

AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR JOINT CITY COUNCIL
and
PLANNING AND ZONING COMMISSION MEETING*
TUESDAY, OCTOBER 20, 2015
GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

5:30 p.m. Dinner - City Council Conference Room
6:00 p.m. Call to Order - City Council Chambers
6:00 p.m. Executive Session - City Council Conference Room
7:30 p.m. Joint Public Hearings - City Council Chambers*
7:30 p.m. Regular Meeting - City Council Chambers

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

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. Real property relative to deliberation or the exchange, lease, sale or value of City owned properties (Northeast corner of Dallas Road and South Main Street) pursuant to Section 551.072, Texas Government Code.
 - C. 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.

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

INVOCATION AND PLEDGE OF ALLEGIANCE: Commissioner Gary Martin

JOINT PUBLIC HEARINGS

2. Conditional Use Permit **CU15-42** (Andy's Frozen Custard) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Dunaway Associates requesting a conditional use permit to amend the previously approved site plan of CU12-10 (Ordinance No. 2012-17) for a planned commercial center, specifically to allow for a drive through, and outside seating in conjunction with a restaurant. The property is located at 1135 William D. Tate Avenue and is zoned “CC” Community Commercial District.
3. Historic Landmark Subdistrict **HL15-03** (303 South Dooley Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Maykus Custom Homes requesting designation as a historical landmark sub-district for property located at 303 South Dooley Street. The property is zoned “R-7.5” Single Family Residential District.
4. Historic Landmark Subdistrict **HL15-04** (234 East Franklin Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Richard Blazek Jr. requesting designation as a historical landmark sub-district for property located at 234 East Franklin Street. The property is zoned “R-7.5” Single Family Residential District.
5. Historic Landmark Subdistrict **HL15-05** (209 Austin Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Copper Street Homes requesting designation as a historical landmark sub-district for property located at 209 Austin Street. The property is zoned “R-7.5” Single Family Residential District.

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

6. 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.

NEW BUSINESS

7. Consider an Interlocal Agreement for the development of a fifty acre tract, of which approximately ten acres lies within the Town of Flower Mound and forty acres lies within the City of Grapevine.

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

8. Consider the mid-year appointment of Bryan Humphreys to the Golf Course Advisory Board to fill a vacancy. Council Member Mike Lease recommends approval.
9. Consider renewal of an annual contract with One Safe Place Media Corporation for managed data storage services. City Manager recommends approval.
10. Consider renewal of an annual maintenance contract for various network software services with SHI Government Solutions, Inc. through the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program. City Manager recommends approval.
11. Consider a **resolution** authorizing the purchase of a telephone system from Radcom Technologies, Inc. through a contract established by the Federal General Services Administration Cooperative Purchasing Program. City Manager recommends approval.
12. Consider a one-year extension of Conditional Use Permit **CU13-21** (Grapevine Express Wash) that granted a permit to amend the site plan approved by Ordinance No. 2003-55 for an automotive car wash facility, specifically to enlarge the site and add a vehicle inspection facility. The property is located at 214 West Northwest Highway and is zoned "HC" Highway Commercial District. Development Services Director recommends approval.
13. Consider an **ordinance** amending the Grapevine Code of Ordinances, Chapter 16, Parks and Recreation, Section 16-32(A) implementing new rates for golf fees for the Grapevine Municipal Golf Course. Chief Financial Officer recommends approval.
14. Consider an **ordinance** amending the Grapevine Code of Ordinances, Chapter 8, Courts and Criminal Procedures, adding Section 8-14, establishing a \$3.00 security fee as a cost of court. Chief Financial Officer recommends approval.
15. Consider the renewal of an annual contract with Ion Wave Technologies, Inc. for enterprise sourcing services. Chief Financial Officer recommends approval.
16. Consider renewal of an annual contract for bunker gear (protective clothing) from Casco Industries, Inc. through an Interlocal Participation Agreement with The Local

- Government Purchasing Cooperative (Buyboard). Fire Chief recommends approval.
17. Consider award of contract for the Mustang Storage Tank Renovations and Repainting to Classic Protective Coatings, Inc. and consider an **ordinance** appropriating funds for the contract award, including 10% contingency, to the FY 2015 – 2016 Capital Improvements Plan budget. Public Works Director recommends approval.
 18. Consider an ordinance amending the Grapevine Code of Ordinances, Chapter 23 Traffic, Section 23-30, Stop Intersections adding a stop intersection on Southwest Grapevine Parkway at Grayson Drive, northbound and southbound. Public Works Director recommends approval.
 19. Consider an Interlocal Agreement with North Central Texas Council of Governments (NCTCOG) for the continued funding participation in the Trinity Rail Express (TRE). Public Works Director recommends approval.
 20. Consider an **ordinance** abandoning a ten (10) foot Utility Easement on Lot 2, Block 1, Mahan Place Addition located at 3004 Mahan Court. Public Works Director recommends approval
 21. Consider renewal of an annual contract for pavement stabilization with Nortex Concrete Lift and Stabilization, Inc. through an Interlocal Cooperative Agreement with the City of Grand Prairie, Texas. Public Works Director recommends approval.
 22. Consider renewal of an annual contract for pavement marking services with Stripe-a-Zone through an Interlocal Cooperative Agreement with the City of Grand Prairie, Texas. Public Works Director recommends approval.
 23. Consider the minutes of the October 6, 2015 Regular City Council meeting. City Secretary recommends approval.

Pursuant to the Texas Open Meetings Act, Texas Government Code, Chapter 551.001 et seq, one or more of the above items may be considered in Executive Session closed to the public. Any decision held on such matter will be taken or conducted in open session following conclusion of the executive session.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

24. Conditional Use Permit **CU15-42** (Andy's Frozen Custard) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
25. Historic Landmark Subdistrict **HL15-03** (303 South Dooley Street) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.

26. Historic Landmark Subdistrict **HL15-04** (234 East Franklin Street) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
27. Historic Landmark Subdistrict **HL15-05** (209 Austin Street) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on October 16, 2015 by 5:00 p.m.

Tara Brooks

Tara Brooks, City Secretary



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.

AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, OCTOBER 20, 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. 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 Gary Martin

2. Conditional Use Permit **CU15-42** (Andy's Frozen Custard) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Dunaway Associates requesting a conditional use permit to amend the previously approved site plan CU12-10 (Ordinance 2012-17) for a planned commercial center to allow outside seating and a drive-thru in conjunction with a restaurant. The property is located at 1135 William D. Tate Avenue and is zoned "CC" Community Commercial District.
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5. Historic Landmark Subdistrict **HL15-05** (209 Austin Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Copper Street Homes requesting designation as a historical

landmark sub-district for property located at 209 Austin Street. The property is zoned "R-7.5" Single Family Residential District.

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.

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

NEW BUSINESS

6. Conditional Use Permit **CU15-42** (Andy's Frozen Custard) – Consider the application and make a recommendation to the City Council.
7. Historic Landmark Subdistrict **HL15-03** (303 South Dooley Street) – Consider the application and make a recommendation to the City Council.
8. Historic Landmark Subdistrict **HL15-04** (234 East Franklin Street) – Consider the application and make a recommendation to the City Council.
9. Historic Landmark Subdistrict **HL15-05** (209 Austin Street) – Consider the application and make a recommendation to the City Council.
10. Consider the minutes of the September 15, 2015 Planning and Zoning Commission meeting and the October 7, 2015 Planning and Zoning Commission Workshop and take any necessary action.

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

ADJOURNMENT

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 October 16, 2015 by 5:00 p.m.

Tara Brooks

Tara Brooks, City Secretary



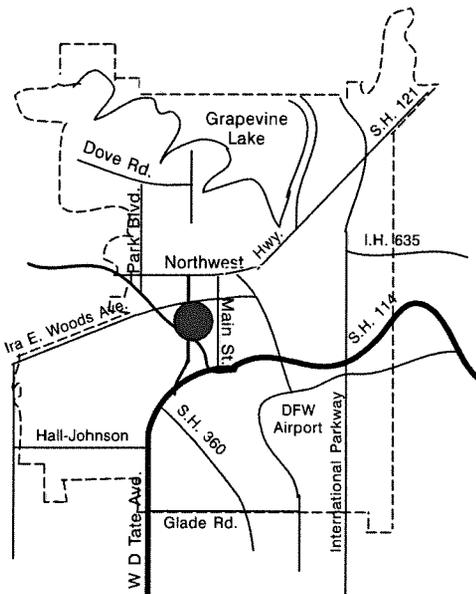
If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary's Office at 817.410.3182 at least 24 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

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: OCOTBER 20, 2015

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU15-42 ANDY'S FROZEN
CUSTARD



APPLICANT: Chris Biggers

PROPERTY LOCATION AND SIZE:

The subject property is located at 1135 William D. Tate Avenue. The addition contains 0.703 acres (30,670 square feet) and is platted as Lot 2R, Block 1, Tate Street Plaza. The property has approximately 265.26 feet of frontage along William D. Tate Avenue and approximately 247.39 feet along Ball Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU12-10 (Ord. 2012-17) for a planned commercial center, specifically to allow for a drive through, and outside seating in conjunction with a restaurant.

The applicant intends to develop a 1,605 square foot Andy's Frozen Custard restaurant on the subject lot with three walk-up windows beneath a walk-up canopy on the north side of the structure and a single drive-through lane on the west side of the structure (one window). The total square footage includes a 293 square foot screened mechanical area on the south side of the structure. One, eight feet in height, 83 square feet in size monument sign is proposed adjacent to William D. Tate Avenue, near the north end of the site. Indoor dining is not proposed but six benches situated beneath the canopy are proposed to provide outdoor seating for 15 patrons. The applicant has provided 24 parking spaces—17 parking spaces are required.

PRESENT ZONING AND USE:

The subject site is zoned "CC" Community Commercial District and is vacant. Conditional Use Permit CU93-15 (Ord. 94-14) amended the Planned Commercial Center to allow for the development of a Burger Street with a drive through which never developed.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was rezoned in the 1984 City Rezoning from "C-2" Community Business to "CN" Neighborhood Commercial. The subject property was later rezoned from "CN" Neighborhood Commercial District to "CC" Community Commercial District (Z87-01, Ord. 87-13), as a part of a 6.4 acre tract of land. On the subject site Conditional Use Permit CU93-15 (Ord. 94-14) amended the Planned Commercial Center to allow for the development of a Burger Street with a drive through which never developed. Firestone/Master Care Store developed as a result of Zone Case Z87-01. Conditional Use Permit CU92-22 (Ord. 92-84) was approved to allow a Planned Commercial Center designation and the development of a restaurant (Chick-Fil-A) with a drive-through window. Conditional Use Permit CU93-03 (Ord. 93-22) amended the Planned Commercial Center to allow the development of a restaurant (Good Eats) with on premise consumption of alcoholic beverages and two 20-foot pole signs. Conditional Use Permit CU93-15 (Ord. 94-14) amended the Planned Commercial Center to allow the development of a restaurant (Burger Street) with a drive through. Conditional Use Permit CU94-39 (Ord. 95-06) amended the Planned Commercial Center to allow additional parking for an automotive repair store on Lot 1R. Conditional Use request CU97-28 was approved by council allowing the addition of an 8,838 square foot retail space on lot 4R. Conditional Use Request CU97-48 was approved by Council allowing the removal of 0.849 acres from the subject property. The U.S. Post Office was developed in the tract south of this parcel and is zoned "GU" Governmental Use. The Bellaire Addition was rezoned from "R-1" Single Family to "R-7.5" Single Family in the 1984 City Rezoning. The tract to the west was rezoned from "CC" Community Commercial and "C-2" Community Business to "PCD" Planned Commerce Development. The property was rezoned from "PCD" Planned Commerce Development to "CC" Community Commercial Z92-09 (Ord. 92-85) and received a conditional use permit for a Planned Commercial Center CU92-23 (Ord. 92-86). The property is currently developed as Grapevine Town Center. Conditional Use Permit CU99-05 (Ord. 99-46) was approved at the March 23, 1999 joint public hearing for a 8,838 square foot retail building on the subject site. Also on the subject site, on February 15, 2000 Council considered and approved a request for a one year extension to the 8,838 square foot retail building. Conditional Use Permit CU12-01 was denied on the subject site for Tint World. At the March 21, 2012 meeting the City Council reconsidered CU12-01 and amended the denial to denial without prejudice. At the April 17, 2012 meeting the City Council approved Conditional Use Permit CU12-10 (Ord. 2012-17) for Tint World. West of the subject site Conditional Use Permit CU15-02 was approved by the Site Plan Review Committee to revise exterior elevation for Taco Bell. The City Council at the September 15, 2015 meeting approved Conditional Use Permit CU15-37 (Ord. 2015-57) for a 20-foot pole sign for Ferrari's Italian Villa.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "CN" – Neighborhood Commercial District – Shell Convenience Store and Northeast Animal Hospital
- SOUTH: "GU" - Governmental Use District - U.S. Post Office
- EAST: "R-7.5" - Single Family District - Bellaire Addition - "CN" - Neighborhood Commercial - Shell Convenience Store and "PO" Professional Office District – Professional Offices
- WEST: "CC" - Community Commercial District - Grapevine Town Center, Taco Bell

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 proposed retail building is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

The Master Plan designates the subject property as Commercial. This request is in conformance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates William D. Tate Avenue as a Type C Minor Arterial with a minimum 80-foot of right-of-way developed as four lanes with a center left turn lane.

at

OWNE CENTER
ADDN NO 2
42403H

14R1
4.8.12 @

18
1.524 @

CC ITEM #2, 24
RZ ITEM #2, 6

1

4 PREMIER GRAPEVINE
OFFICE
PARK
CONDO
32941C

GRAPEVINE
1 OFFICE
PARK
CONDO 16072C

PREMIER GRAPEVINE
OFFICE PARK
CONDO
32941C

2 GRAPEVINE
OFFICE
PARK
CONDO
16072C

11R
1.3345 @

11R
1.3345 @

CC

15R
3.1711 @

2R
.8661 @

3R
2.3028 @

2R
703 @

1R
.902 @

4R1B
1.709 @

4R1A
1.711 @

3R
1.192 @

U.S.
POSTAL
SERVICE
41108

GU
BLK 1

WILLIAM D TATE

VALLEY VISTA DR

BELLAIRE
2135

1R
1R
CN

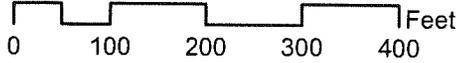
R-20

3R
2
4R
PO

VINE ST

R-7.5

BELLAIRE
2135



CU15-42 Andy's Frozen Custard

Date Prepared: 10/6/2015

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.

CW15-42
 CC ITEM #2, 24
 PZ ITEM #2, 6



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent / company / contact

Dunaway Associates, LP c/o: Chris Biggers

Street address of applicant / agent:

550 Bailey Avenue, Suite 400

City / State / Zip Code of applicant / agent:

Fort Worth, Texas 76107

Telephone number of applicant / agent:

(817) 335-1121

Fax number of applicant / agent

(817) 335-7437

Email address of applicant / agent

Cbiggers@dunaway-assoc.com

Mobile phone number of applicant / agent

(817) 287-8814

PART 2. PROPERTY INFORMATION

Street address of subject property

1135 William D. Tate Avenue, Grapevine, Texas 76051

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

Lot **2R** Block **1** Addition **Tate Street Plaza**

Size of subject property

0.703 acre tract

Acres

30,670 S.F.

Square footage

Present zoning classification:

CC

Proposed use of the property:

Andy's Frozen Custard restaurant . drive thru

Circle yes or no, if applies to this application

Outdoor speakers Yes No

Minimum / maximum district size for conditional use request:

None

Zoning ordinance provision requiring a conditional use:

Drive-thru window/facility, outdoor seating

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

Tate/Ball #2 LP

Street address of property owner:

8350 N Central Expressway, Suite 1300

City / State / Zip Code of property owner:

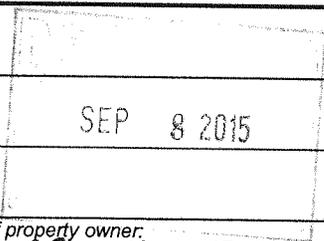
Dallas, Texas 75206-1620

Telephone number of property owner:

214/769-1080

Fax number of property owner:

214-891-3203



- 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

Chris Biggers
Print Applicant's Name:

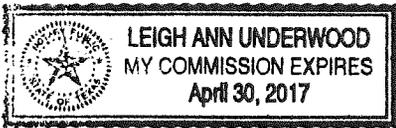
[Signature]
Applicant's Signature:

The State of TEXAS
County Of TARRANT

Before Me Leigh Ann Underwood (notary) on this day personally appeared Chris Biggers (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 1 day of September, A.D. 2015



[Signature]
Notary In And For State Of Texas
TATE/BALL #2 LLC

TATE/BALL #2 LP
Print Property Owners Name:

[Signature] PRESIDENT
Property Owner's Signature:

The State Of Texas
County Of Dallas

Before Me Lisa Marie Butler (notary) on this day personally appeared John T Evans (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 3 day of September, A.D. 2015

[Signature]
Notary In And For State Of Texas

SEP 8 2015

ACKNOWLEDGEMENT

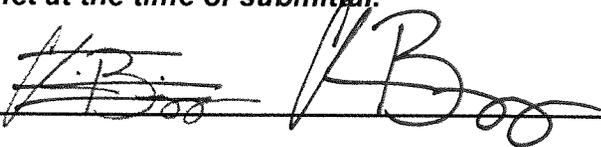
All Conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

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

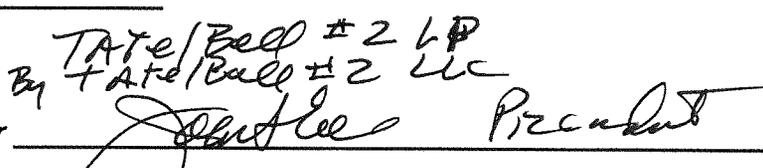
Any changes to a site plan (no matter how minor or major) approved with a conditional use or a special use permit can only be approved by city council through the public hearing process.

Any application for a change in zoning or for an amendment to the zoning ordinance shall have, from the date of submittal, a period of four months to request and be scheduled on an agenda before the Planning and Zoning Commission and City Council. If after said period of four months an application has not been scheduled before the Commission and Council said application shall be considered withdrawn, with forfeiture of all filing fees. The application, along with the required filing fee may be resubmitted any time thereafter for reconsideration. Delays in scheduling applications before the Planning and Zoning Commission and City Council created by city staff shall not be considered a part of the four month period.

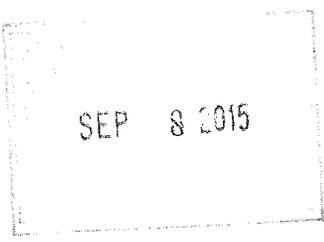
I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant 

Date: 9/3/15

Signature of Owner  TATE/BED #2 LP
By TATE/BED #2 LLC

Date: 9-3-2015



Dunaway No. B002004.001

September 8, 2015

Development Services- City of Grapevine
200 S. Main Street
Grapevine, TX 76051

Reference: Conditional Use Letter – Andy's Frozen Custard Restaurant
1135 William D. Tate Avenue, Grapevine, Texas 76051

Dear Sir or Madam:

Dunaway Associates, L.P. is providing this letter along with the required information pertaining to the Conditional Use application package for the proposed Andy's Frozen Custard Restaurant to be located at 1135 William D. Tate Avenue in Grapevine. Per our review of the city ordinances and discussions with the city staff, we understand that approval of a Conditional Use Permit is required to allow the proposed drive-thru window as well as the proposed outdoor seating underneath the canopy area.

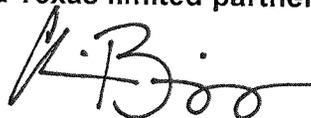
Andy's Frozen Custard, established in 1986 in Osage Beach, Missouri, focuses on three main things: product quality, customer service, and community involvement. The custard shop offer customers a slice of hometown Americana, where "it's fun to be a kid for a while!" The proposed restaurant will be approximately 1,600 SF in size for preparation of the frozen treats, along with an approx. 730 SF canopy areas for walk-up ordering at a window, and a small amount of seating on benches for customers to sit and enjoy their treats. No indoor seating is proposed for the facility.

We feel the proposed conditional uses requested will not cause substantial harm to the value, use, or enjoyment of other properties in the nearby neighborhood based upon the existing uses and roadways surrounding the property. On the contrary, it is our opinion that the proposed Andy's will provide the nearby residents and community of Grapevine with a new, one-of-a-kind experience that people of all ages will enjoy regularly throughout the year on a tract of land which is already planned for commercial development.

Please do not hesitate to contact me should you need any additional information or have any question. I can be reached at (817) 335-1121 or by email Cbiggers@dunaway-assoc.com.

Sincerely,

DUNAWAY ASSOCIATES, L.P.
a Texas limited partnership



Chris Biggers, P.E.
Principal/Director of Retail Services

SEP 8 2015

ORDINANCE NO. _____

CU15-42
ANDY'S FROZEN
CUSTARD

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 CU15-42 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2012-17 FOR A PLANNED COMMERCIAL CENTER, SPECIFICALLY TO ALLOW A DRIVE THROUGH AND OUTSIDE SEATING IN CONJUNCTION WITH A RESTAURANT IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU15-42 to amend the site plan approved by Ordinance No. 2012-17 for a planned commercial center, specifically to allow for a drive through and outside seating in conjunction with a restaurant (Andy's Frozen Custard) in a District zoned "CC" Community Commercial District Regulations within the following described property: Lot 2R, Block 1, Tate Street Plaza (1135 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 20th day of October, 2015.

APPROVED:

ATTEST:

APPROVED AS TO FORM:



ANDY'S FROZEN CUSTARD - GRAPEVINE
WILLIAM D. TATE AVE. & BALL ST., GRAPEVINE, TX

SITE (CUP) SET

SEPTEMBER 09, 2015

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Jordan & Skala Engineers, Inc.
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CONTACT: BILL SCHULTE, PE

NOTES:

PARTITION LEGEND:

NEW INTERIOR PARTITION
2 x 6 WOOD STUDS
A-1: 5/8" GWB BOTH SIDES
A-2: 5/8" GWB ONE SIDE

NEW INTERIOR PARTITION
2 x 4 WOOD STUDS, 5/8" GWB
B-1: 5/8" GWB BOTH SIDES
B-2: 5/8" GWB ONE SIDE

1. DIMS. ARE FROM OUTSIDE FACE OF EXT. WALL SHEATHING TO FIN. FACE OF NEW PARTITIONS, U.O.N.

2. REFER TO A701 FOR NOTES ON WALL TYPE / DETAILING

3. REFER TO FINISH PLAN AND SCHEDULE FOR VARIATIONS TO INTERIOR WALL FINISHES.

4. ALL FOOD AND NON-FOOD SURFACES ARE TO BE SMOOTH, DURABLE, NON-ABSORBENT, LIGHT IN COLOR AND EASILY CLEANABLE PER LOCAL CITY HEALTH DEPARTMENT REGULATIONS.

5. REFER TO INT. ELEV. FOR CONDITIONS WITH TILE AS FIN. WALL SURFACE - PROVIDE 5/8" CONCRETE BACKER BOARD IN LIEU OF G.W.B.

6. BATHROOM WALLS SHOULD BE INSUL. WITH SOUND BATT INSUL. TO ACHIEVE AN STC RATING OF 50

7. ALL WALLS CONTAINED WITHIN OR DIRECTLY ADJACENT ROOM 2 - BACK OF HOUSE TO UTILIZE FRP 1 IN LIEU OF 5/8" G.W.B.

REVISION SCHEDULE

NO. DATE ISSUE

CONDITIONAL USE PERMIT CASE-42 IS A PERMIT TO BEGIN THE WORK. THE PERMITTER APPROVES THE PLAN OF CONSTRUCTION AND THE PLANNED COMMERCIAL CENTER, SPECIFICALLY TO ALLOW A DRIVE THROUGH AND DRIVE THRU IN CONJUNCTION WITH A RESTAURANT.

CASE NAME: ANDY'S FROZEN CUSTARD
CASE NUMBER: CUIS-42
LOCATION: LOT 29, BLDG 1 TATE STREET PLAZA

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

DATE: _____
SHEET: 7 OF 10

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

DEPARTMENT OF DEVELOPMENT SERVICES

- KEYNOTES:**
- ROOF DRAINS BELOW SIDEWALK TO STORM SEWER - NOTE: EXPELL WATER UNDER SIDEWALK TO CURB - NOT ON TO WALK
 - WHITE VINYL FILM APPLIED TO GLAZING
 - ELECTRIC STUB
 - TACTILE ALUMINUM EXIT SIGNAGE IN COMPLIANCE WITH SECTION 1011.3 IBC 2006 SURFACE MOUNTED TO DOOR
 - TACTILE ALUMINUM RESTROOM SIGNAGE IN COMPLIANCE WITH SECTION 1116.1 IBC 2006 SURFACE MOUNTED TO DRYWALL
 - PROVIDE 3" CLEAR ACCESSIBLE EGRESS PATH.
 - CENTERLINE OF LIGHTS TO ALIGN W/ MULLIONS, SPACE EQUALLY WHERE MULLION DO NOT EXIST
 - ROOF STRUCTURE WITH CLEAR ANODIZED ALUMINUM FASCIA WITH 3 CONTINUOUS BANDS OF NEON TUBING
 - INSTALL CORNER GUARDS, TYP.
 - PROVIDE HOT AND COLD WATER HOSE BIB ON WALL BEHIND AND ADJACENT TO CUSTARD MACHINES
 - FIRE EXTINGUISHER AND CABINET - SEE 4(A701)
 - COORDINATE INSTALLATION OF WALK-IN COOLER AND FREEZER W/ SUPPLIER
 - NOT USED
 - STEEL PIPE BOLLARD - 4" DIAMETER SCHEDULE 40 STEEL PIPE - 4" ABOVE GRADE W/ 2" CORE BELOW GRADE
 - 2" DIAMETER DOWNSPOUT - DRAIN TO DRIVE LANES UNDER SIDEWALK PER CIVIL PLANS
 - OCCUPANCY LOAD SIGNAGE IN COMPLIANCE WITH SECTION 1004.3 IBC 2003 - SURFACE MOUNTED ABOVE DOOR
 - CORNER TO BE BUTT-GLAZED WITH A 45 DEGREE MULLION
 - CUSTARD MACHINES TO STRADDLE FLOOR SINKS
 - ANDY'S MENU AND POSTER SIGNAGE BY OTHERS - VERIFY INSTALLED LOCATION W/ OWNER
 - CASED OPENING FOR WALK-IN COOLER ACCESS
 - MAINTAIN A MINIMUM OF 10" CLEAR ON OPERABLE SIDE OF WALK-IN COOLER AND FREEZER - COORDINATE DETAILING W/ MFG
 - TRASH / RECYCLING PER OWNER
 - ALL EXPOSED DUCTWORK TO BE PAINTED WHITE TO MATCH GWB CEILING
 - ROOF CONSTRUCTION - 60 MIL WHITE TPO ROOFING MECHANICALLY FASTENED ON 1" RIGID INSULATION OVER 1/2" PER STRUCTURAL WITH R-30 INSULATION PROVIDE SOLID BLOCKING FOR ALL SHELVES & WALL MOUNTED EQUIPMENT - SEE A203 FOR LOCATIONS
 - COLUMNS PER STRUCTURAL
 - ANDY'S FROZEN CUSTARD NEON CONE SIGN MADE FRESH EVERY HOUR - LOCATED INSIDE STORE IN FRONT OF STOREFRONT GLAZING - SUSPEND FROM HORIZONTAL MULLION AND CONCEAL POWER SUPPLY ALONG INSIDE FACE OF MULLION
 - ANDY'S FROZEN CUSTARD SPEECHER ROOT BEER NEON SIGN - LOCATED INSIDE STORE IN FRONT OF STOREFRONT GLAZING - SUSPEND FROM HORIZONTAL MULLION AND CONCEAL POWER SUPPLY ALONG INSIDE FACE OF MULLION
 - SQUARE CUT ROOF EDGE
 - SITE WORK PER CIVIL PLANS AND SPECIFICATIONS
 - PREFINISHED METAL BOX GUTTER
 - EASI-SERV PRODUCTS INC. - SS SERIES IN-LINE SIDE SLIDER - DRIVE THRU WINDOW PER WINDOW SCHEDULE
 - CAP AND SILL FLASHING AT TOP DATUM OF MASONRY VENEER AND FREESTANDING WALL, TYP.
 - FOUNDATION PER STRUCTURAL
 - WALL TYPE PER PLAN
 - DUCTWORK LOCATION AND SIZING PER MEP
 - SUSPENDED POLYAL GIELNG, PER DETAIL
 - STAINLESS STEEL CORNER GUARDS

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION
C-1	COPING TYPE 1: PRECAST CONCRETE PARAPET CAP - COLOR TO MATCH MASONRY
FC-1	FIBER CEMENT TYPE 1: 5/16" HARDIE PANEL COLOR PLUS EXT. 4' x 10' SECTIONS ON 3/4" BATTENS COLOR: LIGHT MIST, SMOOTH FINISH
GL-1	GLAZING TYPE 1: EFFCO 438 FRONT SET STOREFRONT WITH 1" INSULATED GLAZING, CLEAR OVER CLEAR
M-1	MASONRY TYPE 1: ENDICOTT BRICK - MANGANESE IRONSPOT, VELOUR FINISH
N-1	PERIMETER NEON LIGHTING BY OTHERS ON EXTENT OF ANODIZED ALUMINUM FASCIA
S-1	SOFFIT TYPE 1: GOLD BOND EXTERIOR GYPSUM BOARD, WITH A STD DIRECT APPLIED FINISH, COLOR: WHITE
W-1	WOOD TYPE 1: 3/4" T + G WESTERN RED CEDAR SIDING COLOR: PENOFIN VERDE - MAHOGANY ON GALVANIZED TUBE STEEL FRAME

This drawing has been prepared under the architect's supervision. The architect retains any responsibility for the existing building structure, existing site conditions, existing construction materials, and any change or documents used for this project that are not signed and sealed by the architect. This information is of a preliminary nature and is subject to change without notice. The information contained herein is the property of Urban bobcat Architects, PC and is not to be used for any other project without the written consent of Urban bobcat Architects, PC. All rights reserved. Copyright © 2015.

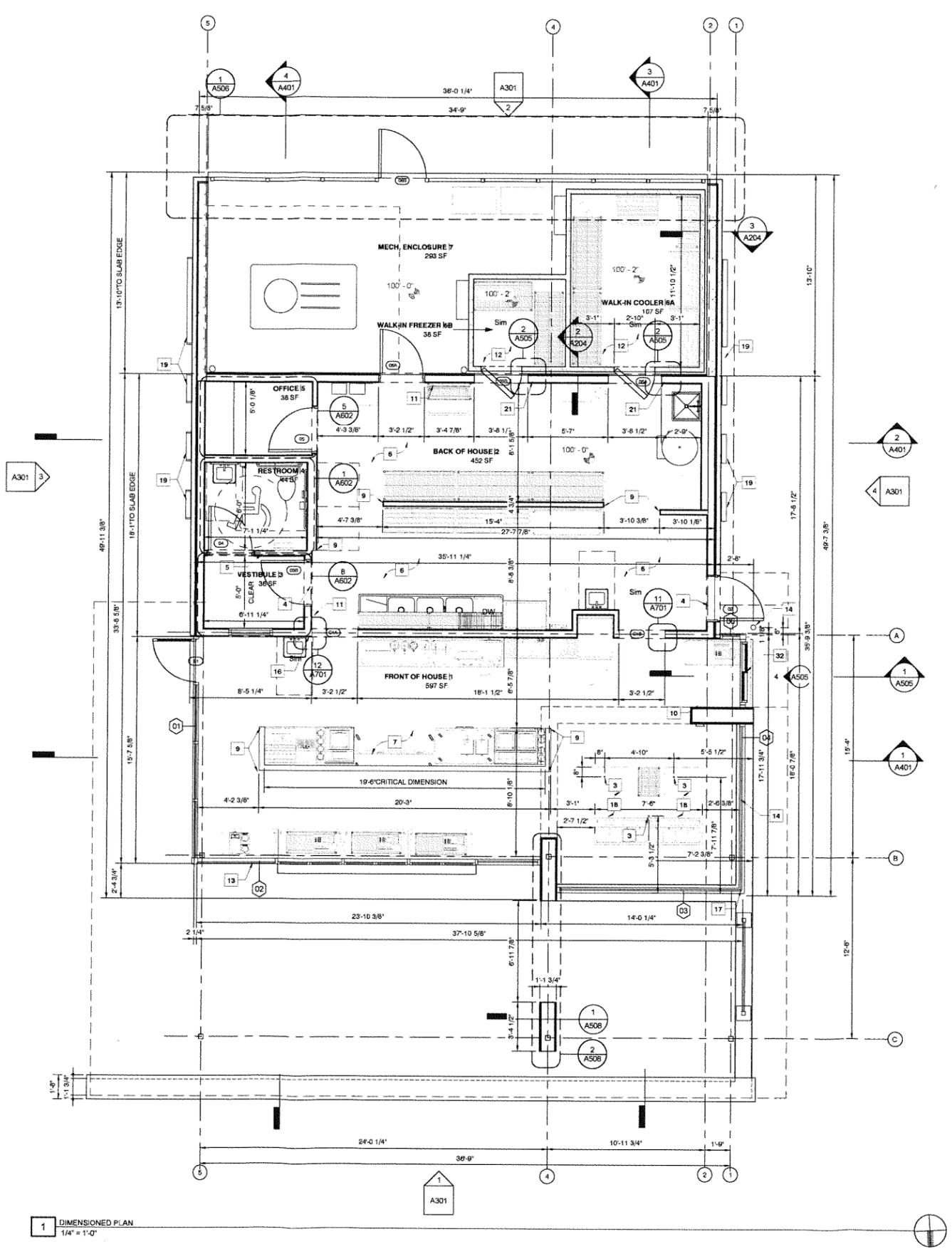
Drawn By: MTT Architect: MATT GREEN, AIA
Project Number: 15-10724 TX License Number: 22792



09/09/2015

SHEET FLOOR PLAN

A201



1 DIMENSIONED PLAN
1/4" = 1'-0"



PROJECT INFORMATION
ANDY'S FROZEN CUSTARD - GRAPEVINE
 WILLIAM D. TATE AVE. & BALL ST., GRAPEVINE, TX
 ISSUE

SITE (CUP) SET

SEPTEMBER 09, 2015

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 CONTACT: BILL SCHULTE, PE

NOTES:

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION
C-1	COPING TYPE 1: PRECAST CONCRETE PARAPET CAP-COLOR TO MATCH MASONRY
FC-1	FIBER CEMENT TYPE 1: 5/16" HARDIE PANELS COLOR PLUS EXT. # x 10" SECTIONS ON 3/4" BATTENS COLOR: LIGHT MIST, SMOOTH FINISH
GL-1	GLAZING TYPE 1: EFFCO 483 FRONT SET STOREFRONT WITH 1" INSULATED GLAZING, CLEAR OVER CLEAR
M-1	MASONRY TYPE 1: ENDICOTT BRICK - MANGANESE IRONSPOT, VELOUR FINISH
N-1	PERIMETER NEON LIGHTING BY OTHERS ON EXTENT OF ANODIZED ALUMINUM FASCIA
S-1	SOFFIT TYPE 1: GOLD BOND EXTERIOR GYPSUM BOARD, WITH A STO DIRECT APPLIED FINISH, COLOR: WHITE
W-1	FIBER PANEL (WOOD-LOOK) TYPE 1: NICH-HA 5/8" VINTAGE WOOD PANELS COLOR: CEDAR ON GALVANIZED TUBE STEEL FRAME

KEYNOTES:

- ROOF DRAINS BELOW SIDEWALK TO STORM SEWER - NOTE: EXPELL WATER UNDER SIDEWALK TO CURB - NOT ONTO WALK
- WHITE VINYL FILM APPLIED TO GLAZING
- ELECTRIC STUB
- TACTILE ALUMINUM EXIT SIGNAGE IN COMPLIANCE WITH SECTION 1011.3 IBC 2006 SURFACE MOUNTED TO DOOR.
- TACTILE ALUMINUM RESTROOM SIGNAGE IN COMPLIANCE WITH SECTION 1110.1 IBC 2006 SURFACE MOUNTED TO DRYWALL.
- PROVIDE 3' CLEAR ACCESSIBLE EGRESS PATH. SPACE EQUALLY WHERE MULLION DO NOT EXIST
- ROOF STRUCTURE WITH CLEAR ANODIZED ALUMINUM FASCIA WITH 3 CONTINUOUS BANDS OF NEON TUBING
- INSTALL CORNER GUARDS, TYP.
- PROVIDE HOT AND COLD WATER HOSE BIB ON WALL BEHIND AND ADJACENT TO CUSTARD MACHINES
- FIRE EXTINGUISHER AND CABINET - SEE 4/A/01
- COORDINATE INSTALLATION OF WALK-IN COOLER AND FREEZER W/ SUPPLIER
- ACCORDIAN DOOR
- STEEL PIPE BOLLARD - 4" DIAMETER SCHEDULE 40 STEEL PIPE - 4" ABOVE GRADE W/ 2" CORE BELOW GRADE
- 5" DIAMETER DOWNSPOUT - CONNECTED TO STORM SEWER PER CIVIL PLANS
- OCCUPANCY LOAD SIGNAGE IN COMPLIANCE WITH SECTION 1004.3 IBC 2006 - SURFACE MOUNTED ABOVE DOOR
- CORNER TO BE BUTT-GLAZED WITH A 45 DEGREE MULLION.
- CUSTARD MACHINES TO STRADDLE FLOOR SINKS
- ANDY'S MENU AND POSTER SIGNAGE BY OTHERS - VERIFY INSTALLED LOCATION W/ OWNER
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- TRASH / RECYCLING PER OWNER
- ALL EXPOSED DUCTWORK TO BE PAINTED WHITE TO MATCH GWS CEILING
- ROOF CONSTRUCTION - 60 MIL WHITE TPO ROOFING MECHANICALLY FASTENED ON 1" RIGID INSULATION OVER TJI'S PER STRUCTURAL WITH R-30 INSULATION
- PROVIDE SOLID BLOCKING FOR ALL SHELVES & WALL MOUNTED EQUIPMENT - SEE 2/03 FOR LOCATIONS
- COLUMNS PER STRUCTURAL
- ANDY'S FROZEN CUSTARD NEON CONE SIGN MADE FRESH EVERY HOUR - LOCATED INSIDE STORE IN FRONT OF STOREFRONT GLAZING - SUSPEND FROM HORIZONTAL MULLION AND CONCEAL POWER SUPPLY ALONG INSIDE FACE OF MULLION
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- PREFINISHED METAL BOX GUTTER
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- CAP AND BILL FLASHING AT TOP DATUM OF MASONRY VENEER AND FREESTANDING WALL, TYP.
- FOUNDATION PER STRUCTURAL
- WALL TYPE PER PLAN
- DUCTWORK LOCATION AND SIZING PER MEP
- SUSPENDED POLYGLA CEILING, PER DETAIL
- STAINLESS STEEL CORNER GUARDS

MASONRY PERCENTAGE: FACADES

% FACADE (CLIMATE-CONTROLLED EXT. WALLS)	DESCRIPTION
100%	WEST - DRIVE-THRU FACADE
100%	EAST - NON-DRIVE THRU LONG FACADE
100%	NORTH - CUSTOMER WALK-UP FACADE (FACADE 98% GLAZING WALLS AND TRIM)
N/A	SOUTH - REAR MECHANICAL ENCLOSURE (100% SCREENED FROM VIEW BY MECH SCREENING)

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

CASE NAME: ANDY'S FROZEN CUSTARD
 CASE NUMBER: CUIS-42
 LOCATION: LOT 2R, BLOCK 1
 TATE STREET PLAZA

MAYOR _____ SECRETARY _____
 DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____
 SHEET: 8 of 10

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

DEPARTMENT OF DEVELOPMENT SERVICES

REVISION SCHEDULE

NO	DATE	ISSUE

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any change or alteration used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part, is prohibited. This information contained herein is and remains the property of Urban bobcat Architects, PC and is not to be used or disseminated in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Urban bobcat Architects, PC. All rights reserved. Copyright © 2015.

