning district (if City Council chooses) so that someone could **voluntarily** choose to develop by the standards that are established. In the opinion of staff, this would be the best direction, as

we will end up with a document that could be used as a planning tool, but could easily be converted to an actual zoning district if that was determined to be the goal.

DRAFT – Grapevine Commuter Rail Overlay District

PURPOSE: The purpose of the Grapevine Commuter Rail Overlay District is to provide for a transit oriented district that is pedestrian friendly, compatible with and complimentary to the nearby historic districts and the commuter rail station. The Grapevine Commuter Rail Overlay District is intended to promote new development and redevelopment that encourages creative design flexibility and allows the Planning and Zoning Commission and City Council to review and approve appropriate projects that may not meet all of the uses or design criteria set forth within this section, and/or other sections of the zoning ordinance. Care should be given to ensure that development under this section in no way negatively impacts the health, safety, and welfare of the general public. The discretionary oversight granted in this section shall allow the Planning and Zoning Commission and the City Council the ability to establish standards and impose conditions upon such requests to mitigate or eliminate potentially adverse effects upon the community or upon properties within the vicinity of the proposed use.

USES GENERALLY: Language to be determined

A. PRINCIPAL USES:

1. Commercial uses:
 - a. Restaurants excluding drive-ins or drive-through facilities.
2. Retail uses:
 - a. Antique shop.
 - b. Art Gallery.
 - c. Bakery, retail sales only.
 - d. Barber/beauty shop, nail salon and spa services.
 - e. Book or stationery store.
 - f. Cameras, film developing, printing and photographic supplies.
 - g. Candy store.
 - h. Cigar and tobacco store.
 - i. Cleaning, dying 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.

- j. Drug store.
 - k. Electronics store.
 - l. Florist, retail sales only.
 - m. Hardware.
 - n. Sporting goods.
 - o. Toy Store.
 - p. Home decor and furnishings.
 - q. Jewelry store.
 - r. Musical instruments.
 - s. Photographers and artist studios.
 - t. Public parking garage.
 - u. Retail store or shop.
 - v. Seamstress, dressmaker, or tailor.
 - x. Shoe repair shop.
 - y. Studios, dance, music, drama.
 - z. Wearing apparel.
 - aa. Copy shop, office supply and mail/shipping store.
 - bb. Cinema (limited) (further discussion needed)
 - cc. Resale shop in an enclosed building provided the space does not exceed 3,000 (three thousand square feet in area.
 - dd. Museum
4. Office
- a. Governmental Uses, higher education, vocational education,

- b. Professional offices for the conduct of the following professional and semiprofessional occupations: Accountant, architect, attorney, engineer, insurance agent, real estate agent, 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.
- 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. Banks (similar to what you see in a grocery store)
 2. Parking and parking structures.
 3. 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, including wineries, wine tasting facilities, breweries or distilleries. All alcoholic beverage sales shall be consistent with the Texas Alcoholic Beverage Code.
 3. Health clubs.
 4. 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.
 5. Any use allowed within this district with amplified sound or outdoor speakers.
 6. 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.
- 7. Indoor commercial amusement.
- 8. Any commercial business or service not included in any of the other commercial districts provided that all such uses shall be completely within an enclosed building and are not noxious or offensive by reason of the emission of odor, dust, gas fumes, noise, or vibration and provided that no warehousing or manufacturing or treatment of products or equipment shall be permitted, except when such is clearly incidental to the conduct of a permitted use.
- 9. Residential Uses:
 - a. Townhomes/Rowhomes, in accordance with Sec 20, R-TH Townhouse District Regulations
 - b. Multi-Family Uses
 - (1) Only permitted in buildings with two or more uses (not including parking structures)
 - (2) May not exceed more than (80%?) of the total area of uses (not including parking garages)
 - c. Limited to no more than (20?, 30?) units per structure
 - d. Live/Work Units? (possibly allow within townhome/rowhome, and multi-family?)

**END OF DISCUSSION FOLLOWING FOURTH WORKSHOP
ALL SUBSEQUENT PAGES ARE FROM
THE OLD MXU MIXED USE ZONING DISTRICT**

D. REQUEST FOR MIXED USE DISTRICT ZONING CLASSIFICATION: The procedure to follow to establish a Mixed Use Zoning (MXU) classification shall be the same as that required to amend, repeal or alter the zoning on a tract, or parcel of land as specified under Section 48 of the Zoning Ordinance relating to

Conditional Uses, except as otherwise provided for herein. In the event of a conflict between Section 48 and this ordinance, the terms of this ordinance shall take precedence. MXU zoning shall permit development only in accordance with a Site Plan that has been approved by the City Council. Property zoned MXU may only be used and/or developed in accordance with its approved Site Plan. No amendment(s) to an approved Site Plan are permitted without City Council approval. A request to amend a Site Plan in a MXU district is a request to re-zone the tract. Uses permitted under an approved Site Plan are only permitted in strict accordance with the corresponding, approved Site Plan.

If the project is to be developed in phases, a proposed phasing plan that identifies the anticipated sequence of development is required at the time of application. The phasing plan shall delineate areas, building sites, land use and improvements to be constructed in independent phases, and the scheduled time frames, and sequencing of such phases.

E. SITE PLAN REQUIREMENTS: No application for a building permit for construction of a principal building shall be approved unless:

1. A Plat, meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County.
2. A Site Plan meeting the requirements of Section 47 of the Zoning Ordinance has been approved as specified under Section 48, Conditional Uses.
3. A Landscape Plan, meeting the requirements of Section 53 of the Zoning Ordinance and Section N, has been approved.

F. PERIOD OF VALIDITY. No Site Plan for the Mixed Use District shall be valid for a period longer than one (1) year from the date on which the City Council grants approval, unless within such one (1) year period: (1) a Building Permit is obtained and the erection or alteration of a structure is started, or (2) an Occupancy Permit is obtained and a use commenced. The City Council may grant one additional extension not exceeding one (1) year, upon written application, without notice or hearing. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a zone change.

Upon expiration of an MXU Site Plan, the property cannot be developed until a change in zoning is approved by the City Council. There shall be no vested right to uses permitted by a Site Plan under MXU upon the expiration of the Site Plan.

G. GENERAL CONDITIONS: To insure that development within the “MXU” Mixed Use District is consistent with the City’s Comprehensive Master Plan, the following special conditions shall be established:

1. Ground Level Retail: Buildings fronting on streets must be designed to accommodate ground level retail. The ground level floor area may be used for office uses.
2. Free Standing Retail: Free standing retail is prohibited.
3. Free Standing Banks: Free standing banks are prohibited.
4. Free Standing Movie Theaters: Free standing movie theaters are prohibited.
5. Maximum Retail Floor Area: The maximum allowable gross floor area per retail establishment is 5,000 square feet. Any retail establishment greater than 5,000 square feet shall be considered a Conditional Use.
6. Office Uses: A building which has “office” as a predominant use shall not be permitted unless a detailed facilities study which includes a traffic impact analysis demonstrating that the project can be adequately supported by the utilities and transportation facilities in a timely manner is approved by the city.

H. DENSITY AND AREA STANDARDS: The density and area standards shall apply:

1. Maximum Lot Coverage: The combined area occupied by all main and accessory structures shall not exceed eighty (80) percent of the total lot area.
 - a. The area of an above grade parking structure is included in the calculations of lot coverage
 - b. The area of a porch or arcade fronting a public street is not included in the calculation of lot coverage.
2. Minimum Density/FAR – The gross minimum density/floor area ratio (FAR) for the Mixed Use District shall be 1.5.
3. Minimum Floor Area per Dwelling Unit:
 - a. Townhouse /Rowhouse - 1,600 square feet
 - b. Multifamily use:

- 1. Efficiency - 600 square feet
- 2. 1 Bedroom - 750 square feet
- 3. 2 Bedroom - 900 square feet
- 4. 3 Bedroom - 1,000 square feet

4. Height: Minimum and maximum height of buildings shall be:

- a. Townhouse/Rowhouse –
Minimum height of 24-feet and maximum height of 42-feet.
- b. Multifamily use –
Minimum height of 40-feet and maximum height of 92-feet*.
- c. Hotel use –
Minimum height of 40-feet and maximum height of 92-feet*.
- d. Retail use –
Minimum height of 40-feet and maximum height of 92-feet*.
- e. Office use –
Minimum height of 40-feet and maximum height of 92-feet*.
- f. Mixed use –
Minimum height of 40-feet and maximum height of 92-feet*.

*No building shall exceed fifty (50) feet in height unless the additional height is set back from the setback line/build to line one (1) additional foot for each two (2) feet of height above the 50-foot limit.

A turret, spire or tower may exceed maximum height of a building provided that any such structure is no more than 15-feet higher than the maximum permitted height and has a floor area which is ten percent, or less, of the ground floor area of the building of which it is a part.

I. AREA REGULATIONS: The following minimum standards shall be required:

- 1. Minimum Lot Width and Depth:

Use	Minimum Width of Lot (Feet)	Minimum Depth of Lot (Feet)
Townhouse/ Rowhouse	25	60
Multifamily use	200	200
Hotel use	200	200
Retail use	200	200
Office use	200	200
Mixed use	200	200

2. Setbacks:

- a. Build-to line: The build-to line for primary buildings, structures, walls and fences shall be ten (10) feet on all public street frontages. Twenty-five (25) percent of any street frontage of a building shall be located five (5) feet from the front property line.
 - 1. The zone between the right-of-way line and the build-to line shall be landscaped in accordance with Section N of this section.
 - 2. There shall be no build-to-line/setback for temporary buildings, structures or tents erected in accordance with Section Q, provided sidewalks are not obstructed.
- b. Perimeter Setbacks: Primary buildings and parking structures shall be setback from the district boundary lines a minimum of ten (10) feet.
- c. Accessory buildings and detached garages – accessory buildings and parking structures shall be set back from lot lines as provided below for the applicable use of the lot. The zone between the right-of-way line and the setback line shall be landscaped in accordance with Section N.
 - 1. Townhouse/Rowhouse – 40-feet from public right-of-way
 - 2. Multifamily use – same as setback for primary buildings
 - 3. Hotel use - same as setback for primary buildings
 - 4. Retail use - same as setback for primary buildings
 - 5. Office use - same as setback for primary buildings

6. Mixed use - same as setback for primary buildings

- d. Overhangs and fireplaces: The minimum setback requirements shall apply in all cases, except that fireplaces, eaves, bays, balconies and fireproof stairways located above the first floor may extend up to a maximum of five (5) feet into the required setbacks.
- e. Patios: Patios may not be constructed within the required setback zones. This limitation, however, does not apply to sidewalk cafes.

J. OPEN SPACE:

- 1. Land proposed to be dedicated as public open space shall be clearly shown on the Site Plan.
- 2. Sufficient land for open space shall be provided in each phase of the development to assure that the recreational needs of district residents are satisfied, taking into consideration the nature of open space required to serve the district, and the amount of land previously provided, or to be provided, in conjunction with the phase of the development.
- 3. In its approval of the Site Plan, the City shall impose such conditions as deemed necessary to assure that the intent and purpose of this section is satisfied.

K. PARKING: Off-street and on-street facilities shall be provided for multifamily uses, hotel uses, retail uses, office uses, civic uses and mixed uses, in accordance with this section.

- 1. All at-grade parking lots fronting streets designated on the thoroughfare plan shall be set back not less than ten- (10) feet from the right-of-way line of such roadways, and screened from view as outlined in Section N.
- 2. Parking garages that have frontage on public streets shall comply with standards established in Section I.2.b and Section N.
 - a. A maximum of two hundred (200) feet of frontage for parking structures shall be allowed along any one-block.
 - b. Ramps shall not be placed on the face of parking structures fronting, or visible from, public streets.
 - c. Steel parking garages and steel guard cables on garage facades are prohibited.

3. Off-street below grade parking is permitted to the lot lines, but must be designed to allow planting of landscape as defined in Section N.
 4. Off-street parking spaces for the applicable use classification shall meet the following minimum number of spaces.
 - a. Residential – One (1) space per bedroom to a maximum of two (2) spaces per unit.
 - b. Hotel – One (1) space per hotel room plus one (1) space per every 300 square feet of conference/banquet facilities.
 - c. Retail - One (1) space for every 200 square feet of gross floor area.
 - d. Office – One (1) space for every 300 square feet of gross floor area.
 - e. Mixed use – Number of spaces resulting from application of ratios provided above for respective uses in the development.
 - f. Conditional uses – As specified in Section X, Design Requirements for conditional uses.
 5. On-Street Parking: On-street parking within three hundred (300) feet of the proposed use may be counted to meet the parking requirements for retail uses and other conditional uses. Assignment of on-street parking shall be at the time of approval of the Site Plan and shall be allocated at the time of the Site Plan's approval.
 6. Shared Parking: Uses may join in establishing shared parking areas if it can be demonstrated that the parking for two or more specific uses occurs at alternating time periods. Required parking shall be determined based on parking demand for the peak parking period, as determined by a parking analysis study approved by the Director of Development Services.
- L. STREETS: All streets and blocks in the Mixed Use District shall conform to the provisions of this section.
1. Street Standards: It is the intent of this ordinance to encourage pedestrian oriented streetscapes within the Mixed Use District. Standards for streets within the district shall be as set forth in Appendix E, Construction Standards of the City of Grapevine Subdivision Ordinance. Alternate street widths and standards may be considered at the time of application.

2. Street Type and Pattern: The types and pattern of all streets in the district shall be in conformity with the Thoroughfare Plan for the City. The location of streets on the Thoroughfare Plan is approximate. Precise location of streets shall be determined in conjunction with approval of the Site Plan. Street patterns shall be based upon a small-scale grid system of interconnecting streets.
3. Block Length: The length of a block shall not be less than two hundred (200) feet, or more than six hundred (600) feet.

M. EXTERIOR APPEARANCE

1. Materials:
 - a. At least ninety (90) percent of the exterior cladding of all exterior walls fronting or visible from public streets (including above grade parking structures) shall be brick construction. An applicant however may submit a design that employs alternative construction materials for exterior cladding with an application for a Mixed Use District designation. The alternative may be approved by the City upon determination that such construction will result in an appearance that is compatible with surrounding buildings and the overall character of the district.
 1. Upon a finding that the alternative design will result in an appearance that is compatible with surrounding buildings and the overall character of the district, waivers may be granted for alternatives employing a minimum of forty (40) percent brick cladding, provided that the ground floor of the structure (up to a height of twelve [12] feet), is a minimum of ninety (90) percent brick.
 - b. At least eighty (80) percent of the exterior cladding of all walls not fronting, or not visible from public ways (including above grade parking structures) shall be brick construction, exterior cement plaster, or a combination thereof.
 - c. The exterior cladding, (excluding glass), of all buildings, (including above grade parking structures), shall be composed of not more than three (3) materials, (excluding roofs).
 - d. The following materials are prohibited as primary cladding materials:
 1. Aluminum siding or cladding.