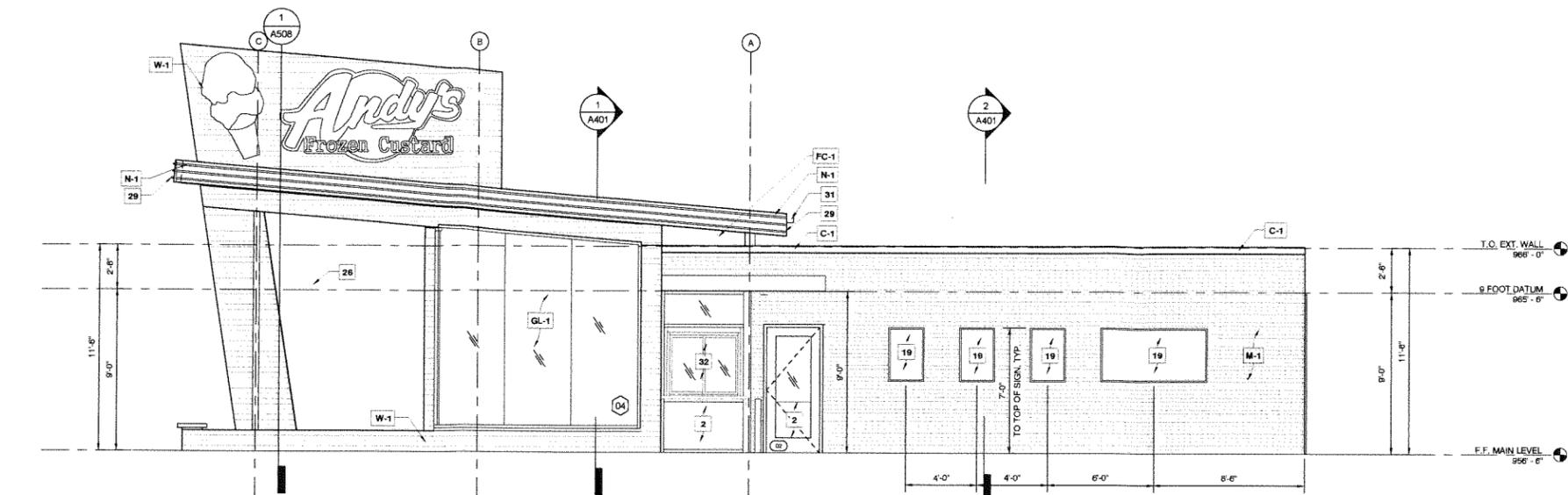
Drawn by: MTC Architect: MATT GREEN, AIA
 Project Number: 15-101/04 TX License Number: 22762



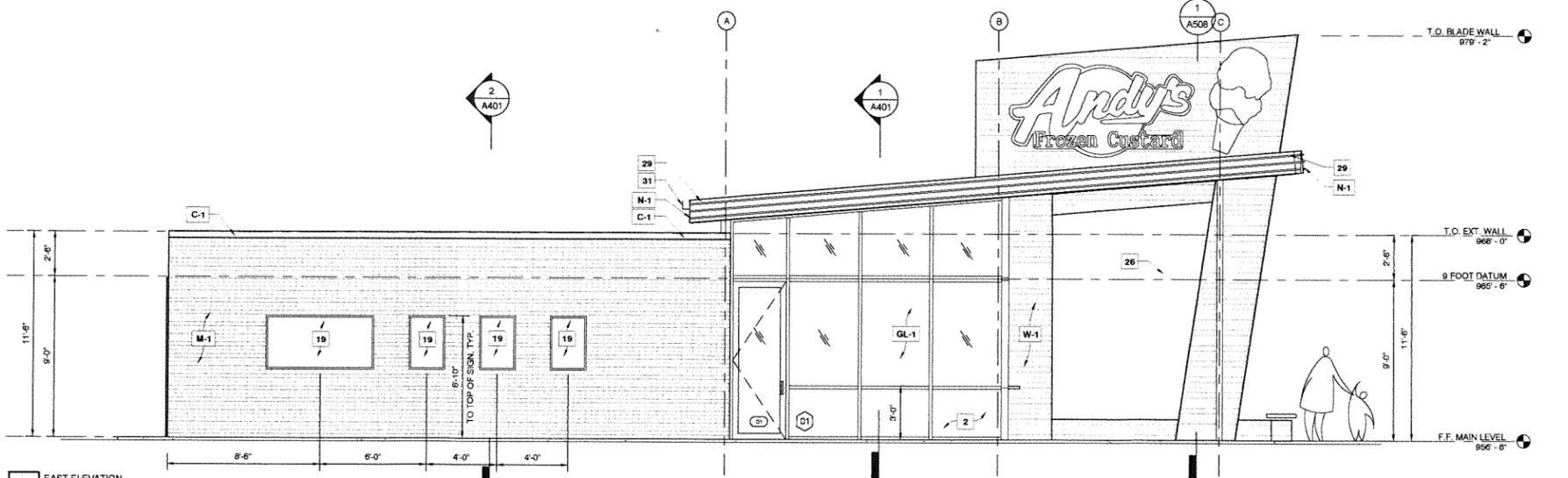
09/09/2015

SHEET ELEVATIONS

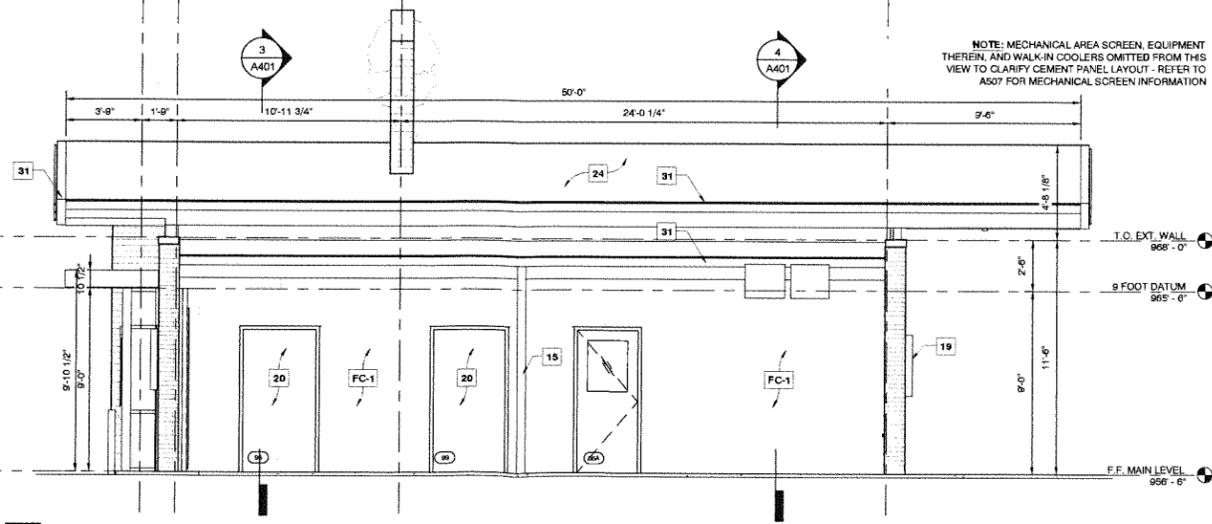
A301



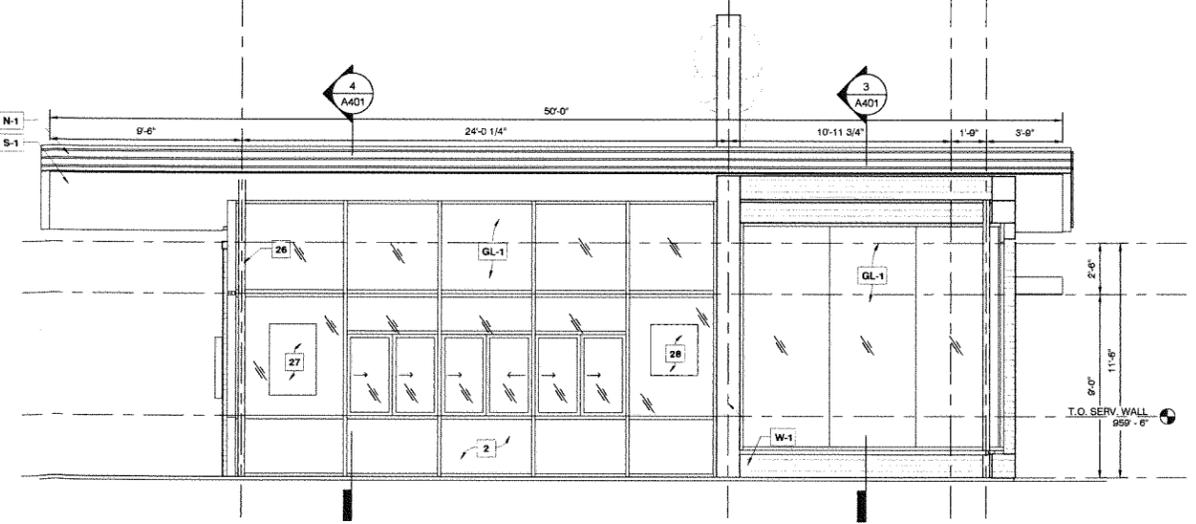
4 WEST ELEVATION
 1/4" = 1'-0"



3 EAST ELEVATION
 1/4" = 1'-0"



2 SOUTH ELEVATION
 1/4" = 1'-0"



1 NORTH ELEVATION
 1/4" = 1'-0"

urban bobcat ARCHITECTS
 PROJECT INFORMATION
ANDY'S FROZEN CUSTARD - GRAPEVINE
 WILLIAM D. TATE AVE. & BALL ST., GRAPEVINE, TX
 ISSUE:
SITE (CUP) SET
SEPTEMBER 09, 2015
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 DALLAS, TX 75287
 PH 1: 469-385-1816
 CONTACT: BILL SCHULTE, PE
 NOTES:

CONDITIONAL USE PERMIT CU15-42 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU12-10 (ORD. 2012-17) FOR A PLANNED COMMERCIAL CENTER, SPECIFICALLY TO ALLOW A DRIVE THROUGH AND OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT.

CASE NAME: ANDY'S FROZEN CUSTARD
 CASE NUMBER: CU15-42
 LOCATION: LOT 2R, BLOCK 1
 TATE STREET PLAZA

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

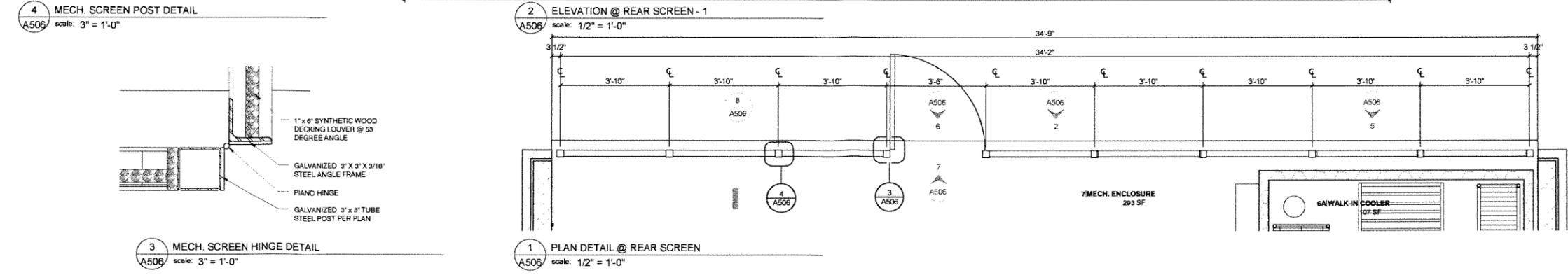
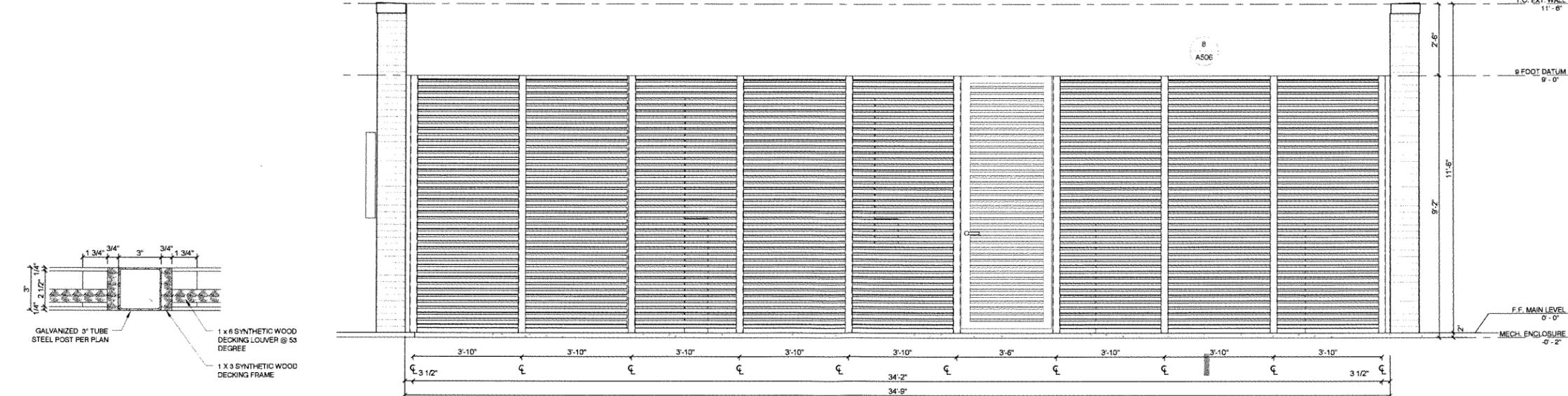
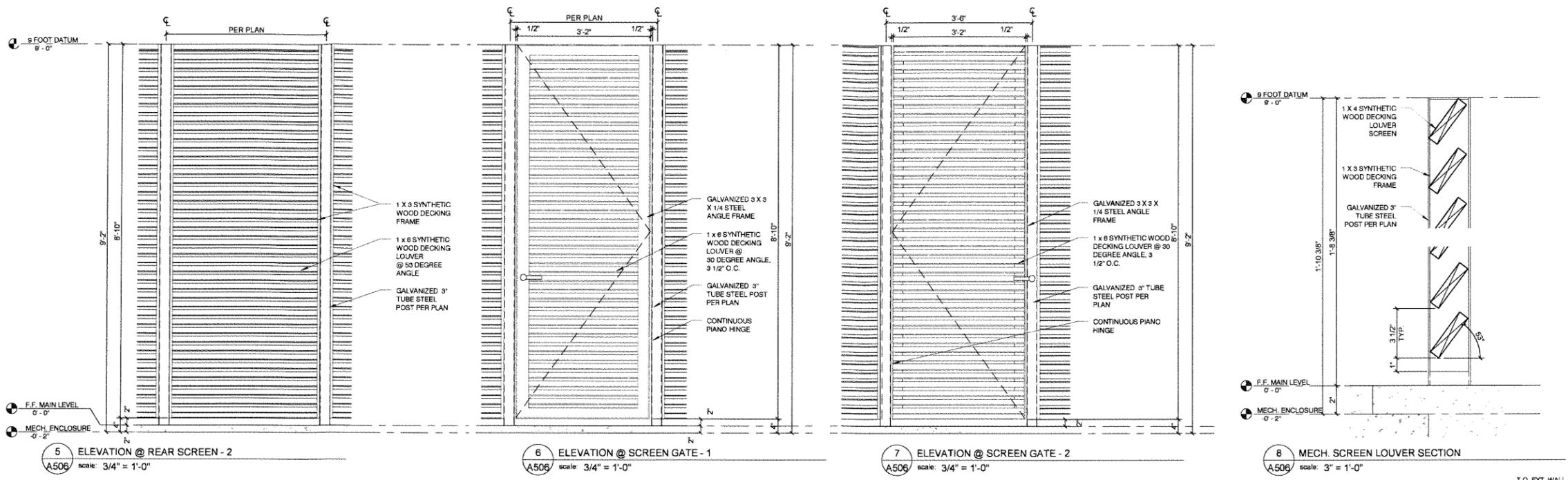
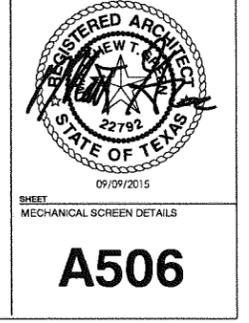
DATE: _____
 SHEET: 9 OF 10

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

REVISION SCHEDULE		
NO.	DATE	ISSUE

The drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction details, and any drawings or documents used for the project that were not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and no part or possession of this information comes to light in or through any disclosure or otherwise of this material contained herein for any and all authorized purposes. All rights reserved. Copyright © 2015.

Drawn By: MTO Architect: MATT GREEN, AIA
 Project Number: 10-10704 TX License Number: 22792



urban bobcat ARCHITECTS
PROJECT INFORMATION
ANDY'S FROZEN CUSTARD - GRAPEVINE
 WILLIAM D. TATE AVE. & BALL ST., GRAPEVINE, TX
ISSUE
SITE (CUP) SET
SEPTEMBER 09, 2015
ARCHITECT
 urban bobcat Architects, PC
 1016 FORREST DR., ARLINGTON, TX 76012
 PH 1: 817-402-4263 / PH 2: 817-402-9129
 CONTACT: MATT GREEN, AIA
 WWW.URBANBOBCAT.COM
CIVIL ENGINEER
 DUNAWAY ASSOCIATES L.P.
 550 BAILEY AVENUE STE. 400
 FORT WORTH, TEXAS 76107
 PH: (817) 335-1121
 CONTACT: CHRIS BIGGERS, PE
STRUCTURAL ENGINEER
 DUNAWAY ASSOCIATES L.P.
 550 BAILEY AVENUE STE. 400
 FORT WORTH, TEXAS 76107
 PH: (817) 335-1121
 CONTACT: BRIAN BOWDEN, PE
M.E.P. ENGINEER
 Jordan & Skala Engineers, Inc.
 17855 N. DALLAS PKWY, SUITE 320,
 DALLAS, TX 75287
 PH 1: 469-385-1616
 CONTACT: DAVE MATTHEWS, PE
NOTES:

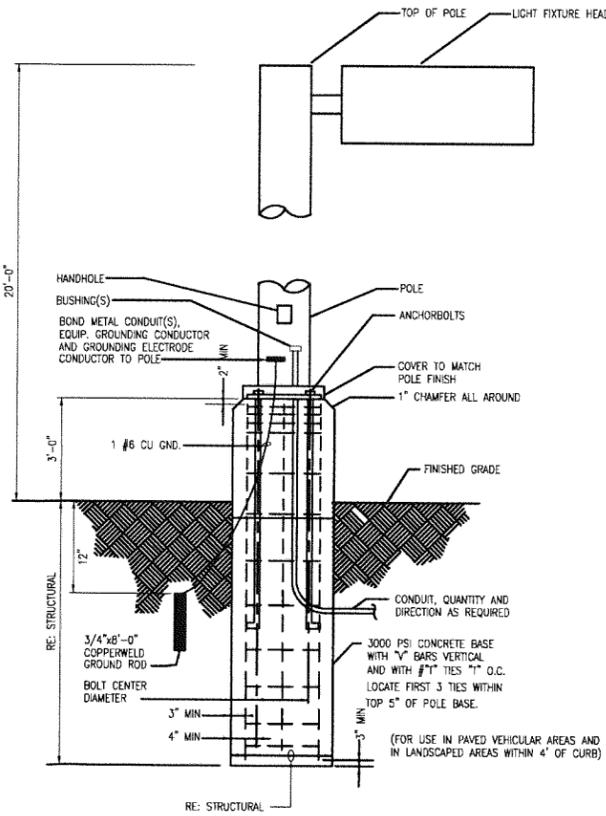
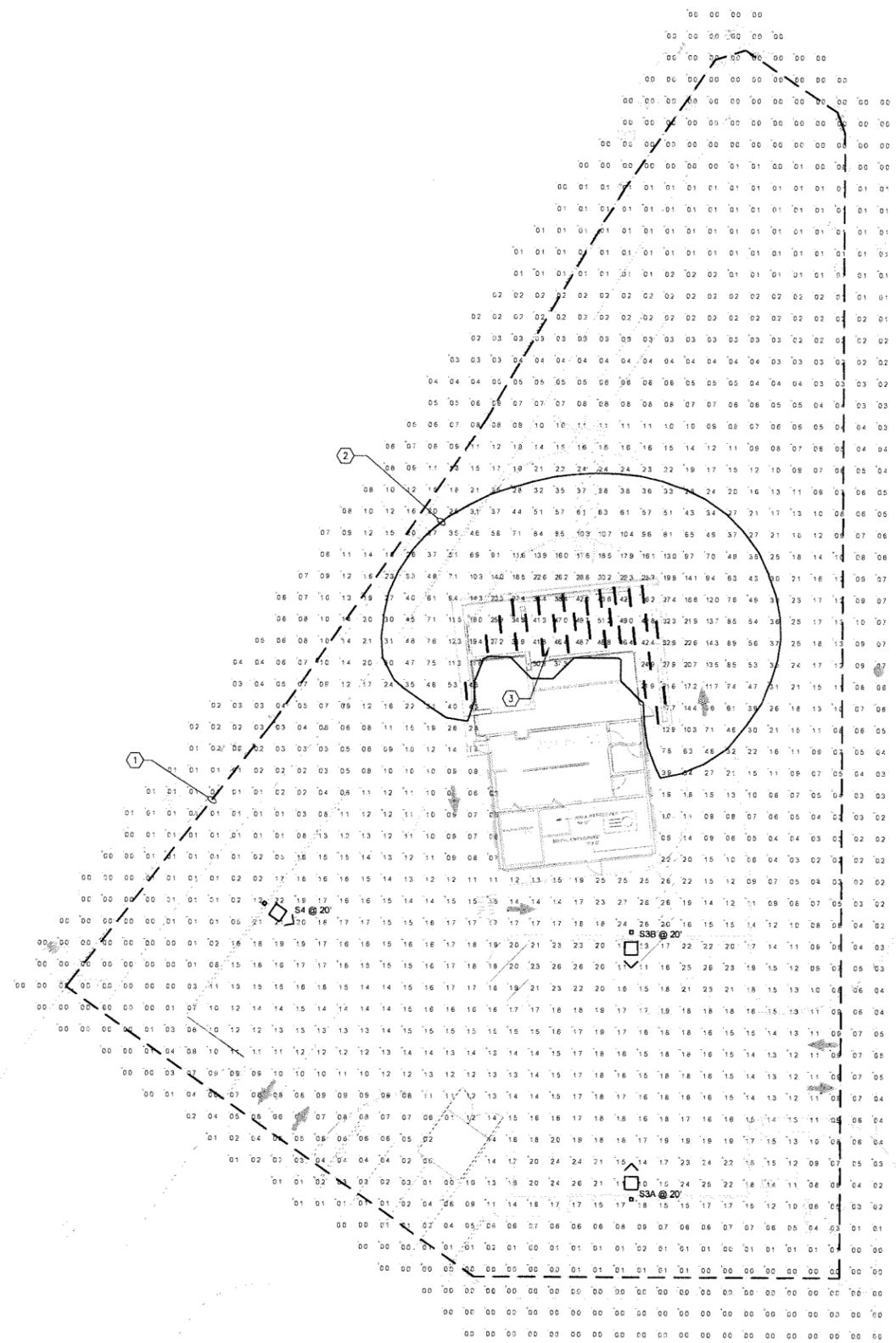
GENERAL NOTES:

- G-1 CALCULATION ZONE AT GROUND LEVEL TO SHOW COMPLIANCE WITH CITY OF GRAPEVINE ZONING ORDINANCE PERFORMANCE STANDARDS OF A MAXIMUM OF 3FC OF LIGHT AT PROPERTY LINE FOR NON-RESIDENTIAL DISTRICTS AND STREETS (SECTION 55(A)(4)(1)(c)).
- G-2 ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE ILLUMINATION LEVELS.
- G-3 ALL POLE-MOUNTED PARKING LIGHTS SHALL NOT EXCEED THE HIGHEST POINT OF THE PRIMARY STRUCTURE (23-FEET). THE TOTAL OVERALL HEIGHT, FROM THE BOTTOM OF POLE BASE TO TOP OF FIXTURE SHALL BE 20'.

KEY NOTES:

- ① PROPERTY LINE.
- ② 3-FOOT CANDLE BOUNDARY LINE.
- ③ TYPE 'U' FIXTURES UNDER CANOPY. ALL TYPE 'U' CANOPY FIXTURES SHALL BE RECESSED TO REDUCE GLARE.

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Wattage
☐	S3A	1	PHILIPS GARDCO	ECF-3-70LA-3270-NW-IS	ECOFORM	(1) LIGHT ARRAY OF 32 LEDs DRIVEN AT 700mA	1	69.2
☐	S4	1	PHILIPS GARDCO	ECF-4-70LA-3270-NW-IS	ECOFORM	(1) LIGHT ARRAY OF 32 LEDs DRIVEN AT 700mA	1	69.2
—	U	28	Barco Lighting		IPRSM-2-28w Frosted	Fluor. 28W 4' Silhouette T5	2	62
☐	S3B	1	PHILIPS GARDCO	ECF-3-70LA-3270-NW	ECOFORM	(1) LIGHT ARRAY OF 32 LEDs DRIVEN AT 700mA	1	69.2



② POLE BASE DETAIL
 SCALE: NOT TO SCALE

CONDITIONAL USE PERMIT CU15-42 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU12-10 (ORD. 2012-17) FOR A PLANNED COMMERCIAL CENTER, SPECIFICALLY TO ALLOW A DRIVE THROUGH AND OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT.

CASE NAME: ANDY'S FROZEN CUSTARD
 CASE NUMBER: CU15-42
 LOCATION: LOT 2R, BLOCK 1
 TATE STREET PLAZA

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

DATE: _____
 SHEET: 10 OF 10
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
 DEPARTMENT OF DEVELOPMENT SERVICES

NO.	DATE	ISSUE

This drawing has been prepared under the architect's supervision. The architect declines any responsibility for the existing building structure, existing site conditions, existing construction elements, and any planning or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part, is prohibited. This information contains herein and remains the property of Urban Bobcat Architects, PC and receipt or possession of this information confers no right in or to it, or to any other information or subject matter contained herein, for any but authorized purposes. All rights reserved. Copyright © 2015.



① SITE PLAN - PHOTOMETRICS
 SCALE: 1/16"=1'-0"



JSE Jordan & Skala Engineers
 17855 North Dallas Parkway, Suite 320
 Dallas, TX 75287
 V: 469-385-1616 / F: 469-385-1613
 Project Number - 153-0679 Texas Firm Registration # F-4990
 Drawn By: RC Checked By: MB

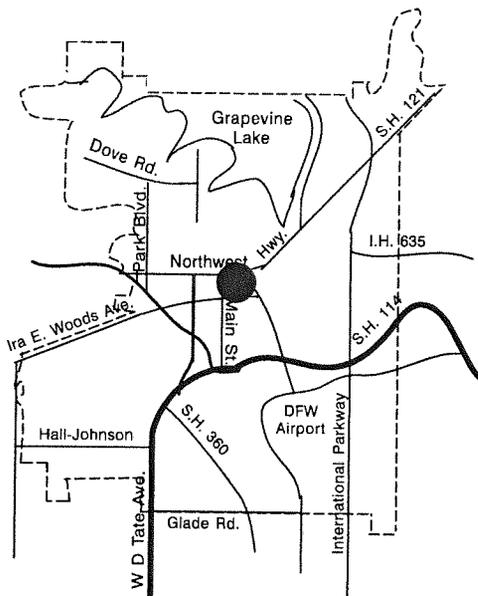
E302

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: OCTOBER 20, 2015

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
HISTORIC LANDMARK SUBDISTRICT HL15-03



APPLICANT: Maykus Custom Homes

PROPERTY LOCATION AND SIZE:

The subject property is located at 303 South Dooley Street and platted as Lot 1B, Block 106, College Heights Addition.

REQUESTED HISTORIC LANDMARK SUBDISTRICT AND COMMENTS:

The applicant is requesting a Historic Landmark Subdistrict designation for property located at 303 South Dooley Street, Lot 1B, Block 106, College Heights Addition.

The Historic Preservation Commission, at their May 27, 2015 meeting, adopted the preservation criteria for the subject property and approved CA15-41 to allow the applicant to demolish the existing house and construct a new structure along with a detached garage.

This house was built in 1965. This 1,238 sq. ft. one-story minimal traditional style house is situated on a corner lot in the College Heights Addition of the City of Grapevine. Rather than facing East Texas Street as most of the homes of College Heights Addition, the house fronts on South Dooley Street.

The house is rectangular in plan. It features brick veneer exterior of white, grey, black and pink brick placed in a speckled pattern. The roof has a 4 to 12 pitch, with front facing projecting gables at either end of the house. Roofing shingles are white asphalt three tab shingles. White painted plywood siding with batten strips is used to clad the inside of the gable walls and to enclose the overhanging roof eaves. A projecting porch roof overhang provides protection from the elements and extends over the sidewalk from the double-car attached garage to the left of the house to the main entrance door. Windows are aluminum, horizontal sliders placed high in the walls. The front entrance features a wood veneer slab-style door with an overlay of a white painted metal storm door unit. The garage features original tilt-up wood garage doors.

The front elevation is decorated with unique out-rigger wooden brackets of a reverse scroll pattern, which support the eaves of the front roof gables. Front fascia boards of the gables as well as the two garage doors are painted fire engine red as an accent. The house opens to the rear yard through an aluminum sliding glass door, a popular feature of homes of the 1960s. The rear yard is fenced with a traditional four foot high aluminum chain link fence.

This property 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. This area encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in the city of 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.

William E. (Bill) and Elsie Watkins purchased this lot in the 1960s. They hired the Steward Brothers, who were developing homes in the new Sunshine Harbor Addition, circ. 1963-1967, to construct this house. The house is built in the same style with a plan that is identical to some of the homes built in Sunshine Harbor Addition. According to Kevin Aslin, a longtime resident of Sunshine Harbor Addition, every third house in that neighborhood has the same identical floor plan. According to Ted Ware, Sunshine Harbor was known as an affordable addition which the Steward Brothers built to a price point. It was a popular neighborhood then and still is today, with some owners living there more than 50 years.