2. Galvanized steel or other bright metal.
 3. Wood or plastic siding.
 4. Wood roof shingles.
 5. Unfinished concrete block (architecturally finished concrete block is permitted as a cladding material).
- e. The following materials are prohibited as primary roofing materials:
1. Wood roof shingles.
 2. Composition shingles on any portion of a roof visible from any adjacent street. Where composition shingles are allowed, they must meet a minimum standard of U.L. Class A fire rating and U.L. wind rating.
2. Colors:
- a. The dominant color of all buildings (including above grade parking structures) shall be shades of red, beige, gray with red tones (warm gray) and/or brown. Black and stark white shall not be used. There are no restrictions on accent colors, except that fluorescent colors are prohibited.
 - b. The roof colors shall be a shade of cool gray, warm gray, brown or red.
3. Windows:
- a. Where a retail use occupies the first floor, at least seventy (70) percent of the first floor exterior wall facing a thoroughfare, street, boulevard or parking plaza shall be transparent glazing.
 - b. The exterior wall surface of all buildings above the first floor shall not be more than fifty (50) percent glass.
 - c. Glass is to be clear or tinted, not reflective.
4. Walls: Walls attached to buildings shall be developed as architectural extensions of the buildings, constructed of the same material and in the same style.
5. Lighting: All on-site lighting must meet the requirements of Section 55.A.5 of the Zoning Ordinance.

N. LANDSCAPE REQUIREMENTS: Landscaping within the Mixed Use District shall comply with the provisions in this section and with the standards contained in Section 53, Landscaping Regulations of the City of Grapevine Zoning Ordinance. Where conflicts exist between this article and the landscaping regulations, requirements in this article shall be applied.

- 1. Street Trees: Street trees shall be large shade tree species having a minimum caliper of three (3) inches, selected in accordance with the city's landscape regulations.
- 2. Plant Material: Front yards shall be landscaped except at building entries, seating areas, and adjacent to commercial uses, where the front yard may be paved. Plant materials shall consist of shade trees, ornamental trees, shrubs, evergreen ground covers, vines, and seasonal color.
- 3. Paving Material:
 - a. Paving material in front yards and on sidewalks shall be warm toned, natural materials such as brick, stone and concrete.
 - b. Asphalt and gravel as paving materials are prohibited.
- 4. Parking Lot Landscape:
 - a. Surface parking lots shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges of the parking lot and must be three (3) feet in height, eighty (80) percent opaque, and may be accomplished through the use of masonry walls, ornamental metal, evergreen plant materials, or a combination thereof. Planting beds for screen planting shall be a minimum of three (3) feet in width.
 - b. Interior parking lot landscaping shall be consistent with Section 53, Landscape Regulations of the City of Grapevine Zoning Ordinance.
 - c. Parking spaces shall not exceed twelve (12) spaces in a row without being interrupted by a landscaped island (nine-foot minimum). Islands shall be planted with a minimum of one shade tree per every twelve (12) cars.

O. Screening:

- 1. Mechanical equipment shall be screened from view of all public roadways and located to minimize noise intrusion off the lot. The required screening must be composed of the same exterior materials as the buildings on the

lot, or through the use of masonry walls, ornamental fence (eighty [80] percent opaque), evergreen landscape material, or combination thereof.

2. Loading, service and trash storage areas shall be screened from all public roadways. Refuse containers must be placed on a designed, reinforced concrete pad and approach. The required screening must be composed of the same exterior materials as the buildings on the lot.
3. All roof-mounted mechanical elements must be screened from view of the public right-of-way and neighboring properties. Screening must be architecturally compatible with the building design.

P. SIGNS: Signage within the Mixed Use District shall comply with the provisions in this section and with the standards contained in Section 60, Sign Standards of the City of Grapevine Zoning Ordinance. Where conflicts exist between this article and the Sign Standards, requirements in this article shall be applied.

1. Functional/Structural Types Permitted:

The following permitted functional uses shall be limited to the associated structural types of signs:

- a. Nameplate Signs:
 1. Wall
- b. On-Premise Signs:
 1. Wall signs
 2. Awning, canopy, marquee
 3. Projecting
 4. Portable sandwich board
- c. Real Estate Signs:
 1. Wall

2. Number Of Signs Permitted:

- a. Nameplate: One (1) per storefront.
- b. On-Premise Signs: Awning, canopy, marquee, and either one (1) wall sign per each individual wall for each lease space or one (1) projecting sign per storefront.
- c. Real Estate: One (1) per storefront.

3. Maximum Gross Surface Area:

- a. Nameplate: Two (2) square feet.
 - b. Projecting Signs: Twenty-five square feet.
 - c. Real Estate: Sixteen (16) square feet except that signs located on lots fronting State Highways 114, 121, 360 and State Highway 26 east of Texan Trail/Ruth Wall Street may be thirty-two (32) square feet.
 - d. Wall Signs: Fifteen (15) percent of the wall.
 - e. Awning, Canopy and Marquee: Twenty-five (25) percent of the awning, canopy or marquee.
4. Maximum Height: No sign shall protrude above the roof or eave line of the principal structure. Projecting signs shall be a minimum of eight (8) feet above sidewalk grade and shall not protrude above the roof or eave line of the principal structure.
5. Illumination: Illuminated signs are permitted for nameplate and on-premise signs only.

Q. OUTSIDE SALES AND/OR COMMERCIAL PROMOTIONS:

- 1. Any temporary outside sales shall be required to obtain a permit and be subject to the requirements of this section.
- 2. Temporary outside sales may be permitted for a period of fourteen (14) days each calendar year with a maximum two (2) permits allowed per calendar year, providing such goods, products or merchandise is displayed on a sidewalk within ten (10) feet of the business building.
- 3. Temporary outside sales shall be deemed to include merchandise-dispensing units placed adjacent to, and outside of, a business building.
- 4. In order to qualify for a permit, the applicant must:
 - a. Provide a plan showing the location of the outside display.
 - b. Provide the City with a Site Plan showing location(s) of all tents (if applicable). Submit documentation showing compliance with all building and fire codes including, but not limited to, flame spread certificate(s).
 - c. Provide a map, plan, or drawing to indicate adequate off-street parking for patrons, employees and delivery trucks; such map, plan

or drawing should also indicate that no fire lanes, streets or other public rights-of-way will be blocked as a result of the sale or promotion.

- d. If food is served, provide food service facilities in accordance with the Grapevine food and food establishment ordinance.
 - e. Provide for adequate trash and waste removal and cleanup of the area.
 - f. Comply with all other reasonable conditions imposed by the City.
- R. **OUTSIDE STORAGE OR OUTSIDE DISPLAY:** Except for the equipment and/or the materials stored on a construction site and used for a temporary construction project, the outside storage or outside display of equipment, building and/or other materials, goods and products shall be prohibited within the district, with the exception of outside dining shown on an approved Site Plan.
- S. **PATIOS AND BALCONIES:** Balconies and patios facing public streets shall not extend beyond the build-to-line except as permitted in Sections I.2.d and I.2.e.
- T. **DESIGN GUIDELINES:** From time to time, the City may develop and amend design guidelines, which shall be approved by resolution of the City Council, as an aid to implementation of this article. Such guidelines shall be used by the City to assist decision-makers in interpreting standards applicable to development within the Mixed Use District.
- U. **FLEXIBLE STANDARDS**
- 1. **Alternative Uses or Phases:** In order to encourage an integrated development pattern of mixed uses over time within the district, it is understood that flexibility in the development of phases or sites may be necessary. Whenever an applicant of a Mixed Use District proposes alternative land uses or phases of an approved Mixed Use District, such alternative uses or phases shall be incorporated in a zoning amendment to the Mixed Use District. The zoning amendment for alternative land uses or phases shall follow the same procedures established in Section D, REQUEST FOR A MIXED USE DISTRICT ZONING CLASSIFICATION. In no case, however, may the Council approve an alternative use not allowed within Sections A, B and C of the Mixed Use District.
 - 2. **Flexible Design Standards:** It is intended that the general conditions, as well as the dimensional and design standards set forth in Sections G, H and M of this article be flexible in order to encourage development in the Mixed Use District. In some cases, Sections G, H and M set forth limits within which specific standards may be varied. For requests other than

those set out in Sections G, H and M, the developer must request a waiver from a specific standard. The Council may approve such waiver in conjunction with its decision to establish or amend the district in those cases where the waiver addresses a standard applicable to the Site Plan.

V. WAIVER PROCEDURE

1. Procedure: An application for a waiver to a development standard authorized under Section U of this article must be made by a property owner, lessee, or contract purchaser at the time of submission of an application to establish a "MXU" Mixed Use District. A contract purchaser or lessee must file with the application, a copy of the contract, or lease, or other form of written statement containing the property owners' endorsement of the application. The application shall be filed in duplicate with Department of Development Services on forms provided by the City. Upon a determination that the waiver application is complete, the Director of Development Services shall forward the request to the Planning and Zoning Commission and the City Council for decision in conjunction with its decision on the application to establish a Mixed Use District.
2. Standards for Granting Waiver: The Planning and Zoning Commission in making its recommendations, and the City Council in deciding whether to grant the request for waiver, shall determine that the following standards are met:
 - a. The waiver for the specific development site is in harmony with the policies in the Comprehensive Master Plan.
 - b. The waiver is in harmony with the general purpose and intent of this article and the zoning ordinance.
 - c. The waiver shall not adversely affect the use of neighboring property, and the public's use and enjoyment of public areas, in accordance with the provisions of this article.
 - d. The waiver is in conformity with the approved Site Plan.
3. Conditions: In granting a waiver to a development standard authorized under Section U of this article, the Planning and Zoning Commission may recommend, and the City Council may impose such conditions and safeguards as it deems necessary to insure harmony with the general purpose and the intent of this article. Any such condition shall be satisfied as a condition precedent to issuance of a certificate of occupancy for the development to which the waiver applies.

4. Lapse of Waiver: A waiver granted under this section shall lapse with the lapse of the approved Site Plan or amendment to the “MXU” Mixed Use District, in accordance with Section F of this article.

W. AMENDMENTS OF A SITE PLAN

General Requirement: Amendments of any Site Plan shall be made in accordance with the procedure required for approval of the initial plan. Amendments to a Site Plan shall be considered amendment to the “MXU” Mixed Use Zoning District.

X. DESIGN REQUIREMENTS

1. Day Care Facility:
 - a. Freestanding day care facilities shall not be permitted.
 - b. Day care facilities shall only be permitted on the ground floor level.
 - c. Maximum allowable size for a day care facility shall be 5,000 square feet.
 - d. Parking for a day care facility shall be provided at a minimum ratio of one (1) space per every ten (10) students.
2. Restaurant: A restaurant may be permitted in the Mixed Use District as a conditional use, subject to the following requirements:
 - a. Freestanding restaurants shall not be permitted.
 - b. Drive-through restaurants shall not be permitted.
 - c. Maximum allowable size for a restaurant shall be 7,000 square feet.
 - d. Required parking shall be provided at a ratio of one (1) parking space for every 70 square feet of gross floor area.
3. Outdoor Seating Area: Outdoor seating (i.e. side walk cafes) may be permitted in the Mixed Use District, subject to the following requirements:
 - a. Preparation of food outside is prohibited.
 - b. Food service facilities must be provided in accordance with the Grapevine food and food establishment ordinance.

- c. Adequate trash and waste removal and cleanup of the area must be provided.
4. Health Clubs:
- a. The maximum allowable size for a health club in the Mixed Use District is 10,000 square feet, unless the club entrances are directly adjacent to required parking.
 - b. Parking shall be provided at a ratio of one (1) space per every three (3) people, maximum occupancy capacity.
5. Medical Office:
- a. Freestanding medical office buildings are not permitted.
 - b. Maximum allowable size for a medical office is 3,000 square feet.
 - c. Parking shall be provided at a ratio of one (1) space per every two hundred (200) square feet.

Section 20. R-TH Townhouse District Regulations

PURPOSE: The R-TH Townhouse District is established to accommodate the variable dwelling concepts which currently exist in the residential marketplace. This district includes medium density residential development that is single-family, on separately platted lots with frontage onto publicly dedicated streets, and typically owner-occupied.

USES GENERALLY: In an R-TH district, no land shall be used and no building shall be erected or converted to any use other than as hereinafter provided.

A. **PERMITTED USES:** The following uses shall be permitted as principal uses:

1. Single-family attached dwellings.
2. Churches, convents, and other places of worship.
3. Parks, playgrounds, and nature preserves, publicly owned.
4. Temporary buildings when they are to be used only for construction purposes or as a field office within a subdivision approved by the City for the sale of the real estate of that subdivision only. Such temporary construction buildings shall be removed immediately upon completion or abandonment of construction and such field office shall be removed immediately upon occupancy of ninety-five (95) percent of the lots in the subdivision.
5. Model homes and model home parking lots are permitted as a temporary use in new subdivisions, provided a notice is continually posted in a prominent place in a livable area in the home and the owner signs an affidavit on a form approved by the Director of Development Services affirming compliance with all the regulations of this Section.

B. **ACCESSORY USES:** The following uses shall be permitted as accessory uses to dwelling units provided that none shall be a source of income to the owner or user of the principal family dwelling:

1. Private swimming pools and tennis courts no closer than seventy-five (75) feet to any adjacent residential district.
2. Cabana, pavilion, or roofed area.
3. Meeting, party, and/or social rooms in common areas only.

4. Off-street parking and private garages in connection with any use permitted in this district.
5. One storage building per dwelling unit one hundred (100) square feet or less, and having no plumbing.
6. Communication equipment meeting the requirements of Chapter 7, Article XII of the Grapevine Code of Ordinance.
7. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three (3) continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

No accessory uses may be located between the building line and the front property line.

Private garages on lots having a minimum width of less than forty (40) feet must be entered from the side or rear. Said lots shall not have driveways on or within the front building setbacks.

- C. **CONDITIONAL USES:** The following conditional uses may be permitted provided they meet the provisions of Section 48, and a conditional use permit is issued.
1. Public and non-profit institutions of an educational, religious or cultural type excluding correctional institutions.
 2. Non profit community centers and swimming pools and tennis courts no closer than seventy-five (75) feet to any adjacent residential district.
 3. Memorial gardens and cemeteries.
 4. Public and private noncommercial recreation areas and facilities such as country clubs and golf courses excluding miniature golf courses and driving ranges.
 5. Any off-street parking for churches, convents and other places of worship developed on property other than the platted lot of record of the principal use, provided all or a portion of the property utilized for

parking is located within 300 feet of the platted lot of record.