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

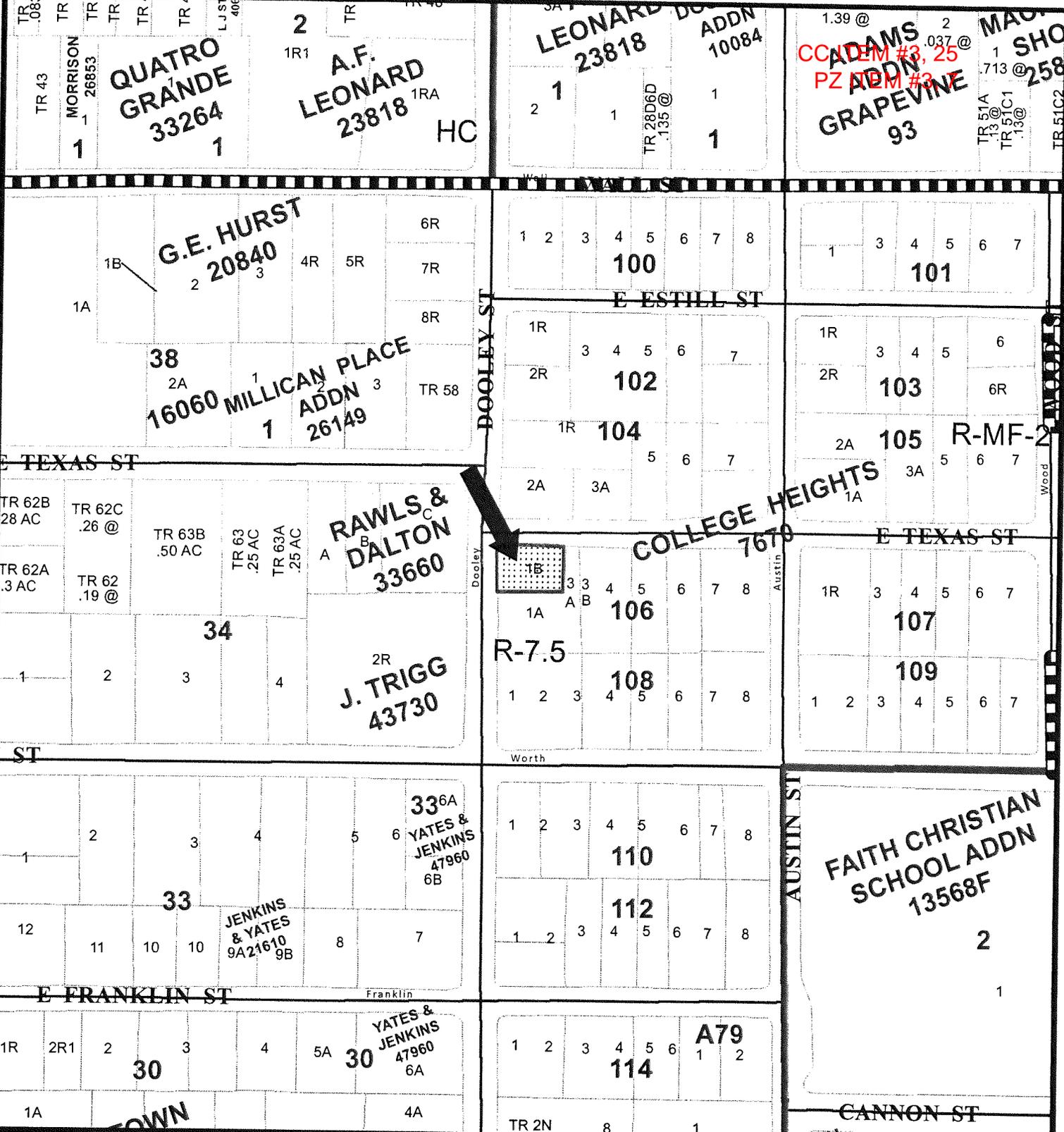
AIRPORT IMPACT:

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



HL15-03

303 South Dooley Street

Date Prepared: 10/6/2015

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 KOSSE MAYKUS
 COMPANY NAME MAYKUS CUSTOM HOMES
 ADDRESS P.O. BOX 92-247
 CITY/STATE/ZIP SOUTHLAKE, TEXAS; 76051
 WORK PHONE (817)991-8182 FAX NUMBER N/A

2. APPLICANT'S INTEREST IN SUBJECT PROPERTY INTEREST IN BUILDING
NEW, HISTORICAL STYLE RESIDENCE

3. PROPERTY OWNER(S) NAME KOSSE MAYKUS
 ADDRESS 421 SMITH
 CITY/STATE/ZIP GRAPEVINE, TEXAS; ~~76051~~ 76051
 WORK PHONE 817.991.8182 FAX NUMBER N/A

4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION
303 S. POOLEY
 LEGAL DESCRIPTION: LOT 18 BLOCK 106, ADDITION COURTNEY HEIGHTS ADDITION
 SIZE OF SUBJECT PROPERTY _____ ACRES 8220 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 SINGLE FAMILY RESIDENCE

- 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) KOSSE MARKUS

APPLICANT SIGNATURE [Handwritten Signature]

OWNER (PRINT) KOSSE MARKUS

OWNER SIGNATURE [Handwritten Signature]

[Handwritten Signature]
HPC CHAIR 5/27/15

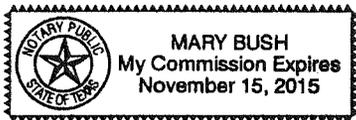
The State of TEXAS

County of TARRANT

Before me MARY BUSH on this day personally appeared KOSSE MAYKUS known to me (or proved to me on the oath of _____ or through TX DL# 031671123 (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 1st day of May, A.D. 2015.

SEAL



[Signature]
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

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

1. Name

Historic William E. and Elsie Watkins House

And/or common

2. Location

Address 303 South Dooley Street land survey Wm. Dooley Survey

Location/neighborhood City of Grapevine Addition

block/lot Block 106 – Lot 1B tract size 8720 sq. ft.

3. Current zoning

A-1 Single Family

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 checked="" type="checkbox"/> private	<input checked="" 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: Kosse Maykus phone: 817 991-8182

Address: PO Box 92-8182 city: Southlake state: TX zip: 76051

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 C. J. Wall (property)

significant later owner(s) Ira E. Woods (property)

12. Construction Dates

Original 1965

alterations/additions

13. Architect

original construction Stewart Brothers, Grapevine, Texas (Builders of Homes in Sunshine Harbor Addition)

alterations/additions None

14. Site Features

natural

urban design Aluminum Chain link fence surrounds rear yard.

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.



303 South Dooley Street, c. 1965

Photo c. 2002

This 1,238 sq. ft. one-story minimal traditional style house is situated on a corner lot in the College Heights Addition of the City of Grapevine. Rather than facing East Texas Street as most of the homes of College Heights Addition, the house fronts on South Dooley Street. The house is rectangular in plan. It features brick veneer exterior of white, grey, black and pink brick placed in a speckled pattern. The roof has a 4 to 12 pitch, with front facing pro-

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16. Historical Significance

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

This property 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. This area encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in the city of 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.

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17. Bibliography

Grapevine Area History book, c. 1967.

David Klempin, Historic Preservation Officer's 2011 conversations with Grapevine residents Bill and Elsie Watkins regarding the building of their house in the College Heights Addition c. 1965.

Sallie Andrews, Grapevine Historic Preservation Consultant's 2015 phone interviews with Grapevine residents Kevin Aslin, Judy Daniel, Gayle Hall, Roy Stewart and Ted Ware regarding Sunshine Harbor Addition development and its builders, circ. 1963-1967.

18. Attachments

District or Site map
 Site Plan
 Photo

Additional descriptive material
 Footnotes
 Other (_____

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>G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city. _____</p> |
| <p>B. Location as the site of a significant historical event. _____</p> | <p>H. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation. _____</p> |
| <p>C. Identification with a person or persons who significantly contributed to the culture and development of the city. _____</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. _____ x</p> |
| <p>D. Exemplification of the cultural, economic, social or historical heritage of the city _____ x</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>E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. _____</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>F. Embodiment of distinguishing characteristics of an architectural type or specimen. _____</p> | <p>L. Value as an aspect of community sentiment or public pride. _____</p> |

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, Chair
Grapevine Historic Preservation Commission

David Klempin
Historic Preservation Officer

Scott Williams, Director
Development Services Department

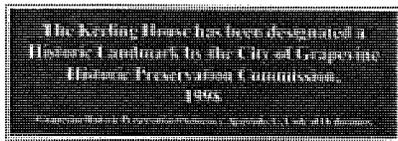
Historical Marker

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.

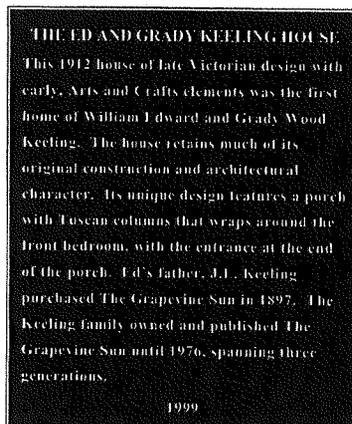
Below for office use only



- Historic Preservation Commission's Historic Landmark Plaque.



- Historic Preservation Commission's Historic District Plaque.



Grapevine Historical Society's
Historic Landmark Marker.



THE 1915 HOME OF THE BUCKNER HOUSE WITH
ARCHITECTURE CHARACTERISTIC OF THE
EARLY 20TH CENTURY. THE HOUSE WAS
DESIGNED BY THE FIRM OF HENRY AND
JAMES. THE HOUSE WAS BUILT IN 1915
AND IS A FINE EXAMPLE OF THE
EARLY 20TH CENTURY ARCHITECTURE.
THE HOUSE WAS BUILT BY THE
FIRM OF HENRY AND JAMES.
1915

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

Historic Landmark Marker,
existing GHS marker.



THE 1915 HOME OF THE BUCKNER HOUSE WITH
ARCHITECTURE CHARACTERISTIC OF THE
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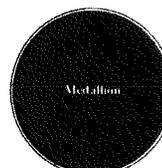
Historic District Marker,
existing GHS marker.



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1998

Historic Landmark Marker,
new GHS marker.



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ARCHITECTURE CHARACTERISTIC OF THE
EARLY 20TH CENTURY. THE HOUSE WAS
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Historic District Marker,
new GHS marker.

Design Guidelines

**William E. and Elsie Watkins House
Grapevine, Texas**

Grapevine Township Revitalization Project, Inc.
City of Grapevine
636 South Main Street
Grapevine, Texas 76051

May 27, 2015

Table of Contents

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I. SITE

- Setbacks
- 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



303 South Dooley Street, c. 1965
Photo c. 2002

This 1,238 sq. ft. one-story minimal traditional style house is situated on a corner lot in the College Heights Addition of the City of Grapevine. Rather than facing East Texas Street as most of the homes of College Heights Addition, the house fronts on South Dooley Street. The house is rectangular in plan. It features brick veneer exterior of white, grey, black and pink brick placed in a speckled pattern. The roof has a 4 to 12 pitch, with front facing projecting gables at either end of the house. Roofing shingles are white asphalt three tab shingles. White painted plywood siding with batten strips is used to clad the inside of the gable walls and to enclose the overhanging roof eaves. A projecting porch roof overhang provides protection from the elements and extends over the sidewalk from the double-car attached garage to the left of the house to the main entrance door. Windows are aluminum, horizontal sliders placed high in the walls. The front entrance features a wood veneer slab-style door with an overlay of a white painted metal storm door unit. The garage features original tilt-up wood garage doors.

The front elevation is decorated with unique out-rigger wooden brackets of a reverse scroll pattern, which support the eaves of the front roof gables. Front fascia boards of the gables as well as the two garage doors are painted fire engine red as an accent.

The house opens to the rear yard through an aluminum sliding glass door, a popular feature of homes of the 1960's. The rear yard is fenced with a traditional four foot high aluminum chain link fence.

This property 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. This area encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in the city of 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.

William E. (Bill) and Elsie Watkins purchased this lot in the 1960s. They hired the Steward Brothers, who were developing homes in the new Sunshine Harbor Addition, circ. 1963-1967, to construct this house. The house is built in the same style with a plan that is identical to some of the homes built in Sunshine Harbor Addition. According to Kevin Aslin, a longtime resident of Sunshine Harbor Addition, every third house in that neighborhood has the same identical floor plan. According to Ted Ware, Sunshine Harbor was known as an affordable addition which the Steward Brothers built to a price point. It was a popular neighborhood then and still is today, with some owners living there more than 50 years.

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.

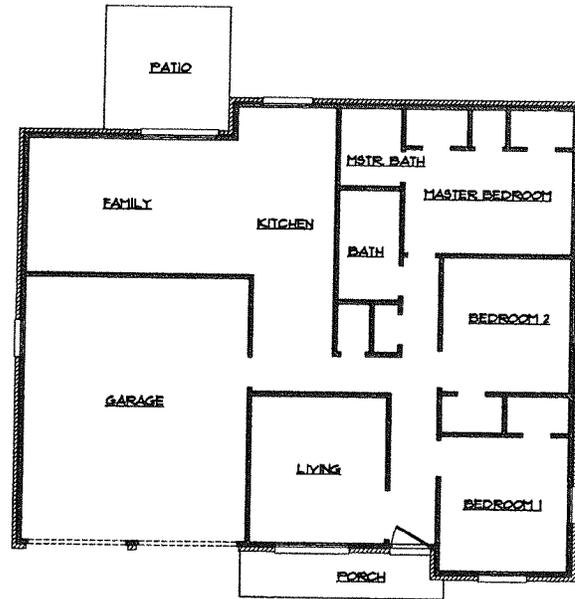
New vertical additions should be set back from primary facades so as not to be readily apparent from the facing street.

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.

CA15-41

CC ITEM #3, 25
PZ ITEM #3, 7



EXISTING FLOOR PLAN
1/8" = 1'-0"

DATE SUBMITTED: _____
 DRAWN BY: _____
 CHECKED BY: _____
 REVIEWED BY: _____

305 S DOOLEY STREET
 GRAPEVINE, TEXAS
 HUNTER CAMPBELL ARCHITECTS

1/8" = 1'-0"

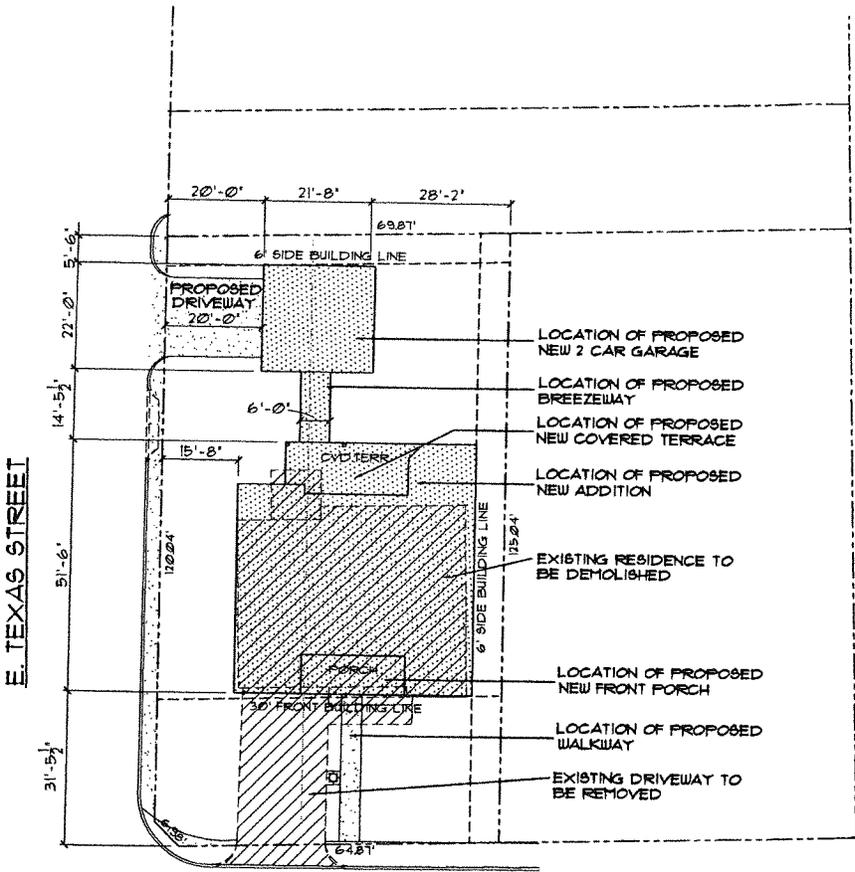
PROJECT No. _____
DEMO
 PROGRAM No. _____
 SUBMITAL No. _____

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CERTIFICATE OF APPROPRIATENESS
 CITY OF GRAPEVINE
RELEASED
 PURSUANT TO CA 15-41
 DATE 5/27/13 BY WDK
 DEPARTMENT OF
 DEVELOPMENT SERVICES
 CONTACT BUILDING INSPECTIONS
 FOR PERMIT INFORMATION

CA15-41

CC ITEM #3, 25
PZ ITEM #3, 7



303 S. DOOLEY STREET

SITE PLAN
SCALE: 1"=20'-0"
LOT 1 BLOCK 106
COLLEGE HEIGHTS ADDITION
GRAPEVINE, TEXAS



CHART DATA

	EXISTING	NEW
EXISTING HOUSE SQFT. (DEMO)	1693	
PROPOSED HOUSE A/C SQFT.		2,744
TOTAL A/C		2,744
EXISTING PORCH SQFT. (DEMO)	60	
PROPOSED PORCH SQFT.		167
PROPOSED GARAGE SQFT.		499
PROPOSED CVD. TERRACE		258
PROPOSED BREEZEWAY		86
TOTAL BLDG. COVERAGE		3,171
LOT SIZE	8,700 SQFT.	
LOT COVERAGE	22%	34%
IMPERVIOUS COVERAGE	28%	43%
3,400 SQFT. MAX FLOOR COVERAGE ALLOWED A/C + GARAGE	2,935 SQFT. FLOOR COVERAGE PROPOSED A/C + GARAGE	

Date: 5/27/15
Drawn by: T.M.
Checked by: T.M.
Revised:

THIS PLAN IS THE PROPERTY OF THE CITY OF GRAPEVINE, TEXAS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF GRAPEVINE, TEXAS.

303 S DOOLEY STREET
GRAPEVINE, TEXAS
MAPS&GIS@CITYOFGRAPEVINE.COM

A CITY OF TEXAS
CITY OF GRAPEVINE, TEXAS
1000 W. HUNTER STREET, SUITE 1000
GRAPEVINE, TEXAS 76049
TEL: 817.491.2000
WWW.CITYOFGRAPEVINE.COM

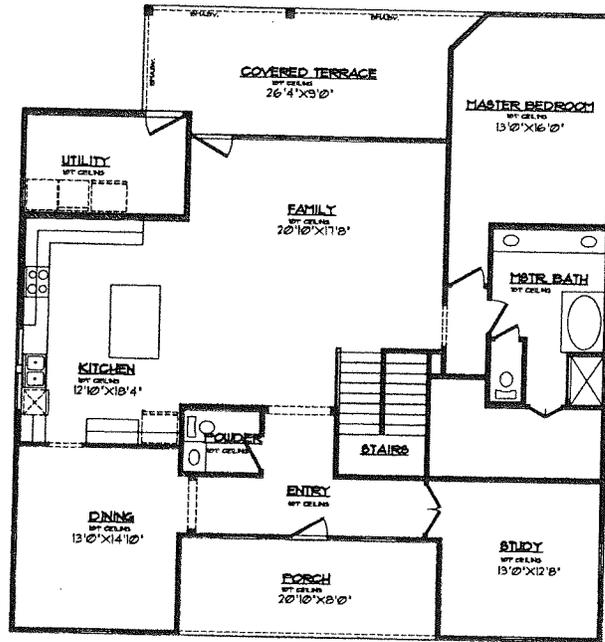
Sheet No.
SITE
Project No.
829-044Y

DESIGNED BY: T.M.
CHECKED BY: T.M.
DATE: 5/27/15

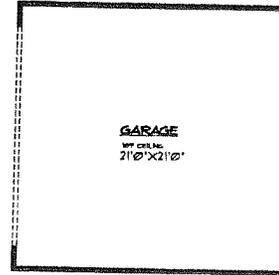
STATE OF APPROPRIATENESS
CITY OF GRAPEVINE
RELEASED
CASE NO. 15-41
DATE: 5/27/15 BY: WJC
DEPARTMENT OF
DEVELOPMENT SERVICES
CONTACT BUILDING INSPECTIONS
FOR PERMIT INFORMATION

CA15-41

CC ITEM #3, 25
PZ ITEM #3, 7



FIRST FLOOR PLAN
1/8" = 1'-0"



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DATE: 5/27/15
DRAWN BY: JSM
CHECKED BY: JSM
PROJECT:

305 S DOUGLASS STREET
GRAPEVINE, TEXAS
HAYBARN CUSTOM HOMES

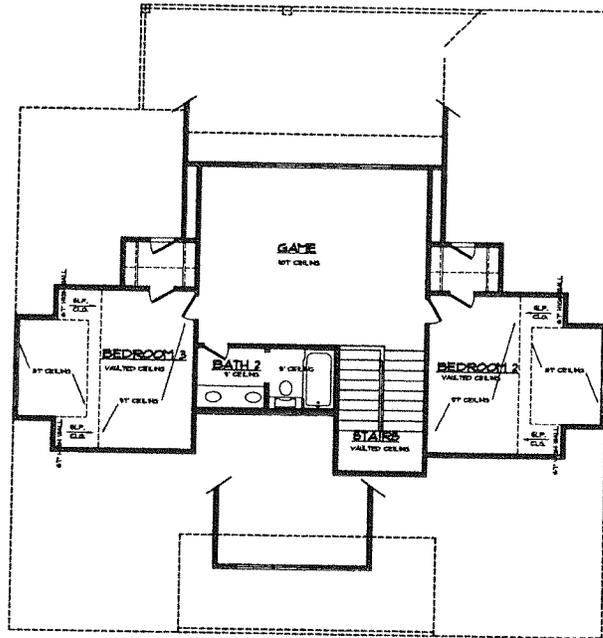
SEAL OF THE CITY OF GRAPEVINE

Sheet No.
1
Project No.
1507-0047

CERTIFICATE OF APPROPRIATENESS
CITY OF GRAPEVINE
RELEASED
PURSUANT TO CA15-41
DATE 5/27/15 BY WJTC
DEPARTMENT OF
DEVELOPMENT SERVICES
CONTACT BUILDING INSPECTIONS
FOR PERMIT INFORMATION

CA15-41

CC ITEM #3, 25
PZ ITEM #3, 7



SECOND FLOOR PLAN
1/8"=1'-0"

DATE: 8/15/15
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT:

305 S DOUGLASS STREET
 GRAPEVINE, TEXAS
 HUNT COUNTY, TEXAS

FOR REVIEW ONLY. NOT FOR BIDDING, PERMIT, OR CONSTRUCTION. (SCHEMATIC). JURISDICTION: TEXAS. 1/8"=1'-0"

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Sheet No.
2
 Project No.
 BUS-DMY

CERTIFICATE OF APPROPRIATENESS
 CITY OF GRAPEVINE
RELEASED
 PURSUANT TO CA 15-41
 DATE 8/27/15 BY [Signature]
 DEPARTMENT OF
 DEVELOPMENT SERVICES
 CONTACT BUILDING INSPECTIONS
 FOR PERMIT INFORMATION

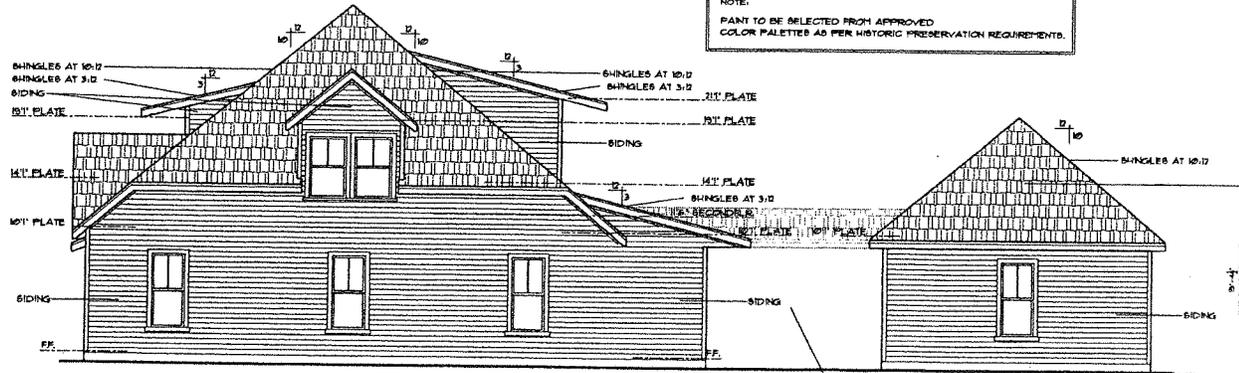
CA15-41

CC ITEM #3, 25
PZ ITEM #3, 7



REAR ELEVATION
(EAST)
1/8" = 1'-0"

NOTE:
PANT TO BE SELECTED FROM APPROVED
COLOR PALETTE AS PER HISTORIC PRESERVATION REQUIREMENTS.



RIGHT ELEVATION
(SOUTH)
1/8" = 1'-0"

DATE 5/27/15
DRAWN BY CASH
CHECKED BY TLU
SCALE

MS S DOOLEY STREET
GRAPEVINE, TEXAS
MAYNARD CHURCH LUMBER

CITY OF GRAPEVINE
DEPARTMENT OF DEVELOPMENT SERVICES

Sheet No.
4
Project No.
1504-041

CITY OF GRAPEVINE
CITY OF GRAPEVINE
RELEASED
PURSUANT TO CA 15-41
DATE 5/27/15 BY WOT
DEPARTMENT OF
DEVELOPMENT SERVICES
CONTACT BUILDING INSPECTIONS
FOR PERMIT INFORMATION

ORDINANCE NO. _____

HL15-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL15-03 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING THE AREA LEGALLY DESCRIBED AS LOT 1B, BLOCK 106, 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 WILIAM E AND ELSIE WATKINS 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 (HL15-03) 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: 303 South Dooley Street and platted as Lot 1B, Block 106, 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 William E And Elsie Watkins 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 20th day of October, 2015.

APPROVED:

ATTEST:

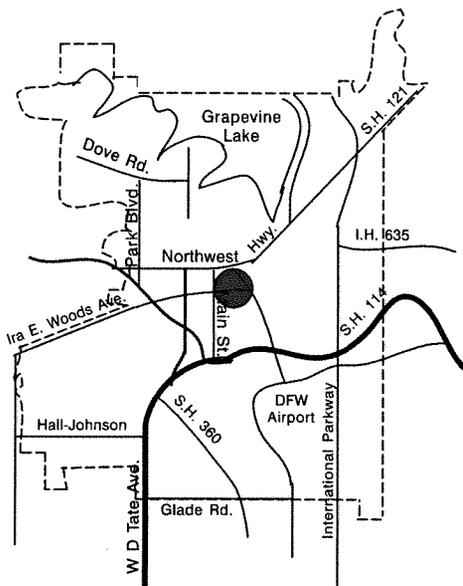
APPROVED AS TO FORM:

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: OCTOBER 20, 2015

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
HISTORIC LANDMARK SUBDISTRICT HL15-04



APPLICANT: Richard Blazek, Jr.

PROPERTY LOCATION AND SIZE:

The subject property is located at 234 East Franklin Street and platted as Lots 2C & 3A, Block 31, City of Grapevine Addition.

REQUESTED HISTORIC LANDMARK SUBDISTRICT AND COMMENTS:

The applicant is requesting a Historic Landmark Subdistrict designation for property located at 234 East Franklin Street, Lots 2C & 3A, Block 31, City of Grapevine Addition.

The Historic Preservation Commission, at their May 27, 2015 meeting, adopted the preservation criteria for the subject property and approved CA15-42 to allow the applicant to construct a 2,283 square foot addition to the existing 1,610 square foot residence, a new detached garage/carport and breezeway.

The house was built in 1933 in the bungalow style popular in Grapevine before World War II. The Chambers-Bragg-Blazek house features a double gable front with a recessed porch. Non-original decorative wrought-iron columns support the porch roof. A cross axial

wing projects from the main block of the house to the east, in the rear of the house. Its gables feature decorative scalloped vertical boarding that matches the original detached one-car carport.

This deluxe carport was built by Mr. Roy Chambers to showcase his special automobiles. Situated to the rear of the lot and substantial in appearance, the building features a shallow gable roof supported by six decorative scrolled iron columns on a base wall of deep red brick with contrasting white mortar. At the rear of the carport is a wood-sided, enclosed automotive storage unit with wood access door and three over three wood window unit. The front of the carport features decorative scalloped vertical boarding matching that of the house.

According to Grapevine's Most Unforgettable Characters Book, Mr. Roy Chambers, a pharmacist and original owner of the house, always tried to keep a new car. He once owned a sporty new car just like the one owned by D. E. Box, President of the First National Bank. The Chambers owned City Drug Store on Main Street which was open seven days a week. On Thursdays, Roy and Miss Idell drove their car to Fort Worth to pick up drugs and other items required for the store. That gave them a few hours a week away from everything in their good automobiles.

Although this property is in the historic Township, it strongly represents Grapevine's agricultural heritage through the ownership of the Chambers and Bragg families. The original owners were Idell Ratliff Chambers and Roy Mark Chambers. Idell was the daughter of Walter Lee Ratliff, a Grapevine cotton buyer in the early 1900s. He was also the operator of the Sydney Webb cotton gin. Wade and Gertrude Bragg were farmers on the Grape Vine Prairie. In December 1949, the Bragg family moved to the Zeb Jenkins Farm at 523 Wildwood where they lived and farmed for 35 years. In October 1984, they retired and moved to this house which their daughter, Jodie Bragg Reasoner, had purchased from the Chambers for her parents.

Roy Chambers was a long time Main Street community leader and pharmacist. In November 1940, Roy Chambers and Erman Tate (brother of Gordon Tate) bought Austin Drug Store and established City Drug. When Erman joined the Navy in December 1943, he sold his portion to Roy. Roy then bought the Clifford Wall Drug Store. Mr. Chambers employed many Grapevine citizens through the years in his drug store operations. In February 1966, he sold City Drug and retired. This house has strong cultural significance due to its association with two of Grapevine's leading families.

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

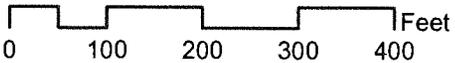
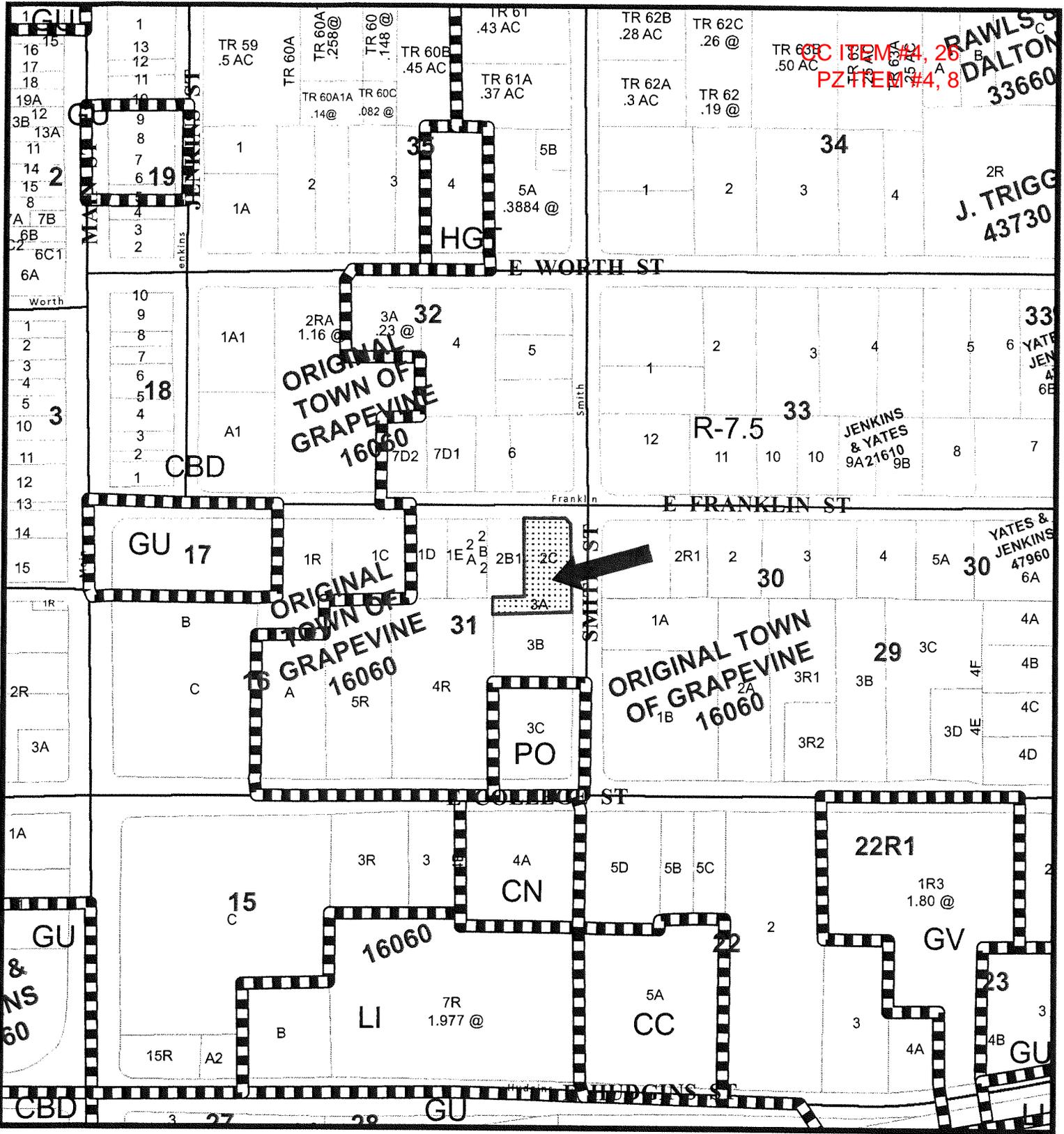
AIRPORT IMPACT:

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



HL15-04 234 East Franklin Street

Date Prepared: 10/6/2015

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 RICHARD E. BLAZEK, JR.
COMPANY NAME _____
ADDRESS _____
CITY/STATE/ZIP _____
WORK PHONE _____ FAX NUMBER _____
2. APPLICANT'S INTEREST IN SUBJECT PROPERTY _____

3. PROPERTY OWNER(S) NAME Richard E. Blazek, Jr.
ADDRESS 401 Boyd Dr. #5306
CITY/STATE/ZIP Grapevine TX 76051
WORK PHONE 817-999-7607 FAX NUMBER _____
4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION
234 E. Franklin St. Grapevine TX 76051
LEGAL DESCRIPTION: LOT 2 BLOCK 31, ADDITION Town of Grapevine
SIZE OF SUBJECT PROPERTY .22 ACRES 9650 SQUARE FEET
METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET
5. PRESENT ZONING CLASSIFICATION Single family home
6. PRESENT USE OF PROPERTY single family 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) _____

APPLICANT SIGNATURE _____

OWNER (PRINT) Richard E. Blazek, Jr.

OWNER SIGNATURE Richard E. Blazek Jr.
Richard E. Blazek Jr.

The State of Texas

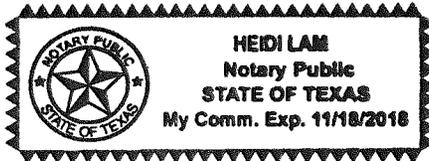
County of Dallas

Before me Heidi Lam
Richard Blaylock on this day personally appeared
known to me (or proved to me on the oath of
or through TX Driver's license (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 13 day of May, A.D. 2015.

SEAL

Heidi Lam
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

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

1. Name

Historic Chambers-Bragg-Blazek House
And/or common

2. Location

Address 234 East Franklin St. land survey Wm. Dooley Survey
Location/neighborhood Original Town of Grapevine block/lot 31/3 tract size

3. Current zoning

A1 - Single Family

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 checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure		<input checked="" 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 checked="" 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 type="checkbox"/> other

5. Ownership

Current owner: Ginger and Richard E. Blazek, Jr. phone: 972-743-4601
Address: 113 Spyglass Drive city: Coppell state: TX zip: 75019

6. Form Preparation

Name & title David Klempin, Pres. Officer organization: Grapevine HPP Dept.
Contact: David or Sallie Andrews phone: 817-41-03197 and 817-455-0819

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 Idell and Roy Chambers

significant later owner(s) Jodie Bragg Reasoner – home for her parents, Wade and Gertrude Bragg

12. Construction Dates

Original 1933

alterations/additions

13. Architect

original construction

alterations/additions

14. Site Features

Natural

urban design In Original Town Residential Historic District listed on the Natl. Register of Historic Places

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.

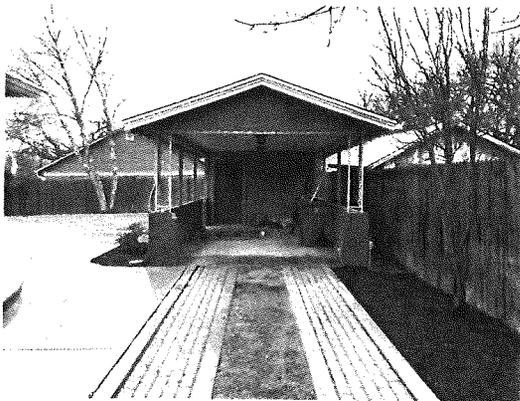


Roy Chambers House, c. 1933
234 East Franklin Street



View from Smith Street

The Chambers-Bragg-Blazek house features a double gable front with a recessed porch. Non-original decorative wrought-iron columns support the porch roof. A cross axial wing projects from the main block of the house to the east, in the rear of the house. Its gables feature decorative scalloped vertical boarding that matches the original detached one-car carport.



Carport Front View



Carport Rear View



Carport Side View

This deluxe carport was built by Mr. Roy Chambers to showcase his special automobiles. Situated to the rear of the lot and substantial in appearance, the building features a shallow gable roof supported by six decorative scrolled iron columns on a base wall of deep red brick with contrasting white mortar. At the rear of the carport is a wood-sided, enclosed automotive storage unit with wood access door and three over three wood window unit. The front of the carport features decorative scalloped vertical boarding matching that of the house.

According to Grapevine's Most Unforgettable Characters Book, Mr. Roy Chambers, a pharmacist and original owner of the house, always tried to keep a new car. He once owned a sporty new car just like the one owned by D. E. Box, President of the First National Bank. The Chambers owned City Drug Store on Main Street which was open seven days a week. On Thursdays, Roy and Miss Idell drove their car to Fort Worth to pick up drugs and other items required for the store. That gave them a few hours a week away from everything in their good automobiles.