D. LIMITATION OF USES:

1. There shall be a separate platted lot of record for each townhouse dwelling unit.
2. No more than three (3) persons unrelated by blood or marriage may occupy residences within an R-TH Townhouse District.
3. Storage of mechanical, maintenance or farm equipment incidental to any permitted or conditional use shall be screened in accordance with the provisions of Section 50, Alternate B or E, from any adjacent residential development or use.
4. Private or public alleys shall not be located in the twenty-five (25) foot required rear yards. Whenever rear access or parking is provided, access shall be from a platted alley or easement. All alleys shall be dedicated at a minimum of fifteen (15) feet as a mutual access easement with a minimum ten (10) feet of pavement section. No single lot shall have more than a seven and a half (7 1/2) foot easement located upon it, except that when it is necessary to exceed seven and a half (7 1/2) feet, lot depth shall be increased to accommodate the additional width of easement necessary for the alley.
5. No Storage boxes or any other containers to be picked up or dropped off by curbside self-storage services, moving services and other similar services shall be placed within a public right-of-way. Storage containers to be picked up or dropped off by such services shall be visible from a public right-of-way or adjacent property for a period not exceeding seventy-two (72) consecutive hours, and not more than two (2) instances during any thirty (30) day period.
6. Townhouse developments approved prior to September 18, 2007 shall be deemed lawful and shall have the same status as subdivisions authorized pursuant to this ordinance.

E. PLAN REQUIREMENTS: No application for a building permit for construction of a principal building shall be approved unless:

1. A plat, meeting all requirements of the City of Grapevine, has been approved by the City Council and recorded in the official records of

Tarrant County.

2. A Site Plan, meeting the requirements of Section 47, has been approved.
3. A Landscape Plan, meeting the requirements of Section 53, has been approved.

F. DENSITY REQUIREMENTS: The following density requirement shall apply:

1. Maximum Density: The maximum density within the R-TH District shall not exceed nine (9) dwelling units per gross acre.
2. Lot Size: For lots that are less than forty (40) feet in width the minimum lot size shall be 2,550 square feet. For lots forty (40) feet in width or greater the minimum lot size shall be 3,200 square feet. No R-TH District shall be created on an area of less than one (1) acres in size.
3. Minimum Open Space: All areas not devoted to buildings, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs or other suitable landscape material. In addition, all developments shall reserve open space in accordance with the provisions of Section 51.
4. Maximum Building Coverage: The combined area occupied by all main and accessory buildings and structures shall not exceed fifty-five (55) percent of the total lot area.
5. Maximum Impervious Area: For lots less than forty (40) feet in width the combined area occupied by all main and accessory buildings and structures and all sidewalks, driveways and paved areas shall not exceed eighty (80) percent of the total lot area. For lots forty (40) feet in width or greater the combined area occupied by all main and accessory buildings and structures and all sidewalks, driveways and paved areas shall not exceed seventy-five (75) percent of the total lot area.
6. Minimum Floor Area: Every townhouse dwelling unit hereafter erected, constructed, reconstructed, or altered in this dwelling district shall have at least twelve hundred (1,200) square feet of floor area, excluding common corridors, basements, open and screened porches, and garages.

G. AREA REGULATIONS: The following minimum standards shall be required:

1. The minimum front yard setback shall be fifteen (15) feet measured from the back of curb or nearest edge of street pavement, with the exception that the face of a front entry garage shall be set back no less than twenty-five (25) feet from the sidewalk.
2. The minimum rear yard setback shall be fifteen (15) feet measured from the nearest edge of the mutual access easement, with the exception that the face of a rear entry garage shall be set back no less than twenty-five (25) feet from the edge of the alley pavement.
3. No side yard width is required except for the following:
 - a. A minimum side yard of fifteen (15) feet shall be required for each end unit in a row of townhouses containing three (3) or more units.
 - b. A minimum side yard of six (6) feet shall be required for each end unit in a row of townhouses containing two (2) units.
 - c. Side yards which are adjacent to a dedicated public street shall be at least twenty-five (25) feet in width.
4. The lot shall have a minimum width of thirty (30) feet.
5. For lots less than forty (40) feet in width, the minimum depth shall be eighty-five (85) feet. For lots that are forty (40) feet in width or greater, the minimum lot depth shall be eighty (80) feet.
6. The minimum distance between principal and accessory uses, if detached, shall be fifteen (15) feet.

H. RESERVED

I. HEIGHT REGULATIONS: The following maximum height regulations shall be observed:

1. The maximum height of the principal structures shall be two (2) stores not to exceed thirty-five (35) feet. Whenever a townhouse structure is erected contiguous to an existing single family dwelling, the number of stories and height of the townhouse structure shall not exceed the

number of stories and height of the contiguous single family dwelling. In no instance shall the height of a townhouse structure exceed two (2) stories or thirty-five (35) feet.

2. The maximum height of an accessory structure shall be one (1) story not exceed fifteen (15) feet.
- J. OFF-STREET PARKING: Provisions for the parking of automobiles shall be allowed as an accessory use to any principal permitted use provided that such shall not be located on a required front yard or side yard. Off-street parking areas shall be landscaped in accordance with Section 53. Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this Ordinance and other applicable ordinances of the City.
- Parking of recreational vehicles, recreational trailers, motor homes, boats, towed trailers and the like, is prohibited in the required front yard, and the side yards of reverse frontage lots. Whenever such parking facilities are provided the conditions of Section 20.M8. shall be met.
- K. OFF-STREET LOADING: No off-street loading is required in the R-TH District for residential uses. Off-street loading for conditional uses may be required as determined by the Planning Commission.
- L. LANDSCAPING REQUIREMENTS:
1. Landscaping shall be required in accordance with Section 53 of this Ordinance.
 2. For developments in the R-TH District that contain more than ten (10) units, a landscape plan shall be required.
- M. DESIGN REQUIREMENTS: The following minimum design requirements shall be provided in the R-TH Townhouse District.
1. Buildings and structures shall conform to the masonry requirements as established in Section 54 of this Ordinance.
 2. Individual window air conditioning units are prohibited. Central air conditioning units, heat pumps and similar mechanical equipment, when located outside, shall be landscaped and screened from view in accordance with the provisions of Section 50.
 3. The maximum length of any cluster of townhouse units shall not

exceed two hundred forty (24) linear feet.

4. Buildings shall be designed to prevent the appearance of straight, unbroken lines in their horizontal and vertical surface. There shall be no more than two (2) continuous attached townhouses without a break in the horizontal and vertical elevations of at least three (3) feet.
5. No building shall be located closer than fifteen (15) feet to the edge of an off-street parking, vehicular use, or storage area.
6. The minimum distance between any two (2) unattached principal buildings shall be thirty (30) feet. Whenever two (2) principal structures are arranged face to face or back to back, the minimum distance shall be fifty (50) feet. The point of measurement shall be the exterior walls of the buildings and does not include balconies, railings or other architectural features.
7. Off-street parking areas shall not be closer than ten (10) feet to any adjacent property line. Whenever an off-street parking, vehicular use or storage area is within sixty (60) feet of any adjacent residentially zoned district, the parking area shall be physically screened by a fence, wall, berm at least six (6) feet high. All fencing shall be finished on both sides.
8. Parking of recreational vehicles, trailers, motor homes, boats, towed trailers and similar vehicular equipment are permitted provided they are located in a designated vehicular use area which is screened from adjacent residential districts by a fence, wall or berm at least eight (8) feet in height. No vehicular use or storage area shall be located in a required front yard or adjacent to a public right-of-way. Such areas shall also be located at least ten (10) feet from any adjacent property line.
9. Any private streets developed in conjunction with a townhouse development to provide access to and frontage for townhouses developed under this ordinance must be a minimum of thirty-one (31) feet in width from curb to curb, constructed under the City's Construction Standards and inspected by City Staff. A planned development overlay shall not be used to deviate from this requirement.
10. Sidewalks shall be provided along any street, private or public, within a townhouse development upon which a townhouse has frontage. A

planned development overlay shall not be used to deviate from this requirement.

Section 22. R-MF Multifamily District Regulations

PURPOSE: The R-MF Multifamily district is established to provide adequate space and site diversification for multiple-family apartment and condominium developments where the maximum density does not exceed twenty (20) dwelling units per gross acre. R-MF District should be characterized by landscaping and open space and shall be convenient to major thoroughfares and arterial streets. Such districts should have adequate water, sewer, and drainage facilities.

USES GENERALLY: In an R-MF Multifamily district, no land shall be used and no building shall be erected for or converted to any use other than as hereinafter provided.

- A. **PERMITTED USES:** The following uses shall be permitted as principal uses.
1. Multifamily dwelling, including apartments & condominiums.
 2. Churches, convents, and other places of worship.
 3. Parks, playgrounds, and nature preserves, publicly owned.
 4. Temporary buildings when they are to be used only for construction purposes or as a field office within the development parcel. Such temporary construction buildings shall be removed immediately upon completion or abandonment of construction and such field office shall be removed immediately upon occupancy of ninety-five (95) percent of the units in the development parcel.
- B. **ACCESSORY USES:** The following uses shall be permitted as accessory uses to the multiple-family dwellings provided that none shall be a source of income to the owners or users of the multiple-family dwellings. All accessory uses shall be located at least twenty (20) feet from any street right-of-way and shall not be located between the building line and the front property line.
1. Detached covered common parking, off-street parking and private garages in connection with any use permitted in this district provided that such parking shall not be located in a required front yard.
 2. Swimming pools and tennis courts no nearer than seventy-five (75) feet to any residentially zoned district.
 3. Laundry room for use of tenants.
 4. Meeting, party, and/or social rooms in common areas only.
 5. Cabana, pavilion, or roofed area.

6. Mechanical and maintenance equipment related to a principal use no nearer than one hundred twenty (120) feet to any adjacent residentially zoned district, and housed within an enclosed building.
 7. Screened garbage and/or solid waste storage on a concrete pad and no nearer than fifty (50) feet to any adjacent R-3.5, R-TH, R-5.0 R-7.5, R-12.5, R-20 zoned district and not within the front setback.
 8. Communication equipment meeting the requirements of Chapter 7, Article XII of the Grapevine Code of Ordinance.
- C. **CONDITIONAL USES:** The following conditional uses may be permitted provided they meet the provisions of Section 48 and a Conditional Use Permit is issued.
1. Public and non-profit institutions of an educational, religious, or cultural type excluding correctional institutions and hospitals.
 2. Nonprofit community centers.
 3. Memorial gardens and cemeteries.
 4. Nursing Homes.
 5. Day Care Centers (See Section 22.N.).
 6. Assisted Living Facilities (See Section 22.N.).
 7. Any off-street parking for churches, convents and other places of worship developed on property other than the platted lot of record of the principal use provided all or a portion of the property utilized for parking is located within 300 feet of the platted lot of record.
 8. The following conditional uses may be permitted provided they meet the provisions of Section 48, are located within an area that is no greater than $\frac{3}{4}$ of a mile due north and northeast of property zoned and developed as a Planned Commercial Center containing in excess of 1,000,000 square feet of gross leasable space and north of Grapevine Mills Boulevard and a Conditional Use Permit is issued.
 - a. The maximum height of principal structures may be a maximum of three (3) stories, not to exceed forty (40) feet.
 - b. Whenever two (2) principal structures are arranged face to end or back to end the minimum distance may be thirty (30) feet.

Whenever two (2) principal structures are arranged end to end the minimum distance may be twenty (20) feet. The point of measurement shall be the exterior walls of the buildings and does not include balconies, railings or other architectural features.

9. Flexible Design Standards: The standards set forth in Sections 22.F.1. (Maximum Density), 22.F.3. (Minimum Open Space), 22.G.1 (Front Yard Setback), 22.I.1 (Height Regulations) and Section 56.1 (Off-Street Parking Requirements) may be considered flexible in order to encourage development within the R-MF Multifamily District. In some situations, the above referenced sections may vary from the specific standards established upon approval of a conditional use permit by the City Council.

D. LIMITATION OF USES:

1. No Storage boxes or any other containers to be picked up or dropped off by curbside self-storage services, moving services and other similar services shall be placed within a public right-of-way. Storage containers to be picked up or dropped off by such services shall be visible from a public right-of-way or adjacent property for a period not exceeding seventy-two (72) consecutive hours, and not more than two (2) instances during any thirty (30) day period.

E. PLAN REQUIREMENTS: No application for a building permit for construction of a principal building shall be approved unless:

1. A Plat, meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County.
2. A Site Plan, meeting the requirements of Section 47, has been approved.
3. A Landscape Plan, meeting the requirements of Section 53, has been approved.

F. DENSITY REQUIREMENTS: The following density requirements shall apply.

1. MAXIMUM DENSITY - The maximum density within the R-MF District shall conform to the following requirements.
 - a. The maximum density shall be sixteen (16) units per acre if the

minimum nonvehicular open space is twenty (20) percent or less of the total site area.

- b. The maximum density shall be eighteen (18) units per acre if the minimum nonvehicular open space is between twenty (20) and twenty-five (25) percent of the total lot area.
 - c. The maximum density shall be twenty (20) units per acre if the minimum nonvehicular open space exceeds twenty-five (25) percent of the total lot area.
 - d. The maximum density within the R-MF District shall not exceed twenty (20) dwelling units per gross acre.
 - e. Nonvehicular open space is any area not devoted to buildings, parking, loading, storage, or vehicular use.
2. **LOT SIZE:** Lots for any permitted use shall have a minimum area of two (2) acres. Day care centers and assisted living facilities permitted as a conditional use shall meet the requirements of Sections 22.N.1.
3. **MINIMUM OPEN SPACE:** Not less than twenty (20) percent of the gross site area shall be devoted to open space, including required yards and buffer areas. Open space shall not include areas covered by structures, parking areas, driveways and internal streets.
- A portion of the minimum open space equivalent to two hundred fifty (250) square feet per dwelling unit shall be devoted to planned and permanent usable recreation area. This recreational open space shall be located internal to the site. The amount, location and type of usable recreation space shall be shown on the site plan.
4. **MAXIMUM BUILDING COVERAGE:** The combined area occupied by all main and accessory buildings and structures shall not exceed (50) percent of the total lot area.
5. **MAXIMUM IMPERVIOUS AREA:** The combined area occupied by all main and accessory buildings and structures, and paved parking and driveway areas shall not exceed seventy-five (75) percent of the total lot area.
6. **MINIMUM FLOOR AREA:** Every dwelling hereafter erected, constructed, reconstructed or altered in the R-MF District shall have a minimum square feet of floor area, excluding common corridors, basements, open and screened porches or decks, and garages as

follows:

- a. Efficiency unit, square feet - 600
 - b. One bedroom unit, square feet - 750
 - c. Two bedroom unit, square feet - 900
 - d. Three bedroom unit, square feet - 1,000
 - e. Units containing a minimum of six hundred (600) square feet to seven hundred fifty (750) square feet shall not exceed fifteen (15) percent of the total number of units in the development.
- G. AREA REGULATIONS: The following minimum standards shall be required. Day care centers and assisted living facilities permitted as a conditional use shall meet the requirements of Section 22.N.2.
- 1. Depth of front yard, feet - 40
 - 2. Depth of rear yard, feet - 30
 - 3. Width of side yard, each side - 20
 - 4. Width of lot, feet - 200
 - 5. Depth of lot, feet - 200
- H. BUFFER AREA REGULATIONS: Whenever an R-MF District is located adjacent to an existing or zoned residential district of lower density development, without any division such as a dedicated public street, park or permanent open space, all principal buildings or structures shall be set back a minimum of forty (40) feet from the adjoining property line. In addition, a buffer strip at least twenty (20) feet in width shall be provided between the two districts. This buffer strip shall contain appropriate landscape improvement, fencing, berms or trees to adequately buffer adjoining uses.
- I. HEIGHT REGULATIONS: The following maximum height regulations shall be observed:
- 1. The maximum height of the principal structure shall be two (2) stories not to exceed thirty-five (35) feet. Whenever a multifamily structure is erected contiguous to an existing single-family dwelling, the number of stories and height of the multifamily structure shall not exceed the number of stories and height of the contiguous single-family dwelling.