16. Historical Significance

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

Although this property is in the historic Township, it strongly represents Grapevine's agricultural heritage through the ownership of the Chambers and Bragg families. The original owners were Idell Ratliff Chambers and Roy Mark Chambers. Idell was the daughter of Walter Lee Ratliff, a Grapevine cotton buyer in the early 1900s. He was also the operator of the Sydney Webb cotton gin. Wade and Gertrude Bragg were farmers on the Grape Vine Prairie. In December 1949, the Bragg family moved to the Zeb Jenkins Farm at 523 Wildwood where they lived and farmed for 35 years. In October 1984, they retired and moved to this house which their daughter, Jodie Bragg Reasoner, had purchased from the Chambers for her parents.

Roy Chambers was a long time Main Street community leader and pharmacist. In November 1940, Roy Chambers and Erman Tate (brother of Gordon Tate) bought Austin Drug Store and established City Drug. When Erman joined the Navy in December 1943, he sold his portion to Roy. Roy then bought the Clifford Wall Drug Store. Mr. Chambers employed many Grapevine citizens through the years in his drug store operations. In February 1966, he sold City Drug and retired. This house has strong cultural significance due to its association with two of Grapevine's leading families.

17. Bibliography

Grapevine Area History book; Grapevine's Most Unforgettable Characters book; Interpretive Marker for Bragg Family now at Heritage Center.

18. Attachments

- | | |
|---|--|
| <input checked="" type="checkbox"/> District or Site map | <input type="checkbox"/> Additional descriptive material |
| <input 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 the development, heritage or cultural characteristics of the City of Grapevine, State of Texas of the United States. | <u> X </u> | G. Identification as the work of an architect 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. | <u> x </u> |
| 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.

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, Chair
 Grapevine Historic Preservation Commission

 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.

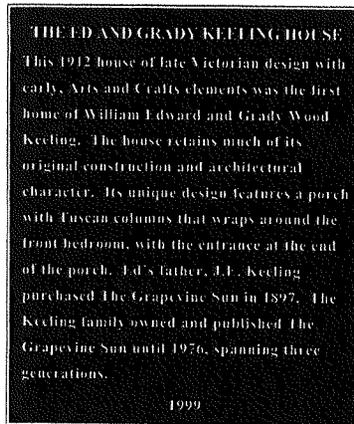
Below for office use only



- Historic Preservation Commission's Historic Landmark Plaque.



- Historic Preservation Commission's Historic District Plaque.



- Grapevine Historical Society's Historic Landmark Marker.



THE KEELING HOUSE was built in 1912 on the site of the old Keeling house. The house was built by William Edward and Grady Wood Keeling. The house contains much of its original construction and architectural character. The house is a fine example of early 20th-century architecture. The house was built with brick and features a porch around the front and side. The house is a fine example of the work of the architect J.D. Keeling. The house was built in 1912. The house is a fine example of the work of the architect J.D. Keeling. The house was built in 1912. The house is a fine example of the work of the architect J.D. Keeling.

1912

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

Historic Landmark Marker, existing GHS marker.



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The Keeling House is located in the College Street Historic District. Designated by the Grapewine Historic Preservation Commission. 1998

Historic District Marker, existing GHS marker.



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Historic Landmark Marker, new GHS 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 contains 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. J.D. Keeling, J.D. Keeling purchased the Grapewine Sun in 1897. The Keeling family owned and published The Grapewine Sun until 1976, spanning three generations.

1999

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

Historic District Marker, new GHS marker.

Design Guidelines

**Chambers-Bragg-Blazek House
Grapevine, Texas**

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

May 27, 2015

Table of Contents

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- Fences

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- Exterior Finishes
- Windows

III. EMBELLISHMENTS

- Awnings-Canopies
- Exterior Lighting

IV. NEW BUILDING CONSTRUCTION

- Infill
- Additions to Historic Buildings

Preface

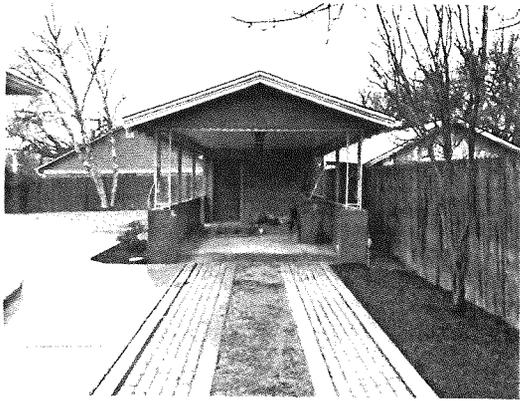


**Roy Chambers House, c. 1933
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View from Smith Street

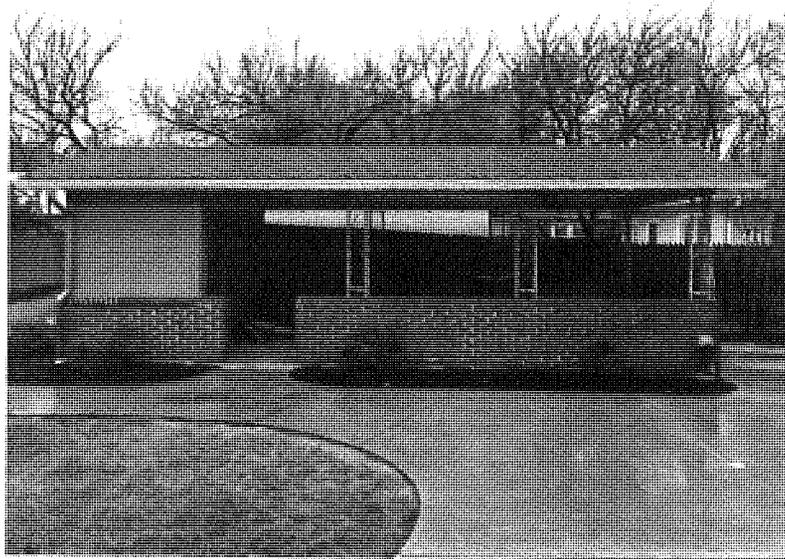
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SITE

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.

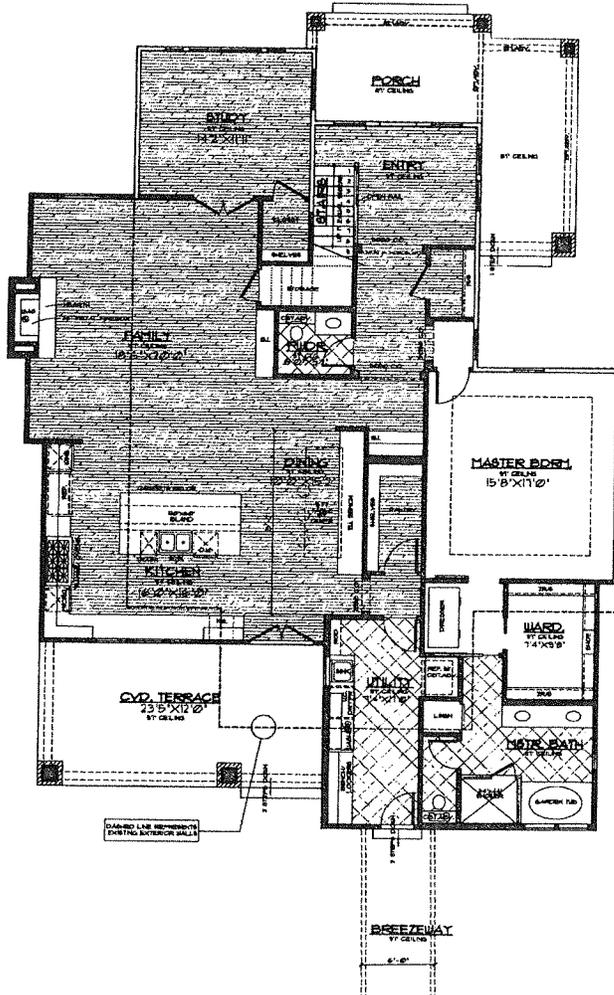
A new addition should, if at all possible, be located at the rear of the historic building. If this is not possible, the addition may be added to the side if it is recessed at least 18 inches from the historic building facade or a connection is used to separate old from new.

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.

CA15-42

CC ITEM #4, 26
PZ ITEM #4, 8



AREAS	SQ. FT.
EXISTING HOUSE (AC) TO REMAIN	810
1ST FLOOR ADDITION (AC)	663
2ND FLOOR ADDITION (AC)	148
TOTAL AC	1621
EXISTING PORCH	78
NEW PORCH ADDITION	148
NEW CVD TERRACE ADDITION	222
NEW GARAGE ADDITION	452
NEW BREEZEWAY ADDITION	108
TOTAL COVERAGE	2630

FLOOR PLAN
1/8"=1'-0"

Date: 5/27/15
 Drawn by: JLM
 Checked by: JLM
 Revision: 1

BLAISE RESIDENCE
 201 E. PRINCETON STREET
 GRAPEVINE, TX

154

CITY OF GRAPEVINE

BY: [Signature]

FOR THE CITY ENGINEER

Project No. 15411

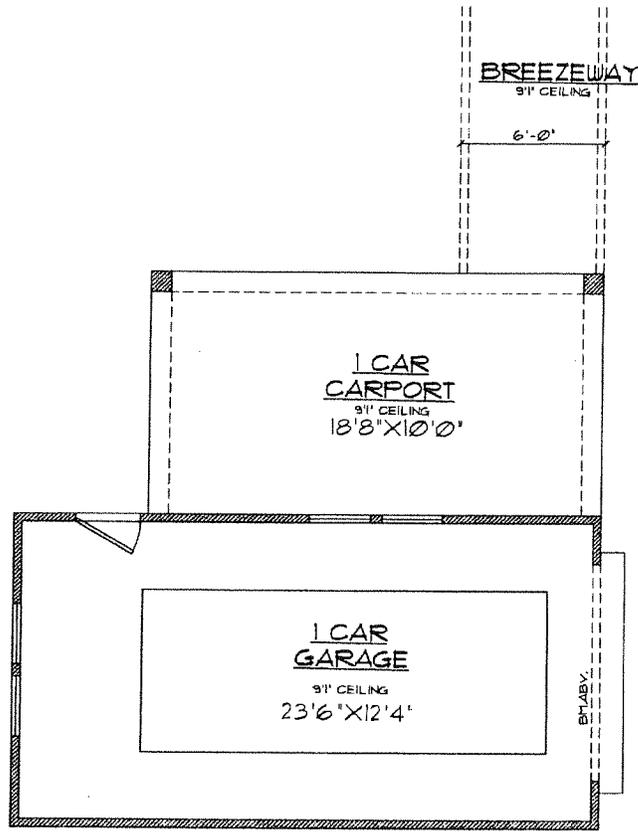
Project No. 15411

Project No. 15411

CERTIFICATE OF APPROPRIATENESS
 CITY OF GRAPEVINE
 RELEASED
 PURSUANT TO CA 15-42
 DATE 5/27/15 BY WOK
 DEPARTMENT OF
 DEVELOPMENT SERVICES
 CONTACT BUILDING INSPECTION
 FOR PERMIT INFORMATION

CA15-42

CC ITEM #4, 26
PZ ITEM #4, 8



AREA	SQ. FT.
Garage	292.24
Carport	188.00
Breezeway	54.00
Total	534.24

DETACHED GARAGE FLOOR PLAN

1/4" = 1'0"

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Drawn By: J.M.H.
Checked By: J.M.H.
Revised:

BLAIR RESORCE
241 E. FRANKLIN STREET
GRAPEVINE, TX

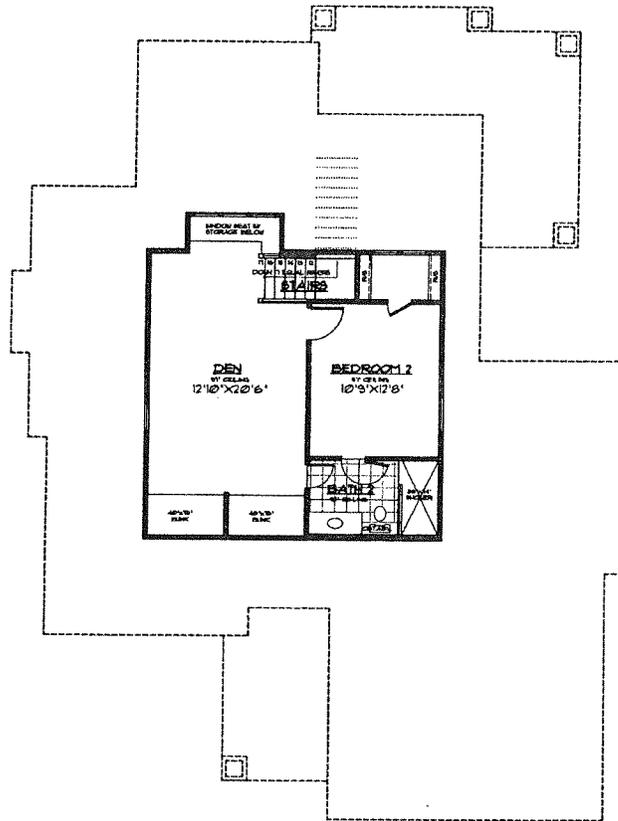
1 WEST 11th STREET
SUITE 200
DALLAS, TX 75202
TEL: 972.241.1111
WWW.ESCODESIGNGROUP.COM

Sheet No.
A12
Project No.
B000001A

DEPARTMENT OF APPROPRIATENESS
CITY OF GRAPEVINE
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PURSUANT TO CA 15-42
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DEPARTMENT OF
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CONTACT BUILDING INSPECTIONS
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SECOND FLOOR PLAN
1/2" = 1'-0"

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Date: A2/08 Drawn By: T.M.B. Checked By: C.M.J. Revision:
BLACKBURN RESIDENCE 234 E. HANCOCK STREET GRAPEVINE, TX
BLACKBURN ASSOCIATES, INC. 11111 DALLAS STREET, SUITE 100 DALLAS, TEXAS 75243 TEL: 972.241.1111 FAX: 972.241.1112 WWW.BLACKBURNASSOCIATES.COM
Sheet No. A2 Project No. 15080000000000000000

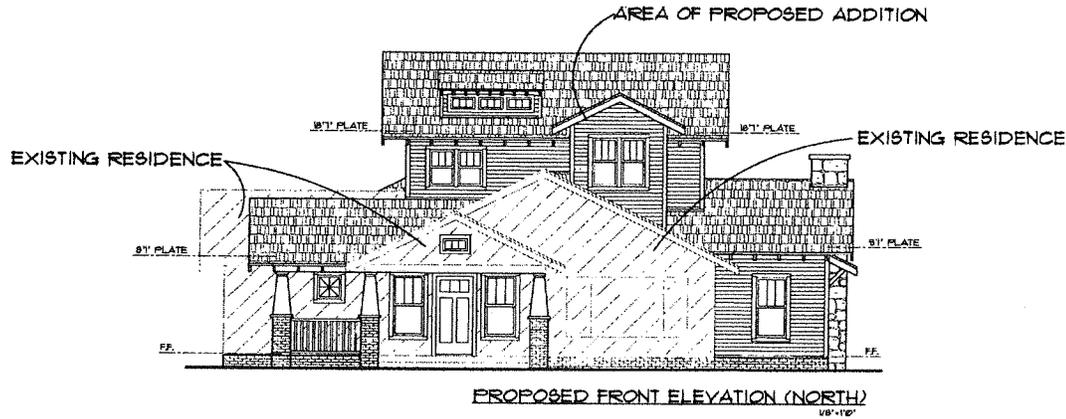
CITY OF APPROPRIATENESS
 CITY OF GRAPEVINE
 RELEASED - 42
 PURSUANT TO GA 15-42
 DATE 5/27/15 BY WJZ
 DEPARTMENT OF
 DEVELOPMENT SERVICES
 CONTACT BUILDING INSPECTIONS
 FOR PERMIT INFORMATION

CA15-42

CC ITEM #4, 26
PZ ITEM #4, 8



EXISTING FRONT ELEVATION (NORTH)
1/8" = 1'-0"



NOTE:
PAINT TO BE SELECTED FROM APPROVED
COLOR PALETTES AS PER HISTORIC PRESERVATION REQUIREMENTS.

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Drawn By: WJL
Checked By: WJL
Revised:

BLAIR, WOODRUFF
234 E. FRANKLIN STREET
GRAPEVINE, TX

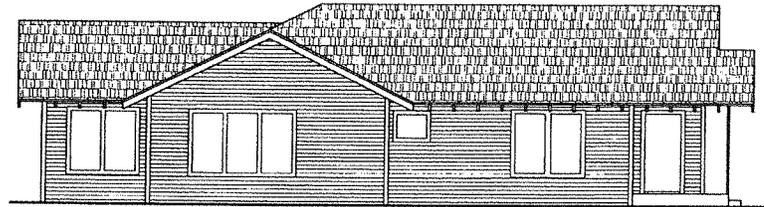
BLAIR, WOODRUFF ARCHITECTS, P.C.
234 E. FRANKLIN STREET
GRAPEVINE, TX 76049
TEL: 817.485.1111
WWW.BLAIRWOODRUFF.COM

Sheet No.
A3.1
Project No.
00000001.A

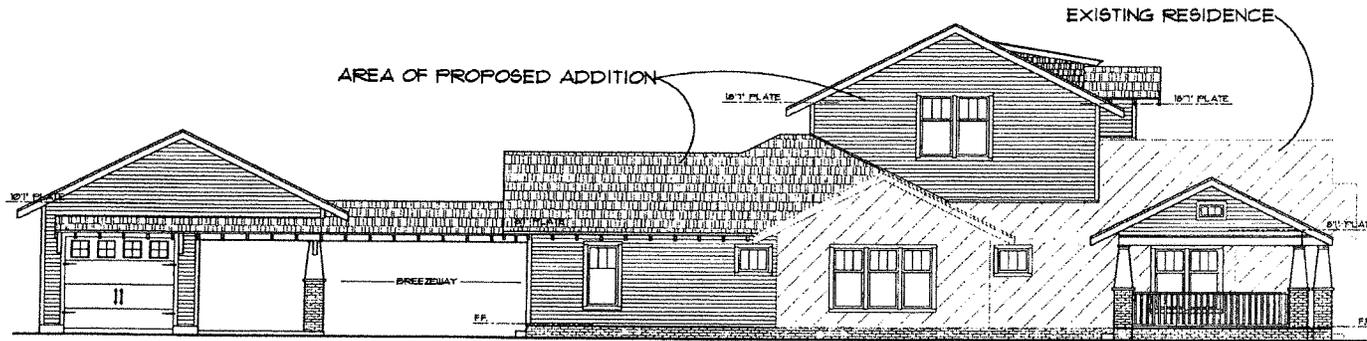
CERTIFICATE OF APPROPRIATENESS
CITY OF GRAPEVINE
RELEASED
PURSUANT TO CA 15-42
DATE 5/2/05 BY WJL
DEPARTMENT OF
DEVELOPMENT SERVICES
CONTACT BUILDING INSPECTIONS
FOR PERMIT INFORMATION

CA15-42

CC ITEM #4, 26
PZ ITEM #4, 8



EXISTING LEFT ELEVATION (EAST)
1/8" = 1'-0"



PROPOSED LEFT ELEVATION (EAST)
1/8" = 1'-0"

NOTE:
PAINT TO BE SELECTED FROM APPROVED
COLOR PALETTES AS PER HISTORIC PRESERVATION REQUIREMENTS.

DATE: 5/27/15
DRAWN BY: CLM
CHECKED BY: TML
SYSTEM

BLANK RESIDENCE
24 E. FRANKLIN STREET
GRAPEVINE, TX

CITY OF GRAPEVINE

UNIVERSITY ARCHITECTS, P.C.
1000 W. HICKORY STREET, SUITE 100
GRAPEVINE, TX 76049
TEL: 817.499.1111
WWW.UNIVERSITYARCHITECTS.COM

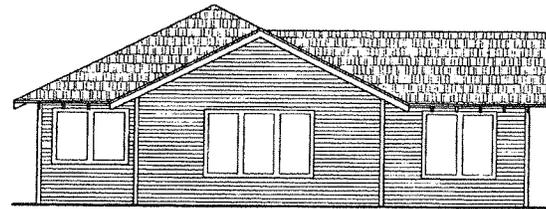
Scale: 1/8" = 1'-0"

Project No. A32
DWG NO. 150625LA

CERTIFICATE OF APPROPRIATENESS
CITY OF GRAPEVINE
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PURSUANT TO CA 15-42
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DEVELOPMENT SERVICES
CONTACT BUILDING INSPECTIONS
FOR PERMIT INFORMATION

CA15-42

CC ITEM #4, 26
PZ ITEM #4, 8



EXISTING REAR ELEVATION (SOUTH)
1/8" = 1'-0"

AREA OF PROPOSED ADDITION



PROPOSED REAR ELEVATION (SOUTH)
1/8" = 1'-0"

NOTE:
PAINT TO BE SELECTED FROM APPROVED
COLOR PALETTE AS PER HISTORIC PRESERVATION REQUIREMENTS.

Date: 8/15/15
 Drawn By: CLM
 Checked by: CLM
 Revision:

BLANK RESIDENCE
 274 E. FRANKLIN STREET
 GRAPEVINE, TX

CITY OF GRAPEVINE
 TEXAS

11 WEST LAUREL STREET, SUITE 100
 GRAPEVINE, TEXAS 75049
 (972) 242-1234
 WWW.GRAPEVINE.CITY.TX

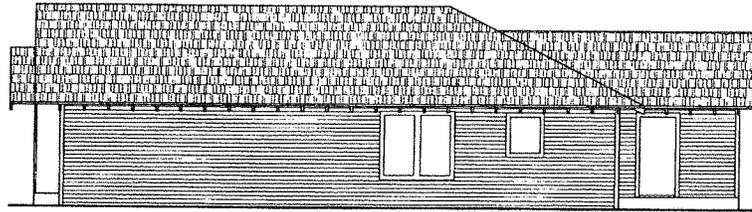
Sheet No.
A3.3
 Project No.
 1508001A

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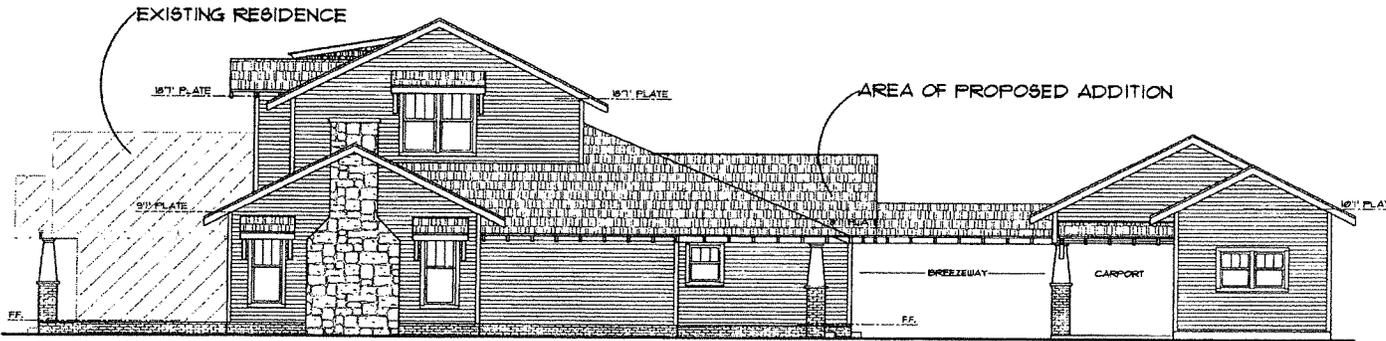
CERTIFICATE OF APPROPRIATENESS
CITY OF GRAPEVINE
RELEASED
PURSUANT TO CA 15-42
DATE 3/27/15 BY [Signature]
DEPARTMENT OF
DEVELOPMENT SERVICES
CONTACT BUILDING INSPECTION
FOR PERMIT INFORMATION

CA15-42

CC ITEM #4, 26
PZ ITEM #4, 8



EXISTING RIGHT ELEVATION (WEST)
1/8" = 1'-0"



PROPOSED RIGHT ELEVATION (WEST)
1/8" = 1'-0"

NOTE:
PAINT TO BE SELECTED FROM APPROVED
COLOR PALETTES AS PER HISTORIC PRESERVATION REQUIREMENTS.

Date: 3/21/15
 Drawn By: CLM
 Checked By: CLM
 Services

BLACK RESIDENCE
 34 E. WINDMILL STREET
 GRAPEVINE, TX

10000 WINDMILL STREET, SUITE 100
 GRAPEVINE, TX 75049
 (972) 242-1111
 WWW.BLACKRESIDENCE.COM

Sheet No.
A3.4
 Printed By:
 DISELA

CERTIFICATE OF APPROPRIATENESS
CITY OF GRAPEVINE
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PURSUANT TO CA15-42
DATE 3/21/15 BY CLM
DEPARTMENT OF
DEVELOPMENT SERVICES
CONTACT BUILDING INSPECTION
FOR PERMIT INFORMATION

CA15-42

CC ITEM #4, 26
PZ ITEM #4, 8



STREET SCAPE EXHIBIT

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DATE: 12/15/08
 DRAWN BY: J. BERGHEIM
 CHECKED BY: J. BERGHEIM
 REVISION:

BLAZEK RESOURCES
 124 E. HEMLOCK STREET
 COMMERCE, TX

J. BERGHEIM ARCHITECT, INC.
 124 E. HEMLOCK STREET
 COMMERCE, TX 75826
 TEL: 409.382.1234
 FAX: 409.382.1235
 WWW.BERGHEIMARCHITECT.COM

Sheet No.
A3.6
 Project No.
 BAYLAND-A

HL15-04

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL15-04 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING THE AREA LEGALLY DESCRIBED AS LOTS 2C AND 3A, BLOCK 31, 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 CHAMBERS-BRAGG-BLAZEK 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 (HL15-04) 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: 234 East Franklin Street and platted as Lots 2C and 3A, Block 31, 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 Chamber-Bragg-Blazek 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 20th day of October, 2015.

APPROVED:

ATTEST:

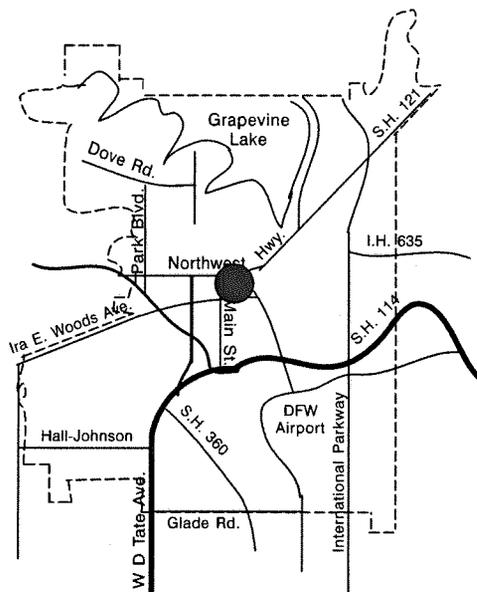
APPROVED AS TO FORM:

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: OCTOBER 20, 2015

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
HISTORIC LANDMARK SUBDISTRICT HL15-05



APPLICANT: Neal Cooper

PROPERTY LOCATION AND SIZE:

The subject property is located at 209 Austin Street and platted as South ½ of Lots 1 & 2, Block 101, College Heights Addition.

REQUESTED HISTORIC LANDMARK SUBDISTRICT AND COMMENTS:

The applicant is requesting a Historic Landmark Subdistrict designation for property located at 209 Austin Street, South ½ of Lots 1 & 2, Block 101, College Heights Addition.

The Historic Preservation Commission, at their July 22, 2015 meeting, adopted the preservation criteria for the subject property and approved CA15-54 to allow the demolition of the existing structures and the construction of a new residential structure with a detached garage totaling 3,588 square foot.

The 1,320 sq. ft. single-family, one-story residence with detached garage is situated on a corner lot at Austin Street and East Estill Street in the College Heights Addition of the city of Grapevine. This original Folk-Victorian style house, consisting of three rooms in a "T" shape plan, featured a steeply pitched hip roof and was built in 1912. A front and back

porch with shed roof were enclosed to become small rooms. An addition, built with a slab on grade foundation, was added across the north face of the original house. A one-car detached garage with storage area was constructed in the back yard in the 1950s. The house today is severely deteriorated with a failed foundation due to a lack of critical repairs to the foundation. The house was recently condemned by the City of Grapevine due to its deteriorated condition.

This property 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. This area encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in the city of 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.

On October 18, 1912, Mattie "Dora" McKibben purchased this lot to build a house. She was the daughter of Grapevine pioneers Hezekiah A. and Nancy Willingham McKibben. Dora, the sixth of nine children, was a schoolteacher and taught in Fort Worth and Grapevine schools. Dora McKibben never married. (Dora McKibben died in 1965 and is buried in Bedford, TX.) On July 17, 1944, Miss McKibben sold the property to Noah C. "Cleve" and Cornelia Berry Crowley. Cleve Crowley was one of 15 children born to William Jasper Crowley (six children to Martha Jane "Mattie" Short Crowley who died in 1887, and nine children born to Lola Denton Crowley.) Cleve and his brothers were in a band called the "Rabbit Twisters" who played on WBAP Radio on Saturday mornings, and at social events in the Grapevine area. Cornelia Crowley died in 1973 and Cleve Crowley died in 1983. Both are buried in Grapevine Cemetery. On January 9, 1974, the Crowleys sold the property to Mauricio Viera and Asencion Reyna Rios. Mauricio died in 2006 and is buried in Grapevine Cemetery. Asencion still lives on the property.

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

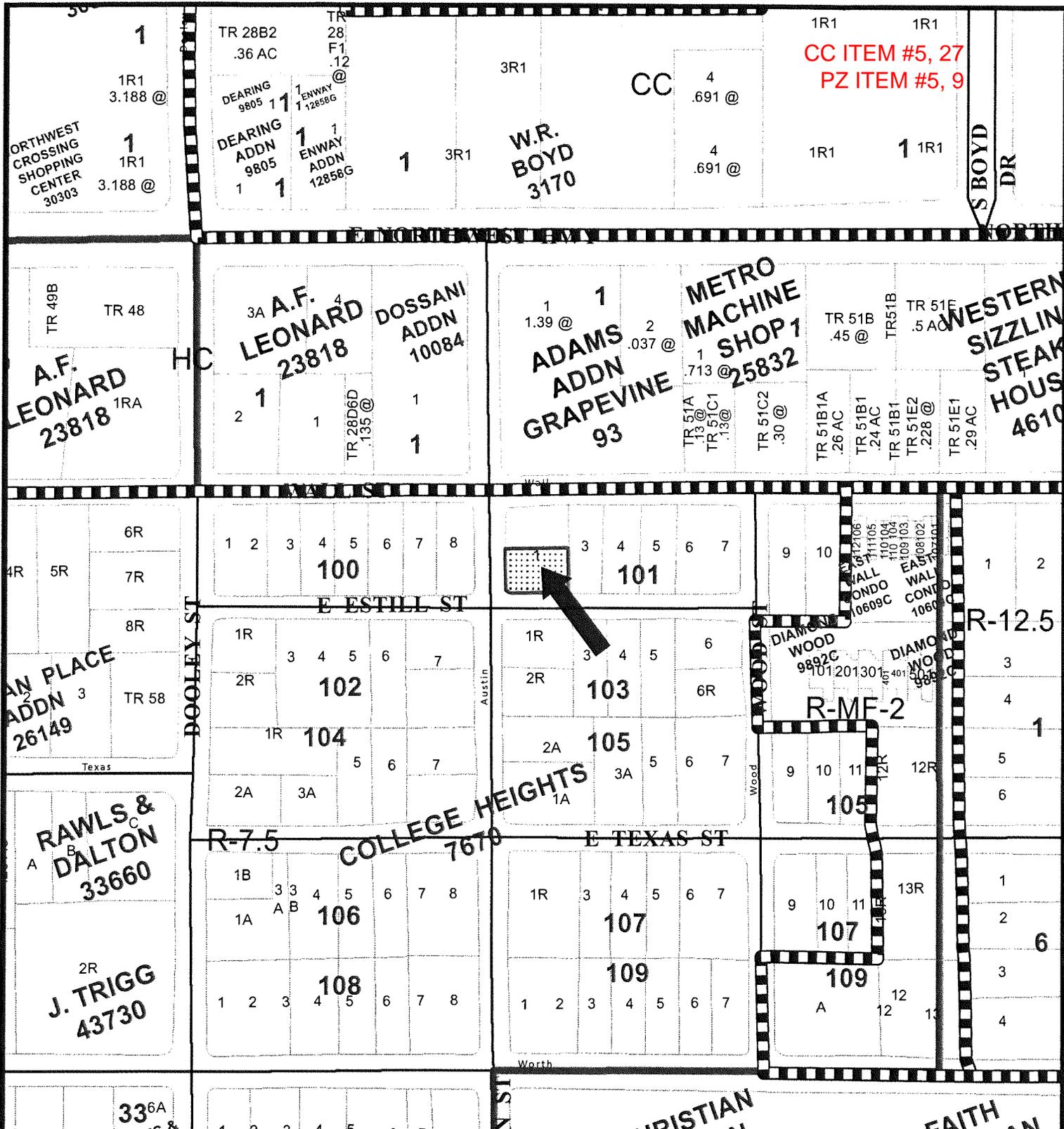
AIRPORT IMPACT:

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 #5, 27
PZ ITEM #5, 9

W.R. BOYD
3170

ORTHWEST CROSSING SHOPPING CENTER
30303

A.F. LEONARD
23818

A.F. LEONARD
23818

ADAMS ADDN GRAPEVINE
93

METRO MACHINE SHOP 1
25832

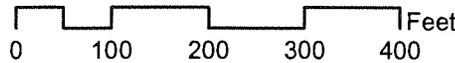
WESTERN SIZZLING STEAK HOUSE
4610

AN PLACE ADDN
26149

RAWLS & DALTON
33660

J. TRIGG
43730

COLLEGE HEIGHTS
7670



HL15-05
209 Austin Street

Date Prepared: 10/6/2015

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.



CC ITEM #5, 27
PZ ITEM #5, 9

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

PART 1. APPLICANT INFORMATION

Applicant Name: NEAL COOPER

Applicant Address: 613 E TEXAS

City/State/Zip: GRAPEVINE, TX 76051

Phone No. 214-435-4502 Fax No.

Email Address NEAL@NEALCOOPER.ORG Mobile Phone

Applicant's interest in subject property OWNER

PART 2. PROPERTY INFORMATION

Street Address of subject property 209 AUSTIN

Legal Description: Lot 512 Block 101 Addition COLLEGE HEIGHTS ADDITION

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

Size of subject property: acres square footage 6500

Present zoning classification R7.5

Present use of property SINGLE FAMILY

Proposed use of property SINGLE FAMILY

PART 3. PROPERTY OWNER INFORMATION

Property Owner COPPER STREET HOMES

Prop Owner Address P.O. Box 1025

City/State/Zip GRAPEVINE, TX 76099

Phone No. 214-435-4502 Fax No.

The Development Services staff will determine the agenda for each of the public hearing dates. Based on the site of the agenda your application may be rescheduled to a later date

CC ITEM #5, 27
PZ ITEM #5, 9

PART 4. SIGNATURE TO AUTHORIZE FILING OF AN APPLICATION AND PLACING A HISTORICAL LANDMARK SUBDISTRICT SIGN ON THE SUBJECT PROPERTY

NORM COOPER
Print Applicant's Name

[Signature]
Applicant's Signature

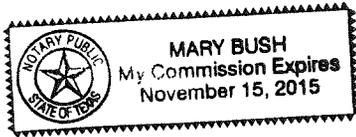
The State of TEXAS

County of TARRANT

Before me (notary) MARY BUSH on this day personally appeared (applicant) NORM COOPER

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 30th day of JUNE, A.D. 2015



[Signature]
Notary In and For State of TEXAS Nov 15, 2015

SAME ↑
Print Property Owner's Name

[Signature]
Property Owner's Signature

The State of _____

County of _____

Before me (notary) _____ on this day personally appeared (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 _____ day of _____, A.D. _____

Notary In and For State of _____

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

1. Name Mattie "Dora" McKibben House

Historic

And/or common

2. Location

Address: 209 Austin Street

land survey: A.G. Walker, Deputy Surveyor, Robertson Land District, April 11, 1854

Location/neighborhood City of Grapevine, College Heights Addition

block/lot Block 101, lot 1-2, S 1/2 lot 1-2 tract size 5,115 sq. ft.

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: _____ phone _____

Address: _____ city: _____ state: _____ zip: _____

6. Form Preparation

Name & title David Klempin, Historic Preservation Officer organization: HPP Department

Contact: Betsy Deiterman, Intern phone: 817-410-3197 (DK) or 817-410-3535 (BD)

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 Esther Moore, by public domain claim in 1856

significant later owner(s) Construction Dates

Mattie Dora McKibben constructed existing home on October 18, 1912; sold to Cleve and Cornelia Berry Crowley on July 17, 1944; sold to Mauricio and Asencion Rios on January 9, 1974

alterations/additions

12. Architect

original construction

alterations/additions None

13. Site Features

natural

urban design

14. Physical Description

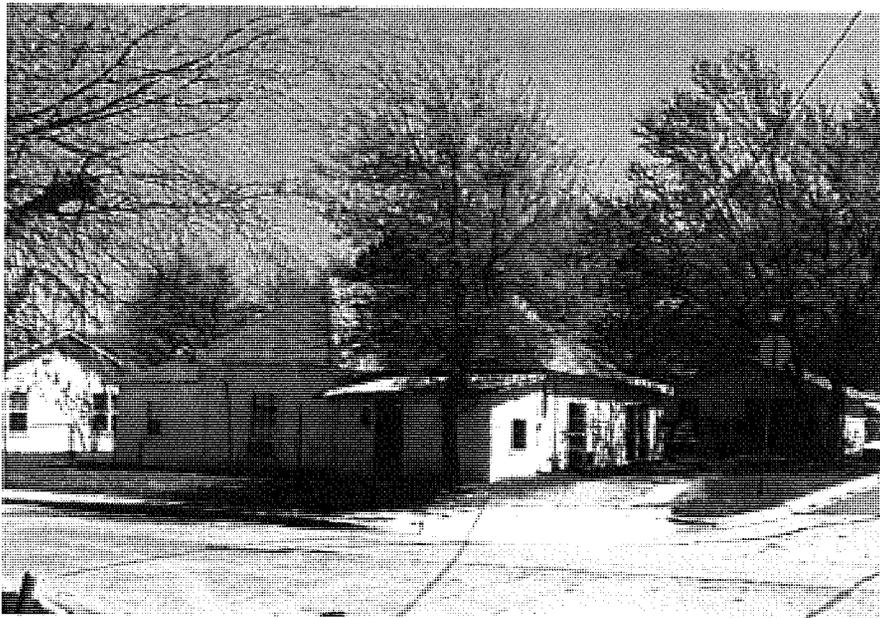
Condition
 Excellent
 Good
 Fair

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.



209 Austin Street, c. 1912

Photo c. 2015

This 1,320 sq. ft. single-family one-story residence with detached garage is situated on a corner lot at Austin Street and East Estill Street in the College Heights Addition of the City of Grapevine. The house is set close to the street allowing for a large back yard space. This original Folk-Victorian style house consisting of three rooms in a T shape plan featured a steeply pitched hip roof and was built in 1912. A front and back porch with shed roof were later enclosed to become small rooms. A later addition built with a slab on grade foundation was added across the north face of the original house. A one-car detached garage with storage area was constructed in the back yard in the 1950s.

The house today is severely deteriorated with a failed foundation due to a lack of critical repairs to the foundation. The house was recently condemned by the City of Grapevine due to its deteriorated condition.

15. Historical Significance

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

This property 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. This area encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in the city of 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.

This land tract was originally surveyed on April 11, 1854 by A.G. Walker, Deputy Surveyor, Robertson Land District 3rd Class. On January 22, 1845, Esther Moore claimed 320 acres on a pre-emption grant from public domain *, which included this property, filed with the Robertson Land District and the Denton Land District, five years prior to the formation of Tarrant County. On October 18, 1912, Mattie "Dora" McKibben purchased this lot to build a house. She was the daughter of Grapevine pioneers Hezekiah A. and Nancy Willingham McKibben. Dora, the sixth of nine children, was a schoolteacher and taught in Fort Worth and Grapevine schools. Dora McKibben never married. (Dora McKibben died in 1965 and is buried in Bedford, TX.)

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On January 9, 1974, the Crowleys sold the property to Mauricio Viera and Asencion Reyna Rios. Mauricio died in 2006 and is buried in Grapevine Cemetery. Asencion still lives on the property.

* **Pre-Emptive Grant** - From 1845 to 1854 homesteaders could claim 320 acres. From 1854 to 1856, and 1866 to 1898, up to 160 acres could be claimed. Homesteaders were required to live on the land for three years and make improvements (such as building a barn) in order to qualify for a pre-emption grant of 160 acres.

16. Bibliography

Grapevine Area History book, c. 1967.

David Klempin, Historic Preservation Officer's 2011 conversations with Grapevine residents Bill and Elsie Watkins regarding the building of their house in the College Heights Addition c. 1965.

Ancestry.com, Tarrant County TexGenWeb, Civil War Veterans of Northeast Tarrant County, Hezekiah A. McKibben, Compiled by Michael Patterson 2008-2010,
http://www.rootsweb.ancestry.com/~txtarran/military/mckibben_hezekiah_a.pdf

Find-a-grave.com, <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GSln=Crowley&GSfn=Cleve&GSbyrel=all&GSdyrel=all&GSob=n&GRid=13026216&df=all&>

Texas General Land Office land grant survey records, abstract no. 1029, Tarrant County, Texas

17. Attachments

District or Site map
 Site Plan
 Photo

Additional descriptive material
 Footnotes
 Other (_____)

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>G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city. _____</p> |
| <p>B. Location as the site of a significant historical event. _____</p> | <p>H. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation. _____</p> |
| <p>C. Identification with a person or persons who significantly contributed to the culture and development of the city. _____</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. _____ x</p> |
| <p>D. Exemplification of the cultural, economic, social or historical heritage of the city. _____ x</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>E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. _____</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>F. Embodiment of distinguishing characteristics of an architectural type or specimen. _____</p> | <p>L. Value as an aspect of community sentiment or public pride. _____</p> |

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, Chair
Grapevine Historic Preservation Commission

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.

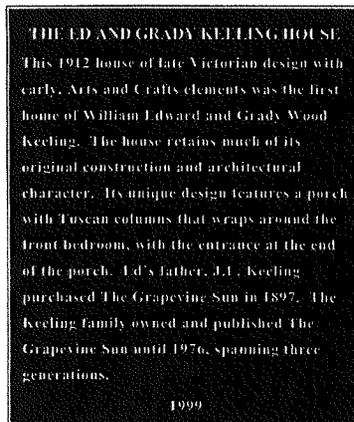
Below for office use only



- Historic Preservation Commission's Historic Landmark Plaque.



- Historic Preservation Commission's Historic District Plaque.



Grapevine Historical Society's
Historic Landmark Marker.



THE 1872 HOME OF THE FREEDOM HOUSE WAS BUILT BY JOHN J. BUCKLEY AND HIS WIFE, MARY ANN BUCKLEY. THE HOUSE WAS BUILT AS A PLACE OF REFUGE FOR THE FREEDOM HOUSE SOCIETY. THE HOUSE WAS BUILT IN 1872 AND WAS ONE OF THE FIRST HOMES BUILT IN THE AREA. THE HOUSE WAS BUILT BY JOHN J. BUCKLEY AND HIS WIFE, MARY ANN BUCKLEY. THE HOUSE WAS BUILT IN 1872 AND WAS ONE OF THE FIRST HOMES BUILT IN THE AREA.

The Freedom House has been named a Historic Landmark by the City of Grapevine, Historic Preservation Commission. 1999

Historic Landmark Marker, existing GHS marker.



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The Freedom House is located in the Historic District of Grapevine, Texas. It was built in 1872 and is one of the oldest homes in the area. It was built by John J. Buckley and his wife, Mary Ann Buckley. The house was built as a place of refuge for the Freedom House Society. The house was built in 1872 and is one of the oldest homes in the area.

Historic District Marker, existing GHS marker.



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Historic Landmark Marker, new GHS marker.



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Historic District Marker, new GHS marker.

Design Guidelines

Mattie "Dora" McKibben House

**209 Austin Street
Grapevine, Texas**

Grapevine Township Revitalization Project, Inc.
City of Grapevine
636 South Main Street
Grapevine, Texas 76051

July 22, 2015

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- Service and Mechanical Areas
- Fences

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- Exterior Finishes
- Windows

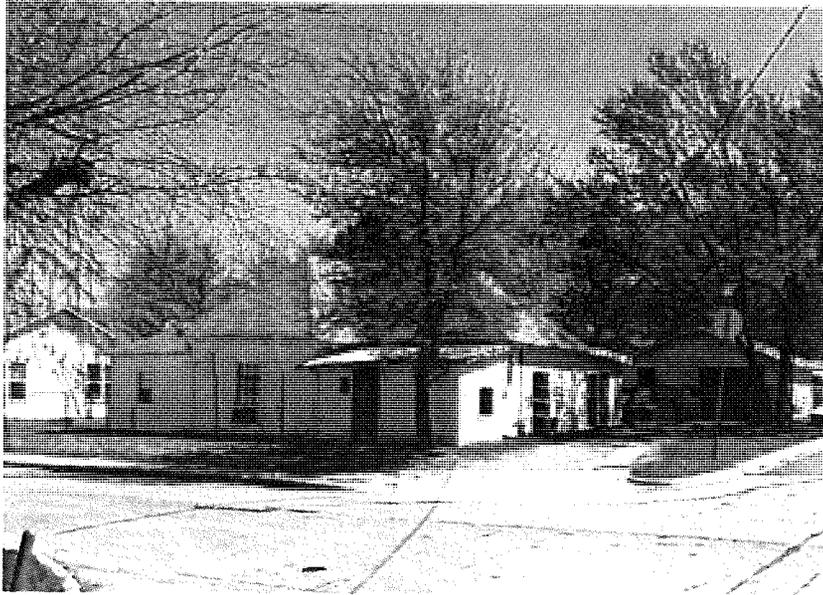
III. EMBELLISHMENTS

- Awnings-Canopies
- Exterior Lighting

IV. NEW BUILDING CONSTRUCTION

- Infill
- Additions to Historic Buildings

Preface



Mattie "Dora" McKibben House, c. 1912
209 Austin Street
(Corner of Austin Street and East Estill Street)
Photo c. 2015

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The house today is severely deteriorated with a failed foundation due to a lack of critical repairs to the foundation. The house was recently condemned by the City of Grapevine due to its deteriorated condition.

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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.

CC ITEM #5, 27
PZ ITEM #5, 9



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scottbuchananresidential@gmail.com

Copper Street Homes
209 Austin St.
Grapevine, Texas 76051

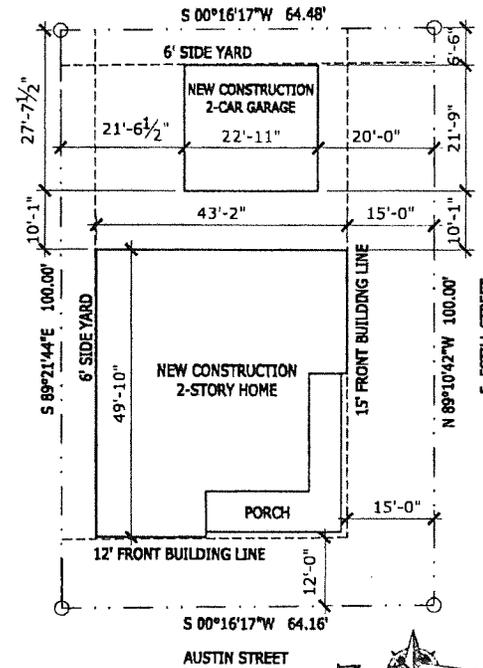
Revision

Scale:

7.14.15

Site Plan

Site



SCALE: 1"=20'
LOT 1&2
COLLEGE HEIGHTS ADDITION

CERTIFICATE OF APPROPRIATENESS
CITY OF GRAPEVINE
RELEASED
PURSUANT TO OA 15-54
DATE 7/22/15 BY JJOIC
DEPARTMENT OF
DEVELOPMENT SERVICES

CONTACT BUILDING INSPECTIONS
FOR PERMIT INFORMATION



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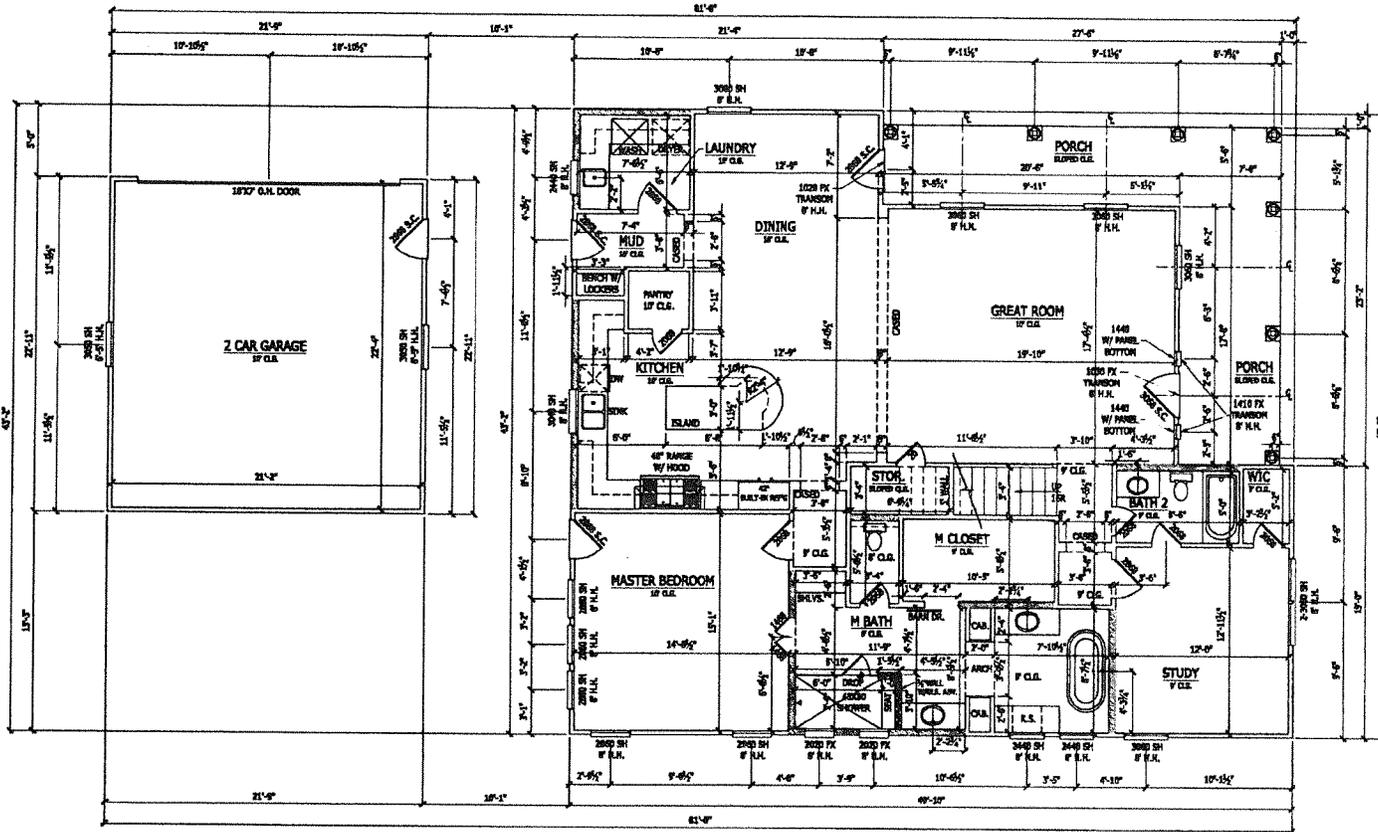
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Copper Street Homes
209 Austin St.
Grapevine, Texas 76051

Revision

Scale:



FIRST FLOOR PLAN

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

SQUARE FOOTAGE	
OUTSIDE OF FRAME	S.F.
FIRST FLOOR	1825 SQ. FT.
SECOND FLOOR	990 SQ. FT.
TOTAL LIVING	2815 SQ. FT.
GARAGE	498 SQ. FT.
FRONT PORCH	275 SQ. FT.
TOTAL FRAME UNDER ROOF	3588 S.F.

7,14.15

First Floor Plan

A-2

CONTACT BUILDING INSPECTORS:
FOR PERMIT INFORMATION
 DEPARTMENT OF
DEVELOPMENT SERVICES
 CITY OF GRAPEVINE
 CERTIFICATE OF APPROPRIATENESS
 RELEASED
 PURSUANT TO CHAPTER 15-54
 DATE 11/22/15 BY C0115



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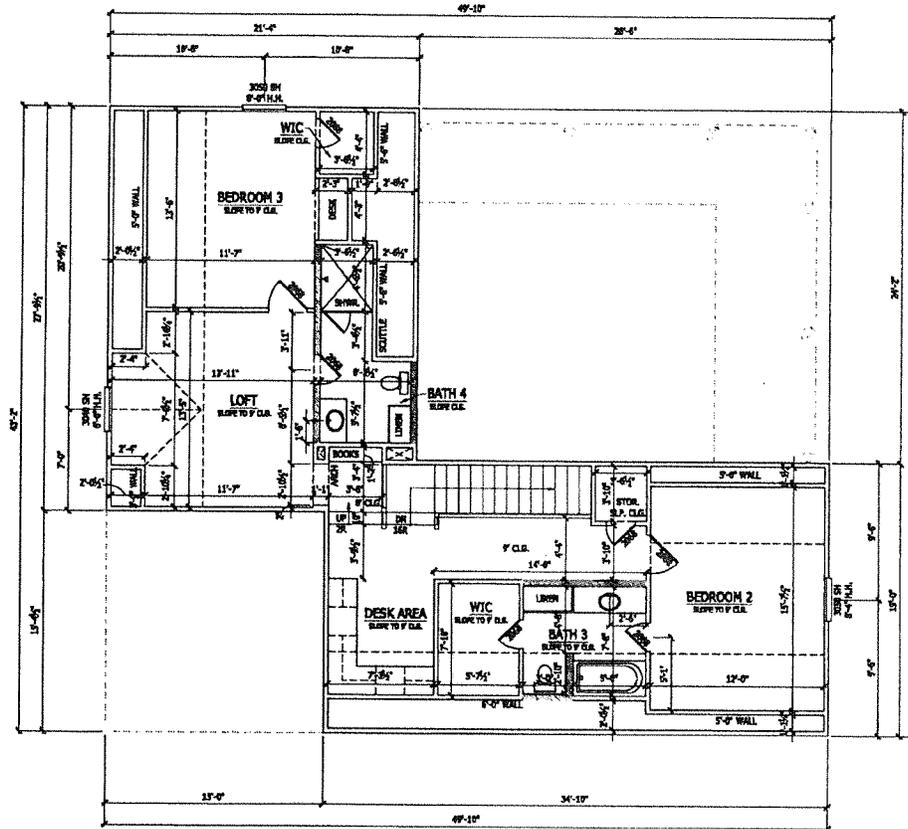
Revision

Scale:

7.14.15

Second Floor Plan

A-3



SECOND FLOOR PLAN

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

SQUARE FOOTAGE	
OUTSIDE OF FRAME	S.F.
FIRST FLOOR	1825 SQ. FT.
SECOND FLOOR	990 SQ. FT.
TOTAL LIVING	2815 SQ. FT.
GARAGE	498 SQ. FT.
FRONT PORCH	275 SQ. FT.
TOTAL FRAME UNDER ROOF	3588 S.F.

CERTIFICATE OF APPROPRIATENESS
CITY OF GRAPEVINE
RELEASED
PURSUANT TO CA 15-54
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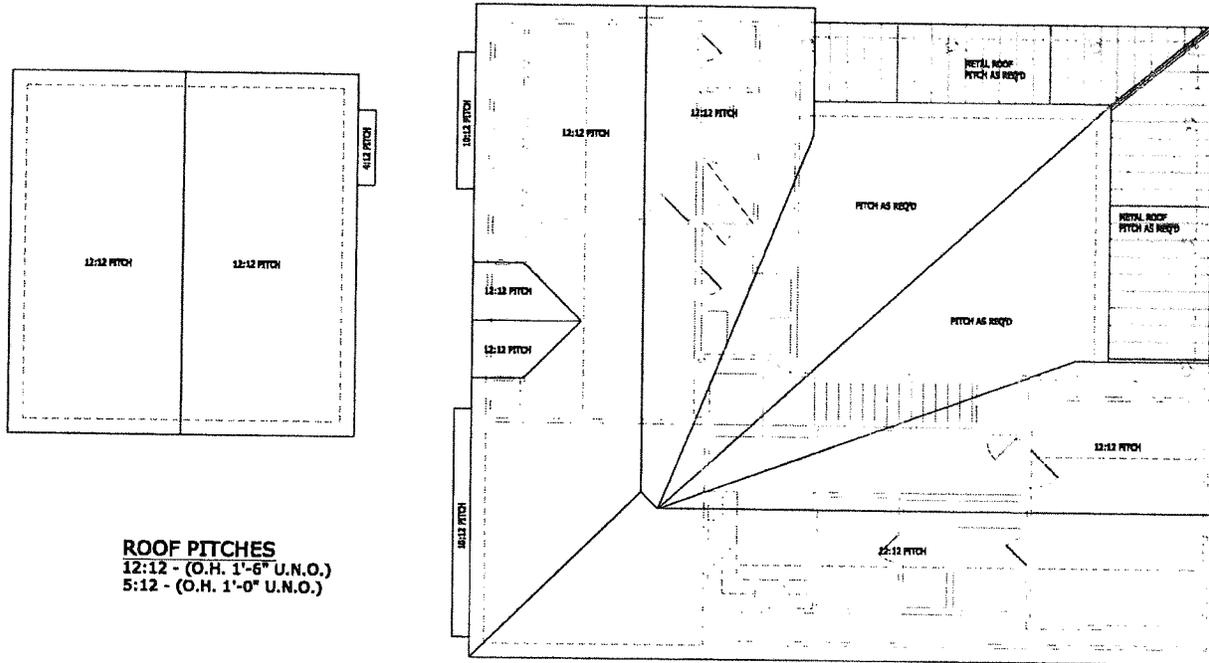
Revision

Scale:

7.14.15

Roof Plan

A-4R



ROOF PITCHES
12:12 - (O.H. 1'-6" U.N.O.)
5:12 - (O.H. 1'-0" U.N.O.)

ROOF PLAN

SCALE: 3/8"=1'-0"

CONTACT BUILDING INSPECTORS
FOR PERMIT INFORMATION

DEPARTMENT OF
DEVELOPMENT SERVICES

DATE 1/22/15 BY WOT

RELEASED
PURSUANT TO CA 15-54

CITY OF GRAPEVINE

CERTIFICATE OF APPROPRIATENESS



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Grapevine, Texas 76051

Revision

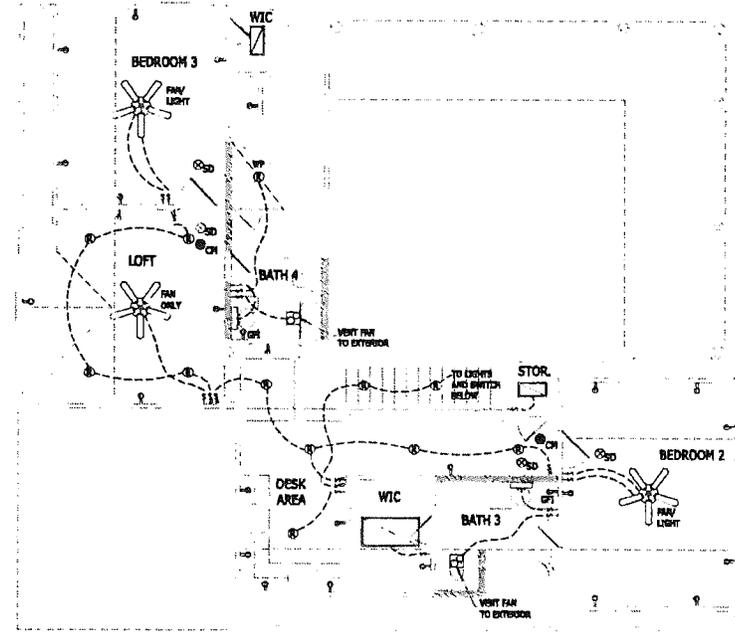
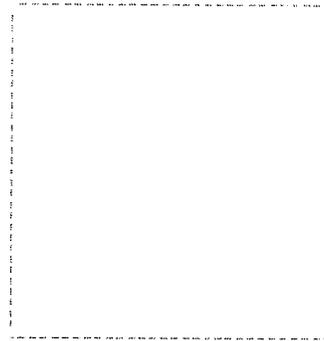
Scale:

7.14.15

Second Floor
Electrical Plan

E-2

ELECTRICAL NOTES	
ELECTRICIAN SHALL VERIFY THAT EQUIPMENT QUANTITIES/LOCATIONS SHOWN HERE CONFORM TO ALL APPLICABLE ELECTRICAL CODES AND SHALL BE RESPONSIBLE FOR INSTALLATION OF THE ELECTRICAL SYSTEM ACCORDING TO CODE AND ACCORDING TO EQUIPMENT MANUFACTURER'S REQUIREMENTS.	
1.	PROVIDE GFCI PROTECTION IN BATHROOM, BATHROOMS, GARAGE, EXTERIOR LOCATIONS, & AT SWIMMING POOL, WHERE APPLICABLE.
2.	PROVIDE TRIP RESET RECEPTACLES WHERE NOTED. BITE-ON G.P.I. RECEPTACLES SHALL NOT BE MIXED WITH OTHER G.P.I. LOCATIONS.
3.	ALL EXTERIOR OUTLETS SHALL BE WEATHERPROOF, RESILIENT, POLE MOUNTED PROVIDED AND INSTALLED BY SUBCONTRACTOR AT ALL EXTERIOR WALL SWITCHES & RECEPTACLES.
4.	ALL BRIDGE DEVICES TO BE INTERCONNECTED & WIRED W/REINFORCED JUNCTION BOX.
ELECTRICAL LEGEND	
	BREAKER
	SINGLE SWITCH
	DOUBLE SWITCH
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE (250 VOLT)
	GARAGE DOOR OPERATOR
	GFI DUPLEX RECEPTACLE
	WFI/GFI DUPLEX RECEPTACLE
	SURFACE MOUNTED CEILING FIXTURE
	REINFORCED JUNCTION BOX FOR 120, 240, 480 VOL.
	CEILING MOUNTED FIX. W/ FULL STRAPS
	RECRECED INCANDESCENT LIGHT
	RECRECED RECESSED LIGHT
	CEILING FAN & BOX
	CEILING RECESSED LIGHT FIXTURE
	WALL MOUNTED (BOX LIGHT) FIXTURE
	WALL MOUNTED FIXTURE
	EXHAUST FAN (BY HVAC SUBCONTRACTOR)
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	DOOR BELL CHIMES
	DOOR BELL
	DISCONNECT FOR AIR CONDITIONING CONDENSER
	TELEPHONE OUTLET
	TELEVISION CABLE OUTLET
	JUNCTION BOX
	CONNECTION TO APPLIANCE ON EQUIPMENT AS PER MANUFACTURER'S REQUIREMENTS
	TRACK LIGHT
	EXTERIOR FLOOD LIGHT
	CEILING FAN
	250V FLUORESCENT LIGHT
	120V FLUORESCENT LIGHT
	120V FLUORESCENT LIGHT



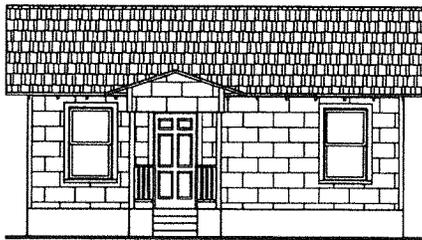
**SECOND FLOOR
ELECTRICAL PLAN**
SCALE: 1/8"=1'-0"

CONTACT BUILDING INSPECTORS
FOR PERMIT INFORMATION
 DEVELOPMENT SERVICES
 DEPARTMENT OF
 PURSUANT TO CHAPTER 153-54
 DATE 7/22/15 BY COITC
 RELEASED
 CITY OF GRAPEVINE
 CERTIFICATE OF APPROPRIATENESS



©Copyright 2015
Scott Buchanan
Residential Design

Important Note:
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.



FRONT ELEVATION

203 AUSTIN STREET



FRONT ELEVATION

209 AUSTIN STREET.

STREET VIEW DRAWING

CERTIFICATE OF APPROPRIATION
CITY OF GRAPEVINE
DEPARTMENT OF
DEVELOPMENT SERVICES
DATE 7/22/15 BY LOK
PURSUANT TO OR 5-54
RELEASED
CONTACT BUILDING INSPECTOR
FOR PERMIT INFORMATION

Copper Street Homes
209 Austin St.
Grapevine, Texas 76051

Revision

Scale:

7.14.15

Elevations

2 Elev.

ORDINANCE NO. _____

HL15-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL15-05 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING THE AREA LEGALLY DESCRIBED AS THE SOUTH ½ OF LOTS 1 AND 2, BLOCK 101, COLLEGE HEIGHTS ADDITION 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 MATTIE "DORA" MCKIBBEN 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 (HL15-05) 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: 209 Austin Street and platted as South ½ Lots 1 and 2, Block 101, 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 Mattie "Dora" McKibben 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 20th day of October, 2015.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER 
MEETING DATE: OCTOBER 20, 2015
SUBJECT: INTERLOCAL AGREEMENT – DEVELOPMENT OF A 50-ACRE TRACT THAT LIES IN FLOWER MOUND AND GRAPEVINE

RECOMMENDATION:

Council to consider approval of an interlocal agreement for the development of a 50-acre tract, of which approximately 10 acres lies with the Town of Flower Mound city limits and 40 acres lies within the City of Grapevine.

BACKGROUND:

The portion of the City's 185 acre tract that was recently sold to Seefried lies within the City of Grapevine and the Town of Flower Mound. Approximately 80% is in Grapevine and 20% is in Flower Mound. In order to streamline the development process for the project and facilitate public services on the site, Grapevine and Flower Mound are proposing an interlocal agreement. The major terms of the agreement are as follows:

- Grapevine would be responsible for the regulation of the development process including concept plans, site plans, building codes and inspections, code enforcement, platting, driveway permitting, floodway, floodplain, tree removal and fill activities
- Flower Mound will allow for the proposed fill of portions of the property that are in Flower Mound pending approval by FEMA
- The Flower Mound portion of the site will be governed by applicable Flower Mound zoning ordinances and the proposed uses are permitted under the current zoning of the tract
- Grapevine will process platting of the site
- Flower Mound will abandon any existing water, sewer, utility slope and drainage easements
- Grapevine will provide all water and wastewater to the site and collect all related fees

CC ITEM #7

- Any watering restrictions that apply to the rest of the City of Grapevine will also apply to this site
- All emergency services will be provided by Grapevine

The Flower Mound Town Council will consider approval of the interlocal agreement in the next few weeks.

Staff recommends approval.

INTERLOCAL AGREEMENT FOR THE DEVELOPMENT OF A 50 ACRE TRACT, OF WHICH APPROXIMATELY 10 ACRES LIES WITHIN THE TOWN OF FLOWER MOUND AND 40 ACRES LIES WITHIN THE CITY OF GRAPEVINE.

STATE OF TEXAS §
 §
COUNTY OF TARRANT §
COUNTY OF DALLAS §
COUNTY OF DENTON §

This Interlocal Agreement (the "Agreement") is hereby entered into by and between the City of Grapevine, Texas, a home rule municipality located in Dallas, Denton, and Tarrant Counties, Texas, ("Grapevine") operating herein by and through its duly authorized Mayor, William D. Tate, and the Town of Flower Mound, Texas, a home rule municipality located in Denton County, Texas, ("Flower Mound") operating herein by and through its duly authorized Mayor, Tom Hayden. Flower Mound and Grapevine may be collectively referred to as the Cities.

WHEREAS, Grapevine currently owns an approximately 50 acre undeveloped tract of land located adjacent to the west side of Lakeside Parkway and north of Denton Creek (the "Grapevine Property"); and

WHEREAS, approximately 10 acres of the Grapevine Property lies within the City Limits of Flower Mound (the "Grapevine Site"); and

WHEREAS, the properties surrounding the Grapevine Site are currently developed as Light Industrial or Multifamily complexes; and

WHEREAS, the size and configuration of the Grapevine Site lends itself to large scale developments and potential developments will likely span the common City Limit line between Grapevine and Flower Mound; and

WHEREAS, in an effort to streamline the development process for the Grapevine Site to avoid conflicting requirements the Cities agree that the Grapevine Site should be developed under one City's regulations; and

WHEREAS, Chapter 791 of the Texas Government Code (the "Interlocal Cooperation Act") authorizes municipalities to enter into interlocal agreements for the providing of governmental functions and services, including but not limited to the following: police and fire protection, public health and welfare, waste disposal, planning, administrative functions, utility services, and any other governmental functions in which the Cities are mutually interested; and

WHEREAS, the Cities deem it to be to their mutual benefit and to the benefit of the health, safety and welfare of their respective citizens to enter into this Agreement to facilitate the development of Grapevine Site under the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, Grapevine and Flower Mound, for good and valuable consideration, specifically, the mutual promises and agreements contained herein, do hereby contract, covenant and agree as follows:

A.
TERM OF AGREEMENT AND CONDITIONS PRECEDENT

Purpose. The purpose of this Agreement is to provide a single point of contact relative to the development of Grapevine Site and the municipal regulations under which the Grapevine Site shall be developed.

Development Process. The Cities agree that Grapevine's Development Regulations and Procedures shall govern the Grapevine Site. These Regulations and Procedures include:

- Concept Plans, Site Plans, Signage,
- Building Codes & Building Inspections, including associated construction standards
- Code Enforcement
- Platting
- Driveway Permitting
- Floodway, floodplain, tree removal, and fill activity

CLOMR/LOMR. Flower Mound agrees and consents to the proposed fill of certain areas of the Subject Property within Flower Mound, consistent with the preliminary grading plan as shown on the attached Exhibit "A". Grapevine assumes sole responsibility for obtaining any other necessary governmental approvals including any requirements by the Federal Emergency Management Agency (FEMA).

Zoning. Grapevine and Flower Mound recognize that the Grapevine Site will be governed by the applicable Flower Mound zoning regulations. Flower Mound hereby affirms that the Grapevine Site is currently zoned _____, and that under such zoning the proposed warehouse and distribution center and the learning and performance center are permitted uses.

Platting Process. Grapevine and Flower Mound agree that platting of Grapevine Site will be processed by Grapevine with final documents recorded with Dallas County and Tarrant County. Flower Mound agrees to abandon existing water, sewer, utility, slope, and drainage easements, and an accompanying agreement Recorded in Volume 4614, Pages 1293, 1350, 1360 and 1365.

Water and Wastewater Service; EPA & TCEQ Wastewater Pretreatment Requirements. The Cities agree that Grapevine shall provide water and wastewater service to the Grapevine Site. Grapevine currently has water and wastewater lines on the Grapevine Site of sufficient size to serve the Grapevine Site and shall provide all plan review and construction inspection of water and wastewater lines placed with development of Grapevine Site. Furthermore, Grapevine shall be responsible for all EPA and TCEQ Permitting including Wastewater Pretreatment.

Water Conservation and Drought Contingency. Water Conservation and Drought Contingency Measures imposed by Grapevine upon its customers shall apply to Grapevine Site. As a condition of TRA providing water service to Grapevine, Grapevine imposes Water Conservation and Drought Contingency Measures when requested by TRA and its raw water supplier, TRWD.

Water & Wastewater Impact Fees

Grapevine Water and Wastewater Impact Fees shall be applied to the Grapevine Site.

Water and Wastewater Repair and Monitoring Responsibilities. Grapevine shall be responsible for maintenance of the water lines and appurtenances up to and including water meter service to proposed buildings. Grapevine shall be responsible for maintenance of its wastewater system serving the Grapevine Site.

Water and Wastewater Regulatory Control. It is understood and agreed by the parties hereto that the water lines and appurtenances up to and including the water meter and detector check assembly (“water facilities”) shall be designed and constructed in accordance with Grapevine’s standards. Construction inspection for said water facilities shall be inspected by Grapevine and all inspection fees for said water facilities shall be paid to the City of Grapevine. Furthermore, Grapevine shall be responsible for Cross Connection Control.

Environmental Control. Environmental and Industrial Waste Permitting and Enforcement shall be provided by Grapevine through its contracted services provider.