In no instance shall the height of a multifamily structure exceed two (2) stories or thirty-five (35) feet.

2. The maximum height of an accessory structures shall be one (1) story not to exceed fifteen (15) feet.
 3. The maximum height of a storage building used for maintenance or mechanical equipment shall be one (1) story not to exceed ten (10) feet.
- J. OFF-STREET PARKING: Off-street parking shall be provided in accordance with the provisions of Section 56 and 58 of this Ordinance and other applicable ordinances of the City. No off-street parking shall be located closer than (10) feet to any adjacent property line. No off-street parking shall be allowed in the front yard however, with an appropriate landscaped berm, the front yard setback relative to parking may be reduced to no less than 15-feet. Such berm shall be a minimum of four feet in height of combined berming and landscape plantings. It is preferred that berms undulate and vary in height and width for a more natural appearance. Similarly while plantings shall extend the length of the front yard it is preferred that they vary in distance from the property line and complement the berming as opposed to being planted in a straight line. Though the front yard setback may be reduced relative to parking, the building setback shall remain at 40-feet.
- K. OFF-STREET LOADING: No off-street loading is required in the R-MF District for residential uses. Off-street loading for conditional uses may be required as determined by the Planning Commission.
- L. LANDSCAPING REQUIREMENTS: Landscaping shall be required in accordance with Section 53 of this Ordinance.
- M. DESIGN REQUIREMENTS: The following minimum design requirements shall be provided in the R-MF MultiFamily District.
1. Buildings and structures shall conform to the masonry requirements as established in Section 54 of this Ordinance.
 2. Individual window air conditioning units are prohibited. Central air conditioning units, heat pumps, and similar mechanical equipment, when located outside, shall be landscaped and screened from view in accordance with the provisions of Section 50.
 3. The maximum length of any building shall not exceed two hundred (200) linear feet. Such limitation shall apply to any cluster of attached buildings unless there is a break in the deflection angle of at least

twenty (20) degrees and under no circumstances shall a cluster of buildings exceed two hundred (250) feet on length.

4. Buildings shall be designed to prevent the appearance of straight, unbroken lines in their horizontal and vertical surface. Buildings shall have no more than sixty (60) continuous feet without a horizontal and vertical break of at least three (3) feet.
5. No building shall be located closer than fifteen (15) feet to the edge of an off-street parking, vehicular use, or storage area. Day care centers shall be exempt from the requirement. This requirement shall not apply to tandem parking spaces located immediately behind enclosed garages that access any internal private streets or drives.
6. The minimum distance between any two (2) unattached buildings shall be twenty (20) feet or the height of the building whichever is greater. Whenever two (2) principal structures are arranged face-to-face or back-to-back, the minimum distance shall be fifty (50) feet. The point of measurement shall be the exterior walls of the buildings and does not include balconies, railings, or other architectural features.
7. Off-street parking areas shall not be closer than ten (10) feet to any adjacent property line. Whenever an off-street parking, vehicular use or storage area is within sixty (60) feet of any adjacent residentially zoned district, the parking area shall be physically screened by a fence, wall, or berm at least six (6) feet high.
8. Parking of recreational vehicles, trailers, motor homes, boats, towed trailers and similar vehicular equipment is permitted provided they are located in a designated vehicular use area which is screened from adjacent residential districts by a fence or wall at least eight (8) feet in height. No vehicular use or storage area shall be located in a required front yard or adjacent to a public right-of-way. Such areas shall also be located at least ten (10) feet from any adjacent property line.

N. DESIGN REQUIREMENTS FOR DAY CARE CENTERS AND ASSISTED LIVING FACILITIES: The following minimum design requirements shall be provided in the R-MF Multifamily Residential Zoning District.

1. **MINIMUM LOT SIZE OF DAY CARE CENTERS AND ASSISTED LIVING FACILITIES:** Lots for day care centers and assisted living facilities permitted as a conditional use shall have a minimum lot area of one (1) acre.

2. MINIMUM AREA REGULATIONS OF DAY CARE CENTERS AND ASSISTED LIVING FACILITIES: The following minimum standards shall be required for day care centers and assisted living facilities permitted as a conditional use.
 - a. Depth of front yard, feet - 40
 - b. Depth of rear yard, feet - 30
 - c. Width of side yard, each side - 20
 - d. Width of lot, feet - 150
 - e. Depth of lot, feet - 175

Section 23. LB Limited Business District

PURPOSE: The LB Limited Business District is established to accommodate individual retail stores, personal service establishments and professional or business offices which primarily meet the local neighborhood shopping and personal service needs of a limited surrounding residential area. Retail stores permitted therein are intended to include convenience goods, which are normally a daily necessity for a residential neighborhood.

USES GENERALLY: In a LB Limited Business District no land shall be used and no building shall be erected for or converted to any use other than as hereinafter provided.

- A. **PERMITTED USES:** The following uses shall be permitted as principal uses.
1. Retail sales in completely enclosed buildings limited to stores and shops for the following: bakery, books, confectionery, dairy products, drug, delicatessens, florist, gift, jewelry, hobby, music, pet, tobacco, newsstands, wearing apparel, toys, and camera & photo development shops.
 2. Personal service establishments including beauty, barber, dry cleaning and laundry pickup, shoe repair, self-service laundromats, and express or mailing offices.
 3. Medical and dental offices.
 4. Restaurants excluding drive-in or drive-through restaurants.
- B. **ACCESSORY USES:** The following uses shall be permitted as accessory uses in a LB Limited Business District provided that none shall be a source of income to the owner or user of the principal structure.
1. Off-street parking in conjunction with any permitted use in this district. Provisions for the parking of automobiles provided that such provisions within sixty (60) feet of a residentially zoned district shall be separated from said lot by a blind fence or wall at least six (6) feet high.
 2. Signs advertising uses on the premises, in accordance with Section 60 of this Ordinance.
 3. Mechanical equipment no nearer than one hundred twenty (120) feet to any residentially zoned district.
 4. Screened garbage storage on a concrete pad and no closer than fifty (50) feet to any residentially zoned district and not located between the front of the building and any right-of-way.

- C. **CONDITIONAL USES:** The following uses may be permitted provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, Section 48 of the Ordinance.
1. Alcoholic beverage sales provided a special permit is issued in accordance with Section 42.B of this Ordinance.
 2. Drive-in and drive-through restaurants.
 3. Schools and studios for art, dancing, drama, music, photography, interior decorating, or reducing.
 4. Food and convenience stores, including prepared food carry-out service, that provide additional parking needed by that service.
 5. Professional and business offices.
 6. Banks and financial institutions.
 7. Any use allowed within this district with drive-in or drive-through service.
 8. Call centers.
 9. Any use allowed within this district with outdoor speakers.
- D. **LIMITATION OF USES:**
1. All activities of permitted uses except automobile parking lots, shall be conducted entirely within a completely enclosed building.
 2. No individual retail store or personal service establishment shall have a floor area open to the public, including display, service and sales, greater than twenty-five hundred (2,500) square feet.
- E. **PLAN REQUIREMENTS:** No application for a building permit for construction of a principal building shall be approved unless:
1. A Plat, meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County.
 2. A Site Plan, meeting the requirements of Section 47, has been approved.
 3. A Landscape Plan, meeting the requirements of Section 53, has been approved.
- F. **DENSITY REQUIREMENTS:** The following bulk and intensity of use requirements

shall apply.

1. **MAXIMUM DENSITY:** The maximum density within an LB District shall not exceed a floor area ratio of 0.35.
 2. **LOT SIZE:** The minimum lot size in a LB District shall be ten thousand (10,000) square feet and the maximum size of any LB District shall not exceed three (3) acres.
 3. **MINIMUM OPEN SPACE:** At least twenty (20) percent of the total lot area shall be devoted to nonvehicular open space. (Non-vehicular open space is any area not devoted to buildings, parking, loading, storage or vehicular use.)
 - a. Landscaping in excess of the required minimum open space that is located in the rear yard of the site shall not be used to meet the minimum open space requirements for the site.
 4. **MAXIMUM BUILDING COVERAGE:** The combined area occupied by all main and accessory structures shall not exceed sixty (60) percent of the total lot area.
 5. **MAXIMUM IMPERVIOUS SURFACE:** The combined area occupied by all main and accessory structures, parking, storage, loading and other paved areas shall not exceed eighty (80) percent of the total lot area.
- G. **AREA REGULATIONS:** The following minimum standards shall be required:
1. **LOT WIDTH:** Every lot shall have a minimum width of eighty (80) feet.
 2. **LOT DEPTH:** Every lot shall have a minimum depth of not less than one hundred (100) feet.
 3. **FRONT YARD:** Every lot shall have a front yard of not less than fifteen (15) 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 minimum access, driveways and sidewalks in accordance with Section 53 of this Ordinance.
 4. **SIDE YARDS:** Every lot shall have two side yards, each of which shall be not less than ten (10) feet in width.
 5. **REAR YARD:** Every lot shall have a rear yard of not less than twenty-five (25) feet in depth.

6. DISTANCE BETWEEN BUILDINGS: The minimum distance between detached principal or accessory buildings on the same lot shall be not less than twenty (20) feet.
- H. BUFFER AREA REGULATIONS: Whenever an LB District abuts a residential district, a wall, fence, or berm at least six (6) feet in height shall be erected to effectively screen the LB District from the residential area. In addition, no building or structure shall be located nearer to any residentially zoned property than a distance equal to the height of such building or structure.
- I. HEIGHT:
 1. No principal structure shall be erected or altered to a height exceeding two (2) stories or twenty-five (25) feet except buildings located adjacent to an R-20, R-12.5, or R-7.5 District, buildings shall not exceed one (1) floor level and twenty (20) feet in height.
 2. No accessory structure shall be erected or altered to a height exceeding fifteen (15) feet.
- J. LANDSCAPING REQUIREMENTS: Landscaping shall be required in accordance with Section 53 of this Ordinance.
- K. OFF-STREET PARKING: Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 and shall be landscaped in accordance with Section 53 of this Ordinance.
- L. OFF-STREET LOADING: Off-street loading shall be provided in accordance with the provisions of Section 57 of this Ordinance.
- M. DESIGN REQUIREMENTS: The following design requirements shall apply in the LB District:
 1. No outdoor storage, except for refuse disposal, shall be permitted. Refuse disposal areas shall be landscaped and screened from view.
 2. Mechanical and electrical equipment, including air conditioning units, shall be designed, installed and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public view.
 3. Lighting shall be designed to reflect away from any adjacent residential area.
 4. The masonry requirements of Section 54 shall be met.
 5. ADDITIONAL BUFFERING, SCREENING, FENCING, & LANDSCAPING.

The Planning and Zoning Commission may recommend and the City Council may require additional buffering, screening, fencing and landscaping requirements on any zone change, conditional use or special use case or concept plan in addition to or in lieu of buffering, screening fencing, or landscaping requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such methods in order to protect such property and to further provide protection for the general health, welfare and morals of the community in general.

Section 24. C-N Neighborhood Commercial District

PURPOSE: The purpose of the C-N Neighborhood Commercial District is to provide locations for the development of planned retail shopping and service facilities which are located and designed expressly to serve the needs of adjacent residential neighborhoods. C-N Districts are intended for retail commercial uses which have a neighborhood orientation and which supplies necessities requiring frequent purchase with a minimum of consumer travel. Such facility should not be so large or so broad in scope of services as to attract substantial amounts of trade from outside the neighborhood.

USES GENERALLY: In a C-N Neighborhood Commercial District no land shall be used and no building shall be erected for or converted to any use other than as hereinafter provided.

A. PERMITTED USES: The following uses shall be permitted as principal uses.

1. Planned neighborhood shopping centers defined as a combination of retail stores, offices, personal service establishments and similar uses whose aggregate gross floor area does not exceed one hundred thousand (100,000) square feet.
2. Any use permitted in the P-O Professional Office District provided that the total floor area devoted to office use does not exceed thirty (30) percent of the total floor area permitted on the lot.
3. Any use permitted in the LB Limited Business District.
4. Restaurants excluding drive-ins or drive-through facilities.
5. Day Nursery and kindergarten.
6. Variety and dry goods stores.
7. Retail sales of second hand goods in an enclosed building provided the space does not exceed 3,000 (three thousand) square feet in area.

B. ACCESSORY USES: The following uses shall be permitted as accessory uses provided that such use shall be located not less than twenty (20) feet from any street right-of-way.

1. Swimming pool no nearer than one hundred twenty (120) feet to any residentially zoned district.

2. Mechanical equipment no nearer than one hundred twenty (120) feet to any residentially zoned district.
 3. Screened garbage storage on a concrete pad no nearer than fifty (50) feet to a residentially zoned district and not located between the front of the building and any street right-of-way.
 4. Off-street parking to serve permitted uses provided that any off-street parking or vehicular use area within sixty (60) feet of a residentially zoned district shall be separated from said lot by a blind fence, berm, wall or landscaping at least six (6) feet high.
 5. Signs advertising uses on the premises in accordance with Section 60 of this Ordinance.
- C. **CONDITIONAL USES:** The following uses may be permitted provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to Section 48 of this Ordinance.
1. Alcoholic beverage sales provided a special permit is issued in accordance with Section 42.B. of this Ordinance.
 2. Tire, battery, and accessory stores located within a planned shopping center.
 3. Automotive parts and supplies completely in an enclosed building.
 4. Drive-in or drive-through restaurants.
 5. Gasoline services.
 6. Private clubs and service organizations.
 7. Veterinarian including veterinary hospitals where small animals are kept overnight.
 8. Planned Commercial Centers.
 9. Any individual retail store, office, personal service establishment, restaurants, or other uses provided for in Section 24.A. with a floor area open to the public, including display, service and sales, greater than ninety-five hundred (9,500) square feet.
 10. Assisted Living Facilities.