EPA & TCEQ Storm-water Permitting. Grapevine shall be responsible for Construction Permitting on the Grapevine Site and shall incorporate the Grapevine Site into its MS-4 Permitting and Industrial Storm-water Permitting as necessary.

Floodplain Procedures. Grapevine shall apply its Floodplain Requirements addressing Floodplain Reclamation, design and construction standards including FEMA requirements. Grapevine agrees that the minimum standards for acquiring a variance from Flower Mound for cut and fill activity shall be met as a prerequisite to Grapevine issuing a permit for such activity. Flower Mound agrees to cooperate with Grapevine as necessary for the FEMA process.

On Site Civil Plan Review & Inspection. Grapevine shall review and approve the construction plans for civil site work in accordance with Grapevine's design and construction standards and will provide all construction inspection of the civil site work improvements.

Fire Department Services. All firefighting and emergency services for the Grapevine Site, including all fire suppression activities, EMS responses, rescues, pre-incident planning, and other first responder fire department activities shall be provided by Grapevine. All Fire Prevention services, including fire inspections, investigations, public education, emergency management, and fire code enforcement shall be provided by Grapevine.

Police Department Services. All police response for emergency services for the Grapevine Site and follow-up investigative services shall be provided by Grapevine.

911 and Alarm Responses. All 911 calls and alarms from Grapevine Site for both Police and Fire Services shall be routed to Grapevine for first response.

Solid Waste. Grapevine shall provide solid waste services to the Grapevine Site through its contracted solid waste provider.

Flower Mound Street Impact Fee and Landscaping. Grapevine and Flower Mound agree to apply Flower Mound's Street Impact Fee for Enterprise Drive to the portion of Grapevine Site lying within Flower Mound and that the sidewalk and landscaping requirements for Enterprise Drive imposed by Grapevine shall match Flower Mound's requirements which have been constructed elsewhere along Enterprise Drive.

No joint enterprise. No provision of this Agreement shall be construed to create any type of joint ownership of any property, nor shall same be deemed to create a partnership, joint venture or other agreement which would be construed as granting partial control, ownership of or equity in the facilities described herein. It is understood and agreed that the facilities operated by Flower Mound shall be owned and controlled by Flower Mound, and that the facilities operated by Grapevine shall be owned and controlled by Grapevine. Furthermore, the parties hereto acknowledge and agree that the doctrine of respondeat superior shall not apply between the cities.

Notice. Any notice, communication or request provided or permitted to be given by either party to the other party must be in writing and addressed as follows:

If to Flower Mound:

Town of Flower Mound
Attention: Town Manager

Flower Mound, Texas

If to Grapevine:

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

With a copy to:

Matthew C.G. Boyle
Boyle & Lowry, LLP
4201 Wingren, Suite 108
Irving, Texas 75062
mboyle@boyle-lowry.com

or to such other addresses as may be provided for in writing from time to time.

No waiver of immunity or defenses. This Agreement is made pursuant to Chapter 791 of the Texas Government Code. It is expressly understood and agreed that in the execution of this Agreement, neither city waives nor shall be deemed hereby to waive any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. This section shall be liberally construed to carry out the intent of the city councils of Flower Mound and Grapevine, and the cities do hereby invoke said governmental immunity to the extent possible under the law.

No third party beneficiaries. It is understood by the parties that this Agreement is entered into for the mutual convenience and purposes of the cities which are parties hereto, and it is the parties' intent that no other parties shall be construed as beneficiaries of this Agreement.

Entire Agreement. This Agreement, including any exhibits attached and made a part hereof, is the entire Agreement between the parties and supersedes all prior or contemporaneous understandings or representations, whether oral or written, respecting the subject matter herein.

Venue. This Agreement shall be construed under the substantive laws of the State of Texas, without reference to its choice of law provisions, and venue for any action arising under state law under this Agreement shall be the District Courts of Tarrant County, Texas. If any action relating to this Agreement is not properly brought in state court, venue shall be the United States District Court for the Northern District of Texas.

Severability. In the event any section, subsection, paragraph, subparagraph, sentence, phrase, or word herein is held invalid, illegal, or unenforceable, the balance of this Agreement shall be enforceable, and shall be read as if the parties intended at all times to delete said invalid section, subsection, paragraph, subparagraph, sentence, phrase, or word. In such event there shall be substituted for such deleted provision a provision as similar in terms and in effect to such deleted provision as may be valid, legal and enforceable.

Authority. This Agreement was authorized by the Flower Mound Town Council at its regular meeting on the ____ day of _____, 20__, authorizing the Flower Mound City Manager to execute this Agreement on behalf of the Town of Flower Mound, and by the Grapevine City Council at its regular meeting on the ____ day of _____, 20__, authorizing the Grapevine City Manager to execute this Agreement on behalf of the City of Grapevine.

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

Amendment. This Agreement may only be amended, altered, or revoked by written instrument signed by the parties to such amendment.

Interpretation. Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for nor against any party.

Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

Force Majeure. "Force majeure" is an act of God or a public enemy, war, riot, civil commotion, insurrection, terrorism, strike (unless caused by acts or omissions of the party asserting same), governmental or de facto governmental regulatory or eminent domain action (unless caused by acts or omissions of the party asserting same), fire, drought, explosion, flood, or other natural catastrophe. If, by reasons of Force Majeure, any party will be rendered wholly or partially unable to carry out its obligations under this Agreement after its effective date, then such party will give written notice of the particulars of such Force Majeure to the other party or parties within a reasonable time after the occurrence of such event. The obligations of the party giving such notice, to the extent affected by such Force Majeure, will be suspended during the continuance of the inability claimed and for no longer period, and any such party will in good faith exercise its best efforts to remove and overcome such inability.

Mutual Assistance. The parties hereto agree to take all reasonable measures which are necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out such terms and provisions.

Recitals. The recitals to this Agreement are incorporated herein, and are intended to aid in the interpretation of this Agreement.

Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

EXECUTED this _____ day of _____, 20__.

CITY OF GRAPEVINE

By: _____
Bruno Rumbelow, Grapevine City Manager

ATTEST:

Tara Brooks, Grapevine City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

EXECUTED this _____ day of _____, 20__.

TOWN OF FLOWER MOUND

By: _____
Town Manager

ATTEST:

Town Secretary

APPROVED AS TO FORM AND LEGALITY:

Town Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER 
MEETING DATE: OCTOBER 20, 2015
SUBJECT: GOLF COURSE ADVISORY BOARD APPOINTMENT

RECOMMENDATION

City Council to consider the mid-year appointment of Bryan Humphreys to the Golf Course Advisory Board to fill a vacancy.

BACKGROUND

During the 2015 Board and Commission appointment process there were not enough applications received to fill the four open seats on the Golf Course Advisory Board. Three of the positions were filled, but one remained vacant. Council Member Mike Lease has requested a mid-year appointment to Bryan Humphreys to fill this vacant position. This term will expire in 2017.

TAB



CITY OF GRAPEVINE
BOARD AND COMMISSION APPLICATION

BOARD OR COMMISSION: Golf Course Advisory Board
Use a separate application for each appointment desired.

Name: Ms. Mrs. Mr. Dr. Bryan Humphreys

Address: _____

Home phone: _____ Work phone: _____

Employer: Grapevine-Colleyville ISD

Occupation: Social Studies Teacher/ Head Golf Coach

Grapevine Resident 20+Years Tarrant Co. Voter Registration No. _____

E-mail Address: _____

Why are you interested in being appointed to this board/commission?
I strongly believe my expertise in junior golf would be an asset to the Advisory Board.

List any City service and experience, civic organizations, as well as professional activities.
Grapevine golf teaching professional, Grapevine HS golf coach, Former junior golf instructor and summer golf camp coordinator , Member of the North Texas High School Golf Coaches Assn, TX HS Golf Coaches Assn, and Grapevine Golf Assn.

What is your educational and occupational experience?
BA- Social Sciences Education, Northwestern State University
Secondary teacher 1995- present, Grapevine HS head golf coach for men's and women's program since 2000.

What other knowledge, experience, or education do you have that is applicable to the board/commission function? CC ITEM #8

I have worked with numerous golf coaches, golf pros, junior golfers and their parents and this has given me insight of how the game of golf can be used to be a positive contributor in the community.

What do you believe will be your most significant contribution to the board/commission?

I believe my most significant contribution will be giving junior golfers and their parents a voice at Grapevine GC. Grapevine GC has come a long way with juniors and I want us to continue to grow the game.

What else would you like to tell us about yourself?

List the name and phone number of one Grapevine resident, City staff, City Council, or current Committee member who may be contacted on your behalf.

Mike Lease 817.329.4241, Darlene Freed 817.480.6434, Jon Wall 817.688.3179

Number of Board/Commission meetings attended in past 12 months 0

Number of City Council meetings attended in past 12 months 2

Have you ever entered a guilty plea or no contest or been convicted of a crime in a civilian or military court or received a deferred adjudication (not including traffic violations)? No

If yes to the above question, what offense(s) and counties/states/dates? If this is not applicable, type "NA". (A criminal record will not necessarily disqualify you from appointment).

I understand that by signing this application my attendance will be required at all committee meetings.

Signature: Bryan Humphreys

Date: 15 October 2015

Please return completed application to:

City Secretary's Office, 200 South Main Street, Grapevine, TX 76051
Office 817-410-3182 Fax: 817-410-3004
Email: tbrooks@grapevinetexas.gov

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: OCTOBER 20, 2015
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR
MANAGED DATA STORAGE SERVICES

RECOMMENDATION:

City Council to consider approval for the renewal of an annual contract with One Safe Place Media Corporation for managed data storage services.

FUNDING SOURCE:

Funding for this purchase is available in account 100-44540-101-2 (General Fund/City Manager/Technology/Professional Services) in an annual amount of \$36,000.

BACKGROUND:

This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.022 (A) (7) (A). A resolution considering the initial purchase of managed data storage services provided by One Safe Place Media Corporation as a sole source vendor was approved by Council in September 2013.

The purpose of this bid is for disaster recovery of all City data stored in an electronic form. The data is located and stored in fully encrypted form in a secure data center off site. The daily transfer of new and changed data occurs nightly over the Internet with full data encryption. This service keeps the City in compliance with industry compliance standards, Federal, State and local laws which guarantees the City will not lose any data due to a disaster or equipment failure.

One Safe Place Media Corporation has agreed to renew with no increase in pricing.

Staff recommends approval.

JJ/BS

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: OCTOBER 20, 2015

SUBJECT: APPROVAL TO RENEW AN ANNUAL MAINTENANCE CONTRACT FOR VARIOUS NETWORK SOFTWARE SERVICES

RECOMMENDATION:

City Council to consider approval to renew an annual maintenance contract for various network software services with SHI Government Solutions, Inc. through the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program.

FUNDING SOURCE:

Funding for this purchase will be available in account 100-44500-101-2 (General Fund/City Manager/Technology/IT Software License & Maintenance Fees) in the amount not to exceed \$23,073.50.

BACKGROUND:

This purchase will be made in accordance with a contract established with SHI Government Solutions, Inc. by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program. Purchases through this program are authorized under Texas Local Government Code, Chapter 271, Subchapter D and Texas Government Code Chapter 2054, Section 2054.0565 (b). The contract was for an initial one-year period with three optional, one-year renewals. If approved, this will be the first renewal available.

This purchase request is for an annual maintenance contract to support the current software modules that operate as part of the City's computer networking system. The maintenance contract will cover maintenance on SUSE Linux software and Network Access Manager.

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

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: OCTOBER 20, 2015
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF A TELEPHONE SYSTEM

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of a telephone system from Radcom Technologies, Inc. to replace the phone system at City Hall through a contract established by the Federal General Services Administration Cooperative Purchasing Program.

FUNDING SOURCE:

Funding for this purchase is currently available in account 100-48860-120-1 (Capital Equipment) in the amount not to exceed \$63,755.72.

BACKGROUND:

This purchase will be made in accordance with a contract established with Radcom Technologies, Inc. by the Federal General Services Administration Cooperative Purchasing Program. Purchases through this program are authorized under Texas Local Government Code, Chapter 271.103.

This purchase request is for a replacement phone system for City Hall. This IPedge phone system is newer technology called Voice Over IP and will allow us to expand the system in the future to include multiple buildings on this one phone system.

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

Staff recommends approval.

AP/BS

RESOLUTION NO. _____

*Telephone
System*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE A TELEPHONE SYSTEM THROUGH THE FEDERAL GENERAL SERVICES ADMINISTRATION COOPERATIVE PURCHASING PROGRAM AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Chapter 271.103 to make purchases under certain federal supply schedules therefore satisfying any state law requiring local governments to seek competitive bids for the purchase of the item; and

WHEREAS, the Federal General Services Administration Cooperative Purchasing Program (GSA) is a qualified purchasing program; and

WHEREAS, the GSA has an established contract No. GS-35F-0252T with Radcom Technologies, Inc. for Schedule 70 IT Products and Services; and

WHEREAS, City Hall has a need for a new telephone system; 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 an IPedge phone system from Radcom Technologies, Inc. for an amount not to exceed \$63,755.72.

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

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 20th day of October, 2015.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

MEETING DATE: OCTOBER 20, 2015

SUBJECT: EXTENSION OF CONDITIONAL USE CU13-21
GRAPEVINE EXPRESS WASH

RECOMMENDATION:

Staff has received a request from Lanny Wilkinson requesting a one-year extension to their previously approved Conditional Use Permit CU13-21 (Ord. 14-04) to amend the previously approved site plan of CU03-28 (Ord. 03-55) for an automotive car wash facility, specifically to enlarge the lot and add a 1,120-square foot vehicle inspection station facility to expire on January 21, 2016.

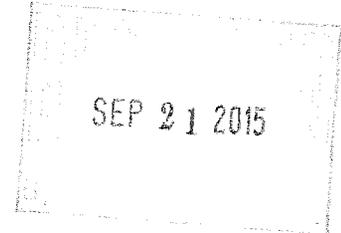
BACKGROUND INFORMATION:

Conditional Use Request CU13-21 was originally considered and approved at the January 21, 2014 joint public hearing. The site is located at 214 West Northwest Highway, and is platted as Lot 1R1, Block 10, Starr Addition.

**Grapevine Express Wash, LLC
214 W. Northwest Highway
Grapevine, TX 76051
817-875-4011**

CC ITEM #12

To: Albert L. Triplett
From: Lanny Wilkinson
Date: 9-21-2015
Re: Cu 13-21



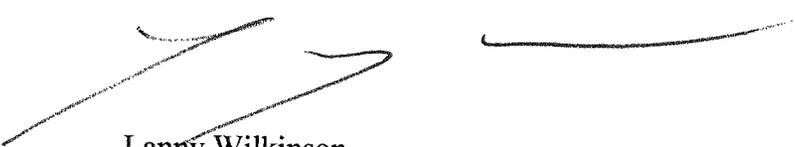
Mr. Triplett,

As we discussed, In December of 2014 I came to the engineering department and realized that the plat had not been submitted by my engineering company. I immediately got them the plate and was told that an extension would be granted for one year. I made the mistake of not knowing I had to send you this letter.

I was in the middle of another construction project in 2014 and could not start this one. I am now prepared to move forward. I am requesting a 1 year extension to Grapevine Express Wash's Conditional Use (Cu-13-21) approval expired on 1-21-15. I am requesting and extension that would set the expiration date to 1-21-16.

We are prepared to make submittals and begin construction on Phase I immediately. Should you have any questions please contact me immediately as time is of the essence. We are hoping this can be handled in the October 6, 2015.

Thanks for your and the councils help in this matter.



Lanny Wilkinson
817-875-4011

NOTES:

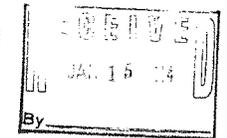
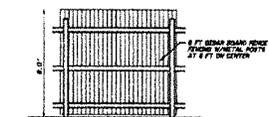
1. Landscaping & buffering to comply with section 53, Landscaping Ordinance.
2. Parking shall comply with section 56, Off-Street Parking Regulations.
3. The building will be served by existing street, water, sanitary sewer, and storm drainage facilities in Jean Street.
4. City fire hydrants are located in the surrounding City streets.
5. All construction shall comply with the City of Grapevine Soil Erosion Ordinance.
6. Lighting levels at the property line shall not exceed 5.0 footcandles.
7. The sign lighting was included in the determination of Illumination levels.
8. Light fixtures, including the base, shall be mounted no higher than the highest point on the primary structure or 30 feet in height.
9. Lighting level adjacent to the single family zoning may not exceed 0.2 foot candles at the property line.

CONDITIONAL USE REQUEST, CU13-21, IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU03-28 (ORD. 2003-55) FOR AN AUTOMOTIVE CAR WASH FACILITY, SPECIFICALLY TO ENLARGE THE SITE AND ADD A 1,120 SQUARE FOOT STATE INSPECTION FACILITY.

EXHIBIT A TO ORD. 2014-04
Page 1 of 3

SHEET INDEX	DESCRIPTION
I	DIMENSIONAL CONTROL SITE PLAN
AI	BUILDING ELEVATION
L-1	LANDSCAPING PLAN

PROPOSED WOOD SCREENING FENCE



PREPARED BY:

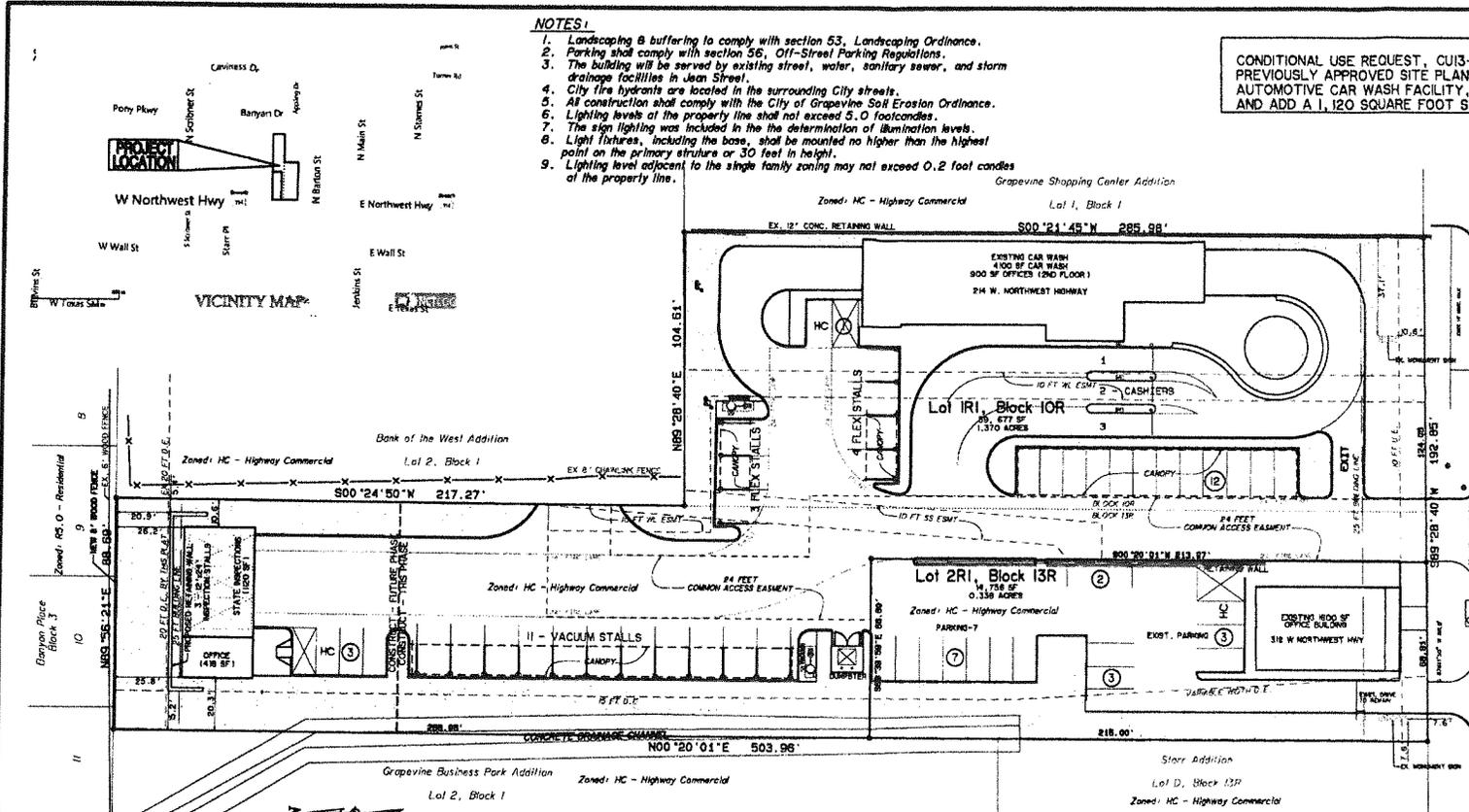
KELLIE
Edward T. Kellis, PE
P.O. BOX 47199
FORT WORTH, TX 76147
TEL: 817.378.1225
FAX: 817.704.4458
FIRM NO: 7585

APPLICANT:

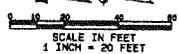
Grapevine Express Wash
Attn: Lanny L. Wilkinson
214 W. Northwest Highway
Grapevine, TX 75051
817.875.4011

DIMENSIONAL CONTROL SITE PLAN
214 W. Northwest Highway
Grapevine Express Wash

CU13-21
1.370 ACRES, ZONED "HC"
Lot 1R1, Block 10R
STARR ADDITION
CITY OF GRAPEVINE, TARRANT COUNTY
TEXAS
January 14, 2014



DIMENSIONAL CONTROL SITE PLAN



SITE SUMMARY TABLE			
HC ZONING	Lot 2R1	Lot 1R1	Requirement
Lot Area (acres)	0.339	1.370	
Lot Area (sf)	14,756	59,677	5,000
Lot Width (ft)	88.8	124.0	50
Lot Depth (ft)	215.0	503.9	100
Building Coverage (s.f.)	1,800	5,838	
Building Coverage (%)	10.8%	9.5%	100% max
Height of Building	18'-0"	25'-0"	35 ft max
Open Space (s.f.)	3,240	13,885	
Percent Open Space	22.0%	273.3%	15% min
Impervious Area (s.f.)	11,051	43,472	
Percent Impervious Area	74.9%	72.8%	85% max

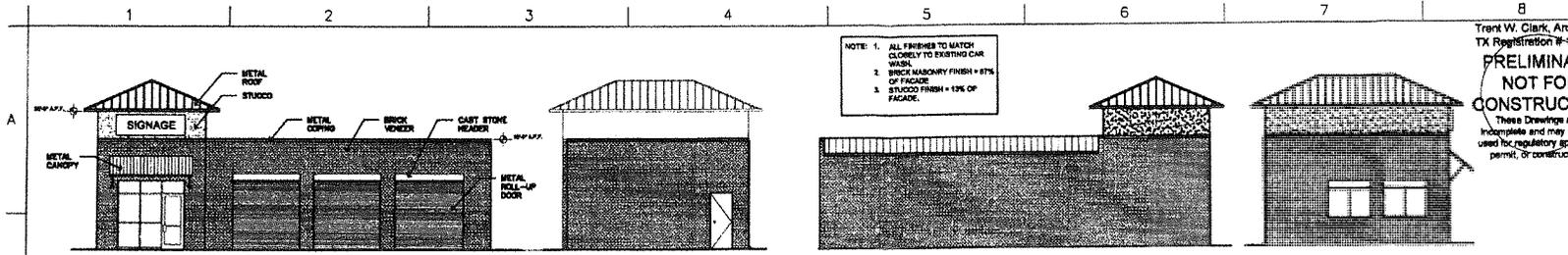
Building Use & Parking Analysis		
214 W. Northwest Highway		
Area by Use:		
Carwash / Office	4,100 sf	= 6 spaces
Automotive Inspection	1,120 sf	= 8 spaces
Parking Summary		
Parking Required:	14	
Parking Provided Onsite:	16	
312 W. Northwest Highway		
Area by Use:		
Office	1,800 sf	8+1 per 300 square feet = 11 spaces
Parking Summary		
Parking Required:	11	
Parking Provided Onsite:	16	

CASE NAME:	GRAPEVINE EXPRESS WASH
CASE NUMBER:	CU13-21
LOCATION:	214 W. Northwest Highway
MAYOR	SECRETARY
PLANNING AND ZONING COMMISSION	
CHAIRMAN	
DATE:	
SHEET:	1 OF 3
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.	
DEPARTMENT OF DEVELOPMENT SERVICES	

Trent W. Clark, Architect
 TX Registration #17084
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**
 These Drawings are
 incomplete and may not be
 used for regulatory approval,
 permit, or construction.



**A PLUS DESIGN
 GROUP**
 ARCHITECTURE
 INTERIORS
 CONSTRUCTION
 972-724-4440
 972-691-7731 FAX
 APDG.US



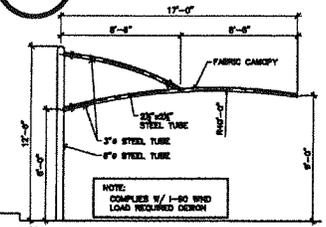
NOTE: 1. ALL FINISHES TO MATCH
 CLOSELY TO EXISTING CAR
 WASH.
 2. BRICK MASONRY FINISH + 87%
 OF FACADE
 3. STUCCO FINISH + 13% OF
 FACADE.

B1 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

B3 EAST ELEVATION
 SCALE: 1/16" = 1'-0"

B5 NORTH ELEVATION
 SCALE: 1/16" = 1'-0"

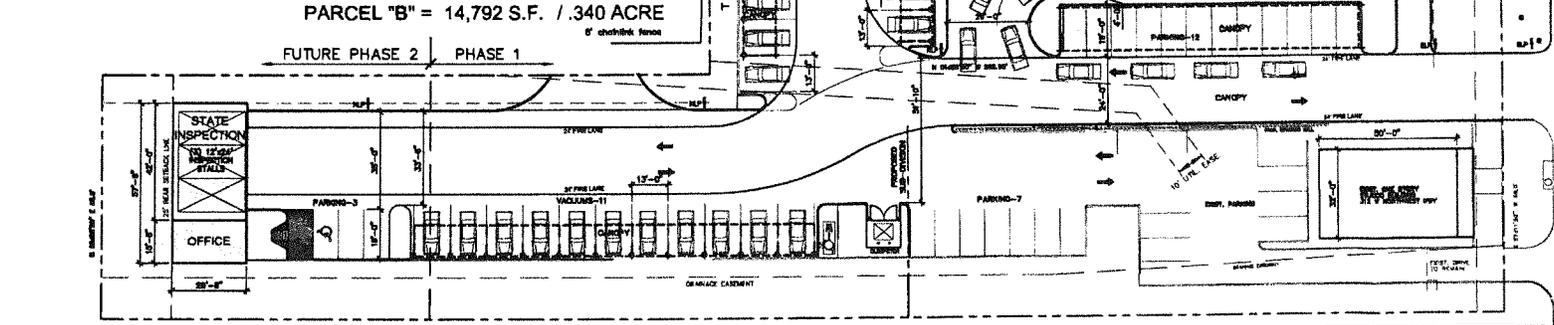
B7 WEST ELEVATION
 SCALE: 1/16" = 1'-0"



C1 CANOPY ELEVATION
 SCALE: 1/8" = 1'-0"

PARCEL "A" = 59,465 S.F. / 1.365 ACRE
 PHASE 1 = 48,155 S.F.
 PHASE 2 = 10,310 S.F.
 PARCEL "B" = 14,792 S.F. / .340 ACRE
 8' checkmark fence

LIGHT POLE LEGEND
 SLP#1 EXISTING EXTERIOR LIGHT POLE TO REMAIN
 SLP#2 EXISTING EXTERIOR LIGHT POLE TO REMAIN
 SLP#3 EXISTING NEW LIGHT POLE



F1 ARCHITECTURAL SITE PLAN



CASE NAME: GRAPEVINE EXPRESS MARK
 CASE NUMBER: 0313-01
 LOCATION: 214 W. NORTHWEST HIGHWAY
 SAYR: SECRETARY
 PLANNING AND ZONING COMMISSION
 CHAIRMAN
 APPROVAL: THESE DRAWINGS NOT AUTHORIZE ANY WORK
 IN CONFLICT WITH ANY CODES OR ORDINANCES.
 DEPARTMENT OF DEVELOPMENT SERVICES

A RENOVATED
 CAR WASH FOR:
GRAPEVINE EXPRESS
 214 NORTHWEST HWY.
 GRAPEVINE TX

REVISIONS		
No.	DATE	NOTE

Drawn by: J.F.F.
 Checked by: T.C.
 Project No.: 13-0108
 Date: 10-28-2013

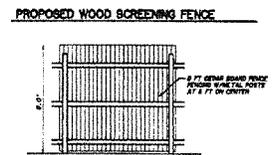
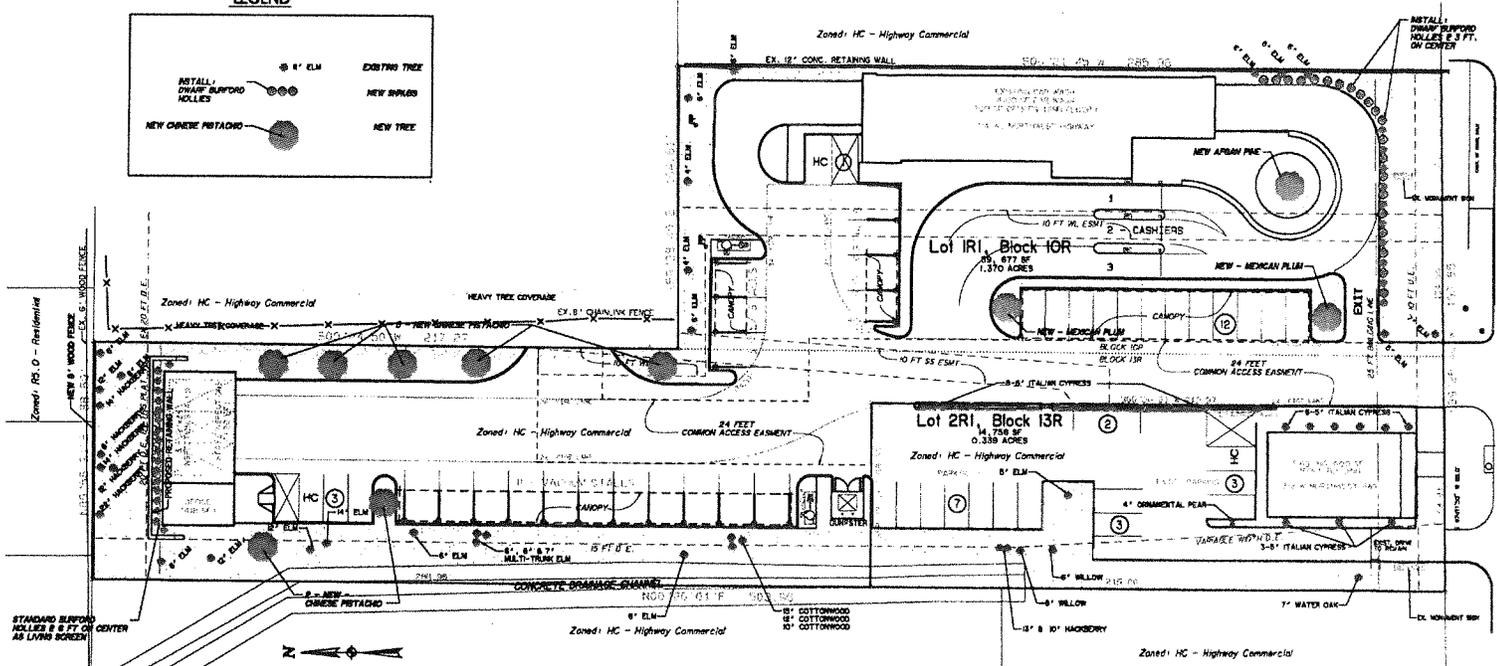
PRELIMINARY SITE PLAN

CONDITIONAL USE REQUEST, CU13-21, IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU03-28 (ORD. 2003-55) FOR AN AUTOMOTIVE CAR WASH FACILITY, SPECIFICALLY TO ENLARGE THE SITE AND ADD A 1,120 SQUARE FOOT STATE INSPECTION FACILITY.

EXHIBIT A TO ORD. 2014-04
Page 3 of 3

LEGEND

⊙ 8" ELM	EXISTING TREE
⊙ 8" ELM	NEW SPRAWL
⊙ 8" ELM	NEW TREE
⊙ 8" ELM	NEW ORNAMENTAL PLANT
⊙ 8" ELM	NEW ORNAMENTAL PLANT



PREPARED BY:
KELLIE ENGINEERING, P.C.
Edward T. Kellie, PE
P.O. BOX 471898
FORT WORTH, TX 76147
TEL: 817.378.1225
FAX: 817.704.4459
FIRM NO: 7585

APPLICANT:
Grapevine Express Wash
Attn: Larry L. Wilkinson
214 W. Northwest Highway
Grapevine, TX 76051
817.875.4011

LANDSCAPE PLAN

LANDSCAPING SUMMARY TABLE - LOT 1R1

- INTERIOR LANDSCAPING:
10% OF INTERIOR PARKING (16,400 S.F.) = 1,640 S.F.
1 TREE/400 S.F. = 4 TREES
- PERIMETER LANDSCAPING
= 1,393 L.F. w/ 1 TREE / 50 L.F.
= 28 TREES
- NON - VEHICULAR OPEN SPACE
= 15,885 S.F. w/ 1 TREE / 2500 S.F.
= 6 TREES

SUMMARY: 28 EXISTING TREES
38 TREES REQUIRED
10 NEW TREES PROVIDED.

LANDSCAPING SUMMARY TABLE - LOT 2R1

- INTERIOR LANDSCAPING:
10% OF INTERIOR PARKING (2,600 S.F.) = 260 S.F.
1 TREE/400 S.F. = 1 TREE
- PERIMETER LANDSCAPING
= 587 L.F. w/ 1 TREE / 50 L.F.
= 12 TREES
- NON - VEHICULAR OPEN SPACE
= 3,240 S.F. w/ 1 TREE / 2500 S.F.
= 2 TREES

SUMMARY: 25 EXISTING TREES
15 TREES REQUIRED
(NO ADDITIONAL LANDSCAPING REQUIRED)

CASE NAME: GRAPEVINE EXPRESS WASH
CASE NUMBER: CU13-21
LOCATION: 214 W. Northwest Highway

MAYOR _____ SECRETARY _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____
SHEET: 3 OF 3

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

LANDSCAPE PLAN
214 W. Northwest Highway
Grapevine Express Wash
CU13-21
1.370 ACRES, ZONED "HC"
Lot 1R1, Block 10R
STARR ADDITION
CITY OF GRAPEVINE, TARRANT COUNTY
TEXAS
January 14, 2014

214 W. NORTHWEST HIGHWAY, NOVEMBER 2013

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 20, 2015

SUBJECT: GOLF FEES RATE INCREASE

RECOMMENDATION:

City Council to consider approval of an ordinance amending the Grapevine Code of Ordinances, Chapter 16, Parks and Recreation, Section 16-32(A) implementing new rates for golf fees effective November 1, 2015 for the Grapevine Municipal Golf Course.

FINANCIAL IMPACT:

The proposed increase will generate approximately \$312,114 in additional revenue annually.

BACKGROUND INFORMATION:

During the FY2016 budget workshops, the City Council accepted the staff recommendation to increase rates at the Grapevine Municipal Golf Course. The rate increases will improve the Golf Fund's sustainability by creating capacity to establish and maintain a fund balance reserve and cash funding for future capital projects. Once established, the reserve can be relied upon during emergencies (such as unanticipated weather events).

Staff recommends approval.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE GRAPEVINE CODE OF ORDINANCES CHAPTER 16 PARKS AND RECREATION, SECTION 16-32(A) RELATIVE TO GRAPEVINE MUNICIPAL GOLF COURSE FEES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

Section 1. That all of the above premises are found to be true and correct and are hereby incorporated into the body of this ordinance by reference as if copied in their entirety herein.

Section 2. That the Grapevine Code of Ordinances Chapter 16 Parks and Recreation, Section 16-32 (A) is hereby amended as follows and all other chapters, sections, subsections, paragraphs, sentences, definitions, phrases and words of said Code of Ordinances are not amended, but shall remain intact and are hereby ratified, verified, and affirmed:

“(A) Fees Established. Green fees for the Grapevine Municipal Golf Course are hereby set and established as follows:

(1) Weekdays (Monday through Thursday):

- (a) Regular Green Fee.....\$34.00
- (b) Twilight Green Fee\$21.00
- (c) 9 Holes.....\$21.00
- (d) Senior Citizen (age 60 & above).....\$19.00
- (e) Junior (age 18 and under)\$19.00

(2) Weekends (Friday through Sunday) and Holidays:

- (a) Green Fee\$43.00

- (b) Twilight Green Fee \$24.00
- (c) 9 Holes..... \$24.00

(3) Cart, Club, Lesson and Range Ball Fee:

- (a) Electric Golf Carts:
 - 1. 18 Holes..... \$16.00 + tax per person
 - 2. 9 Holes..... \$9.00+ tax per person
- (b) Range Balls (25-30 balls) \$5.00 + tax
- (c) Golf Lessons:
 - 1. Per Private Lesson (plus tokens)..... \$65.00
- (d) Clubs \$45.00 + tax
- (e) Gold Card Fee \$80.00 + tax
- (f) Tournament Booking Fee \$50.00
- (g) Punch Cards
 - 20 green fees (Monday through Thursday).... \$578.00
 - 20 green fees (anytime) \$731.00
- (h) Annual Pass \$3,000.00

(4) Twilight times shall be after 1:30 pm during non-daylight savings times and after 3:00 pm during daylight savings times.

(5) Grapevine citizens receive a 20% discount on all fees upon proof of residency.”

Section 3. That for marketing purposes, the Director of Golf is authorized to deviate from the above schedule of fees in order to offer special promotional events such as reduced green fees during certain hours, green fees inclusive of range balls, food products, and other promotions, with the approval of the City Manager or his designee.

Section 4. That if any section, article, paragraph, sentence, clause, phrase or word in this ordinance or application thereto any person or circumstance 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 5. 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 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.

Section 7. That the fees in this ordinance shall become effective November 1, 2015.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 20th day of October, 2015.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{B²}
MEETING DATE: OCTOBER 20, 2015
SUBJECT: APPROVAL OF AN ORDINANCE ESTABLISHING THE
MUNICIPAL COURT SECURITY FEE

RECOMMENDATION:

City Council to consider an ordinance amending the Grapevine Code of Ordinances, Chapter 8, Courts and Criminal Procedures, adding Section 8-14, establishing a \$3.00 security fee as a cost of court.

BACKGROUND:

Article 102.017 of the Code of Criminal Procedure authorizes the governing body of a municipality to create an ordinance requiring a defendant convicted of a misdemeanor offense to collect a \$3.00 security fee as a cost of court to be deposited in a fund known as the municipal court building security fund. This fund can be used for security personnel, services, and items related to buildings that house the operations of a municipal court.

During the FY2016 budget process staff recommended, and City Council approved, use of the security fee to provide funding for one existing Court Bailiff position.

Staff recommends approval of the ordinance.

ORDINANCE NO. _____

SECURITY FEE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE GRAPEVINE CODE OF ORDINANCES CHAPTER 8 COURTS AND CRIMINAL PROCEDURES, TO ADD SECTION 8-14 ESTABLISHING A MUNICIPAL COURT BUILDING SECURITY FEE; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Article 102.017 of the Code of Criminal Procedure provides for the establishment of a Municipal Court Building Security Fund; and

WHEREAS, the City Council deems the adoption of this ordinance to be in the best interests of the health, safety, and welfare of the public.

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

Section 1. That Chapter 8 Courts and Criminal Procedures of the Code of Ordinances of the City of Grapevine, Texas is hereby amended by adding Section 8-14 to read as follows:

“SEC. 8-14 MUNICIPAL COURT BUILDING SECURITY FUND

- (a) Any defendant convicted in the Municipal Court for a misdemeanor offense shall be charged and shall pay as a cost of court, in addition to all other costs of court, a three dollar (\$3.00) security fee. For purposes of this Section:
 - (1) A defendant is considered convicted if:
 - (a) A sentence is imposed on the defendant;
 - (b) The defendant receives community supervision, including deferred adjudication; or
 - (c) The court defers final disposition of the defendant's case.
- (b) The Clerk of the Court shall collect the fee and pay the fee to the municipal treasurer of the City of Grapevine, Texas, who shall deposit the fee into the Municipal Court Security Fund.
- (c) There is hereby established a Municipal Court Building Security Fund, to be used only to finance the following items when used for the purpose of providing security services for buildings housing a Municipal Court:

- (1) The purchase or repair of X-ray machines and conveying systems;
- (2) Hand-held metal detectors;
- (3) Walk through metal detectors;
- (4) Identification cards and systems;
- (5) Electronic locking and surveillance equipment;
- (6) Video conferencing systems;
- (7) Bailiffs, deputy sheriffs, deputy constables, or contract security personnel during times when they are providing appropriate security services;
- (8) Signage;
- (9) Confiscated weapon inventory and tracking systems;
- (10) Locks, chains, alarms, or similar security devices;
- (11) The purchase or repair of bullet-proof glass;
- (12) Continuing education on security issues for court personnel and security personnel; and
- (13) Warrant officers and related equipment.”

Section 3. That the purpose of the use of any funds remaining in the fund shall continue to be used and administered as required by this ordinance and for that purpose this ordinance remains in effect.

Section 4. That if any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application to 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 5. 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 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 passage and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 20th day of October, 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: OCTOBER 20, 2015
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR
ENTERPRISE SOURCING SERVICES

RECOMMENDATION:

City Council to consider approval for the renewal of an annual contract with Ion Wave Technologies, Inc. for enterprise sourcing services.

FUNDING SOURCE:

Funding for this purchase is available in account 100-44500-105-3 (General Fund/IT Software License & Maintenance Fees/Professional Services) in an annual amount of \$20,538.

BACKGROUND:

The initial contract was awarded on November 1, 2011 to Ion Wave Technologies, Inc. for eProcurement services which were under \$15,000. On August 15, 2013, staff purchased the annual contract management service which was also under \$15,000. Beginning November 1, 2014 both contracts were combined into one annual contract.

The Ion Wave enterprise sourcing package automates the process of creating, issuing, awarding bids and managing contracts. By leveraging the system's libraries, templates, and importing capabilities, the procurement function benefits from increased speed, automated auditing, and the elimination of redundant data entry. It also increases vendor participation in the bid process.

Staff recommends approval.

BS

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{B2}
MEETING DATE: OCTOBER 20, 2015
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR
BUNKER GEAR (PROTECTIVE CLOTHING)

RECOMMENDATION:

City Council to consider approval to renew an annual contract for bunker gear (protective clothing) from Casco Industries, Inc. through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard).

FUNDING SOURCE:

Funds are budgeted in account 100-42220-210-3 (Clothing Supplies/Fire Department) for an estimated annual budgeted amount of \$70,000.

BACKGROUND:

Purchases will be made in accordance with an existing Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard) as allowed by the Texas Local Government Code, Section 271.102 Cooperative Purchasing Program. This contract will be for an initial one-year period with two, one-year renewal options. If approved, this will be the first renewal option available.

The purpose of this contract is to establish fixed annual pricing for firefighter bunker gear (protective clothing) for the Fire Department on an as-needed basis. The clothing consists of bunker jackets, pants and safety lettering. The triple layer clothing is made of fire resistant materials that make it possible for firefighters to enter burning buildings. The clothing conforms to the National Fire Protection Association's standards which specify a minimum standard of design, performance, safety, testing and certification requirements.

Bids were taken by the Cooperative and a contract was awarded to Casco Industries, Inc. The Purchasing and Fire Department staff reviewed the contract for specification compliance and determined that this contract would provide the best product, service and pricing for meeting the needs of the City.

Staff recommends approval.
JS/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 20, 2015

SUBJECT: AWARD OF CONSTRUCTION CONTRACT – MUSTANG ELEVATED STORAGE TANK RENOVATIONS, REPAIRS AND REPAINTING

RECOMMENDATION

City Council consider:

- awarding the contract for the Mustang Elevated Storage Tank Renovations and Repainting to Classic Protective Coatings, Inc. in the amount of \$1,239,850.00
- adopting an ordinance appropriating \$1,363,835 for the contract award including 10% contingency to the FY 2015 – 2016 Capital Improvements Plan,
- authorizing the City Manager to execute said contract, and

take any necessary action.

FUNDING:

Funds are programmed in the un-appropriated balance of the \$10 Million in 2015 Utility Bonds sold in January 2015.

BACKGROUND:

The Mustang Elevated Storage Tank was constructed in 1985 with a storage capacity of 1,000,000 gallons of water. The pedestal and the elevated bowl are steel construction requiring periodic painting and other maintenance activities. This tank has never been fully emptied and repainted. The exterior was repainted without sandblasting in 2003.

Painting systems used on storage tanks typically last twelve to fifteen years. The paint system life can be extended with minor maintenance. The interiors of all of our tanks are inspected annually by a certified inspector checking the paint system for pitting and deterioration. Last year, Deltatek Engineering, the City's elevated and ground storage tank consultant, performed a full inspection of this tank. The results of this inspection identified that the bowl and the pedestal needed painting and that structural repairs were needed on the pedestal due to corrosion.

In addition to the painting and structural repairs, modifications to the tank are necessary to comply with regulatory agency regulations (TCEQ, AWWA, ANSI, OSHA) and to address operational deficiencies. These modifications include replacing the roof vent with a new

vandal resistant vent, replacing the insect shield with one that will also shield from dust and other particulate matter, installing a new roof safety rail and installing a new anti-fall railing on all access ladders.

Cellular Phone operators currently on the tower will relocate to temporary poles installed around the perimeter of the tower site. Those operators are AT&T, Verizon and T-Mobile.

The attached map represents the planned locations of the temporary poles on the west side of the tower and the planned locations and alternate locations for the east side of the tower.

Bids were opened on September 9, 2015 with four bids received as follows:

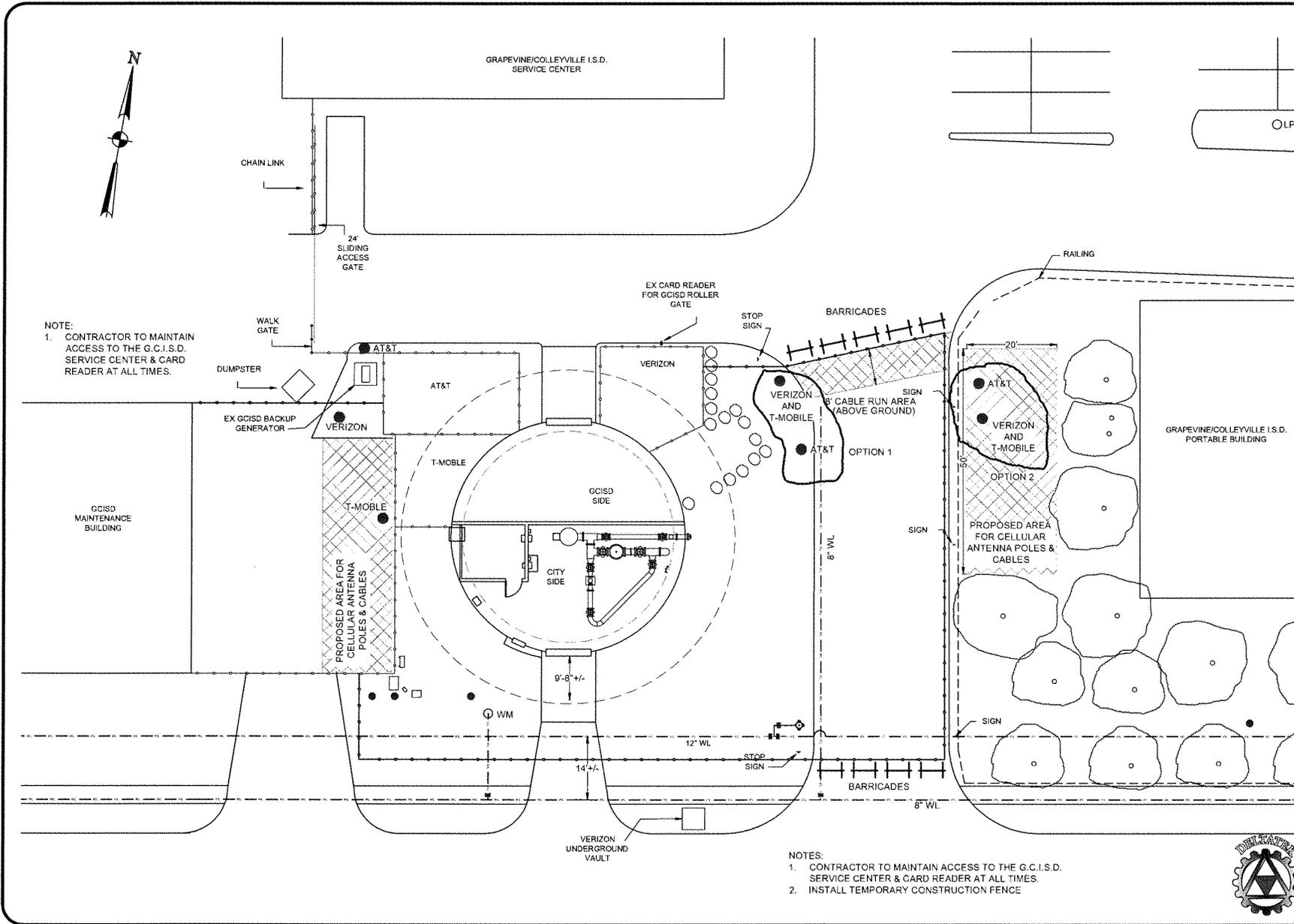
Classic Protective Coatings, Inc.	\$1,239,850.00
Blasco	\$1,257,800.00
N.G. Painting L.P.	\$1,277,219.00
TMI Coatings, Inc.	\$1,583,700.00

Deltatek Engineering has reviewed the bids and has recommended that the City award the contract to Classic Protective Coatings, Inc.

The contractor has 270 days to complete the project.

Staff recommends approval.

JDR/JSL



NOTE:
1. CONTRACTOR TO MAINTAIN ACCESS TO THE G.C.I.S.D. SERVICE CENTER & CARD READER AT ALL TIMES.

NOTES:
1. CONTRACTOR TO MAINTAIN ACCESS TO THE G.C.I.S.D. SERVICE CENTER & CARD READER AT ALL TIMES.
2. INSTALL TEMPORARY CONSTRUCTION FENCE

DESIGNED BY	DELTA TEK ENGINEERING
DRAWN BY	J. DAUGHERTY
REVIEWED BY	DELTA TEK ENGINEERING
PLOT SCALE	AS NOTED
FILE NAME	MUSTANG 1 0 MG EST
DATE	AUGUST 2015



PROPOSED TEMPORARY CELLULAR ANTENNA & CABLE AREA
MUSTANG 1 0 MG EST
RENOVATIONS & REPAINTING
GRAPEVINE, TEXAS

DELTA TEK ENGINEERING
REGISTRATION NUMBER F-4419
2211 TEXAS DRIVE
IRVING, TEXAS 75062
PHONE: 972-255-9500



SHEET NO.	5
OF 13	

ORDINANCE NO. _____

MUSTANG ELEVATED
STORAGE TANK

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, REVISING THE ADOPTED CAPITAL IMPROVEMENTS BUDGET FOR THE FISCAL YEAR ENDING IN 2016, INCREASING APPROPRIATIONS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to maintain its Water Infrastructure with regular maintenance, repairs and updates as necessary; and

WHEREAS, funding for the maintenance activities, construction repairs and updates needed for the Mustang Elevated Storage Tank is not currently included in the FY 2015-2016 Capital Improvements Plan Budget; and

WHEREAS, maintenance, repairs and updates to the Mustang Elevated Storage Tank are necessary to insure continued optimum operation of the tank and the City's Water Distribution System.

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

Section 1. That all matters stated in the preamble of this ordinance are true and correct and are hereby incorporated into the body of this ordinance as if copied in their entirety.

Section 2. That the City Council hereby authorizes an amount of \$1,363,835 be appropriated from the unappropriated fund balance of the Utility Capital Fund. Funding is available from the sale of the 2015 Utility Revenue Bonds and the FY 2015-2016 Capital Improvements Plan budget for the Construction of Mustang Elevated Storage Tank Rehab Project.

Section 3. That a copy of the revised FY 2015-2016 Capital Improvements Plan budget document shall be kept on file in the office of the City Secretary and on the City of Grapevine website.

Section 4. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 5. 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 which requires that this ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 20th day of October, 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: OCTOBER 20, 2015
SUBJECT: ALL WAY STOP AT SOUTHWEST GRAPEVINE PARKWAY
AND GRAYSON DRIVE

RECOMMENDATION:

City Council consider adopting an ordinance amending Chapter 23, Traffic, Section 23-30, Stop Intersections as follows:

Add:

(554) Southwest Grapevine Commercial Park

- (a) On Southwest Grapevine Parkway at Grayson Drive northbound and southbound

and take any necessary action.

BACKGROUND:

Staff received a request from the management at GameStop to evaluate the installation of an all-way stop at the intersection of Southwest Grapevine Parkway at Grayson Drive. Both roadways serve as collector roadways for the Southwest Grapevine Commercial Park.

In accordance with the Manual on Uniform Traffic Control Devices (MUTCD) an all-way stop is warranted when one or more of the following conditions are met:

- o Where traffic signals are warranted
- o All approaches average 300 vehicles per hour for 8 hours
- o A minor street approach averages 200 vehicles per hour and 30 seconds of delay per crossing vehicle for 8 hours
- o Left turn lane conflicts
- o Restricted or limited visibility
- o Intersection of collector roadways
- o Where the traffic volumes on both roadways are approximately equal

Both roadways function as collector roadways and the approach volumes on the roadways are approximately equal.

Staff recommends approval.

ORDINANCE NO. _____

STOP
INTERSECTION

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE GRAPEVINE CODE OF ORDINANCES BY AMENDING CHAPTER 23 TRAFFIC, SECTION 23-30 RELATIVE TO STOP INTERSECTIONS; REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00); PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

Section 1. That Chapter 23 Traffic, Section 23-30 Stop Intersections, of the Grapevine Code of Ordinances is hereby amended as follows:

Add the following stop intersection:

“(554) Southwest Grapevine Commercial Park
(a) On Southwest Grapevine Parkway at Grayson Drive northbound and southbound”

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 highway, streets or alleys, or portions thereof 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 of not guilty, nolo contendere, or dismissal.

Section 4. That any person, firm or corporation 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 Hundred Dollars (\$200.00) 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 circumstance 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 20th day of October, 2015.

APPROVED:

ATTEST

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{B2}
MEETING DATE: OCTOBER 20, 2015
SUBJECT: TRINITY RAIL EXPRESS INTERLOCAL AGREEMENT - NCTCOG

RECOMMENDATION:

City Council consider approving an Interlocal Agreement with NCTCOG for the continued funding participation in the Trinity Rail Express (TRE), authorize the City Manager to execute said agreement, and take any necessary action.

FUNDING SOURCE:

Continued Funding for this program is part of the 3/8 cent sales tax provided to The T under the Interlocal Agreement for Commuter Rail Service approved by City Council in May, 2007.

BACKGROUND INFORMATION:

This will be the fourth renewal of our agreement to support the Trinity Railway Express Operation from Union Station in downtown Dallas to the ITC in downtown Fort Worth.

The proposed renewal for fiscal years 2014-2016 stipulates a financial participation by the City in the amount of \$34,720 annually which is a significant reduction from the past participation level of \$50,567 annually. The reduction is a result of a license plate study requested by the participating cities to update the cost distribution based on actual usage by residents.

This cost will continue to be funded from the 3/8 cent sales tax commitment to The T.

Staff recommends approval.

JSL

INTERLOCAL COOPERATION AGREEMENT
Between
THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS
and
THE CITY OF GRAPEVINE
for
OPERATION OF COMMUTER RAIL SERVICE FOR FY2014-2016

WHEREAS, the North Central Texas Council of Governments (NCTCOG) and the Regional Transportation Council (RTC) have actively worked to implement commuter rail service in the area and facilitate the contribution by cities that are not members of a Transportation Authority to the operational costs of commuter rail services; and,

WHEREAS, the Regional Transportation Council Trinity Railway Express (TRE) Monitoring Subcommittee was appointed by the RTC to meet on an as-needed basis to monitor policy issues related to the TRE service and the collection of operating funds for the service; and,

WHEREAS, it would be beneficial to the citizens of the City of Grapevine to have access to commuter rail service connecting the Cities of Dallas and Fort Worth with each other and with Dallas-Fort Worth International Airport to relieve traffic congestion, provide transportation opportunities, and aid in attaining federal air quality standards; and,

WHEREAS, pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, Dallas Areas Rapid Transit (hereinafter referred to as "DART") and the Fort Worth Transportation Authority (hereinafter referred to as "the T"), both metropolitan transportation authorities created and existing pursuant to Chapter 452 of the Texas Government Code (hereinafter referred to jointly as the "Transportation Authorities"), may exercise jointly the power to provide governmental services for the public health, safety, and welfare; and,

WHEREAS, pursuant to Article 1182k, Texas Revised Civil Statutes, all railroad-related activities by public agencies, separately or jointly exercised, are public and governmental functions for the public purpose and necessity; and,

WHEREAS, the Transportation Authorities have entered into an Interlocal Cooperation Agreement to define their respective rights and responsibilities regarding the provision of commuter rail service along the Trinity Railway Express Corridor and have begun commuter rail service as the Trinity Railway Express; and,

WHEREAS, NCTCOG and the City of Grapevine have previously entered into agreements concerning the cost-sharing related to the Trinity Railway Express for Fiscal Years 2002 - 2013, which have since expired; and

WHEREAS, NCTCOG and the City of Grapevine now desire to enter into an agreement for Fiscal Years 2014-2016 to define their respective rights and responsibilities regarding cost sharing for the operation of the Trinity Railway Express; and

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

Article 1. DEFINITIONS:

- 1.1 "Commuter rail service" means operating passenger trains for commuters by, or under the control of, the Transportation Authorities.
- 1.2 "Capital improvement" means any addition to the asset base of either Transportation Authority (1) for the sole benefit of and utilization by the commuter rail service, or (2) representing the proportionate share of joint facilities benefiting, or utilized on behalf of, Commuter Rail Service.
- 1.3 "Maintenance of way" means the labor, material, tools, and equipment required to maintain all aspects of the railroad tracks, structures, signals, and communications in the TRE Corridor.
- 1.4 "Boards" means the Board of Directors of DART and the T.
- 1.5 "Best efforts" means one party's use of all reasonable exertions to fulfill the obligations of that party under this Agreement. It does not mean an obligation to attempt to fulfill the obligations of any other party.
- 1.6 "Capital costs" means the costs to plan, engineer, design, purchase, and construct the facilities, equipment, and systems for the commuter rail service that may be depreciated in accordance with standards set by the Federal Accounting Standards Board.
- 1.7 "Operational costs" means any cost of operating the TRE that is not a "capital cost."

Article 2. ORGANIZATIONAL RELATIONSHIPS:

2.1. North Central Texas Council of Governments and Regional Transportation Council:

The North Central Texas Council of Governments (hereinafter referred to as "NCTCOG") is the Metropolitan Planning Organization for the North Central Texas region including Dallas, Fort Worth, and the City of Grapevine. The North Central Texas Council of Governments is authorized by law to conduct coordinating and technical studies as may be required to guide the unified development of the area, eliminate duplication, and promote economy and efficiency through areawide planning. The Regional Transportation Council, comprised primarily of local elected officials, is the regional transportation policy body associated with the North Central Texas Council of Governments, and has been and continues to be a forum for cooperative decisions on transportation and is charged with the responsibility of preparing and maintaining the Metropolitan Transportation Plan

and Transportation Improvement Program for the Dallas-Fort Worth Metropolitan Area in accordance with applicable federal regulations.

2.2 Trinity Railway Express Monitoring Subcommittee:

The Trinity Railway Express Monitoring Subcommittee (TREMS) was created by the RTC to monitor and advise on the provision of commuter rail services by TRE between the cities of Dallas and Fort Worth.

2.3 Trinity Railway Express Advisory Committee:

DART and the T created the Trinity Railway Express Advisory Committee (TREAC) to assist the Boards on policy, budget issues, and service levels for TRE. A non-voting representative from the Trinity Railway Express Monitoring Subcommittee shall be nominated by the subcommittee and appointed by the Regional Transportation Council to the Trinity Railway Express Advisory Committee. Notice of all TRE Advisory Committee meetings, agendas, and copies of supporting materials shall be provided to the TRE Monitoring Subcommittee representative appointed by the RTC to the TRE Advisory Committee.

2.4 Companion Agreements:

NCTCOG will enter into companion agreements with the cities identified in Attachment 1.

NCTCOG will also enter into a companion agreement with the Fort Worth Transportation Authority and Dallas Area Rapid Transit as may be necessary to disburse the funds collected by NCTCOG from the cities listed in Attachment 1, including the City of Grapevine.

Article 3. OPERATIONS AND MAINTENANCE:

3.1 Service Schedules:

Service levels shall be determined by the Transportation Authorities.

3.2 Service Quality:

The Transportation Authorities shall develop and establish the procedures to implement and ensure that the highest possible quality of service, consistent with the budget, is provided.

3.3 The City of Grapevine or TREMS may suggest or request changes or additions to the service schedules at any time, but such requests should be made during the formation of the annual TRE operating budget and should be addressed to the Director, TRE or brought to the TREAC by the representative appointed pursuant to paragraph 2.3 above.

Article 4. COST SHARING FOR CONTINUING OPERATIONS:

4.1 General:

The parties recognize that the commuter rail service contemplated under this Agreement will create ongoing costs for operation of the service and maintenance of the assets used in its provision, as well as other recurring expenses. Such costs include compensation of Trinity Railway Express staff employed or contracted by the Transportation Authorities.

4.2 At the request of the contributing Cities, NCTCOG conducted a license plate survey to determine what adjustments, if any, should be made to the contribution amount of the individual Cities. The previous and adjusted contribution amount for each City is identified in Attachment 1. The aggregate contribution amount of all Cities remains at \$793,089.

4.3 The parties agree that the City of Grapevine will contribute its share of the costs, as outlined in Attachment 1, for FY2014-2016, subject to any amendments hereto.

Notwithstanding the foregoing, the parties herein also recognize that the continuation of any contract or agreement after the close of any given fiscal year shall be subject to Grapevine City Council approval.

4.4 The City of Grapevine will make an annual payment at the end of each fiscal year (September 30). One-half of the FY2014 contribution will be made at the end of FY2015 and the remaining one-half at the end of FY2016, or as otherwise mutually agreed by the Parties.

Article 5. USE OF FUNDS:

5.1 The Parties agree that NCTCOG may use the funds, contributed by the cities as outlined in Attachment 1, to leverage federal funds available to the region to implement regional air quality projects and other RTC initiatives.

Article 6. TERM AND TERMINATION:

6.1 Effective Date:

The effective date of this Agreement shall be the date on which it is executed by the parties.

6.2 Term:

This agreement shall be in effect until September 30, 2016, and may be renewed by written agreement of the parties.

6.3 Mutual Termination:

The parties may terminate this Agreement by mutual agreement at any time.

6.4 New Transportation Authority:

In the event any city identified on Attachment 1 joins an existing transportation authority or becomes or forms a new transportation authority with a dedicated source of funding for transit, the obligations under this Agreement for that city shall cease on the day the funding begins. The City's obligation under this agreement shall be transferred to the existing or new transportation authority.

Article 7. MISCELLANEOUS PROVISIONS:

7.1 Force Majeure:

It is expressly understood and agreed by the parties to this Agreement that, if the performance of any provision of this Agreement is delayed by reason of war, civil commotion, act of terrorism, act of God, governmental restrictions, regulations or interferences, fire or other casualty, court injunction, or any circumstances which are reasonably beyond the control of the party obligated or permitted under the terms of this Agreement to do or perform the same, regardless of whether any such circumstance is similar to any of those enumerated herein, the party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the period of time applicable to such requirement shall be extended for a period of time equal to the period of time such party was delayed.

7.2 Contractual Relationship:

It is specifically understood and agreed that the relationship described in this Agreement between the parties is contractual in nature and is not to be construed to create a partnership or joint venture or agency relationship between the parties. Nor shall any party be liable for any debts incurred by the other party in the conduct of such other party's business or functions.

7.3 Counterparts:

This Agreement may be executed in multiple counterparts. Each such counterpart shall be deemed an original of this Agreement, so that in making proof of this Agreement, it shall only be necessary to produce or account for one such counterpart.

7.4 Complete Agreement:

This Agreement embodies all of the agreements of the parties relating to its subject matter, supersedes all prior understandings and agreements regarding such subject matter, and may be amended, modified, or supplemented only by an instrument or instruments in writing executed by all of the parties.

7.5 Captions:

The captions, headings, and arrangements used in this Agreement are for convenience only and shall not in any way affect, limit, amplify, or modify its terms and provisions.

7.6 Governing Law and Venue:

This Agreement and all agreements entered into in connection with the transactions contemplated by this Agreement are, and will be, executed and delivered, and are intended to be performed in the County of Dallas and the County of Tarrant, State of Texas, and the laws of Texas shall govern the validity, construction, enforcement, and interpretation of this Agreement. In the event of litigation between the parties hereto, their successors or assigns, with regard to this Agreement and any subsequent supplementary agreements or amendments, venue shall lie exclusively in either Tarrant County or Dallas County, Texas.

7.7 Severability:

In the event any one or more of the provisions contained in this Agreement shall be for any reason held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision(s) hereof, and this Agreement shall be revised so as to cure such invalid, illegal, or unenforceable provision(s) to carry out as near as possible the original intent of the parties.

7.8 Changed Circumstances:

If future federal, State, or local statute, ordinance, regulation, rule, or action render this Agreement, in whole or in part, illegal, invalid, unenforceable, or impractical, the parties agree to delete and/or to modify such portions of the Agreement as are necessary to render it valid, enforceable, and/or practical. Each section, paragraph, or provision of this Agreement shall be considered severable, and if, for any reason, any section, paragraph, or provision herein is determined to be invalid under current or future law, regulation, or rule, such invalidity shall not impair the operation of or otherwise affect the valid portions of this instrument.

7.9 Enforcement:

If any party initiates an action to enforce any provision of this Agreement or for damages by reason of an alleged breach of any provision hereof, the prevailing party shall be entitled to receive from the other parties all reasonable and necessary costs and expenses, including reasonable attorneys' fees and costs incurred in connection with such action.

7.10 Survival:

All of the terms, conditions, warranties, and representations contained in this Agreement shall survive, in accordance with their terms, and shall survive the execution hereof.

7.11 Incorporation of Exhibits and Schedules:

All Exhibits and Schedules attached hereto are by this reference incorporated herein and made a part hereof for all purposes as if fully set forth herein.

7.12 Reference:

The use of the words "hereof", "herein", "hereunder", and words similar import shall refer to this entire Agreement, and not to any particular section, subsection, clause, or paragraph of this Agreement, unless the context clearly indicates otherwise.

7.13 Further Assurances:

Each party agrees to perform any further acts and to sign and deliver any further documents which may be reasonably necessary to carry out the provision of this Agreement.

7.14 Notice:

Whenever this Agreement requires or permits any consent, approval, notice, request, proposal, or demand from one party to another, the consent, approval, notice, request, proposal, or demand must be in writing to be effective and shall be delivered to the party intended to receive it at the address(es) shown below:

If to NCTCOG: North Central Texas Council of Governments
 Michael Morris, P.E.
 Director of Transportation
 Post Office Box 5888
 Arlington, Texas 76005-5888

If to the City of Grapevine:

City of Grapevine
Bruno Rumbelow
City Manager
200 S. Main Street
Grapevine, TX 76051

7.15 Indemnification:

To the extent allowed by Texas law, the City of Grapevine covenants and agrees to indemnify and hold harmless and defend and do hereby indemnify, hold harmless, and defend NCTCOG, from and against negligence claims or lawsuits for damages or injuries, including death, to persons or property, whether real or asserted, arising out of any negligent act or omission on the part of the City of Grapevine, their officers, employees, and contractors, related to the performance of this agreement.

To the extent allowed by Texas law, NCTCOG covenants and agrees to indemnify and hold harmless and defend and does hereby indemnify, hold harmless, and defend the City of Grapevine, their officers, employees, and contractors, from and against claims or lawsuits for damages arising out of the performance of this agreement as a result of any negligent act or omission on the part of the NCTCOG, their officers, and employees.

IN WITNESS HEREOF, the parties hereto have executed this Agreement in duplicate original on the _____ day of _____, 2015.

CITY OF GRAPEVINE

**NORTH CENTRAL TEXAS
COUNCIL OF GOVERNMENTS**

Bruno Rumbelow
City Manager

R. Michael Eastland
Executive Director

ATTACHMENT 1

ANNUAL COST SHARING ALLOCATION (FY2014-2016)

	<u>FY2011-2013</u>	<u>FY2014-2016*</u>	<u>DIFFERENCE</u>
Arlington	\$237,046	\$202,841	-\$34,205
Bedford	\$104,488	\$90,456	-\$14,032
Colleyville	\$12,935	\$17,360	+4,425
Eules	\$106,675	\$138,882	+32,207
Grand Prairie	\$69,764	\$120,607	+50,843
Grapevine	\$50,567	\$34,720	-\$15,847
Haltom City	\$38,705	\$31,979	-\$6,726
Hurst	\$98,168	\$90,456	-\$7,712
<u>North Richland Hills</u>	<u>\$74,741</u>	<u>\$65,786</u>	<u>-\$8,955</u>
Total	\$793,089	\$793,089	\$0

*FY2014-2016 contribution amounts were adjusted based on an NCTCOG license plate survey conducted in September 2014.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: OCTOBER 20, 2015
SUBJECT: UTILITY EASEMENT ABANDONMENT – 3004 MAHAN COURT

RECOMMENDATION:

City Council consider adopting an ordinance abandoning a 10' wide utility easement across the rear of the residence at 3004 Mahan Court, and take any necessary action.

BACKGROUND:

The property owner of the residence at 3004 Mahan Court has requested the City to abandon a 10' wide Utility Easement across the rear of his yard to relieve a conflict of their proposed swimming pool and the easement.

The applicant has obtained approval of this request from the five public utilities and the request poses no problems for City facilities.

Staff recommends approval.

ORDINANCE NO. _____

EASEMENT
ABANDONMENT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ABANDONING AND VACATING A 10 FOOT WIDE UTILITY EASEMENT ON LOT 2, BLOCK 1, MAHAN PLACE ADDITION IN THE CITY OF GRAPEVINE, TEXAS AS HEREINAFTER DESCRIBED AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the property owner of Lot 2, Block 1, Mahan Place Addition located at 3004 Mahan Court, City of Grapevine, Tarrant County, Texas has requested that a 10 foot wide utility easement bordering the north property line of said lot, as herein after described, be abandoned and vacated; and

WHEREAS, the easement is not needed for public use and will not be needed in the future for public use; and

WHEREAS, abandoning and vacating the said easement will relieve the City of Grapevine, Texas from the cost and expense of maintaining said property.

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

Section 1. That all matters stated in the preamble of this ordinance are true and correct and are hereby incorporated into the body of this ordinance as if copied in their entirety.

Section 2. That the 10 foot wide utility easement located on Lot 2, Block 1, Mahan Place Addition described in Exhibit "A" and Exhibit "B", attached hereto and incorporated herein for all purposes, is hereby abandoned and vacated for public use and the same is hereby abandoned and vacated insofar as all public right, title, interest in and to said right of way is concerned.

Section 3. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 4. The fact that the easement is no longer needed by the public for public usage and would create a hardship or burden upon the City of Grapevine to keep open and maintain such easement creates an urgency and an emergency for the immediate preservation of the public health, safety, and general welfare which requires that this ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 20th day of October, 2015.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

State of Texas
County of Tarrant

Before me, Anne Baker, Notary Public on this day personally appeared _____, _____ and _____ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 20th day of October, 2015.