11. Any use allowed within this district with drive-in or drive-through service.
12. Inns
13. Outside display and sales of merchandise.
14. Call centers.
15. Public institutions and nonprofit institutions of any educational, religious or cultural type, including private and charter schools, but excluding corrective institutions and hospitals.
16. Retail sales of secondhand goods in an enclosed building where the size of the space exceeds 3,000 (three thousand) square feet in area.
17. Any use allowed within this district with outdoor speakers.

D. LIMITATION ON USES:

1. The C-N District is intended for neighborhood scale shopping and service facilities and the total retail or commercial shopping floor area on any lot or parcel shall not exceed one hundred thousand (100,000) square feet. No individual retail store, office, personal service establishment, restaurant or other uses provided for in Section 24.A. shall have a floor area open to the public, including display, service and sales, greater than ninety-five hundred (9,500) square feet.
2. The maximum size of any C-N District shall not exceed twelve (12) acres in size.
3. The hours of operation for uses provided for in Section 24.C.10 shall be limited to between the hours of 7:00 a.m. to 10:00 p.m. unless specifically provided for in the Conditional Use Permit.

E. PLAN REQUIREMENTS: No application for a building permit for construction of a principal building shall be approved unless:

1. A Plat, meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County.
2. A Site Plan, meeting the requirements of Section 47, has been approved.

3. A Landscape Plan, meeting the requirements of Section 53, has been approved.
- F. DENSITY REQUIREMENTS: The following bulk and intensity of use requirements shall apply:
1. MAXIMUM DENSITY: The maximum density within a C-N District shall not exceed a floor area ratio of 0.20.
 2. LOT SIZE: The minimum lot size in a C-N Neighborhood Zoning District shall be twenty thousand (20,000) square feet.
 3. MINIMUM OPEN SPACE: At least twenty (20) percent of the total lot area shall be devoted to nonvehicular open space. (Nonvehicular open space is any area not devoted to buildings, parking, loading, storage, or vehicular use.) Planned Commercial Centers permitted as a conditional use shall meet the requirements of Section 24.N.3.
 - a. Landscaping in excess of the required minimum open space that is located in the rear yard of the site shall not be used to meet the minimum open space requirements for the site.
 4. DISTRICT SIZE: The minimum size of any C-N Neighborhood Commercial Zoning District shall be one (1) acre and the maximum size of any C-N Neighborhood Zoning District shall not exceed twelve (12) acres.
 5. MAXIMUM IMPERVIOUS SURFACE: The combined area occupied by all main and accessory structures, parking, storage, loading and other paved areas shall not exceed eighty (80) percent of the total lot area.
- G. AREA REGULATIONS: The following minimum standards shall be required:
1. LOT WIDTH: Every lot shall have a minimum width of one hundred twenty-five (125) feet.
 2. LOT DEPTH: Every lot shall have a minimum depth of not less than one-hundred-fifty (150) feet.
 3. 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 minimum access, driveways and sidewalks in accordance with Section 53 of this Ordinance.

4. SIDE YARDS: Every lot shall have two side yards, each of which shall be not less than ten (10) feet in width. Planned Commercial Centers permitted as a conditional use shall meet the requirements of Section 24.N.1.
 5. REAR YARD: Every lot shall have a rear yard of not less than twenty-five (25) feet in depth. Planned Commercial Centers permitted as a conditional use shall meet the requirements of Section 24.N.1.
 6. DISTANCE BETWEEN BUILDINGS: The minimum distance between detached principal or accessory buildings on the same lot shall be not less than twenty (20) feet.
- H. BUFFER AREA REGULATIONS: Whenever any C-N District abuts a residential district, an appropriate buffer and screen shall be provided in accordance with the provisions of Sections 24(M)4., and 53 of this Ordinance. In addition, no building or structure shall be located nearer to any residentially zoned property than a distance equal to one and one-half (1-1/2) times the height of such building or structure.
- I. HEIGHT:
1. No principal structure shall be erected or altered to a height exceeding thirty (30) feet except buildings located adjacent to an R-20, R-12.5, or R-7.5 Residential district shall not exceed one (1) floor level and twenty-five (25) feet in height.
 2. No accessory structure shall be erected or altered to a height exceeding fifteen (15) feet.
- J. LANDSCAPING REQUIREMENTS: Landscaping shall be required in accordance with Section 53 of this ordinance.
- K. OFF-STREET PARKING: Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 and shall be landscaped in accordance with Section 53 of this Ordinance.
- L. OFF-STREET LOADING: Off-street loading shall be provided in accordance with the provisions of Section 57 and 58 of this Ordinance.
- M. DESIGN REQUIREMENTS: The following design requirements shall apply in the C-N District:

1. No outdoor storage, except for refuse disposal, shall be permitted. Refuse disposal areas shall be landscaped and screened from view.
2. Mechanical and electrical equipment, including air conditioning units, shall be designed, installed and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public view.
3. Lighting shall be designed to reflect away from any adjacent residential area.
4. Whenever a C-N District is adjacent to any residentially zoned district, a buffer strip, at least twenty (20) feet in width shall be provided between the two (2) districts. A wall, fence or berm shall be erected to effectively screen the C-N District from the residential area. No streets, alley, vehicular storage or use shall be permitted in the required buffer strip.
5. The masonry requirements of Section 54 shall be met.
6. **ADDITIONAL BUFFERING, SCREENING, FENCING & LANDSCAPING.** The Planning and Zoning Commission may recommend and the City Council may require additional buffering, screening, fencing and landscaping requirements on any zone change, conditional use or special use case or concept plan in addition to or in lieu of buffering, screening fencing or landscaping requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such methods in order to protect such property and to further provide protection for the general health, welfare and morals of the community in general.

N. **PLANNED COMMERCIAL CENTER DESIGN REQUIREMENTS:** Each lot or parcel of land created within a Planned Commercial Center shall comply with the following requirements:

1. **MINIMUM YARD REQUIREMENTS OF PLANNED COMMERCIAL CENTERS:** The front yard requirements contained in Section 24.G.3. shall be applicable to each lot or parcel of land within a Planned Commercial Center. A minimum ten (10) foot side and a minimum twenty-five (25) foot rear yard shall be required around the outside perimeter of the Planned Commercial Center. Minimum side and rear yard requirements of interior lots may be required if deemed necessary by City Council in order to meet the provisions of Section 48.
2. **LANDSCAPING REQUIREMENTS OF PLANNED COMMERCIAL**

CENTERS: The minimum landscaping requirements of Section 53 H.2(b) shall be applicable around the outside perimeter of a Planned Commercial Center. For interior lots the minimum landscaping requirements of Section 53.H.2.b. may be required if deemed necessary by City Council in order to meet the provisions of Section 48.

3. MINIMUM OPEN SPACE REQUIREMENTS OF PLANNED COMMERCIAL CENTERS: At least twenty (20) percent of the total site area of the Planned Commercial Center shall be devoted to nonvehicular open space (nonvehicular open space is any area not devoted to buildings, parking, loading, storage, or vehicular use.)
4. BUILDING ELEVATIONS OF PROPOSED STRUCTURES SHALL BE SUBMITTED WITH THE SITE PLAN REQUIRED BY SECTION 48.D.7.

Sec. 25. C-C Community Commercial District Regulations

PURPOSE: The C-C Community Commercial District is established to provide locations for general commercial uses representing various types of retail trade, businesses, services and planned commercial centers that serve a community or regional area. The District is intended for community and regional shopping centers and clusters of commercial development that attract a substantial amount of their trade from beyond the immediate neighborhoods.

USES GENERALLY: In a C-C Community Commercial District no land shall be used and no building shall be erected or converted to any use other than as hereinafter provided.

A. PRINCIPAL USES:

1. Any use permitted in a P-O Professional Office District or C-N Neighborhood Commercial District except that there shall be no limitation on size of planned shopping centers or total floor area.
2. Hospital.
3. Ambulance service.
4. Commercial amusements, the operation of which is totally within an enclosed building, including bowling alleys, video arcades, roller skating and ice skating arenas, motion picture theaters, but excluding billiard parlors and arcades.
5. Taxi dispatch office.
6. Professional dry cleaning, pressing, dyeing and laundry services.
8. Retail sales of second hand goods in an enclosed building provided the space does not exceed 3,000 (three thousand) square feet in area.
9. Restaurants excluding drive-in or drive-through restaurants.
10. Nursery or greenhouse.
11. Radio and television broadcasting studios.
12. Department stores.
13. Furniture stores.

B. ACCESSORY USES: The following uses shall be permitted as accessory uses:

1. Private garage.
 2. Swimming pool no nearer than one hundred twenty (120) feet to any residentially zoned district.
 3. Mechanical equipment located within one hundred twenty (120) feet of any residentially zoned district must meet the standards established for noise regulation as stated in Section 55. Performance Standards.
 4. Screened garbage storage on a concrete pad no nearer than fifty (50) feet to a residentially zoned district and not located between the front of the building any street right-of-way.
 5. Provisions for the parking of automobiles provided that such provisions within sixty (60) feet of a residentially zoned district shall be separated from said lot by a blind fence or wall at least six (6) feet high.
 6. Signs advertising uses located on the premises in accordance with Section 60 of this Ordinance.
- C. **CONDITIONAL USES:** The following uses may be permitted, provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, Section 48 of the Ordinance.
1. Public storage garages, including mini-storage warehouses for storage purposes only. Caretaker or watchmen residential facilities having accommodations for and occupied by only one family may be permitted as an accessory use to public storage garages or mini-storage warehouses. No more than three (3) persons unrelated by blood or marriage may occupy the caretaker or watchmen residential facilities.
 2. Wholesale office and business completely within an enclosed building, but excluding warehouse storage.
 3. Commercial parking lots.
 4. Alcoholic beverage sales provided a special permit is issued in accordance with Section 42.B. of this Ordinance.
 5. Any commercial business or service not included in any of the other commercial districts provided that all such uses shall be completely within an enclosed building and are not noxious or offensive by reason of the emission of odor, dust, gas fumes, noise, or vibration and provided that no warehousing or manufacturing or treatment of products or equipment shall

be permitted, except when such is clearly incidental to the conduct of a permitted use.

6. Boat sales.
7. Automobile sales and service.
8. Building materials and supplies.
9. Garden supply stores.
10. Sign and sign painting shops.
11. Automobiles washing business; automatic, coin-operated, or moving line wash. (Requires desirable aesthetics, proper traffic circulation, and adequate drainage.
12. Planned Commercial Centers.
13. Automotive repair garages, within a completely enclosed building. Salvage and/or wrecking yards are prohibited. All storage areas must be surfaced, and screening shall be provided in accordance with Section 58 and Section 50.
14. Outdoor commercial amusements such as golf driving ranges, miniature golf, archery.
15. Planned Commercial Centers in excess of 1,000,000 square feet of gross leasable space. Due to the development nature of planned commercial centers in excess of 1,000,000 square feet of gross leasable space, it is recognized that the requirements established in Section 25.F., Section 25.I., Section 53.H., Section 53.I., and Section 60 may be difficult to provide. The Planning and Zoning Commission may recommend and the City Council may approve a request to establish different amounts and methods than established in Section 25.F., Section 25.I., Section 53.H., Section 53.I., and Section 60.
16. Restaurant with outside dining and/or drive through.
17. Hotels and motels. Hotels approved prior to January 18, 2005 shall be deemed a lawful, permitted use and shall have the same status as that authorized pursuant to this Ordinance; provided, however, no such building, structure, or use shall be altered, changed or expanded unless a conditional use permit therefore has been granted pursuant to this ordinance.

18. Winery with alcoholic beverage sales with on-premise and off-premise consumption, provided a special permit is issued in accordance with Section 42.B of the ordinance.
19. Structures in excess of fifty (50) feet in height. However, this provision shall only apply to properties located east of Ruth Wall Street, Loop 382, and Fairway Drive.
20. Outside display and sales of merchandise.
21. Call centers.
22. Retail sales of secondhand goods in an enclosed building where the size of the space exceeds 3,000 (three thousand) square feet in area.
23. Public institutions and nonprofit institutions of any educational, religious or cultural type, including private and charter schools, but excluding corrective institutions and hospitals.
24. Any use allowed within this district with outdoor speakers.

D. LIMITATION ON USES:

1. Whenever the C-C Community Commercial District is utilized for hotel-motel office or hospital use, the minimum open space shall be increased to thirty (30) percent of the total lot area.
2. Vehicular use or storage areas other than required parking associated with permitted uses such as automobile sales and service, boat sales, building materials, and supplies shall be visually screened from any adjacent residential district by a fence, wall or berm at least six (6) feet in height.
3. The minimum size of any C-C District shall be five (5) acres.

E. PLAN REQUIREMENTS: No application for a building permit for construction of a principal building shall be approved unless:

1. A Plat, meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County.
2. A Site Plan, meeting the requirements of Section 47, has been approved.
3. A Landscape Plan, meeting the requirements of Section 53, has been approved.

F. DENSITY REQUIREMENTS: The following bulk and intensity of use requirements shall apply:

1. LOT SIZE: The minimum lot size in a C-C District shall be thirty thousand (30,000) square feet and the minimum size of any C-C District shall be five (5) acres.
2. MINIMUM OPEN SPACE: At least twenty (20) percent of the total lot area shall be devoted to nonvehicular open space. (Non-vehicular open space is any area not devoted to buildings, parking, loading, storage, or vehicular use.) Planned Commercial Centers permitted as conditional use shall meet the requirements of Sections 25.N.3.
 - a. Landscaping in excess of the required minimum open space that is located in the rear yard of the site shall not be used to meet the minimum open space requirements for the site.
3. MAXIMUM BUILDING COVERAGE: The combined area occupied by all main and accessory structures shall not exceed sixty (60) percent of the total lot area.
4. MAXIMUM IMPERVIOUS SURFACE: The combined area occupied by all main and accessory structures, parking, storage, loading, and other paved areas shall not exceed eighty (80) percent of the total lot area.

G. AREA REGULATIONS: The following minimum standards shall be required:

1. LOT WIDTH: Every lot shall have a minimum width of one hundred twenty (120) feet.
2. LOT DEPTH: Every lot shall have a minimum depth of not less than one hundred twenty (120) feet.
3. 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 minimum access, driveways and sidewalks in accordance with Section 53 of this Ordinance.
4. SIDE YARDS: Every lot shall have two (2) side yards, each of which shall be not less than twenty (20) feet in width. Planned Commercial Centers permitted as a conditional use shall meet the requirements of Section 25.N.1.

5. REAR YARDS: Every lot shall have a rear yard of not less than twenty-five (25) feet in depth except as specified below. Planned Commercial Centers permitted as a conditional use shall meet the requirements of Section 25.N.1.

Whenever a side or rear yard is adjacent to any residential area, the minimum side or rear yard, as the case may be, shall be increased to a distance equivalent to two (2) times the height of the tallest building on the lot.
 6. DISTANCE BETWEEN BUILDINGS: The minimum distance between detached principal or accessory buildings on the same lot shall be not less than forty (40) feet.
- H. BUFFER AREA REGULATIONS: Whenever a CC District abuts a residential district, an appropriate buffer and screen shall be provided in accordance with the provisions of Section 53 and 25-(M)4 of this Ordinance. In addition, no building or structure shall be located nearer to any residentially zoned property than a distance equal to two (2) times the height of any building or structure.
- I. HEIGHT:
1. No principal structure shall be erected or altered to a height exceeding fifty (50) feet. Principal structures located contiguous to an existing R-20, R-12.5, or R-7.5 Residential district shall not exceed one (1) floor level and twenty-five (25) feet in height, however an increase up to five (5) feet to this requirement may be granted upon approval of a conditional use request by the City Council.
 2. No accessory structure shall be erected or altered to a height exceeding fifteen (15) feet.
- J. LANDSCAPING REQUIREMENTS: Landscaping shall be required in accordance with Section 53 of this Ordinance.
- K. OFF-STREET PARKING: Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 and shall be landscaped in accordance with Section 53 of this Ordinance.
- L. OFF-STREET LOADING: Off-street loading shall be provided in accordance with the provision of Section 57 of this Ordinance.
- M. DESIGN REQUIREMENTS: The following design requirements shall apply in the C-C District:

1. Outdoor storage and refuse disposal shall be landscaped and screened from view.
2. Mechanical and electrical equipment, including air conditioning units, shall be designed, installed and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public view.
3. Lighting shall be designed to reflect away from any adjacent residential area.
4. Whenever a C-C Community Commercial District is adjacent to any residentially zoned district, a buffer strip, at least twenty (20) feet in width shall be provided between the two (2) districts. A wall, fence, or berm at least six (6) feet high shall be erected to effectively screen the C-C District from the residential area and no streets, alley, vehicular storage or use shall be permitted in the required buffer strip.
5. The masonry requirements of Section 54 shall be met.
6. **ADDITIONAL BUFFERING, SCREENING, FENCING, & LANDSCAPING.** The Planning and Zoning Commission may recommend and the City Council may require buffering, screening, fencing and landscaping requirements on any zone change, conditional use, or special use case or concept plan in addition to or in lieu of buffering, screening, fencing or landscaping requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such methods in order to protect such property and to further provide protection for the general health, welfare and morals of the community in general.
7. Hotel/motel facilities are required to meet the following standards:
 - (a) Each guestroom shall have a minimum area of three hundred eighty (380) square foot.
 - (b) A full service restaurant with full kitchen facilities and which provides service to the general public shall be required.
 - (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 ten thousand (10,000) square foot of meeting or conference room space; and
 2. A swimming pool with a minimum area of one thousand

(1,000) square foot.

(e) A minimum room count of 300 rooms.

N. **PLANNED COMMERCIAL CENTER DESIGN REQUIREMENTS:** Each lot or parcel of land created within a Planned Commercial Center shall comply with the following requirements:

1. **MINIMUM YARD REQUIREMENTS OF PLANNED COMMERCIAL CENTERS:** The front yard requirements contained in Section 25.G.3. shall be applicable to each lot or parcel of land within a Planned Commercial Center. A minimum twenty (20) foot side and a minimum twenty-five (25) foot rear yard shall be required around the outside perimeter of a Planned Commercial Center. Minimum side and rear yard requirements of interior lots may be required if deemed necessary by City Council in order to meet the provisions of Section 48. Perimeter lots in a Planned Business Park shall have a minimum twenty (20) feet of frontage on a public right-of-way. Interior lots in a Planned Commercial Center that have no frontage on a public right-of-way must have a minimum twenty-five (25) foot dedicated public access easement connecting to a public right-of-way.
2. **LANDSCAPING REQUIREMENTS OF PLANNED COMMERCIAL CENTERS:** The minimum landscaping requirements of Section 53.H.2(b) shall be applicable around the outside perimeter of a Planned Commercial Center. For interior lots the minimum landscaping requirements of Section 53.H.2.(b) may be required if deemed necessary by City Council in order to meet the provisions of Section 48.
3. **MINIMUM OPEN SPACE REQUIREMENTS OF PLANNED COMMERCIAL CENTERS:** At least twenty (20) percent of the total site area of the Planned Commercial Center shall be devoted to nonvehicular open space (Nonvehicular open space is any area not devoted to buildings, parking, loading, storage, or vehicular use.)
4. **BUILDING SEPARATION REQUIREMENTS OF PLANNED COMMERCIAL CENTERS:** The minimum distance between principal or accessory buildings on the same lot required by Section 25.G.6 may be modified if deemed necessary by City Council to accommodate for accessory structures.
5. **BUILDING ELEVATIONS OF PROPOSED STRUCTURES SHALL BE SUBMITTED WITH THE SITE PLAN REQUIRED BY SECTION 48.D.7.**

Section 27. P-O Professional Office District Regulations

PURPOSE: The P-O Professional Office District is established to create a restrictive district for low intensity office or professional uses which may be located close to all types of residential uses, with appropriate buffer and landscaping so as not to create a blighting effect on adjacent residential area.

USES GENERALLY: In a P-O Professional Office District no land shall be used and no building shall be erected for or converted to any use other than as hereinafter provided.

A. **PERMITTED USES:** The following uses shall be permitted as principal uses.

1. Administrative, executive and editorial offices for business, professional or industrial organizations.
2. Financial offices such as banks, savings and loan associations, mortgage bankers and insurance offices.
3. Governmental office buildings and uses.
4. Prescription pharmacy.
5. Medical and dental clinics.
6. Medical and dental laboratories, but not including the manufacture of pharmaceutical or other products for general sale or distribution.
7. Professional offices for the conduct of the following professional and semiprofessional occupations: Accountant, architect, attorney, dentist, engineer, insurance agent, real estate agent, personal or family counselor, chiropractor, physical therapist, physician, public secretary, surgeon, 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.
8. RESERVED FOR FUTURE USE.
9. Schools and studios for art, dancing, drama, music, photography, interior decorating or reducing.
10. Permanent cosmetic application—with approval of a Tattoo Studio License from the Texas Department of Health and licensure from the Texas Cosmetology Commission

B. ACCESSORY USES: The following uses shall be permitted as accessory uses, provided that such use shall be located not less than twenty (20) feet from any street right-of-way:

1. Mechanical equipment located within 120-feet of any residentially zoned district must meet the standards established for noise regulation as stated in Section 55. Performance Standards.
2. Screened garbage storage on a concrete pad and no nearer than fifty (50) feet to a residentially zoned district and not located between the front of the building and any street right-of-way.
3. Parking of automobiles, provided that such facilities are within sixty (60) feet of a residentially zoned district be separated from said lot by a blind fence or wall at least six (6) feet high.
4. Parking garage.
5. Signs advertising uses on the premises in accordance with Section 60 of this Ordinance.

C. CONDITIONAL USES:

1. Restaurants, including alcoholic beverage sales provided a special permit is issued in accordance with Section 42.B. of the Ordinance. Drive-in and drive-through restaurants shall not be allowed.
2. Funeral homes and mortuaries.
3. Assisted Living Facilities
4. Any use allowed within this district with drive-in or drive-through service.
5. Planned Professional Office Centers
6. Owner or caretaker residential facilities having accommodations for and occupied by only one family within a single professional office building.
7. Call Centers.
8. Public institutions and nonprofit institutions of any educational, religious or cultural type, including private and charter schools, but excluding corrective institutions and hospitals.
9. Any use allowed within this district with outdoor speakers.

- D. LIMITATIONS OF USES: None specified.
- E. PLAN REQUIREMENTS: No application for a building permit for construction of a principal building shall be approved unless:
 - 1. A Plat, meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County.
 - 2. A Site Plan, meeting the requirements of Section 47, has been approved.
 - 3. A Landscape Plan, meeting the requirements of Section 53, has been approved.
- F. DENSITY REQUIREMENTS: The following bulk and intensity of use requirements shall apply:
 - 1. MAXIMUM DENSITY: The maximum density within a P-O District shall not exceed a floor area ratio of 1.0.
 - 2. MINIMUM LOT SIZE: The minimum lot size in a P-O District shall be ten thousand (10,000) square feet. Planned Professional Office Centers, approved as a conditional use permit, shall be a minimum of two (2) acres.
 - 3. MINIMUM OPEN SPACE: 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.)
 - a. Landscaping in excess of the required minimum open space that is located in the rear yard of the site shall not be used to meet the minimum open space requirements for the site.
 - 4. MAXIMUM BUILDING COVERAGE: The combined area occupied by all main and accessory structures shall not exceed sixty (60) percent of the total lot area.
 - 5. MAXIMUM IMPERVIOUS SURFACE: The combined area occupied by all main and accessory structures, parking, storage, loading and other paved areas shall not exceed eighty (80) percent of the total lot area.
- G. AREA REGULATIONS: The following minimum standards shall be required:
 - 1. LOT WIDTH: Every lot shall have minimum width of eighty (80) feet.
 - 2. LOT DEPTH: Every lot shall have minimum depth of not less than one

hundred (100) feet.

3. 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 buildings, 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 minimum access, driveways and sidewalks.
 4. SIDE YARDS: Every lot shall have two (2) side yards, each of which shall be not less than ten (10) feet in width.
 5. REAR YARD: Every lot shall have a rear yard of not less than twenty-five (25) feet in depth.
 6. DISTANCE BETWEEN BUILDINGS: The minimum distance between detached principal or accessory buildings on the same lot shall be not less than twenty (20) feet.
- H. BUFFER AREA REGULATIONS: Whenever a P-O District abuts a Residential District, an appropriate buffer screen shall be provided in accordance with the provisions of Section 53 of this ordinance. In addition, no building or structure shall be located nearer to any residentially zoned property than a distance equal to two (2) times the height of such building or structure or twenty-five (25) feet, whichever is greater.
- I. HEIGHT:
1. No principal structure shall be erected or altered to a height exceeding two (2) stories or thirty (30) feet. Principal structures located contiguous to a R-20, R-12.5, or R-7.5 District shall not exceed one (1) floor level and twenty (20) feet in height, however an increase up to five (5) feet to the above stated height requirements may be granted upon approval of a conditional use permit by the City Council.
 2. No accessory structure shall be erected or altered to a height exceeding fifteen (15) feet.
- J. LANDSCAPING REQUIREMENTS: Landscaping shall be required in accordance with Section 53 of this ordinance. Planned Professional Office Centers permitted as conditional use shall meet the requirements of Sections 27.N.3.
- K. OFF-STREET PARKING: Off-street parking shall be provided in accordance with the provisions of Section 56 and 58 and shall be landscaped in accordance with Section 53 of this Ordinance.

- L. OFF-STREET LOADING: Off-street loading shall be provided in accordance with the provisions of Section 57 of this Ordinance.

- M. DESIGN REQUIREMENTS: The following design requirements shall apply in the P-O District:
 - 1. No outdoor storage, except for refuse disposal, shall be permitted. Refuse disposal areas shall be landscaped and screened from view.
 - 2. Mechanical and electrical equipment, including air conditioning units, shall be designed, installed and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public view.
 - 3. Lighting shall be designed to reflect away from any adjacent residential area.
 - 4. Whenever a P-O District is adjacent to any residentially zoned district, a buffer strip, at least twenty (20) in width shall be provided between the two (2) districts. A wall, fence or berm shall be erected to effectively screen the P-O District from the residential area.
 - 5. The masonry requirements of Section 54 shall be met.
 - 6. ADDITIONAL BUFFERING, SCREENING, FENCING, & LANDSCAPING. The Planning and Zoning Commission may recommend and the City Council may require buffering, screening, fencing and landscaping requirements on any zone change, conditional use or special use case or concept plan in addition to or in lieu of screening or fencing requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such methods in order to protect such property and to further provide protection for the general health, welfare and morals of the community in general.

- N. PLANNED PROFESSIONAL OFFICE CENTER DESIGN REQUIREMENTS: Each lot or parcel of land created within a Planned Commercial Center shall comply with the following requirements:
 - 1. MINIMUM YARD REQUIREMENTS OF PLANNED PROFESSIONAL OFFICE CENTERS: The front yard requirements contained in Section 25.G.3. shall be applicable to each lot or parcel of land within a Planned Professional Office Center. A minimum ten (10) foot side and a minimum twenty-five (25) foot rear yard shall be required around the outside perimeter of a Planned Professional Office Center. Minimum side and rear yard requirements of interior lots may be required if deemed necessary by City

Council in order to meet the provisions of Section 48. Perimeter lots in a Planned Professional Office Center shall have a minimum twenty (20) feet of frontage on a public right-of-way. Interior lots in a Planned Business Park that have no frontage on a public right-of-way must have a minimum twenty-five (25) foot dedicated public access easement connecting to a public right-of-way.

2. **LANDSCAPING REQUIREMENTS OF PLANNED PROFESSIONAL OFFICE CENTERS:** The minimum landscaping requirements of Section 53.H.2(b) shall be applicable around the outside perimeter of a Planned Professional Office Center. For interior lots the minimum landscaping requirements of Section 53.H.2.(b) may be required if deemed necessary by City Council in order to meet the provisions of Section 48.
3. **MINIMUM OPEN SPACE REQUIREMENTS OF PLANNED PROFESSIONAL OFFICE CENTERS:** At least twenty (20) percent of the total site area of the Planned Professional Office Center 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.)
4. **BUILDING SEPARATION REQUIREMENTS OF PLANNED PROFESSIONAL OFFICE CENTERS:** The minimum distance between principal or accessory buildings on the same lot required by Section 25.G.6 may be modified if deemed necessary by City Council to accommodate for accessory structures.
5. **BUILDING ELEVATIONS OF PROPOSED STRUCTURES SHALL BE SUBMITTED WITH THE SITE PLAN REQUIRED BY SECTION 48.D.7.**

Section 28 CBD Central Business District

PURPOSE: The CBD Central Business District is designed to accommodate the types of business and commercial uses that have historically been located in the Grapevine Central Business area.

- A. **PERMITTED USES:** No building or structure or part thereof, shall be erected, altered, or used, in whole or in part, for other than one or more of the following specified uses:
1. Personal service establishments including beauty and barbershops, cleaning, shoe repair, art and instructional studios, photography, and newsstands.
 2. Drugstores.
 3. Offices, including professional, business, governmental and administrative.
 4. Retail stores and sales, including antique, art supply, automotive accessories, sporting goods, business machine shops, clothing, dry goods, music, TV sales and repair, cards, home appliances, jewelry, leather goods and luggage, linens, fabrics and draperies, optical goods, wallpaper and paint, dairy supplies, carpeting, retail sales of second hand goods in an enclosed building provided the space does not exceed 3,000 (three thousand) square feet in area.
 5. Furniture, including office furniture and equipment.
 6. Clubs and lodges.
 7. Museums.
 8. Movie theaters and opera houses.
 9. Publicly operated parking facilities.
 10. Outdoor sales of merchandise are prohibited during all sanctioned festivals, except the holder of a special permit issued by the Grapevine Heritage Foundation authorizing outdoor sales of merchandise.
- B. **ACCESSORY USES:** The following uses shall be permitted as accessory uses to a principal use provided that none shall be a source of income to the owner or user of the principal use:
1. Uses normally incidental to the above permitted uses.