Notary Signature

My Commission Expires: 01/14/2016

**10' UTILITY EASEMENT ABANDONMENT
MAHAN PLACE
LOT 2, BLOCK 1
1,061 SQ. FT. OR 0.024 ACRE**

Being all that 1,061 square foot tract of land, situated in the G.W. Minter Survey, Abstract No. 1034, and being a portion of Lot 2, Block 1, Mahan Place, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 7156, Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap found for the Northwest corner of the herein described tract, same being the Northwest corner of said Lot 2, same being the Northeast corner of Lot 3, said Block 1, Mahan Place, same being in the South line of Lot 2, Block 1, McDonnell Place, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-166, Page 67, Map Records, Tarrant County, Texas;

THENCE North 89 deg. 22 min. 52 sec. East, along the common line of said Lot 2, Block 1, Mahan Place and said Lot 2, Block 1, McDonnell Place, a distance of 106.13 feet to point from which a fence corner post found bears South 22 deg. 55 min. 51 sec. East, 0.77 feet for the Northeast corner of the herein described tract, same being the Northeast corner of said Lot 2, Block 1, Mahan Place, same being the Southeast corner of said Lot 2, Block 1, McDonnell Place, same being in the West line of Lot 1, said Block 1, Mahan Place;

THENCE South 00 deg. 09 min. 03 sec. West, along the common line of said Lot 2 and said Lot 1, a distance of 10.00 feet to a point for the Southeast corner of the herein described tract;

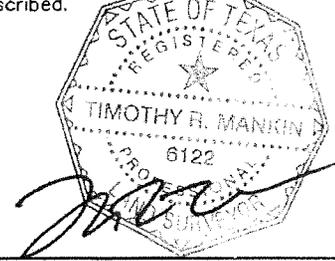
THENCE South 89 deg. 22 min. 52 sec. West, through the interior of said Lot 2, Block 1, Mahan Place, a distance of 106.13 feet to a point for the Southwest corner of the herein described tract, same being in the West line of said Lot 2, Block 1, Mahan Place, same being in the East line of aforesaid Lot 3, Block 1, Mahan Place;

THENCE North 00 deg. 09 min. 03 sec. East, along the common line of said Lot 2, Block 1, Mahan Place and said Lot 3, Block 1, Mahan Place, a distance of 10.00 feet to the POINT OF BEGINNING and containing 1,061 square feet or 0.024 acre of computed land, more or less.

GENERAL NOTES:

1. Basis of Bearing - Based on the West line (South 00 deg. 09 min. 03 sec. West) of Lot 2, Block 1, Mahan Place, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 7156, Official Public Records of Dallas County, Texas.
2. A plat of survey of even survey date herewith accompanies this legal description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122

JOB NO.: 15-0818

DATE: 8/28/2015

NOT TO SCALE

DRAWN: J.B.W.

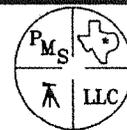
**PEISER & MANKIN
SURVEYING, LLC**

www.peisersurveying.com

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)
FIRM NO. 100999-00



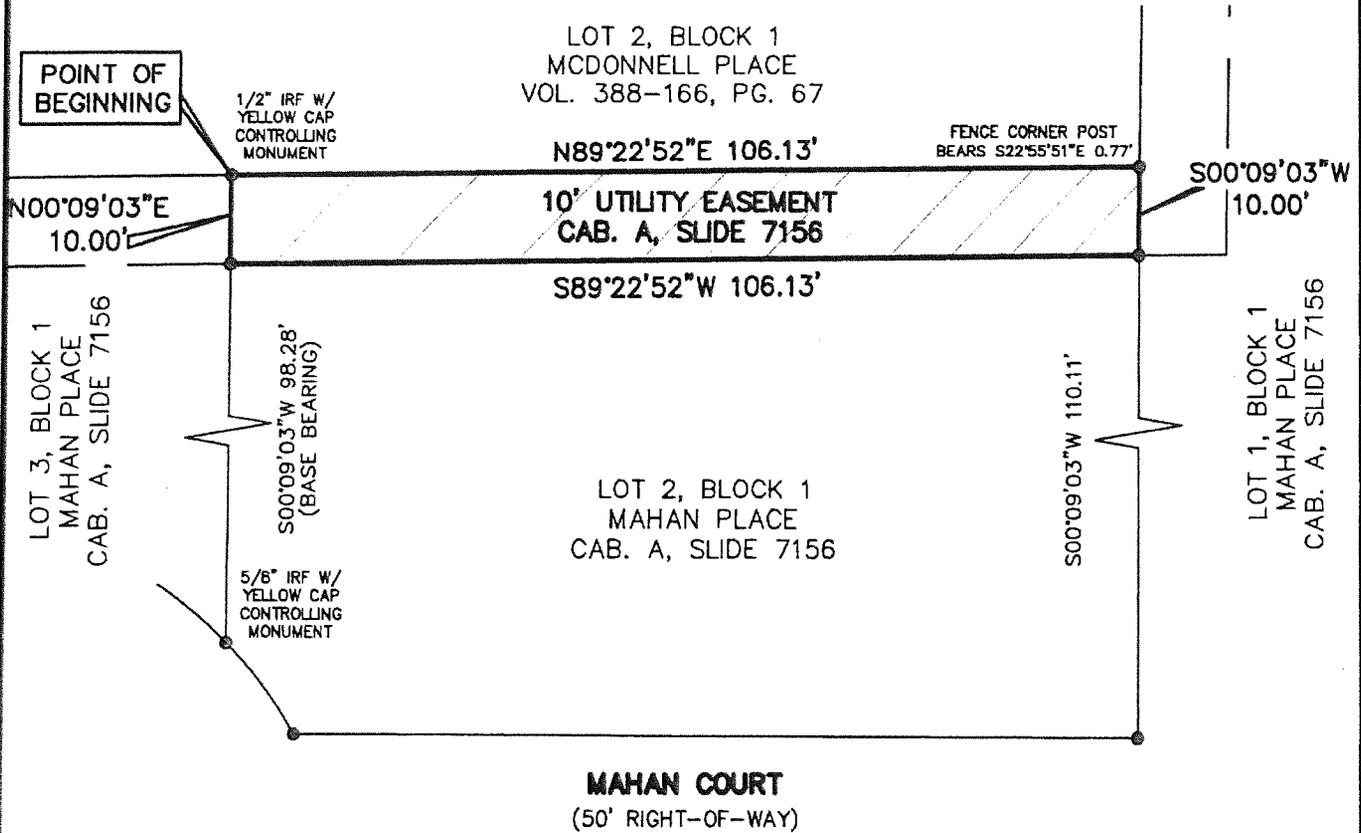
Member Since 1977



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BOUNDARIES • TOPOGRAPHY
MORTGAGE

**10' UTILITY EASEMENT ABANDONMENT
MAHAN PLACE
LOT 2, BLOCK 1
1,061 SQ. FT. OR 0.024 ACRE**

CC ITEM #20 ² OF 2



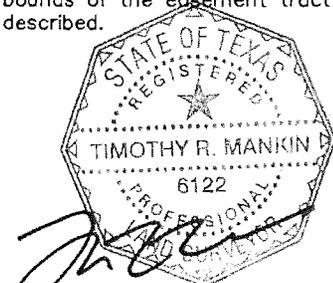
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



Basis of Bearing - Based on the West line (South 00 deg. 09 min. 03 sec. West) of Lot 2, Block 1, Mahan Place, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 7156, Official Public Records of Dallas County, Texas.

JOB NO.: 15-0818

DATE: 8/28/2015

SCALE: 1" = 20'

DRAWN: J.B.W.

**PEISER & MANKIN
SURVEYING, LLC**

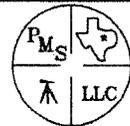
www.peisersurveying.com

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
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817-481-1809 (F)
FIRM NO. 100999-00



Member Since 1977

TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122



COMMERCIAL BOUNDARIES • RESIDENTIAL TOPOGRAPHY
MORTGAGE

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: OCTOBER 20, 2015

SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR PAVEMENT STABILIZATION

RECOMMENDATION:

City Council to consider approval to renew an annual contract for pavement stabilization with Nortex Concrete Lift and Stabilization, Inc. through an Interlocal Cooperative Agreement with the City of Grand Prairie, Texas.

FUNDING SOURCE:

Funds are budgeted in account 174-43301-415-090 (Street Maintenance/Capital Replacement/Transportation Infrastructure Maintenance) for an estimated annual budgeted amount of \$100,000.00.

BACKGROUND:

Purchases will be made in accordance with an existing Interlocal Cooperative Agreement with the City of Grand Prairie, Texas as allowed by the Texas Government Code, Section 271.101 and 271.102 Cooperative Purchasing Program. The contract was for an initial one-year period with four optional, one-year renewals. If approved, this will be the final renewal option.

The purpose of this contract is to establish fixed annual pricing for pavement leveling services for the Public Works Department on an as-needed basis. Bids were received by the City of Grand Prairie, Texas for RFB #12001 from which they awarded a contract to Nortex Concrete Lift and Stabilization, Inc. on November 1, 2011. The Public Works Department and Purchasing reviewed the contract for specification compliance and pricing and determined that this contract would provide the best product, service and pricing for meeting the needs of the City. Nortex Concrete Lift and Stabilization, Inc. has agreed to renew the contract.

Staff recommends approval.

KH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BIR}

MEETING DATE: OCTOBER 20, 2015

SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR
PAVEMENT MARKING SERVICES

RECOMMENDATION:

City Council to consider approval to renew an annual contract for pavement marking services with Stripe-a-Zone through an Interlocal Cooperative Agreement with the City of Grand Prairie, Texas.

FUNDING SOURCE:

Funds are available in account 174-43301-415-093 (Street Maintenance Capital Replacement/Transportation Infrastructure Maintenance) for an estimated annual budgeted amount of \$70,000.00.

BACKGROUND:

Purchases will be made in accordance with an Interlocal Cooperative Purchasing Agreement with the City of Grand Prairie, Texas as allowed by Texas Government Code, Section 271.101 and 271.102 and satisfies all bidding requirements. This contract was for an initial one-year period with four, one-year renewal options. If approved, this will be for the final renewal option.

The purpose of this contract is to establish fixed annual pricing for pavement marking services for the Public Works Department on an as-needed basis. The City of Grand Prairie, Texas solicited bids from which they awarded a contract to Stripe-a-Zone on October 21, 2011. The Purchasing and Public Works Department staff reviewed the contract for specification compliance and determined that this annual contract would provide the best product, service and pricing for meeting the needs of the City. Stripe-a-Zone has agreed to renew the contract with no increase in pricing.

Staff recommends approval.

FB/LW

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 6th day of October, 2015 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present to-wit:

William D. Tate	Mayor
Sharon Spencer	Council Member
Darlene Freed	Council Member
Mike Lease	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member

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

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
Ben Stool	Assistant City Attorney
Tara Brooks	City Secretary

Call to Order

Mayor Tate called the meeting to order at 5:32 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. Real property relative to deliberation or the exchange, lease, sale or value of City owned properties (Northwest Highway and State Highway 114) pursuant to Section 551.072, Texas Government Code.
- B. Real property relative to property acquisition for drainage for property located at Silver Lake pursuant to Section 551.072, Texas Government Code.
- C. 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 5:34 p.m. The closed session ended at 5:54 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.

Under Section 551.072, Texas Government Code, City Manager Rumbelow requested Council authorize the City Manager to sign an economic development incentive agreement under Section 380 of the Texas Local Government Code and a purchase and sale agreement on property at State Highway 114 and Northwest Highway, upon review of the City Attorney, to John T. Evans Company.

Motion was made to approve the economic development incentive agreement and the purchase and sale agreement.

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

Under Section 551.072, Texas Government Code, City Manager Rumbelow requested Council approve a resolution determining the necessity of acquiring real property rights and authorizing the use of eminent domain to be used in connection for drainage improvements, declaring a public purpose, and providing an effective date.

Motion was made to approve the resolution as presented.

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

RESOLUTION NO. 2015-060

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DETERMINING THE NECESSITY OF ACQUIRING REAL PROPERTY RIGHTS AND AUTHORIZING THE USE OF EMINENT DOMAIN TO BE USED IN CONNECTION WITH THE DEVELOPMENT OF DRAINAGE IMPROVEMENTS; DECLARING A PUBLIC PURPOSE; AND PROVIDING AN EFFECTIVE DATE

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

REGULAR MEETING

Call to Order

Mayor Tate called the meeting to order at 6:03 p.m. in the City Council Chambers.

Invocation

Council Member Darlene Freed delivered the Invocation.

Pledge of Allegiance

Boy Scout Troop 928 posted the colors and led the Pledge of Allegiance.

Item 2. Citizen Comments

LTC Brian Michel, 825 Beverly Drive, Grapevine gave an update on the Veteran's Day Parade that will take place on November 7, 2015 along Main Street.

Item 3. Parks and Recreation Director to present update on The REC of Grapevine.

Parks and Recreation Director Kevin Mitchell presented this item to Council. The REC of Grapevine currently has 14,800 members, which equals to \$988,000 in membership revenue and \$520,000 in program revenue. Director Mitchell described the programming, the construction status and upcoming events.

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 requested to be removed.

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

Item 4. Consider renewal of the contract for the Grapevine Public Library ILS computer support and software from SIRSI Corporation.

City Manager Rumbelow recommended approval of the renewal of the SirsiDynix Symphony Library Automation Service in an amount not to exceed \$57,775.55.

Motion was made to approve the consent agenda as presented.

Motion: Freed

Second: O'Dell

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

Nays: None

Approved: 6-0

Item 5. Consider renewal of an annual contract for Microsoft Windows virtual desktop access licenses with SHI Government Solutions, Inc. through the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program.

City Manager Rumbelow recommended approval of the lease of 470 licenses for virtual desktops used for office desktop and mobile computing throughout the City. This purchase from Microsoft is for Microsoft Windows Seven Professional Operating System in an amount not to exceed \$31,020.

Motion was made to approve the consent agenda as presented.

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

Item 6. Consider the award of RFB 431-2015 to Hufcor for panel partition replacement for the Convention Center.

Convention and Visitors Bureau Executive Director P.W. McCallum recommended approval of the purchase of a panel partition for a total amount not to exceed \$96,594.00. The existing air wall was installed in 1989. Due to its age and state of disrepair, staff is requesting to replace the existing electrical operated wall with a new manual operated one.

Motion was made to approve the consent agenda as presented.

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

Item 7. Consider renewal of an Interlocal Agreement with the Cities of Colleyville, Southlake and Keller for the Metroport Teen Court program.

Chief Financial Officer Greg Jordan recommended approval of the agreement for Teen Court which is a volunteer program that provides juvenile misdemeanor offenders an alternative to the criminal justice system. The City of Grapevine's portion is \$36,750.

Motion was made to approve the consent agenda as presented.

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

Item 8. Consider renewal of annual contract with TimeClock Plus for annual user access licenses and the one-time purchase of time clocks.

Chief Financial Officer Jordan recommended approval of the annual contract for user access licenses for an amount of \$14,800 and the purchase of additional time clocks for \$17,900. This timekeeping system eliminates the need for manual time input, assists in employee scheduling, provides additional detailed reporting for project management, eliminates paper documentation, provides an audit trail and automates employee time off requests.

Motion was made to approve the consent agenda as presented.

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

Item 9. Consider a **resolution** authorizing the sole source purchase of downtown rooftop lighting from Inception Lighting.

Parks and Recreation Director Mitchell recommended approval of the purchase of downtown rooftop lighting for an amount not to exceed \$108,967.25. This purchase replaces the current C-9 rooftop lights on the downtown skyline from 100 South Main Street to the Depot District. The new lights will allow the downtown to shine with a different light theme that can be changed according to the season.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2015-061

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO APPROVE THE SOLE SOURCE PURCHASE OF DOWNTOWN ROOFTOP LIGHTING AND PROVIDING AN EFFECTIVE DATE

Item 10. Consider the award of RFB 432-2015 as a multiple award annual contract to Unique Landscaping Design and Construction, Southwest Wholesale Nursery and Fannin Tree Farm for trees and large bushes.

Parks and Recreation Director Mitchell recommended approval of the award of contracts for an estimated annual amount of \$355,000 for the purchase of trees and large bushes.

Motion was made to approve the consent agenda as presented.

Motion: Freed

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

Item 11. Consider renewal of annual contracts for heavy equipment rental services with Fox Rental and Kirby Smith Machinery, Inc.

Public Works Director Stan Laster recommended approval of contracts for heavy equipment rental services to be used by multiple departments in an annual estimated amount of \$100,000. The purpose of this contract is to establish fixed annual pricing for heavy equipment rental services used primarily by the Public Works Department and is available to various departments on an as-needed basis and includes daily, weekly, and monthly rentals.

Motion was made to approve the consent agenda as presented.

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

Item 12. Consider an Election Services Contract with Tarrant County for the November 3, 2015 Special Election.

City Secretary Tara Brooks recommended approval of the joint election contract with Tarrant County for election services and equipment for the November 3, 2015 Special City Council Election in an estimated amount of \$15,600. The contract also allows for services of a possible runoff election on December 8, 2015 in an estimated amount of \$19,000.

Motion was made to approve the consent agenda as presented.

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

Item 13. Consider the minutes of the September 8, 2015 Special City Council meeting and the September 15, 2015 Regular City Council meeting.

City Secretary Brooks recommended approval of the minutes as presented.

Motion was made to approve the consent agenda as presented.

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

ADJOURNMENT

Motion was made to adjourn the meeting at 6:23 p.m.

Motion: Spencer

Second: Coy

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

Nays: None

Approved: 6-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 20th day of October, 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 15th day of September 2015 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Vice-Chairman
Monica Hotelling	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Theresa Mason	Alternate
Bob Tipton	Alternate

constituting a quorum with Jimmy Fechter and Gary Martin absent and the following City Staff:

Ron Stombaugh	Development Services Assistant 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.

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

AM15-01	ZONING ORDINANCE AMENDMENTS TO SECTION 43 AND SECTION 60
CU15-41	OUTFRONT MEDIA
CU15-38	KUBOTA USA
Z15-04/CU15-22	THE PRESERVE
PD15-04	STONE BRIDGE OAKS
CU15-37	FERRAARI'S

Chairman Oliver closed the Briefing Session at 7:30 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:45 p.m. in the City Council Chambers. Items 2-8 of the Joint Public Hearings were held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

PLANNING AND ZONING COMMISSION REGULAR SESSION

CALL TO ORDER

Chairman Oliver called the Planning and Zoning Commission regular session to order at 9:26 p.m.

ITEM 9. ZONING ORDINANCE AMENDMENT AM15-01 – AMENDMENTS TO SECTION 43, NONCONFORMING USES AND STRUCTURES AND TO SECTION 60, SIGN STANDARDS

First for the Commission to consider and make recommendation to City Council was zoning ordinance amendment AM15-01 to Section 43, Nonconforming Uses and Structures and Section 60, Sign Standards.

This amendment was relative to the settlement of a lawsuit between Outfront Media (formerly CBS Outdoor) regarding an existing static billboard sign located along the State Highway 114 right-of-way to the east of the existing Sam's Club. Although this sign was a nonconforming structure and continues to remain so, as part of the settlement of the lawsuit, staff was directed by Council to amend the appropriate sections of the zoning ordinance to allow conversion of the existing static billboard sign to a digital billboard 60 feet in height with cabinet dimensions of 14 feet by 48 feet (672 square feet). Specifically, Section 43 was amended to allow, because of right-of-way acquisition, the alteration of an off-premise advertising sign (billboard sign) fronting on State Highway 114, only through approval of a conditional use permit from the City Council.

Section 60, Sign Standards:

Section 60, Sign Standards was amended to provide a narrowly defined set of criteria to regulate the use of the converted digital billboard sign which will only be applicable to the Outfront sign on State Highway 114. Key specific criteria based on peer ordinances and industry standards includes:

- The existing legal, nonconforming sign fronts on State Highway 114
- Right-of-acquisition necessitates the alteration of the sign
- The City Council approves the conversion with a conditional use permit

- Lighting levels will not increase more than 0.3 foot candles over ambient levels measured 250 feet from the sign
- Each messages must be displayed for a minimum of eight seconds
- Changes of messages must be accomplished within two seconds
- Changes of messages must occur simultaneously on the entire sign face
- No flashing, dimming, or brightening of message is permitted except to accommodate changes of the message
- Ticker tape streaming and streaming video are prohibited

Section 60, Sign Standards was also amended to provide a mechanism to allow “off-premise” signage specific only to the City’ 185 acres to improve and enhance the development potential of the site. Specifically Section 60 was amended to allow, only through approval of a conditional use permit by the City Council, off-premise signage *within* developments with frontage along Grapevine Mills Parkway (F.M. 2499), Grapevine Mills Boulevard North, North State Highway 121, and Freeport Parkway.

In the Commission’s regular session, Monica Hotelling moved to approve AM15-01. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Tiggelaar, Luers, Mason and Tipton
Nays: None

ITEM 10. CONDITIONAL USE APPLICATION CU15-41 OUTFRONT MEDIA

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-41 submitted by Outfront Media for property located at 1707 West State Highway 114 and platted as Lot 1, Block 1, Wal-Mart. The applicant was requesting a conditional use permit to allow for a converted digital billboard sign.

In The Commission’s regular session, after a brief discussion, Theresa Mason moved to approve conditional use application CU15-41. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Tiggelaar, Luers, Mason and Tipton
Nays: None

ITEM 11. CONDITIONAL USE APPLICATION CU15-38 KUBOTA USA, INC.

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-38 submitted by Kubota USA Inc. for property located at 4000 Kubota Drive and proposed to be platted as Lot 1, Block 1, Kubota Addition. The applicant was requesting a conditional use permit to exceed the maximum height

limit of 50 feet for the district and to establish a sign adjacent to the North State Highway 121 service road.

The applicant intended to relocate their North American headquarters to the subject site. Specifically a three story, 125,000 square foot office structure, a two story, 62,400 square foot research and development structure, and a three level, 98,280 square foot parking structure are proposed. The applicant was also requesting an exception to exceed the height requirement with approval of a conditional use permit. The tallest segment of the office structure is proposed to be 78 feet in height. Only a portion of the structure near the main entrance is 78 feet in height; the remainder of the structure is approximately 60 feet in height.

Along with this request the applicant proposed two monument signs. One will be located near the main entrance to the site and the other is proposed to be located to the south of the subject site along the North State Highway 121 southbound service road.

In the Commission's regular session, Dennis Luers moved to approve conditional use application CU15-38. Bob Tipton seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Tiggelaar, Luers, Mason and Tipton
Nays: None

ITEM 12. PRELIMINARY PLAT GRAPEVINE 135

Next for the Commission to consider and make recommendation to the City Council was the statement of findings and preliminary plat application of Grapevine 135 on property located north of Grapevine Mills Boulevard between Grapevine Mills Parkway and State Highway 121. The applicant was preliminary platting 134.909 acres to subdivide the unplatted property.

In the Commission's regular session Theresa Mason moved to approve the statement of findings and preliminary plat application of Grapevine 135. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Tiggelaar, Luers, Mason and Tipton
Nays: None

ITEM 13. FINAL PLAT LOT 1, BLOCK 1, KUBOTA ADDITION

Next for the Commission to consider and make recommendation to the City Council was the statement of findings and final plat application of Lot 1 Block 1, Kubota Addition on property located north of Grapevine Mills Boulevard between Grapevine Mills Parkway and State Highway 121. The applicant was final platting 32.886 acres to develop the headquarters for Kubota.

In the Commission's regular session Dennis Luers moved to approve the statement of findings and final plat application of Lot 1, Block 1, Kubota Addition. Bob Tipton seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Tiggelaar, Luers, Mason and Tipton
Nays: None

ITEM 14 & 15. ZONE CHANGE APPLICATION Z15-04 & CONDITIONAL USE APPLICATION CU15-22 THE PRESERVE

Next for the Commission to consider and make recommendation to City Council was zone change application Z15-04 and conditional use application CU15-33 submitted by Greystar GP II, LLC for property located at 4501 State Highway 360 and proposed to be platted as Lots 1 & 2, block A, Glade/360 Addition. The applicant was requesting to rezone 14.36 acres from "LI" Light Industrial District and 53.42 acres from "PCD" Planned Commerce Development District to "R-MF" Multi-Family District for the development of a two-phase, 714 total units multi-family development. The applicant is also seeking a conditional use permit to exceed the height requirements for the "R-MF" Multi-Family District.

The applicant intended to develop a 714 total units, two phase, gated, multi-family complex on approximately 68 acres beginning at the southwest corner of Glade Road and State Highway 360 and continuing northward to Euless-Grapevine Road. The first phase, consisting of 399 units would have two primary points of access on Glade Road and a secondary point of access along the northbound State Highway 360 service road. This phase would consist of 256 one bedroom units ranging from 705-1,020 net square feet in size; 102 two bedroom units ranging from 1,092-1,268 net square feet in size; and 20 three bedroom units 1,393 net square feet in size. Also as part of this phase the applicant intends to develop 21 brownstone-style apartments that are three-stories in height and resemble a product similar to an attached townhome with attached garages and guest parking; these brownstone apartments will range from 1,310-1,747 square feet in size. The flexible design standards within the conditional use section of the "R-MF" Multi-Family District allow through the conditional use process consideration of height in excess of the two-story, 35 feet maximum as stated in the district; all of the structures in this phase other than the clubhouse will be three stories in height ranging from 38-40 feet in height. Total required parking for this phase is 798 spaces; the applicant has provided 798 spaces in the form of 430 surface spaces, 88 carport spaces, 140 garages spaces, and 140 tandem spaces (behind garages). Two monument signs are proposed as part of phase one, each located near the Glade and S.H. 360 entrances. Both signs are six feet in height, 60 square feet in size. Also as part of phase one the applicant proposes to construct an architectural feature 30 feet in height and 17 feet in width that will contain no signage but will serve as an entryway feature to the site and to the city. Usable recreational open space provided by the

applicant in the form of hiking trails, nature preserve areas, a dog park, and pool area total 133,642 square feet—99,750 square feet is required.

The second phase, similar to phase one relative to the various sizes of available units will consist of 315 total units and will be accessed from two access points along the northbound State Highway 360 service road. This phase would consist of 210 one bedroom units ranging from 705-1,020 square feet in size; 72 two bedroom units ranging from 1,092-1,268 square feet in size; and 12 three bedroom units 1,393 square feet in size. Similar to the phase one brownstone mix, this phase will also contain 21 brownstone apartments ranging from 1,310-1,747 square feet in size. All structures other than the clubhouse in this phase are three stories in height and range from 38-40 feet in height. Total required parking for this phase is 630 spaces; the applicant has provided 631 spaces in the form of 329 surface spaces, 78 carport spaces, 112 garage spaces, and 112 tandem spaces. One monument sign similar to phase one is proposed along the primary entrance from the S.H. 360 service road. Similar to phase one, the applicant has provided 80,131 square feet of recreational open space—78,750 square feet is required.

In the Commission's regular session, discussion was held regarding the master plan and that this use is not in accordance with it. The airport concerns were also a consideration. B J Wilson moved to deny zone change application Z15-04. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Tiggelaar, Luers and Tipton
Nays: Mason

In the Commission's regular session, B J Wilson moved to deny conditional use application CU15-22. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Tiggelaar, Luers and Tipton
Nays: Mason

ITEM 16. PRELIMINARY PLAT LOTS 1 AND 2, BLOCK A, GLADE 360 ADDITION

Next for the Commission to consider and make recommendation to the City Council was the statement of findings and preliminary plat application of Lots 1 and 2, Block A, Glade 360 Addition on property located on the northeast corner of Glade Road and State Highway 360. The applicant was preliminary platting 67.757 acres for the development of an apartment complex.

In the Commission's regular session Dennis Luers moved to deny the statement of findings and preliminary plat application of Lots 1 and 2, Block A, Glade 360 Addition.

Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Tiggelaar, Luers and Tipton
Nays: Mason

ITEM 17. FINAL PLAT LOTS 1 AND 2, BLOCK A, GLADE 360 ADDITION

Next for the Commission to consider and make recommendation to the City Council was the statement of findings and final plat application of Lots 1 and 2, Block A, Glade 360 Addition on property located on the northeast corner of Glade Road and State Highway 360. The applicant was final platting 67.757 acres for the development of an apartment complex.

In the Commission's regular session B J Wilson moved to deny the statement of findings and preliminary plat application of Lots 1 and 2, Block A, Glade 360 Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Tiggelaar, Luers and Tipton
Nays: Mason

ITEM 18. PLANNED DEVELOPMENT OVERLAY APPLICATION PD15-04 STONE BRIDGE OAKS

Next for the Commission to consider and make recommendation to City Council was planned development overlay application PD15-04 submitted by Ann Yelkin for property located at 4632 Trevor Trail and platted as Stone Bridge Oaks. The applicant was requesting a planned development overlay to amend the previously approved site plan of PD10-04 (Ord. 10-33), specifically to allow an emergency only access gate on the southbound State Highway 360/Trevor Trail corridor.

In the Commission's regular session, Theresa Mason moved to approve planned development overlay PD15-04 with access to public safety vehicles and waste management vehicles. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Tiggelaar, Luers, Mason and Tipton
Nays: None

ITEM 19. CONDITIONAL USE APPLICATION CU15-37 FERRARI'S

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-37 submitted by Accent Graphics for property located at 1200 William D Tate Avenue and platted as Lot 3R, Block 1, Towne Center Addition No. 2. The applicant was requesting a conditional use permit to allow for a 20-foot pole sign.

In the Commission's regular session, Monica Hotelling moved to approve conditional use application CU15-37. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Tiggelaar, Luers, Mason and Tipton
Nays: None

ITEM 20. FINAL PLAT LOTS 3R1 AND 3R2, BLOCK A, SHAMROCK VENTURES

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 3R1 and 3R2, Shamrock Ventures on property located on the southeast corner of West Wall Street and Pebble Brook Drive. The applicant was final platting 1.039 acres to subdivide the lot into two lots.

In the Commission's regular session Monica Hotelling moved to approve the Statement of Findings and Final Plat Application of Lots 3R1 and 3R2, Block A, Shamrock Ventures. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Tiggelaar, Luers, Mason and Tipton
Nays: None

ITEM 22. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the August 18, 2015, Planning and Zoning Meeting.

Theresa Mason moved to approve the August 18, 2015 Planning and Zoning Commission Meeting minutes. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Tiggelaar, Luers and Mason
Nays: None
Abstain: Hotelling and Tipton

ADJOURNMENT

With no further business to discuss, Monica Hotelling moved to adjourn the meeting at 10:09 p.m. Gary Martin seconded the motion which prevailed by the following vote:

Ayes: Oliver, Wilson, Martin, Tiggelaar, Luers and Mason
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS THE 20TH DAY OF OCTOBER 2015.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Workshop on this the 7th day of October 2015 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Member
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Theresa Mason	Alternate
Bob Tipton	Alternate

constituting a quorum and the following City Staff:

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

CALL TO ORDER

Chairman Oliver called the meeting to order at 6:02 p.m.

WORKSHOP

ITEM 1.

Discussion was held with Cathy Cunningham, City Attorney, regarding public hearing/deliberation protocol as well as items that may be considered when reviewing cases. Some of the important topics covered by Ms. Cunningham included: alternate members should not participate during the deliberation of cases, members should be careful not to speak over each other, but instead should speak in turn as called on by the Chairman, Commissioners should be very careful that their questions and comments are directly related to zoning and land use topics - and not anticipating political considerations that may be used by Council when voting on a case.

Chairman Oliver distributed copies of the P&Z Bylaws to all members.

ITEM 2.

Next for the Commission to discuss was the State Highway 360 corridor. Planning and Zoning Commission discussed the future land use currently in place on the properties and discussed whether it is still appropriate for the corridor.

After the discussion, it was decided that the Planning and Zoning Commission would request a change to the Future Land Use map as follows:

Property #1, 2, 3, 4, 5, 6 would remain the same

Property #7 would be changed to Commercial Low Intensity

Property #8, 9, 10 would remain the same

Property #11 would be changed to Commercial Low Intensity

Property #12 would remain the same

Property #13 would be changed to Residential Medium Density

Property #14 would be changed to Commercial

Property #15, 16, 17, 18, 19 would be changed to Industrial/Commercial

Staff will work on taking these changes to a future public hearing.

ADJOURNMENT

With no further business to discuss, Monica Hotelling moved to adjourn the meeting at 8:09 p.m. Dennis Luers seconded the motion which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar, Luers, Mason and
Tipton

Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS THE 20TH DAY OF OCTOBER 2015.

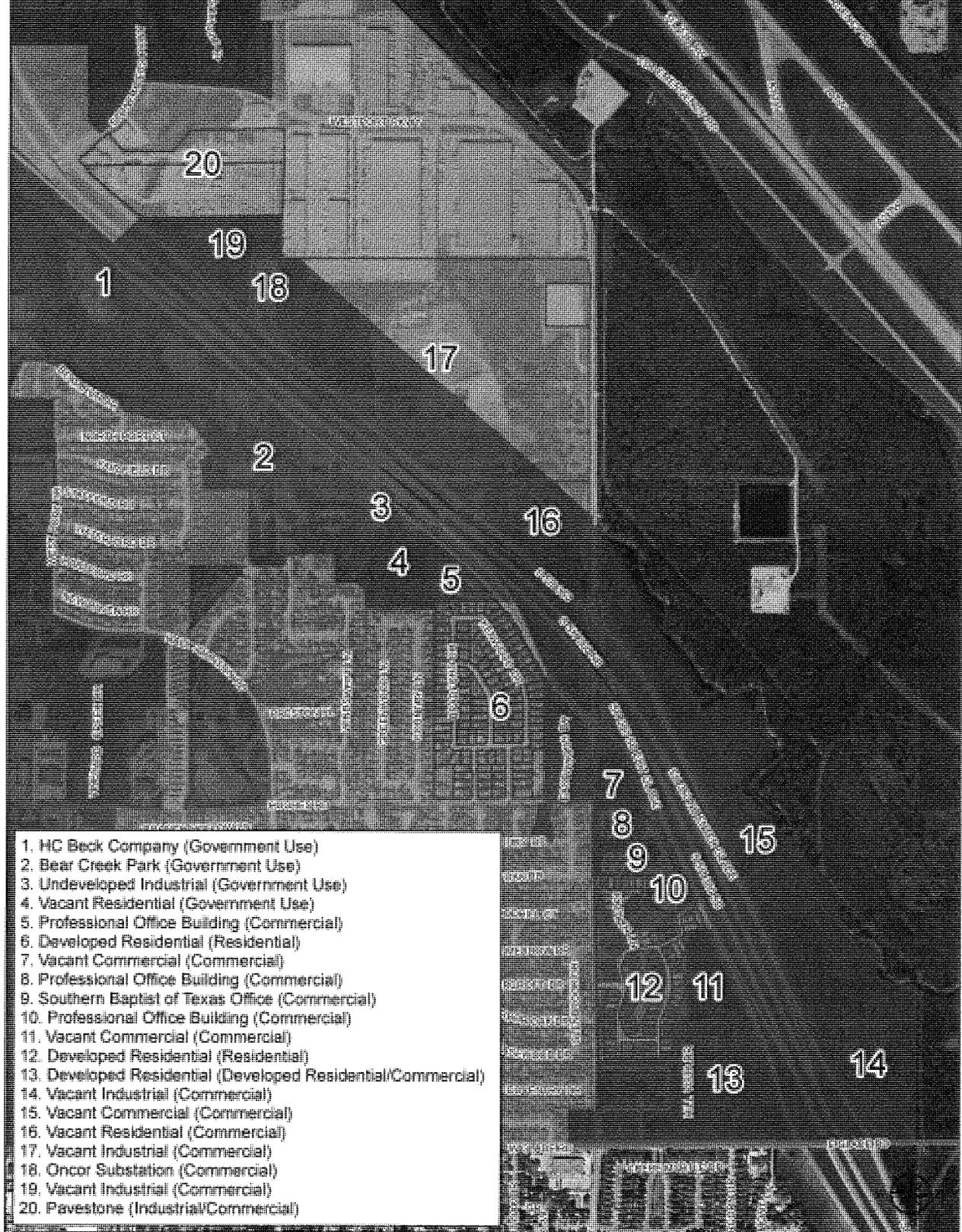
APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN

Highway 360 Corridor Future Land Use



1. HC Beck Company (Government Use)
2. Bear Creek Park (Government Use)
3. Undeveloped Industrial (Government Use)
4. Vacant Residential (Government Use)
5. Professional Office Building (Commercial)
6. Developed Residential (Residential)
7. Vacant Commercial (Commercial)
8. Professional Office Building (Commercial)
9. Southern Baptist of Texas Office (Commercial)
10. Professional Office Building (Commercial)
11. Vacant Commercial (Commercial)
12. Developed Residential (Residential)
13. Developed Residential (Developed Residential/Commercial)
14. Vacant Industrial (Commercial)
15. Vacant Commercial (Commercial)
16. Vacant Residential (Commercial)
17. Vacant Industrial (Commercial)
18. Oncor Substation (Commercial)
19. Vacant Industrial (Commercial)
20. Pavestone (Industrial/Commercial)

Legend

Grapevine City Limits	Future Land Use	Governmental Use	Residential High Density
Development Status	Central Business	Industrial	Residential Low Density
Developed	Commercial	Industrial/Commercial	Residential Medium Density
Undeveloped	Commercial Low Density	Recreational/Amusement	