2. Off-street parking in conjunction with a permitted use.
 3. Signs, in accordance with Section 60 of this Ordinance.
 4. Outside display of merchandise.
 - a. All outside display of merchandise shall conform to the following guidelines:
 - (1) All outside display will be limited to the normal business hours for the associated permitted and/or conditional use.
 - (2) A minimum clear unobstructed width of 48-inches measured from the curb shall be maintained on the public right-of-way/sidewalk.
 - (3) No outside display of merchandise shall be allowed during any City sponsored event or festival.
 - (4) The City reserves the right to require the removal of any merchandise displayed outside on the public right-of-way/sidewalk that may be obtrusive, unsafe, or otherwise interfere with pedestrian traffic.
- C. **CONDITIONAL USE:** The following conditional uses may be permitted provided they meet the provisions of Section 48 and a Conditional Use Permit is issued pursuant to Section 48 of the Ordinance.
1. Alcoholic beverage sales provided a special permit is issued in accordance with Section 42.B of this Ordinance.
 2. Winery with alcoholic beverage sales, with, on-premise and off-premise consumption, provided a special permit is issued in accordance with Section 42.B. of the ordinance.
 3. Wine tasting facility with alcoholic beverage sales with on-premise and off-premise consumption provided a special permit is issued in accordance with Section 42.B. of the ordinance. All alcoholic beverage sales shall be consistent with the Texas Alcoholic Beverage Code.
 4. Automotive repair garages, within a completely enclosed building. Salvage and/or wrecking yards are prohibited. All storage areas must be surfaced and screening shall be provided in accordance with Section 58 and Section 50.

5. Artisan studios for the creations of crafts, furniture, and arts which are handmade or handcrafted.
 6. Restaurants, delicatessens, bakeries, and coffee shops including those with outside dining.
 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 outdoor speakers.
- D. LIMITATION OF USES: No uses, other than uses existing at the date of this Ordinance, which require extensive off-street parking, shall be permitted unless adequate off-street parking, consistent with Section 56 of this Ordinance, is provided. Including but not limited to call centers.
- E. PLAN REQUIREMENTS: Any new development in the CBD District shall require a Site Plan in accordance with the provisions of Section 47 of this Ordinance.
- F. DENSITY REQUIREMENTS: The following density requirements shall apply:
1. MAXIMUM DENSITY - The maximum density within the CBD District shall not exceed a floor area ratio of 3.0.
 2. LOT SIZE - Lots for any permitted use shall have a minimum area of fifteen hundred (1,500) square feet.
 3. MINIMUM OPEN SPACE - None required.
 4. MAXIMUM BUILDING COVERAGE - The combined area occupied by all main and accessory buildings and structures may cover one hundred (100) percent of the total lot area.
 5. MAXIMUM IMPERVIOUS AREAS - The combined area occupied by all buildings, structures, off-street parking and paved areas may cover one hundred (100) percent of the total lot area.
- G. AREA REGULATIONS: The following minimum standards shall be required:
1. LOT WIDTH - Every lot shall have a minimum width not less than twenty (20) feet.
 2. LOT DEPTH - Every lot shall have a minimum depth not less than seventy-

five (75) feet.

3. FRONT YARD - None required.
 4. SIDE YARD - None required.
 5. REAR YARD - None required.
 6. DISTANCE BETWEEN BUILDINGS - None required.
- H. BUFFER AREA REGULATIONS: None required.
- I. HEIGHT:
- (a) No principal structure shall be erected or altered to a height exceeding thirty (30) feet.
 - (b) No accessory structure shall be erected or altered to a height exceeding thirty (30) feet.
- J. LANDSCAPING REQUIREMENTS: None required for individual lots.
- K. OFF-STREET PARKING AND LOADING: Due to the development nature of the CBD, it is recognized that conventional off-street parking and loading for individual lots may be difficult to provide. Any new uses proposed in the CBD shall present a plan for parking to the Planning and Zoning Commission and the Planning and Zoning Commission shall establish the amount and method of off-street parking to be provided for this District.
- L. MASONRY REQUIREMENTS: The masonry requirements of Section 54 shall be met.
- M. ADDITIONAL BUFFERING, SCREENING, FENCING, & LANDSCAPING. The Planning and Zoning Commission may recommend and the City Council may require buffering, screening, fencing and landscaping requirements on any zone change, conditional use, or special use case or concept plan in addition to or in lieu of screening or fencing requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such methods in order to protect such property and to further provide protection for the general health, welfare and morals of the community in general.

Section 38. GU - Governmental Use District

PURPOSE: The GU Governmental Use District is established to apply to those lands where national, state, or local governmental activities are conducted and where governments hold title to such lands. Any lawful governmental activity is permitted in these districts. It is not intended to classify all lands owned by government into this district, but only those lands particularly and peculiarly related to the public welfare. It is generally intended to utilize this district to implement the Comprehensive Master Plan.

- A. **PERMITTED USES:** No building or structure or part thereof, shall be erected, altered, or used, in whole or in part, for other than one or more of the following specified uses:
1. Parks, playgrounds, and recreation areas.
 2. Government administrative and judicial buildings.
 3. Public schools, hospitals and libraries.
 4. Other public facilities of a like nature.
- B. **ACCESSORY USES:** The following uses shall be permitted as accessory uses to a principal use provided that none shall be a source of income to the owner or user of the principal use:
1. Uses and structures which are customarily accessory and are clearly incidental and subordinate to the permitted uses and structures.
- C. **CONDITIONAL USES:** The following conditional uses may be permitted provided a Conditional Use Permit is issued pursuant to Section 48.
1. Government maintenance facilities.
 2. Public utility facilities.
 3. Jails, detention facilities or work camps.
 4. Public incinerators.
 5. Sanitary landfills.
 6. Alcoholic beverage sales provided a special permit is issued in accordance with Section 42.B.
 7. Airports and airport-related facilities and services including, but not limited to,

terminals, runways, taxiways, tramways, airport hangers, warehouses, heliports, helistops, service establishments catering to the airport and airport-related facilities and excavation or fill for any airport related facility.

8. Any use allowed within this district with outdoor speakers.
- D. LIMITATION OF USES: None required.
- E. PLAN REQUIREMENTS: No application for a building permit for construction of a building or structure shall be approved unless:
1. A Plat, meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County;
 2. A Site Plan, meeting the requirements of Section 47, has been approved;
 3. A Landscape Plan, meeting the requirements of Section 53, has been approved.
- F. GOVERNMENTAL IMMUNITY:
1. Upon petition of the applicant, the City Planning and Zoning Commission may recommend, and the City Council may officially recognize that the applicant is immune from compliance with specific provisions of the City Zoning Ordinance for a proposed building, structure, use, development or activity.
 - (a) If such immunity specifically is required to be granted by any applicable state or federal statute, or
 - (b) In the absence of such a statute, upon consideration and balancing of all relevant factors, including but not limited to:
 - (1) The impact of zoning compliance on the proposed building, structure, use, development or activity;
 - (2) The impact of the proposed building, structure, use, development or activity on the city;
 - (3) Whether a more prudent and feasible alternative location exists for the proposed building, structure, use, development or activity; and,
 - (4) The need of the applicant and the region for the building, structure, use, development or activity at the proposed

location.

2. Governmental immunity may be granted pursuant to subparagraph (b) only after notice is given and public hearings are held in compliance with Section 67.
- G. AREA REQUIREMENTS: The yard requirements shall not be less than the requirements of the most restrictive abutting property.
- H. BUFFER AREA REGULATIONS: Whenever any conditional use that is allowable in this district abuts a residentially zoned district or a PO District, a landscaped buffer zone of not less than twenty-five (25) feet in depth shall be provided between the lot line and any building structure, or activity area. No building, structure, parking, loading or storage shall occur in the buffer area and such area shall be landscaped to provide visual and acoustical privacy to adjacent property. In addition, screening shall be provided in accordance with the provisions of Section 50 of this Ordinance.
- I. HEIGHT: No restrictions.
- J. LANDSCAPING REQUIREMENTS: Landscaping shall be required in accordance with Section 53 of this Ordinance.
- K. OFF-STREET PARKING: Off-street parking shall be provided in accordance with the provisions of Section 56 of this Ordinance.
- L. OFF-STREET LOADING: No off-street loading is required in the GU District.
- M. MASONRY REQUIREMENTS: The masonry requirements of Section 54 shall be met.

Section 39. Historic Landmark

- A. Establishment of "H" zoning designation as a historic landmark subdistrict. Any zoning district designation appearing on the Zoning District Map may be followed by the suffix "H" indicating a Historic Landmark subdistrict. Such subdistrict may include buildings, land, areas, or districts of historical, architectural, archaeological or cultural importance or value which merit protection, enhancement, and preservation in the interest of the culture, prosperity, education, and welfare of the people. The "H" designation shall apply to those premises, lots or tracts designated through procedures set forth herein. Additional principal and accessory uses may be permitted in any specific "H" subdistrict and shall be enumerated in the ordinance establishing such historic landmark subdistrict, provided such uses are included in the zoning application. Such suffix shall not affect the legal use of the property and the basic underlying zoning of the property except as provided in the ordinance establishing the subdistrict.
- B. HISTORIC LANDMARK - DEFINED: As used in this Section, the term "Historic Landmark" shall mean any buildings, land, areas or districts of historical, architectural, archaeological or cultural importance or value, which the City Council determines shall be protected, enhanced and preserved in the interest of the culture, prosperity, education and welfare of the people.
- C. DECLARATION OF POLICY: The City Council hereby finds and declares as a matter of public policy that the protection, enhancement, preservation and use of historic landmarks is a public necessity and is required in the interest of the culture, prosperity, education and welfare of the people.
- D. HISTORIC LANDMARKS - DESIGNATION: The City Council may designate certain buildings, land, areas, and districts in the City as historic landmarks and define, amend and delineate the boundaries thereof. The procedure to be followed to establish a historic landmark designation shall be the same as that required to amend, repeal or alter the zoning on a tract, a parcel of land under Section 48 relating to conditional uses. After all notice requirements of State Zoning Statutes have been complied with and all required public hearings conducted pursuant to said State Statutes and upon receipt of the Planning and Zoning Commission's recommendations, the City Council may designate the building, land, area or district within the "H" suffix. The suffix "H" shall indicate the zoning subdistrict designation of those buildings, land, areas and districts which the City Council has designated historic landmarks. Such designation shall be in addition to any other zoning district designation established in the Comprehensive Zoning Ordinance. All Zoning District maps shall reflect the designation of a historical landmark subdistrict by the letter "H" as a suffix.

- E. HISTORIC LANDMARKS - CRITERIA TO BE USED IN DETERMINATION: In making such designation as set forth in Section D above, the City Council and the Planning and Zoning Commission shall consider one or more of the following criteria:
1. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Grapevine, State of Texas, or the United States;
 2. Identification with a person or persons who significantly contributed to the culture and development of the City;
 3. Location as the site of a significant historic event;
 4. Exemplification of the cultural, economic, social or historical heritage of the City;
 5. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historical, cultural or architectural motif;
 6. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City;
 7. Value as an aspect of community sentiment or public pride.
 8. Detailed recommendation from the Historic Preservation Commission.
- F. PRESENT USE NOT AFFECTED: Use classifications of all property included in a historic landmark subdistrict shall continue to be governed by the Comprehensive Zoning Ordinance of the City.
- G. OFF-STREET PARKING AND LOADING: Due to the development nature of property with a Historic Landmark Designation, it is recognized that conventional off-street parking, loading, and development standards required by Section 56, 57, and 58 of the comprehensive zoning ordinance for individual lots may be difficult to provide. Any uses proposed with a Historic Landmark Designation may present a plan for parking to the Planning and Zoning Commission and the Planning and Zoning Commission may determine different amounts and methods in establishing off-street parking.

Section 41. "PD" Planned Development Overlay

PURPOSE: The "PD" Planned Development Overlay is a planning tool that should be utilized to improve property with a goal of establishing unique as well as modern urban development in situations where strict adherence to standard zoning criteria inhibits the creative process. The objective of a planned development overlay is to promote progressive and flexible land development on problematic tracts of land where certain causative factors such as extreme topography, irregular property boundaries, surrounding uses and zoning and other similar aspects renders the land difficult to develop under established guidelines. It should be utilized to create compatible land uses within urbanized areas and generate the appropriate criteria necessary to enable the development of land that is unlikely to occur given the standards established in other zoning districts. Care should be given to ensure that development under this section in no way negatively impacts the health, safety, and welfare of the general public. The discretionary oversight granted in this section shall allow the Planning and Zoning Commission and the City Council the ability to establish standards and impose conditions upon such requests to mitigate or eliminate potentially adverse effects upon the community or upon properties within the vicinity of the proposed use. Designation under this section shall not affect the underlying zoning of the property except as provided in the ordinance establishing the overlay.

GENERAL GUIDELINES: All uses—permitted, accessory, and conditional relative to a request for the creation of a "PD" Planned Development Overlay shall be initially established by the underlying zoning district. In situations where there is a need to deviate from the established guidelines in the underlying zoning district relative to permitted, accessory or conditional uses and/or general development criteria i.e. density requirements, area requirements etc., the applicant shall present to the Planning and Zoning Commission and the City Council the special circumstances that inhibit the development of property strictly utilizing the standards designated in the underlying zoning district and the criteria that will differ from that established in the underlying zoning district.

APPLICATION FOR ESTABLISHING A "PD" PLANNED DEVELOPMENT OVERLAY: An application for a "PD" Planned Development Overlay shall be filed with the Director of Development Services, which shall be forwarded to the Planning and Zoning Commission and the City Council. The application shall contain a Site Plan as stated in Section 47, Site Plan Review, with the following information as well as any additional information as may be required by the Planning and Zoning Commission, City Council, or the Director of Development Services. Failure to meet the following submittal requirements will result in the rejection of the application.

1. The applicant's name and address and his interest in the subject property.

2. The owner's name and address if different than the applicant and the owner's signed consent to the filing of the application.
3. The street address and legal description of the property.
4. The zoning classification and present use of the subject property.
5. A general description of the proposed "PD" Planned Development Overlay.
6. A statement or diagram/matrix detailing the area or areas of the zoning ordinance that will be varied from and the conditions present that require deviation from the established standards. This written justification for the establishment of the planned development overlay must clearly and explicitly detail each item which will deviate from the established guidelines and should explain what special physical circumstances are present on the subject tract of land that inhibits its development. Economic justifications for establishing the planned development overlay are not acceptable. This portion of the application is the foundation for the establishment of the planned development overlay.

Applications for establishing a planned development overlay will be accepted only for vacant tracts of land or for property undergoing redevelopment. Redevelopment is not synonymous with "remodel." For purposes of this section, redevelopment shall be defined as a minimum increase of fifty percent in the appraised value of the subject property brought about as a result of the improvements made as proposed, as determined by a licensed appraiser. This appraisal information shall be provided by the applicant at the applicant's expense. Demolition and rebuild, construction of new principal structure(s) and/or a change in the principal use as defined in this ordinance are conditions which may be used to determine this valuation.

7. A statement as to why the proposed "PD" Planned Development Overlay will not cause substantial injury to the value, use or enjoyment of other property in the neighborhood.
8. A statement as to how the proposed "PD" Planned Development Overlay is to be designed, arranged and operated in order to ensure that development and use of neighboring property in accordance with the applicable district regulations will not be prevented or made unlikely. Care should be taken when proposing a planned development overlay to ensure that uses within the

overlay closely match those within the underlying zoning district and conformance with the Master Land Use plan is maintained.

9. A statement or diagram/matrix detailing the particular measures that will be implemented to compensate for the requested deviations from the underlying zoning district.

HEARING ON THE "PD" PLANNED DEVELOPMENT OVERLAY APPLICATION:
A public hearing on the application shall be held and notice thereof given in the manner and form required as set out in Section 67, Amendments of this ordinance unless the Director of Development Services or the Planning and Zoning Commission determines that the application is incomplete.

STANDARDS: The following standards may be considered by the Planning and Zoning Commission and the City Council in determining whether a "PD" Planned Development Overlay should be established:

1. That the proposed "PD" Planned Development Overlay will be consistent with the adopted policies in the Comprehensive Master Plan of the City of Grapevine.
2. That the proposed "PD" Planned Development Overlay will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare.
3. That the proposed "PD" Planned Development Overlay will be constructed arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed "PD" Planned Development Overlay will so dominate the immediate neighborhood, consideration shall be given to:
 - a. The location, nature and height of building, structures, walls, fences on the site and,
 - b. The nature and extent of screening on the site.
4. That the proposed "PD" Planned Development Overlay at the specified location will contribute to or promote the welfare or convenience of the public.

5. That adequate access roads or entrance and exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.
6. That the proposed "PD" Planned Development Overlay will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the Overlay will provide adequately for such services.
7. That the proposed "PD" Planned Development Overlay will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.
8. That the proposed "PD" Planned Development Overlay will comply with any additional standards imposed on it by the particular provision of this Ordinance authorizing such use.
9. That the proposed "PD" Planned Development Overlay will minimize disruption to existing neighborhoods, will minimize the adverse impact on existing community services, and will complement in the least intrusive manner possible the needs of the city, region, and the State.
10. That the benefits of the proposed "PD" Planned Development Overlay outweigh the loss of or damage to any homes, businesses, natural resources, agricultural lands, historic or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historic feature of significance, and outweigh the personal and economic costs of disruption to the lives, businesses and property of individuals affected by the proposed use.
11. That all reasonable means for meeting the projected need or demand for the proposed building, structure, development, use or activity which may be less costly or less intrusive to existing communities have been considered and rejected by the applicant for clearly disclosed reasons, and that all reasonable means for minimizing adverse impacts of the proposed use have been considered and incorporated into the proposal.
12. That the proposed "PD" Planned Development Overlay is consistent with prior plans, master plans and projections of the applicant, if any, upon which the City of Grapevine has based planning or zoning decisions or, if the proposed use is consistent

with prior plans or projections of the applicant, that any such inconsistency is outweighed by the benefits to the community of the proposed use.

13. For those requests to establish a "PD" Planned Development Overlay based on the residential zoning districts: "R-20" Single Family District, "R-12.5" Single Family District, "R-7.5" Single Family District and "R-5.0" Zero Lot Line District, the requirement for a Site Plan shall be waived and a survey or subdivision plat shall suffice. The following zoning districts are not permitted to be utilized for the establishment of a "PD" Planned Development Overlay: "R-MH" Manufactured Home District, "R-MODH" Modular Home District, "PRD-6" Planned Residential Low Density District, and "PRD-12" Planned Residential Medium Density District.

PERIOD OF VALIDITY: No Site Plan for a "PD" Planned Development Overlay shall be valid for a period longer than one year from the date on which the City Council grants approval, unless within such one year period: (a) a Building Permit is obtained and the erection or alteration of a structure is started, or (b) an Occupancy Permit is obtained and a use commenced. The City Council may grant one additional extension not exceeding one year, upon written application, without notice or hearing. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application as required in Section 67, Amendments. It should be recognized that the establishment of a planned development overlay is contractual in nature and upon expiration of a Site Plan approved in conjunction with a "PD" Planned Development Overlay, the property will revert to the underlying zoning district designation and all uses and the general development guidelines as stated in the district shall apply. There shall be no vested right(s) associated with an expired site plan approved in conjunction with a "PD" Planned Development Overlay.

A. PRINCIPAL USES:

1. All principal uses established in the underlying zoning district. When varying from the uses within the underlying zoning district the applicant shall provide an amended list of permitted uses and the conditions necessary for the change in standards from the underlying zoning district.

B. ACCESSORY USES:

1. All accessory uses established in the underlying zoning district. When varying from the uses within the underlying zoning district the applicant shall provide an amended list of accessory uses and the conditions necessary for the change in standards from the underlying zoning district.

- C. **CONDITIONAL USES:**
1. All conditional uses established in the underlying zoning district. When varying from the uses within the underlying zoning district the applicant shall provide an amended list of conditional uses and the conditions necessary for the change in standards from the underlying zoning district.
- D. **LIMITATION OF USES:** Uses prohibited shall be those uses specifically prohibited within the underlying zoning district. The following uses are expressly prohibited within a "PD" Planned Development Overlay and cannot be established as a permitted, conditional, or accessory use under any circumstances:
1. Freight forwarding warehouses
 2. Outside storage of material/equipment
 3. Retail establishments for used car sales and service
 4. Hotel/motel with a minimum room count less than 300 rooms
 5. Commercial parking lots
 6. Automotive repair garages
 7. Salvage/wrecking yards
 8. Retail sales of building material displayed in an unenclosed or incompletely enclosed area with outside storage
 9. Those uses specifically designated in paragraph D. Limitation of Uses in Section 31, "LI" Light Industrial District
 10. Off-premise/billboard signage
 11. Pawn shops
 12. All uses listed in Section 49, Special Uses
 13. Bed and Breakfast
- E. **DENSITY REQUIREMENTS:** Requirements associated with maximum density, lot size, minimum open space, maximum building coverage, and maximum impervious coverage shall be initially established by the underlying zoning district. When varying from the guidelines within the underlying zoning district the applicant shall provide the method for establishing the new standards and the conditions necessary for the change in standards from the underlying zoning district. The maximum density for a "PD" Planned Development Overlay District associated with any underlying residential zoning district shall not exceed that established in the underlying zoning district except for the "R-MF" Multifamily District. Lot size for any residentially zoned district may be reduced no more than five (5) percent.
- F. **AREA REGULATIONS:** Requirements associated with lot width, lot depth, front yard setback, side yard setback, rear yard setback, and distance

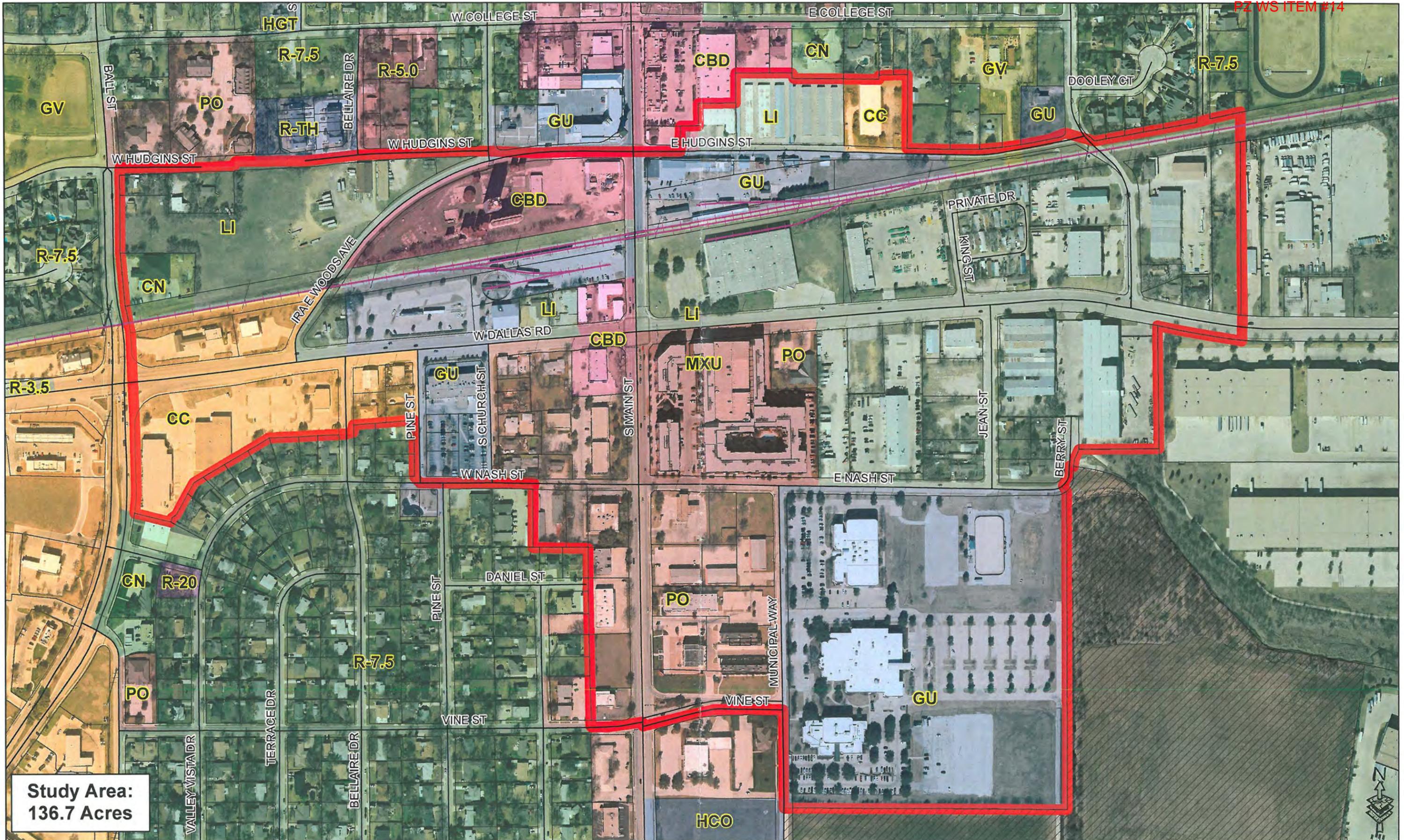
between buildings shall be initially established by the underlying zoning district. When varying from the guidelines within the underlying zoning district the applicant shall provide the method for establishing the new standards and the conditions necessary for the change in standards from the underlying zoning district.

- G. **BUFFER AREA REGULATIONS:** Requirements associated with the establishment of a buffer area shall be initially established by the underlying zoning district. When varying from the guidelines within the underlying zoning district the applicant shall provide the method for establishing the new standards and the conditions necessary for the change in standards from the underlying zoning district.
- H. **HEIGHT REQUIREMENTS:** Requirements associated with the height of structures shall be initially established by the underlying district. When varying from the guidelines within the underlying zoning district the applicant shall provide the method for establishing the new standards and the conditions necessary for the change in standards from the underlying zoning district.
- I. **LANDSCAPING REQUIREMENTS:** Requirements associated with landscaping shall be initially established in accordance with Section 53, Landscaping Regulations of the zoning ordinance. When varying from the guidelines within Section 53, Landscaping Regulations, the applicant shall provide the method for establishing the new standards and the conditions necessary for the change in standards from those established.
- J. **MASONRY REQUIREMENTS:** Masonry shall be provided in accordance with Section 54, Masonry Requirements.
- K. **OFF-STREET PARKING REQUIREMENTS:** Requirements associated with off-street parking shall be initially established in accordance with Section 56, Off-Street Parking Requirements and Section 58, Parking, Loading, and Outside Storage Area Development Standards of the zoning ordinance. When varying from the guidelines within these Sections the applicant shall provide the method for establishing the new standards and the conditions necessary for the change in standards from those established.
- L. **OFF-STREET LOADING REQUIREMENTS:** Requirements associated with off-street loading shall be initially established in accordance with Section 57, Off-Street Loading Requirements of the zoning ordinance. When varying from the guidelines within Section 57, Off-Street Loading Requirements, the applicant shall provide the method for establishing the new standards and the conditions necessary for the change in standards from those established.

- M. DESIGN REQUIREMENTS: When applicable, design requirements shall be initially established by the underlying zoning district. When varying from the guidelines within the underlying zoning district the applicant shall provide the method for establishing the new standards and the conditions necessary for the change in standards from the underlying zoning district.
- N. PLANNED COMMERCIAL CENTER DESIGN REQUIREMENTS: When applicable, the design requirements associated with planned commercial centers shall be initially established by the underlying zoning district. When varying from the guidelines within the underlying zoning district the applicant shall provide the method for establishing the new standards and the conditions necessary for the change in standards from the underlying zoning district.
- O. SIGN STANDARDS: On-premise signage shall be provided in accordance with Section 60, Sign Standards of the zoning ordinance.
- P. SUBDIVISION REGULATIONS AND CONSTRUCTION STANDARDS: The planned development overlay shall not be used to deviate from the construction standards established for new construction within the City. Except in extreme circumstances relative to width, grade, and radii, all subdivision regulations shall be met. Justification must be given for the establishment of private streets/roadways however all subdivision regulations and constructions standards must be met.
- Q. ADDITIONAL REQUIREMENTS AND RESTRICTIONS: In granting a "PD" Planned Development Overlay, the Planning and Zoning Commission may recommend, and the City Council may impose such conditions, safeguards and restrictions upon the premises benefited by the Planned Development Overlay as may be necessary to comply with the standards set out in Section 41 Standards of this Ordinance to avoid, or minimize, or mitigate any potentially injurious effect of such Planned Development Overlay uses upon other property in the neighborhood, and to carry out the general purpose and intent of this Ordinance. Such conditions shall be set out in the Ordinance approving the Planned Development Overlay.

Rail Corridor Study - Zoning

PZ WS ITEM #14



Study Area:
136.7 Acres

